



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09058
Decision Date: 29/04/2026

Applicant:	The PCC of St John the Baptist - David Milligan Church House, 30 Church Street, Calne, United Kingdom, SN11 OHU
Particulars of Development:	New WC extension and canopy to north elevation of Nave, including new path and external bollard lighting.
At:	St John The Baptist Church, Foxham, SN15 4NH

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location Plan; Received 14 November 2025
- Existing Site Plan: DWG No. 2208/01; Received 14 November 2025
- Existing Ground Floor Plan: DWG No. 2208/002a; Received 14 November 2025
- Existing North Elevation: DWG No. 2208/003a; Received 14 November 2025
- Existing South Elevation: DWG No. 2208/004a; Received 14 November 2025
- Existing West & East Elevation: DWG No. 2208/005a; Received 14 November 2025
- Proposed Site Plan: DWG No. 2208/024; Received 26 November 2025

- Proposed Ground Floor Plan: DWG No. 2208/20a; Received 14 November 2025
- Proposed North Elevation: DWG No. 2208/21a; Received 14 November 2025
- Proposed South Elevation: DWG No. 2208/22a; Received 14 November 2025
- Proposed West & East Elevation: DWG No. 2208/23a; Received 14 November 2025
- Heritage, Design & Access Statement November 2025: Received 14 November 2025
- Flood Map Plan: Received 26 November 2025
- Application Form; Received 14 November 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the application form and in accordance with the details as shown on the plans hereby approved.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4** The development hereby approved shall be implemented strictly in accordance with the recommendations of the submitted Archaeological Written Scheme of Investigation (prepared by Prospect Archaeology, final amendment made February 2026). The written report detailing the results of the investigations shall be submitted to the local planning authority prior to the development being occupied or brought into use.

REASON: To ensure that any archaeology is sufficiently investigated, recorded and/or protected as necessary in accordance with the aims of Core Policy 58 of the Wiltshire Core Strategy and the planning policy advice of Chapter 16 of the National Planning Policy Framework.

- 5** No external lighting, other than that detailed within the approved plans and documents, shall be installed unless details of the locations and technical specifications have first been submitted to and approved in writing by the local planning authority. The development shall be maintained in that state thereafter.

REASON: To safeguard the character and appearance of the site and the setting of the listed building, protect neighbouring amenity and local wildlife, and to ensure that any external lighting is appropriate in scale, design and intensity.

INFORMATIVE NOTES

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available, it is considered a biodiversity gain plan is NOT required to be submitted before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

Wildlife and Countryside Act

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England’s website for further information on protected species.

Níc Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)