



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09355
Decision Date: 30/04/2026

Applicant:	Mr Vincent Pickers Palmers Farm , Capps Lane, Heywood, Westbury, Wiltshire, BA13 4NE
Particulars of Development:	Changes after approval for Barn 1 (residential conversion to units 1-5), Barn 2 (residential conversion to unit 6). Proposed boundary change to external areas for units 1-6. Proposed roof alteration to units 1-5 to include solar panels. Proposed brickwork finish to unit 6 to match units 1-5. Proposed bin store area and sheds added for units 1-6.
At:	Pickers Palmers Farm, Capps Lane, Heywood, Westbury, BA13 4NE

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/ existing block plan / roof plan scale 1:1250 and 1:200 drg no. 2645-1000 rev P3

Proposed block plan scale 1:200 drg no. 2645-1001 rev P6

Proposed elevations (units 1-5) scale 1:100 drg no. 2645-1006 rev P1

Proposed elevations (unit 6) scale 1:100 drg no. 2645-1011 rev P3

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

- 3 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

- 4 A recessed entrance having a minimum width of 5m shall be constructed 10m back from the carriageway edge and its sides shall be provided with 3m radii curves. The area between the entrance and the edge of carriageway shall be properly consolidated and surfaced (not loose stone or gravel).

REASON: In the interests of highway safety

- 5 No part of the development hereby permitted shall be first occupied until the access, turning area & parking spaces [14] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

- 6 Notwithstanding the approved plans, and provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected on land annotated as 'grass' on the approved plans (drg no. 2645-1001 rev P6) directly to the south of Unit 6.

REASON: To safeguard the character and appearance of the area.

- 7 The development will be carried out in strict accordance with the following documents:

· Section 6 'Avoidance, Mitigation and Enhancement Measures' of the 'Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, Herdwick Ecology, March 2026'

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Informative

- 8 The application involves amendments to the existing vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Informative

- 9 The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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](#)