



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01346
Decision Date: 07/05/2026

Applicant:	c/o Agent
Particulars of Development:	Conversion of barn outbuilding and adjoining outbuilding to create function room and food preparation area for use by the pub and hotel, including repairs and refurbishment throughout, new WCs within existing mezzanine, and new internal door. Construction of rear extension to barn. Application of cedar cladding to the southwest end elevation of the modern timber garage block and laying of gravel to the yard area to provide for staff parking.
At:	Methuen Arms Hotel, High Street, Corsham, SN13 0HB

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:

Proposed Elevations - Garage5104-200-05

Proposed External Elevations 5104-200-04B
Proposed Block Plan 5104-200-03
Proposed Section 5104-200-07
Materials Schedule
Door and Window Details 5104-200-06
Location Plan 5104-100-02
Existing Site Plan 5104-01-04
Bat Emergence and Re-Entry Surveys (BERS)
Block Plan 5104-01-03
Proposed Ground and First Floor Plans 5104-200-01B
Extension Details 5104-200-08
Existing External Elevations 5104-100-03A
Proposed Site Plan 5104-200-02
Existing Ground and First Floor Plan 5104-100-01A

REASON: For the avoidance of doubt, in the interests of proper planning, and for the protection, mitigation and enhancement of biodiversity.

- 3** Prior to the first use of the building for events and functions following completion of the approved enabling works, a Noise Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include, but not be limited to, the following measures:
1. Management of patrons' activity, including procedures for use of internal and external areas, and the management of arrival and departure to minimise noise disturbance.
 2. Control of noise from equipment, including any generators or refrigeration units associated with the operation of the function space.
 3. Control of noise from music and amplified sound (if used), including volume management, hours of use, and operational controls.
 4. Noise mitigation measures, including any physical or operational steps to reduce noise breakout and safeguard neighbouring residential amenity.
 5. Monitoring and review procedures, including how noise issues will be recorded, investigated, and addressed. The approved Noise Management Strategy shall be implemented in full prior to the first use of the function room and shall thereafter be adhered to at all times. The Strategy shall be reviewed annually, and updated versions submitted to and approved in writing by the Local Planning Authority where changes are proposed.

REASON: To safeguard the amenities of neighbouring occupiers, having regard to the increased activity likely to arise from the building's use, enabled by the approved works

- 4 Prior to commencement of development, a lighting plan that includes a Lux Plot, shall be submitted to the LPA for approval. The plan will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux. All lighting provided on site shall 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 GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

- 5 The development will be carried out in strict accordance with the following documents:
- "Recommendations" and "Enhancements" sections from pages 36-38 of Bat Emergence and Re-Entry Surveys, Arbtech, September 2025

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

- 6 Prior to the commencement of any works, details of the number, design and locations of ecological enhancements – such as bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

INFORMATIVES

- 1 The roof space of the barn as Methuen Arms Hotel has been used by bats. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space or replacing the roof could also

breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Nic 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](#)