



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01781
Decision Date: 03/06/2026

Applicant:	Mr & Mrs T French C/o Agent
Particulars of Development:	Convert barn to single dwelling and workshop.
At:	Land at Burton, Mere, Warminster, Wiltshire BA12 6BR

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 listed in schedule:

Location Plan ref 25038-12 dated 11/3/26

Proposed Block Plan ref 25038-11 dated 11/3/26

Proposed Plans and Elevations ref 25038-10 dated 11/3/26

Specification of Repairs to track received 17 March 2026

Planning Statement and Supporting Letter dated 16/3/26

Flood Risk Assessment ref 25-249-60 rev 01 dated 28/7/25

Package Treatment Plant plan ref 25038-14A dated 11/3/26

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 barn conversion works hereby permitted shall match in material, colour and texture those used in the existing building.

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

- 4** Notwithstanding the 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 dormer windows shall be inserted in the roof slopes of the dwelling hereby approved.

There shall be no extensions to the dwelling hereby approved and no erection of any additional outbuildings within the curtilage.

The approved domestic curtilage is defined on the Location Plan ref 25038-12 dated 11/3/26 for the avoidance of doubt.

REASON: In the interests of the visual appearance of the rural building and the countryside setting for the development.

- 5** No conversion works shall commence on site until a Surface Water Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the strategy before the dwelling hereby approved is occupied.

The dwelling shall not be occupied until it is connected to the package treatment plant hereby approved.

Reason: To ensure that the residential development can be adequately drained.

- 6** The dwelling on the development shall not be occupied until the proposed works to the access track, including at the junction with Southbrook and the formalised passing place on the track, have been completed in accordance with the details submitted in the "Specification for resurfacing total track with tarmac in connection with conversion of barn at Burton (Extent of works shown on Brimble Lea drawing

250382-11)" hereby approved. The works shall be completed to the written satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety.

- 7** No highway construction or building conversion works hereby approved shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 8** In the event that contamination is found at any time when carrying out the approved development, the Local Planning Authority shall be notified immediately. Development shall cease in the affected area and a written method statement detailing the nature of the contamination and the proposed remediation measures shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out in accordance with the approved details. Following completion of the remediation, a verification report confirming that the site is suitable for its permitted use shall be submitted to and approved in writing by the Local Planning Authority before development recommences in the affected area.

Reason: To ensure compliance with Core Policy 56 and to reduce the risks associated with land contamination.

- 9** The workshop hereby approved shall only be operated only by the occupant(s) of the adjoining dwelling for the lifetime of the development, and it shall not be occupied, sold or let separately from the dwelling.

REASON: In the interests of highway safety and neighbouring amenity.

- 10** The workshop hereby approved shall be used for the repair/restoration of classic cars /vehicles only and no more than 6 vehicles shall be stored or worked upon within the building at any one time) and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification). No commercial processes, plant or machinery shall be carried out/installed outside any building on the site.

REASON: In the interests of highway safety and the appearance of the site and the amenities of the area. The proposed use is acceptable but the Local Planning

Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

- 11 The workshop hereby approved shall not be used or occupied until a scheme of noise insulation has been installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, prior to installation. The approved scheme of insulation shall be maintained in the agreed condition thereafter for the lifetime of the workshop development.

Reason: In the interests of neighbouring amenities

Informatives

S278: The applicant is made aware that the proposed access track works will require the applicant to enter into a Mini S.278 Highways Work Permit.

BNG not required: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (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. Based on the information available this permission is considered to be one which **will not require** the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

Development is below the de minimis threshold, meaning development which:

- (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for

example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. 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

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](#)