



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/02352
Decision Date: 17/06/2026

Applicant:	Mr James Fisher Home Farm , Home Farm Road, Upper North Wraxall, Wiltshire, SN14 7AG
Particulars of Development:	Erection of Greenhouse.
At:	Home Farm, Upper North Wraxall, Chippenham, SN14 7AG

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 on 20.04.2026

Proposed Site Plan; received on 10.04.2026

Proposed Elevations and Floor Plan; received on 22.04.2026

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

- 3** The greenhouse hereby permitted shall be used solely for purposes incidental and ancillary to the enjoyment of 'Home Farm, Upper North Wraxall' and shall not be sold, leased, occupied, or used separately from that dwelling.

REASON: To ensure that the greenhouse remains ancillary to the residential use of Home Farm and does not result in the creation of an independent planning use of the land which is physically detached from the dwelling, in the interests of maintaining proper planning control.

- 4** The greenhouse hereby permitted, when no longer used for the growing of plants or produce incidental to the enjoyment of 'Home Farm, Upper North Wraxall', shall be removed from the site and the site restored to its former condition as shown on 'existing site plan' received 20.04.2026. The removal of the greenhouse and restoration of the site shall be completed within 3 months of the cessation of use.

REASON: In the interests of protecting the character and appearance of the National Landscape and Conservation Area setting.

Informative

- 1** For the avoidance of doubt, the operational development hereby approved was considered acceptable on grounds that the application site is ancillary to Home Farm; the application site does not constitute a separate planning unit to Home Farm, nor is it understood to be within the established residential curtilage of Home Farm, and no consent has been granted to change the planning use of the site.

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](#)