The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/03881

Decision Date: 25/06/2026

Applicant:	Mr T Bostwick Oatridge Farm, Eastcourt, Nr Malmesbury, United Kingdom, SN16 9HR
Particulars of Development:	Conversion of redundant barn to residential use to include minor extension, replacements, and alterations.
At:	The Barn, Oatridge Farm, Eastcourt, Malmesbury, SN16 9HR

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 and Proposed Block Plans ref 878/CAM/2020/9 received 15th May 2023
   - Proposed Sections and North East and South East Elevations REF: 878/CAM/2020/7 B. received 7th November 2024
   - Proposed South West and North West Elevations REF: 878/CAM/2020/8 B. received 7th November 2024
   - Proposed Roof Plan showing repairs REF:24.068-2000 A received 23rd July 2025
   - Proposed Ground-floor plan support structure Ref: 878 / CAM/2020/ 5 REV C received 19th April 2026
   - Proposed First Floor Plan with Support Walls Ref: 878 / CAM/2020/ 6 REV C received 19th April 2026

- Proposed Technical Specification Details REF 878 / CAM/2020/ 7 received 13th April 2026
- Schedule of Works received 13th April 2026

Other Documents

- Application Form received 15th May 2023
- Architectural and Design and Access Statement dated 23rd April 2023 received 15th May 2023
- Heritage Statement Authored by HPS Professional Archaeology Services Ref heritage10-419938 received 15th May 2023
- Bat Survey and Assessment Authored by Ellendale Environmental Ref CICv1.0 received 15th May 2023
- Structural Inspection Report Authored by BSC Ref 24.068-SR01 Ref Revision A received 7th November 2024

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

3. No development shall commence until a simple Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

   The plan shall include:

   1. Site access and parking for contractors and deliveries.
   2. Hours of construction and deliveries.
   3. Measures to control noise, dust and general disturbance.
   4. Arrangements for the storage of materials and waste.
   5. Basic measures to protect the fabric of the listed building during works.
   6. Ecological protection measures, including:
   7. Precautionary measures to safeguard bats and other protected species.
   8. Compliance with any submitted ecological survey recommendations.
   9. Timing of works and working methods to avoid harm to roosting bats where present.
   10. Procedure to follow if bats or other protected species are encountered during works (including cessation of works and seeking appropriate advice).

   REASON: To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

4. Bat roosts and bat access points will be incorporated into the development in accordance with full details to be submitted to and approved in writing by the local planning authority prior to the commencement of development or as otherwise specified in a relevant European Protected Species Licence superseding this permission, a copy of which shall be submitted to the local planning authority prior to the commencement of the development.

   The installation of these bat roosts and access features will be supervised by a professional ecologist, and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON: To mitigate for impacts to bats arising from the development.

5. No development shall commence on the site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out and maintained in accordance with the approved details thereafter.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

6. Notwithstanding the approved plans and prior to the commencement of the relevant stage of works, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all new or replacement external doors, windows, dormers, and gates shown on elevations at a scale of no less than 1:10 (doors, dormers and gates), 1:5 (windows), plus horizontal and vertical sections including setbacks and reveals, at a scale of no less than 1:5 (doors, dormers and gates), 1:2 (windows);

(ii) Full details of proposed rooflights, which shall be set in plane with the roof covering;

(iii) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;

(iv) Full details of proposed meter and alarm boxes;

(v) Large scale details of proposed eaves and verges (1:5) section; and

(vi) Full details of external decoration to render, joinery and metalwork;

The works shall be carried out and maintained in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commence in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

7. Notwithstanding the approved plans and prior to the commencement of the relevant stage of works, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

A) A sample panel, not less than 0.5 metre square, demonstrating the proposed mortar composition, colour, method of pointing, and any associated stonework

(including stone for the garden wall and stone to be used in external repairs), has been prepared on site, inspected and approved in writing by the Local Planning Authority for the extensions; and

B) Details of the extent and location of any repointing and external repairs across the site, including the use of materials such as lime render, limecrete, external timber finishes, tiles, and any proposed external paint finishes, have been submitted to and approved in writing by the Local Planning Authority.

The works shall thereafter be carried out in full accordance with the approved details and to match the approved sample panel.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

8. No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

9. Prior to occupation a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

• location and current canopy spread of all existing trees and hedgerows on the land;
• full details of any to be retained, together with measures for their protection in the course of development;
• a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
• finished levels and contours;
• means of enclosure;
• car park layouts;
• other vehicle and pedestrian access and circulation areas;
• all hard and soft surfacing materials;
• minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
• proposed and existing functional services above and below ground (e.g. , power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
• retained historic landscape features and proposed restoration, where relevant.
• 3 tree(s), of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

Thereafter, the development shall be completed and maintained in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

10. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

    REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

11. No part of the dwelling shall be occupied until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

    REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

12. Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only, in perpetuity.

    REASON: In the interests of highway safety.

INFORMATIVE NOTES

Bats
The barn is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017, 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.

Breeding Birds
All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This

season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

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 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. For further information on exempt developments please refer to:

https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments
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 is considered to apply.

General Notes
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.

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

This Listed Building Consent shall be read and carried out in accordance with the conditions on Planning Application reference PL/2023/03881 & PL/2025/04024

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