



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/08773
Decision Date: 02/07/2026

Applicant:	TAC Page & Partners Lower Dunge Farm Bratton Road West Ashton Wiltshire BA14 6AX
Particulars of Development:	Erection of livestock building, agricultural storage building and associated works.
At:	Lower Dunge Farm, Bratton Road, West Ashton, Trowbridge, BA14 6AX

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:

PLANS: TP-Muck1 - Proposed barn elevations Southwest & Northeast, TP-Muck2 - Proposed barn elevations Southeast & Northwest, TP-Muck3 - Proposed roof plan, TP-Livestock1 – Proposed building elevations Southwest & Northeast, TP-Livestock2 – Proposed building elevations Northwest & Southeast, TP-Livestock3 – Proposed building floorplan, CC/FP/PAG/01 Site plan with two barns, CC/PAG/01 Previously consented scheme, CC/PAG/02 Block plan received on 04.11.2025. Existing habitats, Proposed habitats, CIV-001-RevA01 Proposed surface water drainage strategy, CIV-006-RevA01 Proposed drainage strategy, CIV-006 REvA01 Basin details received on 11.02.2026. CIV-002 RevA01 Overland flow rates received on 14.04.2026. WHL-2049-08 RevB Landscape

mitigation & enhancement strategy received on 07.04.2026. CC/FP/PAG/V2 Location plan received on 04.06.2026.

DOCUMENTS: Planning application form received on 04.11.2025, Design & Access Statement v.3 received on 07.04.2026, Ecology Technical Note – Ethos Environmental Planning received on 11.02.2026, Ethos Environmental Planning, Ver.2 10.02.2026, Construction Environment Management Plan received on 14.04.2026, Ethos Environmental Planning April 2026, Surface water strategy AEG1011 Feb.26 received on 11.02.2026, Nutrient balance - Planet V.3.0 28.08.2025 received on 04.11.2025, Livestock Manure Nutrient Loading – Planet Nutrient Management received on 04.11.2025, Manure Management Plan received on 22.06.2026, Preliminary Landscape Statement Rev.A by WHL Landscape Consultancy Ltd Ref:25.2049 received on 04.11.2025, Landscape Visual Appraisal by WHL Landscape Consultancy Ltd Ref:25.2049 received on 26.11.2025, Landscape Mitigation & Enhancement Strategy received on 07.04.2026.

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

- 3** The materials to be utilised for the construction of the barns shall accord with the schedule of materials as described within the planning application form and accompanying information.

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

- 4** All soft landscaping comprised in the approved details of landscaping (plan ref: WHL2049-08-RevB) shall be carried out in the first planting and seeding season following the first use of the buildings 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, 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.

- 5** No external light fixture or fitting shall be installed within the application site until details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The details shall be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats and other wildlife.

Informative

- 6** 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.

Nic Thomas - Director of Planning, Economy and Climate

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](#)