



The Town and Country Planning Act 1990
Approval of Outline Planning Permission (Some Matters Reserved)
with Conditions

Application Reference Number: PL/2025/09138

Decision Date: 15/07/2026

Applicant:	Mr & Mrs P. Aaron Crows Nest Farm , Cleverton, Chippenham, SN15 5BS
Particulars of Development:	Erection of a single self-build dwelling with the conversion of the existing building to be used as garage and other ancillary domestic uses
At:	Crows Nest Farm, Cleverton, Chippenham, SN15 5BS

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 either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The scale of the development;
 - (b) The layout of the development;
 - (c) The external appearance of the development;

(d) The landscaping of the site;

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

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 3** An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 4** The development hereby permitted shall be carried out in accordance with the following approved plans and documents, all received on 19 November 2025

Application Form

Location Plan

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

- 5** The development will be carried out in broad accordance with the following documents:

- Vision and Access Statement RA 2516 (11/2025, Rixon Architects)
- The Reasonable Avoidance Measures (RAMs) in Section 5 of the Preliminary Ecological Appraisal (12/2025, Cotswold Environmental)
- The Biodiversity Enhancements in Sections 4.26 – 4.29 of the Preliminary Ecological Appraisal (12/2025, Cotswold Environmental)

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

- 6** Details of biodiversity enhancement measures, including the number, specification and location of bat and bird nesting features and any native planting, shall be submitted to and approved in writing by the Local Planning Authority as part of the Reserved Matters application. The approved measures shall be implemented prior to occupation of the dwelling and retained thereafter.

REASON: To secure biodiversity enhancement integrated within the detailed design of the development.

- 7** No new external lighting shall be installed within the application site unless details of proposed lighting have been submitted to and approved in writing by the Local Planning Authority. The details shall be informed by the approved Reserved Matters and shall demonstrate compliance with the appropriate Environmental Zone standards set out in ILP GN01:2021 'Guidance for the Reduction of Obtrusive Light' and GN08/23 'Bats and Artificial Lighting at Night' (BCT/ILP).

All lighting shall thereafter be installed and retained in accordance with the approved details.

REASON: In the interests of amenity and to minimise impacts on biodiversity arising from light spill.

Informatives

- 1** 1. The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way LECL14 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.
- 2** 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.

- 3** The applicant is advised that this permission should be read alongside the completed Unilateral Undertaking entered into pursuant to Section 106 of the Town and Country Planning Act 1990. The obligations contained within the Undertaking

are legally binding on the landowner and any successors in title and must be complied with in accordance with its terms.

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