



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01531
Decision Date: 22/07/2026

Applicant:	Mr & Mrs Olly & Becky Coppin Southview Farm, Widbrook, Bradford on Avon, Wiltshire, UK, BA15 1UH
Particulars of Development:	Erection of agricultural storage building with integral domestic garage, and a polytunnel.
At:	Southview Farm, Widbrook, Bradford on Avon, BA15 1UH

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:

Drawing Nos: A0.01, Location Plan; A0.02, Existing Block Plan; A0.03, Proposed Block Plan; A0.22, Proposed Polytunnel Floor Plan; Pre-Development Plan and Baseline Map and Post-Development Plan and Map; as received on 5 March 2026, and: A0.20A, Proposed Barn Floor Plan; and A0.21A, Proposed Barn Elevations, as received on 22 April 2026

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

- 3** The agricultural barn hereby approved shall be used solely for agricultural storage and for domestic storage and garaging ancillary to Southview Farm, and for no other purposes.

REASON: The proposed use is considered acceptable for what is a protected site location and the Council would need to assess any other future uses under a separate standalone application.

- 4** Within two months of the polytunnel hereby approved becoming obsolete and no longer being used for agricultural purposes, the polytunnel shall be removed in its entirety, and the land shall be restored to its former condition.

REASON: To restore the land to its original condition in the interests of visual amenity and protecting the Green Belt.

- 5** The development hereby approved shall be carried out in strict accordance with the following documents:

- Pre-Development Plan and Baseline Map, and Post-Development Plan and Map, as received on 5 March 2026
- Lighting specifications and locations, and planting mixes/species as detailed in 2499B_BNG_strategy_v1, Biodiversity Net Gain Strategy, produced by Land, Development and Planning Consultants Ltd, as received on 22 April 2026

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

- 6** All soft landscaping comprised in the Post-Development Plan and Map, and the Biodiversity Net Gain Strategy (reference 2499B_BNG_strategy_v1) 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 first use 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.

- 7** No construction or demolition work 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: To ensure appropriate levels of amenity are achievable.

- 8** Apart from the lighting detailed in the Biodiversity Net Gain Strategy (reference 2499B_BNG_strategy_v1), no additional 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 submitted details shall also demonstrate how the proposed lighting would impact bat habitat compared to the existing situation and comply with the Guidance Note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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.

Informative

Nesting Birds: The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds (such as vegetation clearance) from March to August inclusive. Structures or vegetation capable of supporting breeding birds should be checked prior to commencement, and any removal or altering of such features should be delayed until after young birds have fledged.

Artificial Lighting: The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats, which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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](#)