



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/02642
Decision Date: 27/07/2026

Applicant:	Mr and Mrs R Pooles 62 Green Close Upper South Wraxall, Upper South Wraxall, Wiltshire, BA15 2SE
Particulars of Development:	Demolition and rebuild of existing stables and lean to structures (Barns C and D) and the erection of four timber clad loose boxes and a tack room on a reduced footprint. Current storage buildings F and G are demolished and replaced with Storage building H In total a reduced volume and footprint
At:	Green Close, 62 Upper South Wraxall, Bradford On Avon, BA15 2SE

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 & Site Plan DWG No 868 S_WOCP 100 - Received 08.05.2026

Location and Proposed Block Plan DWG No 868 S_WOCP 100 - Received 23.04.2026

Existing Elevations - 1 DWG No 868 S_WOCP 02 - Received 08.05.2026

Existing Elevations - 2 DWG No 868 S_WOCP 03 - Received 08.05.2026

Existing Block Plan DWG No 868 S_WOCP 04 - Received 23.04.2026

Existing Stables Site Plan DWG No 868 S_WOCP 04 - Received 08.05.2026

Existing Stable Floor Plans DWG No 868 S_WOCP 05 - Received 08.05.2026

Existing and Proposed Floor Plans of Stores F and G DWG No 868 S_WOCP 05.1 - Received 05.05.2026

Existing and Proposed Floor Plans of Stables C and D DWG No 868 S_WOCP 05.2 - Received 05.05.2026

Existing and Proposed Floor Plans of Stables F G and H DWG No 868 S_WOCP 05.1 - Received 05.05.2026

Existing Elevations (Carport, A, Sheds B, C D, E, F and G) DWG No 868 S_WOCP 02 - Received 23.04.2026

Existing and Proposed Elevations (C, D, E,F AND H) DWG No 868S_P_WOCP 03 - Received 23.04.2026

Proposed Elevations 1 - Barns C D and H - North East Views DWG No 868 P_WOCP 20 - Received 08.05.2026

Existing and Proposed Elevations 1 Barns - B,E, and Existing Carport DWG No 868 P_WOCP 20 - Received 23.04.2026

Proposed Elevations Barns C D and H - North West Views DWG No 868 P_WOCP 21 - Received 08.05.2026

Proposed Floor Plans DWG No 868 P-WOCP 40 - Received 23.04.2026

Existing and Proposed Block Plan DWG No 868 P_WOCP 50 - Received 23.04.2026

Volume Study Plan DWG No 868 P_WOCP 50 - Received 08.05.2026

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved documents:

Mitigation measures detailed in 'Bat Survey, Avondale Ecology, September 2025'

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

- 4 Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – including the type and locations of bat roosting opportunities – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

- 5 The development hereby approved shall be carried out in strict accordance with the submitted Surface Water Strategy Proposal (DWG No 868 P_301 - submitted 24.07.2026). The development shall not be first brought into use until surface water drainage has been implemented in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

Informative

- 6 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.

Informative

- 7 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and bats. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England

prior to commencing works. Please see Natural England's website for further information on protected species.

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](#)