



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/02018
Decision Date: 03/08/2026

Applicant:	Mill Lodge Properties Ltd c/o Agent Wimberely Park, Knapp Lane, Brimscombe, GLOS, United Kingdom, GL5 2TH
Particulars of Development:	Vary Condition 2 (Plans) of 14/03493/FUL - Full Planning Permission for the Demolition of Existing Agricultural Buildings and Erect 2 Dwellings with Parking and associated Landscaping. Conversion of Barn to Form Single Dwelling. Change of Use of Ground Floor Barn and Extension to Form Single Dwelling including Existing First Floor Residential Use (Pursuant to 05/02731/FUL) Erection of Garage for Farmhouse
At:	Rixon Farm, Rixon Gate, Ashton Keynes, Swindon, SN6 6QW

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

In accordance with paragraph 38 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 compliance with the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Granary (Plot 2) Proposed Ground Floor Plan; March 2026 RFD/G 2018 03C; received 2 April 2026
 - Granary (Plot 2) Proposed First Floor Plan; March 2026 RFD/G 2018 04C; received 2 April 2026

- Granary (Plot 2) Proposed Roof Plan; March 2026 RFD/G 2018 05D; received 2 April 2026
- Granary (Plot 2) Proposed South Elevation; March 2026 RFD/G 2018 06E; received 2 April 2026
- Granary (Plot 2) Proposed North Elevation; March 2026 RFD/G 2018 07D; received 2 April 2026
- Granary (Plot 2) Proposed West Elevation + Section A-A; March 2026 RFD/G 2018 08E; received 2 April 2026
- Conditions Details Sheet 2; 151120-151 Rev F; received 25 March 2026

In addition to the following plans approved under application reference PL/2025/01042:

- Farmhouse Proposed Site Plan; 29 Jan 2025 RFD/NB 2018 04E; Received 3 February 2025
- Farmhouse Proposed Ground Floor Plan; 30 Jan 2025 RFH/FH 2018 GA01C; Received 21 February 2025
- Farmhouse Proposed First Floor Plan; 30 Jan 2025 RFH/FH 2018 GA02A; Received 21 February 2025
- Farmhouse Proposed North and South Elevation; 30 Jan 2025 RFH/FH 2018 GA04A; Received 21 February 2025
- Farmhouse Proposed East and West Elevation; 30 Jan 2025 RFH/FH 2018 GA05A; Received 21 February 2025
- Materials Specifications; Received 11 April 2025.

In addition to the following plans approved under application reference PL/2024/09360:

- Proposed Boundary Wall Elevation; 5 Sept 2024 RFH/FH 2018 EW03; received 22 October 2024
- Proposed Boundary Wall; 5 Sept 2024 RFH/FH 2018 EW02; received 15 October 2024
- Design and Access Statement – 05/09/2024; received 15 October 2024

In addition to the following plans approved under application reference PL/2024/01252:

- Barn (Plot 3) Proposed Ground Floor Plan; October 2023 RFD/B 2018 03A; received 6 February 2024
- Barn (Plot 3) Proposed First Floor Plan; December 2020 RFD/B 2018 04A; received 6 February 2024
- Barn (Plot 3) Proposed Roof Plan; December 2020 RFD/B 2018 05A; received 6 February 2024
- Barn (Plot 3) Proposed South Elevation; December 2020 RFD/B 2018 06A; received 6 February 2024
- Barn (Plot 3) Proposed North Elevation; December 2020 RFD/B 2018 07; received 6 February 2024
- Barn (Plot 3) Proposed East and West Section Elevation; December 2020 RFD/B 2018 08A; 6 February 2024
- Barn (Plot 3) Proposed South Elevation; December 2020 RFD/B 2018 09; received 6 February 2024
- Conditions Details Sheet 3; 151120-152 Rev C; received 6 February 2024
- Conditions Details Sheet 4; 151120-153 Rev C; received 6 February 2024

In addition to the following plans approved under application reference PL/2021/04411:

- Flood risk assessment; 2750/FRA Version F2; received 28 April 2021
- Structural Report July 2021; SE-01-002; received 20 July 2021

In addition to the following plans approved under application reference PL/2021/04896:

- Materials Schedule Revision A; 16.01.2018 Rev A 28/01/2021; received 3 June 2021

In addition to the plans approved under application reference 20/06177/VAR:

- Plans – Plot 4 + 5; July 2020 RFD/NB 2018 05; received 23 July 2020
- Sectional East Elevation; July 2020 RFD/NB 2018 11; received 23 July 2020
- Section West Elevation; July 2020 RFD/NB 2018 08; received 23 July 2020
- North Elevation; July 2020 RFD/NB 2018 09; received 23 July 2020
- East Elevation; July 2020 RFD/NB 2018 06; received 23 July 2020
- South Elevation; July 2020 RFD/NB 2018 07; received 23 July 2020
- West Elevation; July 2020 RFD/NB 2018 10; received 23 July 2020

In addition to the following plans originally approved under application reference 14/03493/FUL:

- Amended Schedule of Work dated 07.01.2019

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

- 2 Development on plot 1 shall be carried out in accordance with the details of eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies which were approved in writing by the Local Planning Authority on 5th April 2018 and revised details which were approved in writing by the Local Planning Authority on the 7th and 31st January 2019.

REASON: For the avoidance of doubt and to ensure that the development is carried out in an appropriate manner.

- 3 The materials to be used for the external roofs on plot 2 shall be carried out in accordance with the details of the materials approved in writing by the Local Planning Authority on 11 April 2025.

REASON: For the avoidance of doubt and to ensure that the development is carried out in an appropriate manner, in the interests of preserving the character and appearance of the area.

- 4 No development above slab level on plot 3 shall commence until the exact details and samples of the materials to be used for the external roofs of plot 3 have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out 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, in the interests of visual amenity and the character and appearance of the area.

- 5 Notwithstanding the approved drawings, no development on plots 4 and 5 shall commence above slab level until details of the following in respect of plots 4 and 5 have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

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

(iii) Details of the door entry systems, alarms and external lighting fittings;

The works shall be carried out 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, in the interests of preserving the character and appearance of the area.

- 6** No development above slab level on plots 4 or 5 shall commence until the exact details and samples of the materials to be used for the external roofs of plots 4 and 5 have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out 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, in the interests of visual amenity and the character and appearance of the area.

- 7** No development above slab level on plots 4 or 5 shall commence until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The sample panel shall show the external wall material used to construct the dwellings on plots 4 and 5. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

- 8** No works above slab level on plots 4 or 5 shall commence until details of all new or replacement rainwater goods to be affixed to plots 4 or 5 (which shall be of cast metal construction and finished in black) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out 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 development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

- 9** No paint or stain finish shall be applied to external timber (including external walls and window joinery), until details of the paint or stain to be applied have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first occupied.

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

- 10** All railings, fences, gates, walls and other means of enclosure shall be provided prior to the first new dwelling being occupied in accordance with the details approved by the Local Planning Authority on 9th April 2018.

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

- 11** The natural stonework and or brick work as appropriate to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size, dressing and bedding of stone, coursing, type of pointing and mortar mix.

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

- 12** The screen walls and/or fences shown on the approved plans shall be erected prior to the first occupation of the dwellings hereby permitted and shall be retained and maintained as such at all times thereafter.

Reason: To prevent overlooking & loss of privacy to neighbouring property.

- 13** The two new dwellings and the barn to be converted hereby permitted shall not be first occupied until the first five metres of the eastern access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 14** No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 15** No dwelling shall be occupied until the parking spaces together with the access thereto, have been provided in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of future occupants.

- 16** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 17** All development shall be carried out in accordance with the ecological mitigation and enhancement measures set out in Section 4 of the submitted Extended Phase 1 Habitat Survey (ENIS, 2013, Ref: 569-01) and Section 4 of the submitted Bat Roost Survey Reports (ENIS, 2013, Ref.569-02 and ENIS, 1014, Ref: 569-04).

REASON: To safeguard ecological interests on the site.

- 18** Prior to the first occupation of one of the new residential units hereby permitted as part of this scheme and in accordance with the submitted FRA all proposed infiltration techniques must be confirmed by carrying out on site permeability testing to BRE Digest 365. These results to provide confirmation of the infiltration rate and the groundwater level. All results must be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of ensuring proper surface run off drainage for the new development.

- 19** No part of the development shall be first occupied until the visibility splays shown on the approved plans have been provided with no obstruction to visibility. The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety.

- 20** Prior to the occupation of the first new build dwelling hereby permitted the refurbishment works to the listed farm house and barns shall be carried out in accordance with the submitted schedule of works.

REASON: To ensure that the refurbishment works are carried out to the Listed Buildings prior to the occupation of both the new build dwellings.

- 21** The approved works to the Farmhouse shall be completed to the satisfaction of the Local Planning Authority prior to the first occupation of Plots 3, 4 and 5 (identified on Drawing No. July 2020 RFD/NB 2018 04E) approved under the planning permission PL/2024/09360.

REASON: In the interest of ensuring the works to the listed building are carried out appropriately and prior to the occupation of the new units.

- 22** The circular stone columns on the southern elevation of the former cowshed, as shown on the drawing, Granary (Plot 2) – South Elevation (dwg no. March 2026 RFD/G 2018 06E) shall be retained and maintained as natural exposed stonework at all times. No paint, stain, render, coating or cladding or other surface treatment shall be applied to the columns unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of preserving the significance of the curtilage listed building.

- 23** The glazing of the former cowshed hereby approved as shown on the drawing, Granary (Plot 2) – South Elevation (dwg no. March 2026 RFD/G 2018 06E) shall at no time be fitted with, replaced by, or treated with obscured, opaque, tinted, mirrored or other non-transparent glazing unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of preserving the significance of the curtilage listed building.

Informative

- 24** 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.

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