



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/03426
Decision Date: 05/08/2026

Applicant:	Mr Wheatley Copse Cottage , Hatts Lane, Semley, Wiltshire, SP7 9AD
Particulars of Development:	Variation of condition 2 (approved plans) on 20/04526/FUL to allow for design changes to reduce the size and scale of the extension.
At:	Copse Cottage, Semley, Shaftesbury, SP7 9AD

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:

19 / 702 / E001 Rev A Site location plan received 29/05/26

DWG No: 19/702/E002 Rev A Proposed Site Block Plan Date Received 29.06.20

DWG No: 5139/02 (Proposed Plans & Elevations) Received 29/05/26

DWG No: 19/702/P001 Rev B Proposed Site Layout Plan Date Received 29.06.20

DWG No: 916-SW-01 Proposed Landscaping Plan Dated Received 29.06.20

DWG No: 19/702/P003 Rev D Proposed Curtilage Plan Date Received 29.06.20

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

- 2** Prior to construction of the development hereby permitted above ground floor level details of the materials to be used in the construction of the works that shall include the type of brick, roof tile, cladding, windows, lintels, doors and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved detail.

REASON: In the interests of the AONB and wider landscape.

- 3** No development shall take place, including demolition, ground works and vegetation clearance until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:

a) Measures which will be used to avoid or reduce impacts during construction e.g. precautionary methods of working for birds, reptiles, amphibians (including great crested newts), bats and hedgehogs etc.

b) Measures which will be used to reduce and protect Semley Common County Wildlife Site (CWS) from adverse impacts during construction e.g. the location of "Biodiversity Protection Zones" and protective fences.

c) Turf stripping and laying methods to restore habitat within the CWS including within the construction footprint and resulting redundant area of drive.

d) Area calculations and plans showing there will be no overall loss of CWS grassland.

e) Measures to prevent the spread of soil containing the non-native variegated yellow archangel plants.

f) The times during construction when specialist ecologists including Ecological Clerk of Works, will be present on site to oversee works.

g) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

REASON: To ensure adequate protection, mitigation and compensation for protected species in accordance with Core Policy 50 and the National Planning

Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

- 4 The development hereby approved shall be carried out in strict accordance with the submitted Tree and Meadow Planting Proposals (Drawing Number 916-SW-01. Indigo Landscape Architects). Further, the proposed wildflower meadow planting must consist of seed of local native provenance to avoid altering the species composition of the adjacent CWS.

REASON: To ensure adequate protection, mitigation and compensation for protected species and to provide a biodiversity enhancement, in accordance with Core Policy 50 and the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

- 5 The development hereby permitted shall not be first brought into use until the first five metres of the 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.

- 6 No development shall commence on site until details of the stopping up of the existing access has been submitted to and approved in writing by the Local Planning Authority. That stopping up shall take place in accordance with the approved details within one month of the first occupation of the development. No later than one month after the first occupation of the development, the sole means of vehicular access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

No development shall commence on site until details of the stopping up of the existing access has been submitted to and approved in writing by the Local Planning Authority. That stopping up shall take place in accordance with the approved details within one month of the first occupation of the development. No later than one month after the occupation of the development, the sole means of vehicular access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

- 7 No part of the development hereby permitted shall be first brought into use 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: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 8 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

Reason: To ensure that the highway is not inundated with private water.

Informative

- 9 There is a risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2010 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0345 1300 228, email enquiries@bats.org.uk or visit the Bat Conservation Trust website.

Informative

- 10 The applicant(s) is advised that the discharge of this condition does not automatically grant land drainage consent, which is required for any works within 8m of an ordinary watercourse or any discharge into an ordinary watercourse. The applicant remains responsible for obtaining land drainage consent, if required, at the appropriate time.

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