



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/07147
Decision Date: 07/08/2026

Applicant:	The Three Daggers Ltd 4th Floor St Pauls Gate 22-24 New Street St Helier Jersey JE1 4TR
Particulars of Development:	Change of use of land to form overflow car park and recreational field with associated works. Change of use of public house car park to pub garden. Change of use of farm shop brewery to café and erection of extension. Change of use of part of Spa Barn (Sui Generis) to include learning and non-residential institute (Use Class F1)
At:	The Three Daggers and Hillside Cottage, Westbury Road, Edington, Westbury, Wiltshire, BA13 4PG

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:

- Application Form
- Biodiversity Net Gain Statement, prepared by Providence Ecological Ltd, Ref: 2502_BNG-S Version 2.0, dated June 2026
- Ecological Impact Assessment Revision 1.0, dated November 2025, prepared by Providence Ecological Ltd
- Preliminary Ecological Appraisal, prepared by Providence Ecological Ltd, Ref: 2502-PEA Version 1.0, dated June 2025
- Flood Risk Assessment And Outline Drainage Strategy Report, Project No: 10789ADL74, prepared by Structural Solutions, dated 27/08/2025
- Gradiometer Survey Report, prepared by Lefort Geophysics, Report Ref: 25-0012.01, dated February 2026
- Heritage Statement, prepared by Planning Heritage Ltd, dated May 2025
- Landscape Implementation and Management Plan, prepared by WH Landscape, Project Reference: 24.1901 Revision: A, dated June 2025
- Noise Impact Assessment, prepared by Acoustics Consultants Ltd, Reference: 12053/NT Version 1.0 dated 24/06/2026
- Planning Statement, prepared Pegasus Group, Date: 20/08/2025 Pegasus Ref: P25-0521
- Transport Statement, prepared by Miles White Transport, ref 23127, dated 20 May 2025
- Tree Survey, Arboricultural Impact Assessment & Tree Constraints Plan, prepared by WH Landscape, Project Reference: 24.1901, dated March 2025
- Drawing No: 2476-25-02 Revision G Proposed Site Plan
- Drawing No: 2476-25-03 Farm Shop as Existing
- Drawing No: 2476-25-04 Farm Shop as Proposed
- Drawing No: 2476-25-06 Revision A Location Plan
- Drawing No: 2476-25-07 Existing Site Plan
- Drawing No: 2476-18 Revision A Site Plan
- Drawing No: 2450-SB-15 Spa Barn
- Figure No: 1905-LA-1 Revision B Soft Landscape Works

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

- 3 Prior to installation of the MUGA hereby approved full details of the colour and materials to be used on the surface of the MUGA must be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

- 4 No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for the protection of adjacent woodland habitats and controls for dust and construction lighting. The development shall thereafter be carried out in accordance with the approved CEMP.

REASON: To safeguard adjacent habitats and species from adverse impacts arising from construction activities, including dust, disturbance and artificial lighting, in the interests of biodiversity and ecological conservation.

- 5 The external brickwork for the boundary wall to the former staff car park hereby permitted shall be constructed to match that of the existing boundary wall in terms of its colour, texture, face bond, size, jointing and pointing.

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

- 6 Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as bat roosts and nesting opportunities for birds – shall be submitted to the local authority for approval. Development shall be carried out in strict accordance with the approved enhancement plan.

REASON: To provide mitigation/enhancement for biodiversity.

- 7 No part of the approved use/development hereby permitted shall be first brought into use until the parking spaces (As shown on plans drawing numbers 2540-18 Revision A, Site Plan received 18/12/2025 and 2476-25-02 Revision F, Proposed Site Plan received 23/04/2026) have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials. All

spaces shown on the drawings will be available for use for all approved uses across the entire provision.

REASON: In the interests of highway safety.

- 8** The development will be carried out in strict accordance with the following documents:

Tree Survey, Arboricultural Impact Assessment & Tree Constraints Plan, prepared by WH Landscape, Project Reference: 24.1901, dated March 2025

REASON: For the avoidance of doubt and for the protection of existing trees.

- 9** The development will be carried out in strict accordance with the following documents:

- Preliminary Ecological Appraisal, Providence Ecological, June 2025
- Ecological Impact Assessment, Providence Ecological, November 2025
- Biodiversity Net Gain Statement, Providence Ecological, June 2026..

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

biodiversity.

- 10** No additional signage shall be erected along the new access track, within the overflow car park, or within the Multi Use Games Area unless details of its siting, design, dimensions, materials and illumination have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the protection of the character and appearance of the Conservation Area.

- 11** No new external lighting shall be installed within the site, including within the overflow car park and Multi Use Games Area, unless details of the existing and proposed lighting have first been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall demonstrate the impact of the proposed lighting on nearby heritage assets, wildlife-sensitive habitats and neighbouring residential properties, compared to the existing situation, and shall include the location, height, design, luminance, spread, shielding and hours of operation of all lighting.

The details shall accord with the appropriate Environmental Zone standards set out in the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light (GN01/21) and Guidance Note GN08/23 'Bats and Artificial Lighting at Night', issued by the Bat Conservation Trust and Institution of Lighting Professionals.

The lighting shall thereafter be installed and operated only in accordance with the approved details.

REASON: To safeguard the character and appearance of the conservation area, the setting of nearby listed buildings, wildlife-sensitive habitats including habitat used by bats, and the amenities of neighbouring residential occupiers.

- 12** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) 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 occupation 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.

- 13** The Multi Use Games Area (MUGA) hereby approved shall only be used between sunrise and sunset on any day.

REASON: To safeguard the amenities of nearby residential occupiers from noise and disturbance.

- 14** Prior to the first use of the Multi Use Games Area (MUGA), all anti-rattle and noise mitigation measures identified within the approved Noise Impact Assessment shall

be fully installed and made available for use. The approved measures shall thereafter be retained and maintained for the lifetime of the development.

REASON: To minimise noise arising from the use of the development in the interests of residential amenity.

- 15** No additional externally amplified music, speech, public address system or other amplified sound equipment shall be installed or operated anywhere within the site unless details have first been submitted to and approved in writing by the Local Planning Authority. The approved details shall include the location, specification and operational controls of any proposed amplification and shall thereafter be implemented in accordance with the approved details.

REASON: To protect the amenities of nearby residential occupiers from noise disturbance.

Informative

- 16** The Three Daggers farm shop is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission.
- Future conversion of a roof space to living accommodation or replacing a roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Informative

- 17** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is

deemed to have been granted subject to the condition “(the 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

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](#)