



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00356
Decision Date: 14/08/2026

Applicant:	Matthew Wood Pound Farm, Stanley, Chippenham, SN15 3RG
Particulars of Development:	Conversion and redevelopment of redundant farm buildings, including demolition of milking parlour and creation of workshops, architecture studio and holiday accommodation with associated works
At:	Land At Pound Lane, Stanley SN15 3RG

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 Plan received 29 Jan 2026

Proposed Site Sections 044-P030 received 22 Jan 2026

Proposed Site Plan 044-P001 received 22 Jan 2026

Proposed Site Layout Plan Ground Floor 044-P010 received 23 Jan 2026

044-P012_Site Layout Roof Plan_1_200_REV A received 7 Jul 2026

Proposed Site Layout First Floor Plan 044-P011 received 22 Jan 2026

Proposed Front (North East) & Side (North West) Elevations 044-P020 received 23 Jan 2026

Proposed Side (South East) & Rear (South West) Elevations 044-P021 received 22 Jan 2026

Barn 1 - Proposed Roof Plan 044-P102 received 23 Jan 2026

Barn 1 - Proposed Rear (South) & Side (East) Elevations 044-P201 received 23 Jan 2026

Barn 1 - Proposed Ground Floor Plan 044-P100 received 22 Jan 2026

Barn 1 - Proposed Front (North) & Side (West) Elevations 044-P200 received 22 Jan 2026

Barn 1 - Proposed First Floor Plan 044-P101 received 22 Jan 2026

Barn 2 Roof Plan 044-P111 received 25 Mar 2026

Barn 2 Elevations 044-P210_REV A received 7 Jul 2026

Barn 2 Ground Floor Plan 044- P110 REV A received 24 Apr 2026

Barns 3,4,5 - Proposed South East & South West Elevations – 2 044-P220 received 22 Jan 2026

Barns 3,4,5 - Proposed South East & South West Elevations – 1 044-P221 received 22 Jan 2026

Barns 3, 4, 5 - Proposed Ground Floor Plan 044-P120 received 23 Jan 2026

Barns 3, 4, 5 - Proposed Roof Plan 044-P121 received 22 Jan 2026

Barn 6 - Proposed Roof Plan 044-P131 received 22 Jan 2026

Barn 6 - Proposed Ground Floor Plan 044-P130 received 22 Jan 2026

Barn 6 - Proposed North West & South East Elevations 044-P230 received 23 Jan 2026

Heritage Statement received 26 Jan 2026

Design and Access Statement received 26 Jan 2026

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

- 3** The existing adopted highway shall be stopped up and its use permanently established as private curtilage concurrently with the provision of the new access hereby approved being first brought into use. That stopping up shall take place in accordance with the approved details within one month of the completion of the development.

REASON: In the interests of highway safety.

- 4** No development, including demolition, site clearance or groundworks, shall commence until a Construction Management Statement has been submitted to and approved in writing by the Local Planning Authority.

The Statement shall include details of:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network

There shall be no burning undertaken on site at any time.

Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

The development shall thereafter be carried out in full accordance with the approved Construction Management Statement.

REASON: In the interests of maintaining highway safety and minimising environmental and residential amenity impacts during demolition and construction, in accordance with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 5** Prior to the commencement of development, other than demolition, site clearance, ecological mitigation and site investigations, a statement/letter/report must be provided which confirms the historical uses of the site/building and how development works will address any potential for land contamination which may exist.

REASON: To reduce the risks associated with land contamination associated with former agricultural use of the site/buildings.

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

- Section 4.2 and Appendix 1 of the Bat Survey Report. 21 May 2026. Daniel Ahern Ecology Ltd. Doc Ref.5658.2;
- Section 6 of the Preliminary Ecological Appraisal Survey Report. 09 January 2026. Wessex Ecology Ltd. Doc Ref. 5658.2;
- Biodiversity Net Gain Assessment. 04 June 2026. Wessex Ecology Ltd. Project No.5658. Version. 1;
- The Statutory Biodiversity Metric. 04 June 2026. Iteration. 5658.4;
- The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology.27 November 2025. WE 5658.2
Statutory_Biodiversity_Metric_Condition_Assessments_-_July_2025;
- Proposed Site Layout Roof Plan. 17 October 2025. Wood Architecture & Design Ltd. Project No. 044. Drawing No. P-012. Rev. A;
- Barn 2 Proposed Elevations. 17 October 2025. Wood Architecture & Design Ltd. Project No. 044. Drawing No. P-210. Rev. A.

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

- 7 No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

- 8 No development, other than demolition, site clearance, ecological mitigation works and site investigations, shall commence until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage condition the following additional information must be provided:

A drainage strategy is required to support this application. The surface water drainage strategy should include/demonstrate the following in accordance with the Wiltshire Council requirements, NPPF, PPG, and National Technical Standards for SuDS:

- Evidence that the surface water disposal hierarchy has been applied.
- The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- Existing pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update.
- A clearly labelled drainage layout plan showing the pipe networks and any SuDS /attenuation ponds.
- Calculations that demonstrate the sizing of any attenuation/ SuDS features and cross section drawings of these features.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- Evidence that the finished floor levels are above the maximum predicted 100-year flood level or if no flooding is predicted, at 150 mm height above the SW drainage cover levels.
- Evidence that the proposed drainage design provides a sufficient level of water treatment.
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.

The surface water drainage strategy shall thereafter be implemented in accordance with the approved details prior to the first occupation of the development and shall be permanently maintained thereafter in accordance with the approved management and maintenance arrangements.

REASON: To ensure that the development is provided with a satisfactory means of surface water drainage, to prevent increased flood risk on-site and elsewhere, and to accord with Core Policy 67 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 9** Prior to the first occupation of any dwelling, holiday accommodation unit or commercial unit hereby approved, a scheme of soft landscaping shall be submitted

to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) Details of all proposed tree, hedge and shrub planting, including species, sizes and planting densities;
- b) Details of any areas of hardstanding to be removed and replaced with soft landscaping;
- c) A timetable for implementation.

The approved landscaping shall be carried out in the first planting season following the first occupation of the development and shall thereafter be maintained for a period of five years. Any trees, shrubs or plants which die, are removed or become seriously damaged or diseased within that period shall be replaced in the next planting season with specimens of a similar size and species.

REASON: In the interests of visual amenity, landscape character and the setting of the historic farmstead.

- 10** The holiday accommodation units hereby approved (Barns 3, 4, 5 and 6) shall be used for holiday accommodation only and shall not be occupied as a person's sole or main place of residence.

A register of all occupiers shall be maintained by the owner/operator and shall include the names of all occupiers, their main home address and the dates of their stay. The register shall be made available for inspection by the Local Planning Authority at all reasonable times upon request.

No individual, group or party shall occupy any holiday accommodation unit for a continuous period exceeding 28 days in any calendar year.

REASON: The accommodation is justified as holiday accommodation in accordance with Core Policies 39 and 48 of the Wiltshire Core Strategy. The site occupies a countryside location where unrestricted residential occupation would not have been assessed or approved as part of this permission.

- 11** The buildings and structures proposed for demolition shall be demolished and all resulting materials and debris removed from the site prior to the first occupation of Barn 1 or first use of the commercial or holiday accommodation units hereby approved.

REASON: In the interests of the character and appearance of the area, the setting of the listed Pound Farmhouse and the proper planning of the site.

- 12** Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking or re-enacting that Order with or without modification, Barn 2 shall be used only as office accommodation, artists' studios and workshops and for no other purpose within Class E.

REASON: The application has been assessed on the basis of low-intensity employment uses appropriate to the rural location. Other Class E uses have not

been assessed and may give rise to materially different impacts in terms of traffic generation, parking demand and amenity.

Informative

- 1 The applicant is advised that this permission is subject to the statutory biodiversity gain condition contained within Schedule 7A of the Town and Country Planning Act 1990 (as amended). Development may not commence until a Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority, unless an exemption applies.

Informative

- 2
 - All new drainage will need to comply fully with Building Regulations Part H (and the applicant should engage with the building control department in order to ensure this).

- In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy.

- Any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.

- Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.

- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows

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](#)