



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/03476
Decision Date: 27/08/2026

Applicant:	David Cooke & Lorraine Tovey Cooke 3 The Old Boiler House, Newman Road, Devizes, Wiltshire, SN10 5LX
Particulars of Development:	Variation of conditions 2, 3, 4 and 5 of planning permission PL/2023/02032 to allow a revised design and associated details for Barn 1 only, with no changes proposed to Barn 2, which will be constructed in accordance with the extant permission.
At:	Gertasha, Seend Road, Worton, Devizes, SN10 1SQ

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 policy DM3 (1)(a) 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:

Doc Title: Application Form.

Drg Title: Location Plan.

Doc Title: Materials List with Links.

Doc Title: Foul Drainage Strategy Report prepared by Going Group Ltd, dated 12 May 2026

Doc Title: Update, Bat Survey Report. Produced by Stark Ecology Ltd. Dated: July 2023.

Drg Title: Topographical Survey.

Doc Title: Tree Survey & Arboricultural Impact Assessment. Produced by: Hellis Solutions Limited. Dated: August 2020 V1.0

Drg Title: Visibility Splays.

Doc Title: Wind Turbine Specifications. Produced by: Tesup.

Drg Title: Barn 2 Elevations page 2 of 2. Rev: A.

Drg Title: Barn 2 Elevations page 1 of 2. Rev: A.

Drg Title: Drawing 1_Amended Site Plan Rev 07

Drg Title: Drawing 3_Barns 1 & 2_First Floor Plans Rev 05

Drg Title: Drawing 3_Barns 1 & 2_Ground Floor Plans Rev 05

Drg Title: Drawing 2_Barn 1_Proposed Elevations Rev 06

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

- 2 The development hereby approved on plot 1 shall be carried out in accordance with the external materials as detailed "Drawing 2_Barn 1_Proposed Elevations Rev 06" and the submitted document titled "Materials List with Links", unless otherwise agreed in writing by the Local Planning Authority. No development shall commence on plot 2 above ground floor slab level until details and samples of the materials to be used for the external walls and roofs 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: In the interests of visual amenity and the character and appearance of the area.

- 3 The development hereby approved relating to Barn 1 shall be carried out in accordance with the submitted Foul Drainage Strategy Report prepared by Going Group Ltd, dated 12 May 2026 and Drg Title: Drawing 1_Amended Site Plan Rev 07 unless otherwise agreed in writing by the Local Planning Authority. The approved foul drainage system, comprising a package sewage treatment plant discharging to an infiltration field, shall be installed and made operational prior to first occupation of the dwelling and thereafter retained and maintained as approved.

On Barn 2 prior to the installation of any new septic tank required for means of foul drainage, proof of the Environmental permit will be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the provision of a satisfactory means of foul drainage in the interests of public health and the protection of the environment.

- 4** Bat roosts and bat access points will be incorporated into the development in accordance with:

- The Mitigation outlined in Update Bat Survey Report, Date: July 2023 by Stark Ecology Ltd

- Drg Title: Amended Site Plan, David Cooke Design, May 2026, Rev 07

- Drawing: Barn 2 Elevations Page 1 of 2, Rev: A, Date: 08/06/23 by Erigo Passivhaus Ltd.

- Drawing: Barn 2 Elevations Page 2 of 2, Rev: A, Date: 08/06/23 by Erigo Passivhaus Ltd.

or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of these bat roosts and access features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON: To mitigate for impacts to bats arising from the development.

- 5** The development hereby permitted shall not be first brought into occupied use until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, 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 part of the development shall be first brought into use/occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside

carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

- 7 Within 3 months of the Solar Panels and Turbines hereby approved becoming obsolete and or disused, the land and buildings will be restored to their former condition as they were prior to their installation.

REASON: In the interests of amenity, in order to secure the restoration of the land and buildings upon removal/extinguishment of the solar panels and wind turbines and to avoid potential harm and injury to the scenic qualities of the area.

- 8 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

- 9 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 those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

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.

Informative

- 10 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 GN08-23 "Bats and artificial

lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Informative

- 11** The applicants attention is drawn to the previous permissions at the site and issues relating to subsidence. Consideration to foundation type is needed in this instance , a raft foundation has been found to be appropriate previously and should be used in this instance.

Informative

- 12** The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

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