

The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/02170
Decision Date: 03/09/2026

Applicant:	Mr Zakeriya Karbani Third Floor, 45 London Rd, Reigate, Redhill, United Kingdom, RH2 9PY
Particulars of Development:	Vary Conditions 2,3,4,5,7,8,9,10,11,12,13,14 and 15 on PL/2023/06725 - Construction of elderly care home (Use Class C2) with associated access works, landscaping and drainage. Improvements to site access and Longleaze Lane/Snowberry Lane junction.
At:	Land at Long Leaze Lane, Long Leaze Lane, Melksham, SN12 6QJ

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 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 Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location Plan ref: ASP-CH-034-PL001A

- Proposed Site Plan ref: 1446C-RDT-ZZ-XX-DR-A-1100 Rev C6
- Proposed Block Plan ref: ASP-CH-034-PL011B
- 1377T-RDT-ZZ-00-DR-A-2100_T3 – Proposed Ground Floor Plan
- 1377T-RDT-ZZ-01-DR-A-2200_T3 – Proposed First Floor Plan
- 1377T-RDT-ZZ-02-DR-A-2300_T3 – Proposed Second Floor Plan
- 1377T-RDT-ZZ-03-DR-A-2400_P2 – Proposed Roof Plan
- 1377T-RDT-ZZ-ZZ-DR-A-3000_T2 – Proposed Elevations – Sheet 1
- 1377T-RDT-ZZ-ZZ-DR-A-3001_T1 – Proposed Elevations – Sheet 2
- Street Scene ref: ASP-CH-034-PL005A
- Arboricultural Impact Assessment ref: DAA AIA 02B
- Transport Statement: 22/6804/TS02 (February 2026)
- Framework Travel Plan ref: 23/6804/TP02 (February 2026)
- Biodiversity Statement: 0070 – Land at Longleaze Lane, Melksham
- BNG Technical Note: 0070 – Land at Longleaze Lane, Melksham Initial BNG Note
- Proposed Site Plan Fire Strategy Rev C2 by RDT Architects.
- Sustainability Statement Rev 5
- Energy Statement Report 2315 Rev C
- BREEAM Pre-Assessment
- Archaeological Evaluation Report ref: 282202

(all received 24/04/2026 unless otherwise specified)

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

- 3 The development hereby approved shall be carried out in full accordance with the external materials schedule approved under application PL/2024/08398 (pursuant to PL/2023/06725). This being 'External Materials Schedule' dated 21st August 2024, prepared by rdt architects [Ref: 1377PL-RDT-ZZ-XX-RP-A-8010, Issue No. PL1]

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

- 4 The development hereby permitted shall be carried out in full accordance with the Construction Logistics & Environmental Management Plan prepared by Lawrence Baker (version 2, September 2024) and the measures contained therein. The approved Plan shall be adhered to throughout the construction period and shall include measures relating to site logistics, access and deliveries, parking and storage, noise and dust mitigation, communication procedures, construction working hours, pollution prevention, ecological protection, traffic management, and

environmental safeguarding, and shall thereafter be implemented in accordance with the approved details for the duration of the construction phase of the development.

REASON: To minimise impacts upon residential amenity, biodiversity and highway safety during construction.

5 The development hereby permitted shall be carried out in full accordance with:

- Landscape Plan ref. 1187-L-01 Rev B
- Planting Plan ref. 1187-L-02 Rev A

REASON: In the interests of visual amenity and landscape quality.

6 All soft landscaping comprised in the approved details shall be carried out in the first planting and seeding season following first occupation of the development or completion of the development, whichever is sooner.

Any trees or plants which, within a period of five years from completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development.

7 The hereby approved development shall be carried out in full accordance with the approved surface water drainage strategy and supporting technical documentation including:

- Drainage Plan ref: 07040-CE-0500-P4;
- Drainage Construction Details – Sheet 1: 07040-CE-0511-P2;
- Drainage Construction Details – Sheet 2: 07040-CE-0512-P2;
- Drainage Schedules ref: 07040-CE-0540-P4;
- Drainage Technical Note ref: 07040-CE-TN-002-B;
- External Levels ref: 07040-CE-0130-P2; and
- External Works Construction Details ref: 07040-CE-0140-P2.

The drainage system shall be implemented prior to first occupation and thereafter retained and maintained in accordance with the approved details.

REASON: To ensure adequate drainage of the site.

- 8** The development hereby approved shall not be first occupied until the approved access improvements, as shown on the following plans and details, have been completed in full and in accordance with the approved details.
- Proposed Site Plan: 1446C-RDT-ZZ-XX-DR-A-1100-Proposed Site Plan C6;
 - Transport Statement: 22/6804/TS02 (February 2026); and
 - Framework Travel Plan: 23/6804/TP02 (February 2026).

REASON: In the interests of highway safety.

- 9** The development hereby approved shall be carried out in full accordance with the bat and bird box details shown within the following approved documents:
- 0070 Aspire – Longleaze Lane, Melksham Bat and Bird Boxes Location Plan;
 - 0070 – Land at Longleaze Lane, Melksham Bat & Bird Box Plan Note – PL/2026/02170, prepared by Bennu Environmental, dated 08 May 2026; and
 - Bird and Bat Box Specification Sheet.

The approved bat and bird boxes shall be installed prior to first occupation of the development and shall thereafter be retained for the lifetime of the development.

REASON: In the interests of biodiversity.

- 10** No part of the development shall be brought into use until the parking and turning areas shown on the approved plans have been completed. A minimum of 28 parking spaces shall be provided and thereafter retained for parking purposes.

REASON: In the interests of highway safety.

- 11** The development hereby approved shall be carried out in full accordance with the following renewable energy details:
- Photovoltaic Panels Technical Submittal ref. 2607-HCL-ZZ-XX-TS-E-0205;
 - Air Source Heat Pumps Technical Submittal ref. 2607-HCL-ZZ-XX-TS-M-0202; and
 - Coordinated Roof Plan ref. 2607-HCL-ZZ-XX-DR-M-9000 Rev C03

REASON: To encourage sustainable construction and reduce carbon emissions.

- 12** Prior to first occupation of the development, at least one rapid electric vehicle charging point shall be provided within the site. The rapid charging point shall be

installed and shall thereafter be retained and shall remain operational at all times (other than when undergoing reasonable maintenance).

REASON: In the interests of sustainable transport and reducing emissions.

- 13** Prior to occupation a lighting scheme must be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professionals's Guidance notes for the reduction of obstructive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone XX in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.

REASON: In the interests of residential amenity and biodiversity.

- 14** The development shall be carried out in accordance with:

- BNG Technical Note: 0070 – Land at Longleaze Lane, Melksham Initial BNG Note
- Biodiversity Statement: 0070 – Land at Longleaze Lane, Melksham
- BNG Metric 0070 – Land at Longleaze Lane, Melksham

The biodiversity measures and habitat enhancements shall be implemented and thereafter retained and managed in accordance with the approved details.

REASON: For the protection, enhancement and long-term management of biodiversity.

- 15** The development hereby approved shall be carried out in full accordance with the Habitat Management and Monitoring Plan prepared by Bennu Environmental (March 2026) submitted pursuant to this permission, which shall include longterm Biodiversity Net Gain objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, a mechanism for monitoring the success of the management prescriptions including review and necessary adaptive management to achieve the stated targets, and

details of the legal and funding mechanisms by which long-term implementation of the plan will be secured.

The HMMP shall be implemented in full prior to first occupation of the development and thereafter adhered to, managed and maintained for the lifetime of the development.

REASON: To secure the long-term delivery of biodiversity net gain and ecological enhancement.

Informatives

- 1** This permission shall be read in conjunction with an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), dated 20/08/2024.
- 2** This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.
- 3** The developer/applicant will be expected to enter into a S278 Highways Legal Agreement with the Highway Authority before commencement of the highway/access works hereby approved. Submissions should be made to highwaysdevelopment@wiltshire.gov.uk with an anticipated approval time of 6-12 weeks.
- 4** There is a residual risk that great crested newts / reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk)
- 5** There is a low risk that bats may be encountered 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 (Amendment) (EU Exit) Regulations 2019 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 Natural England's Batline through the internet.
- 6** All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant

is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

- 7 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 8 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question. The applicant should also note the consultation representations of Wessex Water as to its infrastructure and existing capacity and potential requirements and liaise with them accordingly.
- 9 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.

***Níc 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