



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/02955
Decision Date: 03/09/2026

Applicant:	Mr Paul Neethling Conkwell Grange, Conkwell, Limpley Stoke, Wiltshire, BA2 7FD
Particulars of Development:	Proposed Agricultural Building
At:	Conkwell Grange, Conkwell, Limpley Stoke, Bath, BA2 7FD

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 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 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:

- Proposed East, North and South Elevations 1745 051-106.3 PL-02
- Proposed Sections C, D & E 1745 051-106.4 PL-02

- Proposed Site Plan 022-101 PL-01
- Proposed Ground Floor 051-106.1 PL-01
- Location Plan 010-100 PL-01
- Proposed Roof Plan 051-106-2 PL-01
- Arboricultural Impact Assessment GHA Trees March 2026

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

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

- Proposed Site Plan, Holland Green, April 2026
- Preliminary Ecological Appraisal and Preliminary Roost Appraisal, Wildwood Ecology, 2026
- Post-development habitat plan, Wildwood Ecology, April 2026

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

- 4** The building hereby approved shall be used solely for agriculture and estate management purposes associated with Conkwell Grange and shall not be used for any separate commercial, industrial or storage and distribution use without the prior grant of planning permission.

REASON: To ensure the development remains compatible with the rural character of the area, Green Belt designation and National Landscape.

- 5** No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular

reference to bats, nesting birds, badgers, reptiles and Conkwell Wood. The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

- 6 No development above damp-proof course level shall take place until a surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- Details of the means of surface water disposal from all roof and hard surfaced areas;
- Calculations demonstrating the capacity of the proposed drainage system;
- Details of any infiltration testing undertaken;
- Details of exceedance flow routes;
- A timetable for implementation; and
- Arrangements for the future maintenance and management of the drainage system.

The development shall be carried out in accordance with the approved scheme prior to the first use of the building and thereafter retained and maintained in accordance with the approved details.

REASON: To ensure the satisfactory management of surface water runoff and to prevent increased flood risk on or off site, in accordance with Core Policy 67 of the Wiltshire Core Strategy.

- 7 No development above damp-proof course level shall take place until details of the number, design and locations of ecological enhancements – including the type and locations of bat roosting and bird nesting opportunities – shall be submitted to the

local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

- 8** No development above damp-proof course level shall take place until details and samples of all external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, but not be limited to:

- Natural stone walling;
- Roofing materials;
- Timber cladding;
- Garage doors and external joinery; and
- Photovoltaic panels.

The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of securing a high-quality form of development that respects the character and appearance of the existing building group, the rural character of the area and the special qualities of the Cotswolds National Landscape, in accordance with Core Policies 51 and 57 of the Wiltshire Core Strategy.

- 9** No development above damp-proof course level shall take place until a detailed hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- Existing and proposed finished levels;

- Means of enclosure;
- Hard surfacing materials;
- Planting plans and specifications;
- Written specifications for cultivation and maintenance operations;
- Schedules of all trees, shrubs and hedgerows to be planted, including species, sizes, densities and numbers;
- Details of all ecological planting and habitat creation measures;
- Details demonstrating that the proposed hedgerow planting adjacent to the eastern boundary stone wall has been relocated away from the wall and positioned adjacent to the proposed grassland area;
- A timetable for implementation; and
- A landscape management and maintenance plan.

The scheme shall utilise native species unless otherwise first agreed in writing by the Local Planning Authority.

The approved landscaping scheme shall be carried out in full during the first planting season following completion of the development or first use of the building, whichever occurs first.

Any trees, shrubs or hedgerows which, within a period of five years from the completion of the approved landscaping scheme, die, are removed, become seriously damaged or diseased shall be replaced during 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 landscaping scheme which conserves and enhances the character and appearance of the site and the Cotswolds National Landscape, whilst contributing to biodiversity enhancement, in accordance with Core Policies 50, 51 and 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 10** 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.

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](#)