



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/02956
Decision Date: 09/09/2026

Applicant:	Ms Laura Bailes 61 West Street, Great Somerford, Wiltshire, SN15 5EH
Particulars of Development:	Redevelopment of Existing Stable Yard to Accommodate 1No New Dwelling, including provision of new access.
At:	Stable Yard at No 61, West Street, Great Somerford, SN15 5EH

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:

i) received 22.06.2026

Site Plan LPC 6090 PR 01 E

ii) received 07.05.2026

Location Plan LPC 6090 EX 101 B

Proposed Ground Floor Plan LPC 6090 PR 02 A

Proposed North and West Elevations LPC 6090 PR 04 A

Proposed South and East Elevations LPC 6090 PR 05 A

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

- 3** a) No development, including site clearance, demolition, ground works, the storage of materials or machinery, or the installation of services, shall commence until an Arboricultural Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, prepared by a suitably qualified arboriculturist in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction), have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
- i) the location, species, category and Root Protection Areas of all trees and hedgerows on or adjacent to the site which may be affected by the development;
 - ii) an assessment of the likely impact of the development on retained trees and hedgerows;
 - iii) details of all tree and hedgerow protection measures, including protective fencing and ground protection;
 - iv) details of any works proposed within or adjacent to Root Protection Areas, including construction methodologies and service runs;
 - v) measures to avoid damage to retained trees and hedgerows during the construction period;
 - vi) a programme for arboriculture supervision and monitoring of the works.
- b) The approved tree protection measures shall be installed before any development commences and shall be retained for the duration of the construction works. The development shall thereafter be carried out in full accordance with the approved details.

REASON: To ensure the protection and long-term retention of trees and hedgerows in the interests of the character and appearance of the area and biodiversity.

- 4** a) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

i) means of access and provision of parking of vehicles of site operatives and visitors;

ii) loading and unloading of plant and materials;

iii) storage of plant and materials used in constructing the development;

iv) washing facilities; measures to control the emission of dust and dirt during construction;

v) a scheme for recycling/disposing of waste resulting from demolition and construction works; and

vi) delivery, demolition and construction working hours.

b) The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of highways safety and neighbouring amenity.

- 5** No development shall commence on site above slab level until details and samples of all external materials to be used in the construction of the dwelling, including timber cladding, roofing materials, rainwater goods, windows and doors, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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

- 6** No external lighting shall be installed until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate compliance with Bat Conservation Trust and ILP guidance. The lighting shall thereafter be installed and operated in accordance with the approved details.

REASON: In the interests of biodiversity.

- 7** The development shall be carried out in accordance with the recommendations and mitigation measures set out in the Preliminary Ecological Appraisal.

REASON: To protect biodiversity.

- 8** Prior to first occupation, the biodiversity enhancement measures identified within the Preliminary Ecological Appraisal shall be installed, including bird boxes, bat boxes and wildlife-friendly planting. The measures shall thereafter be retained.

REASON: To secure biodiversity enhancements.

- 9** a) No development shall commence on site above slab level until details of the materials to be used on the access track between Seagry Road and the

residential parking/turning area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i) a plan showing the extent of the area to be surfaced
 - ii) details of the materials and finish to be used for the surfacing
 - iii) details of the materials and finish to be used for any edging treatments, if applicable
- b) The access track shall be completed in accordance with the approved detail prior to the first occupation and retained as such thereafter.

REASON: In the interests of the character and appearance of the area

- 10** a) Prior to first occupation, the first 5m of the access, measured from the edge of the carriageway, shall be consolidated and surfaced (not loose stone or gravel).
- b) The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

- 11** If, during the course of development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has notified the Local Planning Authority and a remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The remediation scheme shall detail the measures required to render the site suitable for its intended use. Any approved remediation works shall be completed in accordance with the approved details before the dwelling is first occupied

REASON: To protect future occupiers, groundwater and the wider environment and to ensure the site is suitable for its intended use.

- 12** a) All soft landscaping comprised in the approved details of landscaping as shown on LPC 6090 PR 01 E, shall be carried out in the first planting and seeding season following the first occupation of the dwelling or the completion of the development whichever is the sooner.
- b) 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, within a period of five years, 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.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Informative

- 1
- The application involves an extension to the existing/creation of a new vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence 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 our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
 - The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way GSOM7 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

The applicant should note that no gates, fences or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer (contact rightsofway@wiltshire.gov.uk). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.

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](#)