



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/06413
Decision Date: 14/09/2026

Applicant:	Mr Nick Palmer 5 Chrislion Grove Road Sherston Wiltshire SN16 0NF
Particulars of Development:	Demolition of existing units and a dwelling, erecting 3No. dwellings.
At:	Chrislion, 5 Grove Road, Sherston, Malmesbury, SN16 0NF

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 Ground and First Floor Plans and Elevations - Plot 3 334-103 RevD received 30 Apr 2026
 - Proposed Ground and First Floor Plans and Elevations - Plots 1 and 2 334-102 RevD received 30 Apr 2026
 - Proposed Street Scenes 334-104 RevD received 30 Apr 2026
 - Heritage Impact Assessment received 30 Apr 2026

- Site Location Plan, Proposed Site Block Plan and Boundary Wall Details
334-101 Rev E received 7 September 2026

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

- 3 No development shall commence on site 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the first floor bathroom windows within the side elevations of Plots 1, 2 and 3, as shown on the approved plans, shall be glazed with obscure glass to Pilkington Privacy Level 4 or 5, or an equivalent level of obscurity, and shall be fixed shut below a height of 1.7m above the finished floor level of the relevant room. The windows shall thereafter be retained in that condition at all times.

REASON: In the interests of neighbouring residential amenity and to safeguard privacy.

- 5 No dwelling shall be occupied until the associated parking and turning areas shown on the approved plans have been provided, including two parking spaces for each of Plots 1 and 2 and three parking spaces for Plot 3. At least one electric vehicle charging point shall be provided for each dwelling before its first occupation. The parking, turning and electric vehicle charging facilities shall thereafter be retained and maintained for their intended purposes.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety and that a satisfactory standard is established to meet future needs.

- 6 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 7 No development above slab level shall take place until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include:

- existing trees and vegetation to be retained;
- proposed trees, hedgerows and planting, including species, sizes and densities;
- hard landscaping materials;
- proposed boundary treatments; and
- a programme for implementation.

The approved landscaping scheme shall be carried out in the first planting and seeding season following the first occupation of any dwelling or completion of the development, whichever is the sooner.

Any trees, shrubs or plants which, within a period of five years from completion of the approved landscaping scheme, die, are removed, 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 to safeguard the character and appearance of the area, the Sherston Conservation Area and the Cotswolds National Landscape.

- 8 The existing stone boundary walls identified for retention on the approved plans shall be retained and protected throughout the construction period. No section of retained wall shall be removed other than where shown on the approved plans or otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the character and appearance of the Sherston Conservation Area and to protect neighbour amenity

- 9 No development, including demolition, groundworks, site clearance or the storage of materials, shall commence until details of tree protection measures for all trees and hedgerows to be retained have been submitted to and approved in writing by the Local Planning Authority.

The details shall include protective fencing and, where necessary, ground protection measures in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

The approved tree and hedge protection measures shall be installed before any works commence on site and shall be retained for the duration of the construction period. No materials, machinery, spoil, chemicals, fuel, soil or other substances shall be stored within the protected areas and no excavation or level changes shall take place within those areas unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard trees and vegetation which contribute to the character and appearance of the area and the Sherston Conservation Area.

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

- Ecological Survey Report (Bats). 06 October 2025. BatCraft. Ref. NWP/ESR-6/10/25;

- Preliminary Ecological Appraisal and Roost Assessment. 21 January 2025. Arbtech Consulting Ltd;

- The Statutory Biodiversity Metric. 06 February 2025;

- Biodiversity Net Gain Assessment. 06 February 2025. Arbtech Consulting Ltd.

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

- 11** Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat boxes, bird boxes, and hedgehog hibernacula shall be submitted to and approved in writing by the Local Authority. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

- 12** All lighting provided on site shall 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.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

- 13** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with Policy P2 of the National Planning Policy Framework.

Informative

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

Informative

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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](#)