



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/05316
Decision Date: 15/09/2026

Applicant:	Mr Andrew Sells Hundred Acres Farm Sopworth Road, Sopworth, Wiltshire, SN14 6PP
Particulars of Development:	Conversion of barn to provide ancillary accommodation to the main house and access road alterations
At:	Hundred Acres Farm, Sopworth, Chippenham, SN14 6PP

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:

Location plan, 5391 11 Rev B, received 28.08.2026

Proposed site plan, 5398 58B, received 20.06.2025

Proposed barn elevations, 5398 57A, received 20.06.2025

Proposed barn ground floor, 5398 55A, received 20.06.2025

Proposed barn first floor, 5398 56A, received 20.06.2025

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

- 3** The development hereby permitted shall be carried out in strict accordance with Section titled 'Mitigation' in the Dusk Emergence Survey report for Bats (All Ecology, June 2026).

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

- 4** The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Hundred Acres Farm.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to planning policies pertaining to the area, would not permit a wholly separate dwelling.

- 5** a) Within 6 months of the date of this permission, details of the permanent stopping up of the former driveway access, together with details of all hard and soft landscaping and boundary treatments associated with the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority.

b) The approved details shall be implemented in full prior to the first use of the development hereby permitted.

c) the former driveway access shall thereafter remain permanently closed and shall not be brought back into use unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of visual amenity, the character of the area, and to ensure that the converted barn remains physically associated with the host dwelling as an ancillary form of accommodation.

- 6** a) Within 6 months of the date of this permission, details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority.

b) Development shall be carried out in accordance with the approved details.

c) Any timber weather boarding approved shall not be treated in any way and instead shall be left to weather naturally and retained as such thereafter.

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

- 7** a) Notwithstanding the details shown on the approved drawings, no development above slab level shall take place to the south elevation of the barn until detailed elevations and section plans showing any redevelopment have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i) The type, dressing, coursing and bedding of the natural stone
 - ii) The type of pointing and mortar mix
 - iii) The relationship between any rebuilt fabric and the existing barn
 - iv) The retention, alteration, or reconstruction of the existing ventilation slit on the south elevation
 - v) details of roofing material, flashing, lintels, cills and joinery
- b) The redevelopment shall be constructed in accordance with the approved details.

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

- 8** a) Prior to the first use of the development hereby permitted, an emergency flood plan relating to access and egress from the site during flood events shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include measures for managing flood risk associated with the access route, details of emergency procedures, evacuation arrangements, and the identification of safe refuge locations.
- b) The development shall thereafter be operated in accordance with the approved plan.

REASON: In the interest of the safety of occupants, given that the site access is predicted to flood.

- 9** 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.

REASON: To avoid illumination of habitat used by wildlife.

- 10** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area

- 11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

Informative

12 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

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](#)