



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09906
Decision Date: 18/09/2026

Applicant:	Tomkins Manor Farm, Winsley, Bradford-On-Avon, Wiltshire, BA15 2LN
Particulars of Development:	Proposal for x1 self-build dwelling and associated works.
At:	The Old Paddock, Winsley, Wiltshire, BA15 2LN

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 Elevations (South and East) LAMA56 L201 P08

Proposed Elevations (North and West) LAMA56 L202 P09

Proposed Ground Floor Plan LAMA56 L110 P08

Proposed First Floor Plan LAMA56 L112 P07

Proposed Roof Plan LAMA56 L113 P03

Proposed Landscape Plan LAMA56 L114 P06

Proposed Site Plan LAMA56 L109 P11

Visibility Splays LAMA56 L115 P01

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

- 3 The development shall be carried out in full accordance with the recommendations set out within the approved Ecological Appraisal (LUS25024-1) Received 30th March 2026.

REASON: To ensure the protection of biodiversity in accordance with Core Policy 50.

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

Arboricultural Method Statement & Tree Protection Plan (NB-2025-040-AMS-RevC)

Arboricultural Impact Assessment & Tree Protection Plan (NB-2025-040-AIA-RevC)

REASON: To ensure that the development is carried out in accordance with the approved arboricultural details, thereby safeguarding retained trees and other important landscape features during the construction process, and securing an appropriate and attractive setting for the development in the interests of visual amenity.

- 5** No development shall commence until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:

- All hard surfaces and materials
- Planting plans, species, sizes and densities
- Boundary treatments, including walls, fencing and hedging
- Implementation programme

All works shall be carried out in accordance with the approved details and implemented prior to first occupation or in accordance with a timetable to be agreed in writing.

REASON: To ensure the development responds positively to its setting and preserves the character and appearance of the Conservation Area.

- 6** No development shall commence until a scheme for the disposal of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of sustainable drainage measures, infiltration testing where appropriate, and arrangements for ongoing maintenance. The development shall be carried out in accordance with the approved details.

REASON: To ensure sustainable drainage and to prevent increased flood risk, in accordance with Core Policy 67.

- 7** No development shall commence until a Construction Management Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details of:

- Parking of construction workers' vehicles
- Loading and unloading of materials
- Storage of plant and materials
- Dust suppression measures
- Hours of construction

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

REASON: To minimise impacts on neighbouring amenity and highway safety.

- 8** No development shall take place until a programme of archaeological work has been secured in accordance with a written scheme of investigation, which has 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: To allow for the investigation and recording of any archaeological remains.

- 9** No development above slab level shall commence until details and, where appropriate, samples of all external materials to be used in the construction of the dwelling and associated buildings 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 Conservation Area, in accordance with Core Policies 57 and 58 of the Wiltshire Core Strategy.

- 10** The development shall not be first occupied until visibility splays have been provided in accordance with approved plans. The splays shall thereafter be kept free of obstruction.

REASON: In the interests of highway safety.

- 11** The development shall not be first occupied until the existing access has been permanently closed and the verge reinstated in accordance with details approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

- 12** No part of the development shall be first brought into use until the access, parking and turning areas have been properly consolidated and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

- 13** No boundary treatments shall be erected until details have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no development falling within Part 2, Class A (Means of enclosure) shall be carried out without the prior grant of planning permission.

REASON: To prevent harmful subdivision and protect the open character of the site, in the interests of the Conservation Area.

- 14** No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved and retained thereafter.

REASON: To avoid harm to protected species and preserve dark corridors.

- 15** The driveway and parking areas shall be constructed of permeable materials and retained as such thereafter.

REASON: To ensure appropriate surface water management and reduce runoff.

- 16** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any subsequent re-enactment, no development falling within Part 1, Class E (Outbuildings) shall be carried out without the prior grant of planning permission.

REASON: To prevent incremental domestication and visual clutter which could harm the character and appearance of the Conservation Area.

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](#)