



The Town and Country Planning Act 1990 The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Approval of Technical Details Consent with Conditions

Application Reference Number: PL/2026/01558

Decision Date: 30/09/2026

Applicant:	S & D Evans & Alford Rectory Barn, Whaddon, Hilperton, Wiltshire, BA14 6NR
Particulars of Development:	Erection of a single new dwelling and associated works. (Technical details consent following approval of permission in principle reference PL/2025/03764).
At:	Rectory Barn, Whaddon, Hilperton, Trowbridge, BA14 6NR

In pursuance of its powers under the above Act, the Council hereby **GRANTS TECHNICAL DETAIL CONSENT** 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 Site Block Plan 25/856/P002 Rev A

Proposed Site Plan 25/856/P003 Rev B

Proposed North and South Elevations 25/856/P110 Rev A

Proposed Ground Floor Plan 25/856/P100 Rev A

Proposed Roof Plan 25/856/P102 Rev A

Proposed East and West Elevations 25/856/P111 Rev B

Proposed First Floor Plan 25/856/P101 Rev B

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:

Hedgerow Protection Plan [title and reference to be confirmed]

Rectory Barn - Hedgerow Protection Plan (ethos environmental planning, submitted 17th August 2026).

Proposed Site Plan. Drawing No: 25/856/P003 Rev B. (Richmond Ball Architects, Jan 2026).

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

- 4** No development shall commence on site (including demolition, groundworks, vegetation clearance) until details of the surface water drainage strategy have been submitted to and approved in writing by the Local Planning Authority. The strategy shall be based on sustainable drainage principles and shall ensure that surface water runoff does not exceed the pre-development greenfield runoff rate. The approved scheme shall thereafter be implemented in full prior to first occupation of the dwelling and retained thereafter.

REASON: To ensure that the development is provided with a satisfactory means of drainage and to prevent the increased risk of flooding both on and off site, in accordance with Core Policy 67 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 5 No development shall commence on site (including demolition, groundworks, vegetation clearance) until details of the foul drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the dwelling.

REASON: To ensure that the development is provided with a satisfactory means of foul drainage, in the interests of amenity and environmental protection, in accordance with Core Policy 67 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 6 No development shall commence on site (including demolition, groundworks, vegetation clearance) until a Tree Protection Plan prepared in accordance with BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be erected prior to commencement of development and retained for the duration of construction works.

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, to enable the Local Planning Authority to ensure the protection of trees on the site in the interests of visual amenity.

- 7 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

- 8 The glazing to be installed in the first-floor windows and doors on the east elevation shall be non-reflective and shall have a Visible Light Transmission (VLT)

value not exceeding 40%. The glazing shall be installed as such prior to first occupation of the dwelling and thereafter retained for the lifetime of the development.

REASON: In the interests of preserving the setting of the Grade II* listed church, having regard to the potential for light spill and visual intrusion in this rural location, in accordance with Core Policy 58 of the Wiltshire Core Strategy and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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.

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.

Informative

- 10** 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, great crested newts, breeding birds and reptiles. The protection offered to some species such as great crested newts, 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 www.wiltshire.gov.uk/planninganddevelopment/planningpolicy