

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 19 OCTOBER 2017 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton (Vice-Chairman), Cllr Brian Dalton, Cllr Christopher Devine, Cllr Jose Green, Cllr Mike Hewitt, Cllr Sven Hocking, Cllr George Jeans, Cllr Ian McLennan, Cllr John Smale, Cllr Tony Deane (Substitute) and Cllr Robert Yuill (Substitute)

Also Present:

Cllr John Walsh

204 **Apologies**

Apologies were received from:

- Cllr Fred Westmoreland – who was substituted by Cllr Robert Yuill
- Cllr Matthew Dean – who was substituted by Cllr Tony Deane

205 **Minutes of the Previous Meeting**

The minutes of the meeting held on 24th August 2017 were presented.

Resolved:

To approve as a correct record and sign the minutes.

206 **Declarations of Interest**

There were none.

207 **Chairman's Announcements**

The Chairman noted that the order of the applications would be changed, due to some speakers having to leave early on. He then explained the meeting procedure to the members of the public.

208 **Public Participation**

The committee noted the rules on public participation.

209 **Planning Appeals and Updates**

The Committee received details of the appeal decisions for the period 11/08/2017 to 06/10/2017, as detailed in the agenda.

Resolved

To note the update.

210 **Planning Applications**

211 **17/06469/FUL - Land adjacent to allotments, Down Barn Road, Winterbourne Gunner, SP4 6JN**

Public Speakers

Vicky Hotton spoke in support of the application

Katherine Allen spoke in support of the application

Dan Steedman spoke in support of the application

Cllr Charles Penn spoke on behalf of Winterbourne PC

The Senior Planning Officer, Richard Nash introduced the report, which recommended that the application for the construction of one detached dwelling with disabled annexe, including work space for lifelong living and outside space for supported horticultural activities, be refused as the site was within open countryside, outside of any recognised limits of development, there were highway safety issues and the impact on the setting of a Grade II listed building. The needs of the Applicant's child were also highlighted as a primary consideration.

Members of the Committee then had the opportunity to ask technical questions of the Officer. It was clarified that a new access to the site would be created, this would lead out onto a straight fast piece of road.

The applicant had offered to improve and extend the pedestrian path near to the site, Highways had objected to that proposal.

The local Neighbourhood Plan (NHP) was in the developmental stage only, and currently had not included the proposed land as a development site.

If approved, the house would become quite an asset in this part of Wiltshire, as the property was a dwelling house it was not possible to condition it for type of use.

Members of the public then had the opportunity to present their views as detailed above.

The Unitary Division Member, Cllr Mike Hewitt then spoke in Support of the application, noting that this was not an easy decision, the applicant had gone a long way to look for a site in the area however none had become available.

The nearest home to accommodate Carston was out of county. For the family to take control of the situation, this was the only way. He felt that the listed building mentioned in the report was a wreck. There was no protection on this building.

Cllr Hewitt then moved for approval, against Officer's recommendation. This was seconded by Cllr John Smale.

A debate followed where key issues raised included, That the site was not in the emerging NHP. The site was in an open area, where permitted development would not usually be approved.

The parish council whilst was sympathetic, had not come up with an alternative site within the village. The medical condition and associated needs of the child were material considerations. The expected need would be for a further 50 to 60 years.

Aside from the genuine need, which was proven, the other exceptions detailed in CP46 were not met.

The Committee voted on the motion of Approval, subject to conditions.

Resolved

That planning permission for application 17/06469/FUL be approved against Officer's recommendation, with 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 including land required for highway works

Aerial photograph and description of highway works

LDS/13673-TP1 (Entrance Detail)

A.1 (Part Ground Floor Plan)

A.2 (Part Ground Floor Plan)

A.3 (Proposed North and South Elevations)

A.3 (Proposed West and East Elevations)

A.4 (First Floor Plan)

A.05 (Block Plan)

A.6 (Section)

A.7 (Block Plan)

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

3: No development shall commence on site until the exact 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: 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.

4: No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

location and current canopy spread of all existing trees and hedgerows on the land;
full details of any to be retained, together with measures for their protection in the course of development;
a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
finished levels and contours;
means of enclosure;
all hard and soft surfacing materials;

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

5: All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

6: The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

7: The gradient of the access way shall not at any point be steeper than 1 in 15 for a distance of 4.5m from its junction with the public highway.

REASON: In the interests of highway safety.

8: Any gates to close the access shall be set back a minimum distance of 4.5m from the edge of the carriageway and made to open inwards (away from the highway) only.

REASON: In the interests of highway safety.

9: The development shall not be first occupied until the visibility splays have been formed in accordance with the approved details shown on drawing numbered LDS/13673-TP1. Such visibility splays shall thereafter be permanently maintained free from obstruction to vision above a height of 1.0m above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

10: The development shall not be first occupied until the proposed pedestrian facilities in the field on the opposite side of the C286 to the application site have been cleared of obstructions, fenced, gated and surfaced as proposed for pedestrian traffic. The footpath shall be maintained as such thereafter.

REASON: To ensure that the development is served by an adequate means of pedestrian access and in the interests of highway safety.

11: No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

12: No development shall commence on site until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

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 recording of any matters of archaeological interest.

13: No construction shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of the amenity of nearby residential properties.

14: No development shall commence until a mitigation and compensation strategy for any protected species on the site (during construction and post construction) has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved strategy and any features provided as prescribed in the strategy shall be retained in perpetuity.

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 mitigate against the loss of existing biodiversity and nature habitats.

15: Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C, E or F, or Part 2, Class, shall take place on the dwellinghouse hereby permitted or within its curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

HIGHWAY INFORMATIVE: The development 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 the local highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the Council's Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.

ARCHAEOLOGY INFORMATIVE: The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

212 **17/06148/VAR & 17/06159/LBC - The Crown Inn, Church Street, Tisbury, SP3 6NH**

Public Speakers

Philip Eastern (Agent) spoke in support of the application.

The Senior Planning Officer, Warren Simmonds introduced the report, which recommended that the application for a variation of condition 2 of 15/04530/FUL and 15/04698/LBC relating to approved plans, be approved subject to conditions as detailed in the report.

The Conservation officer had been consulted as it was a listed building, and had raised no objection. CPRE south Wiltshire group had objected to the level of detail provided in these applications.

Members of the Committee then had the opportunity to ask technical questions of the Officer. There were none.

Members of the public then had the opportunity to present their view to the Committee as detailed above.

The Unitary Division Member, Cllr Tony Dean then spoke in objection to the Application. He noted that Tisbury Parish Council was not able to attend to speak in objection of the application. He read a short email on behalf of them, stating that the PC believed the proposed development would be less in-keeping than the previous.

Cllr Dean then moved for Refusal, against Officer's recommendation, on the grounds that the details available were insufficient. The changes were minor changes to the windows. The PC recognised that the pub was no longer viable, however they would like to see the front elevation maintained.

This was seconded by Cllr Hewitt

A debate followed where key issues raised included, the proposed alterations were minor.

The Committee voted on the motion of Refusal, against Officer's recommendation. The motion was not carried.

Cllr Devine moved for approval in line with Officer's recommendation.

This was seconded by Cllr Hocking

The members voted on the motion of approval.

Resolved

That planning permission for application 17/06148/VAR be Approved, with 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:

**Drawing number 1314160-17-Revision B dated 08.08.17, as deposited with the local planning authority on 11.08.17, and
Drawing number 1314160-08-Revision E dated 26.03.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-10-Revision C dated 26.03.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-16 dated 09.11.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-07-Revision E dated 26.03.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-11-Revision C dated 26.03.15, as deposited with the local planning authority on 03.08.15.**

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

3. No development shall commence on site until a construction methodology (i.e. details of coursing, capping etc) and exact details of the materials to be used for the external stone wall 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: 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, the character and setting of listed building(s) and the existing character of the surrounding conservation area

4. No development shall commence on site until details consisting of large scale drawings to include horizontal and vertical sections of all new and any replacement windows (including head, sill and window reveal details), doors and rooflight windows, together with appropriate details of any new or replacement rainwater goods 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: 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, the character and setting of listed building(s) and the existing character of the surrounding conservation area

5. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In the interests of neighbouring amenities

6. The development shall be constructed in strict accordance with the mitigation plan detailed in Appendices E and F of the submitted Phase II Bat Survey, The Crown Inn, Tisbury document produced by David Leach Ecology Ltd., dated September 2015. No external lighting will spill onto the roof of the building or onto adjacent flight corridors such as hedgerows or tree lines.

Reason: In the interests of nature conservation and to prevent undue impacts on protected species.

7. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/parking area), incorporating sustainable drainage details together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

8. No development shall commence on site until a sample panel of render, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

CIL INFORMATIVE:

The proposed development could be subject to the Community Infrastructure Levy. Wiltshire Council has now adopted a Community Infrastructure Levy (CIL) charging schedule. CIL is a charge that local authorities can place on new development in their area. The money generated through CIL will contribute to the funding of infrastructure to support growth. Wiltshire Council is on course to adopt CIL in early summer of 2015.

If the proposed development is liable for CIL, you (or whoever has assumed liability for the development) would be liable to make payment to Wiltshire Council for this type of development. More information and the charging schedule for CIL can be found using the following link:

<http://www.wiltshire.gov.uk/planninganddevelopment/dmcommunityinfrastructur elevy.htm>

Resolved

That planning permission for application 17/06159/LBC be Approved with the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

**Drawing number 1314160-17-Revision B dated 08.08.17, as deposited with the local planning authority on 11.08.17, and
Drawing number 1314160-08-Revision E dated 26.03.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-10-Revision C dated 26.03.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-16 dated 09.11.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-07-Revision E dated 26.03.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-11-Revision C dated 26.03.15, as deposited with the local planning authority on 03.08.15.**

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

3. No development shall commence on site until details consisting of large scale drawings to include horizontal and vertical sections of all new and any replacement windows (including head, sill and window reveal details), doors and rooflight windows, together with appropriate details of any new or replacement rainwater goods 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: 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, the character and setting of listed building(s) and the existing character of the surrounding conservation area

4. No development shall commence on site until a sample panel of render, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

213 **17/07765/VAR - Shaftesbury Drove, Harnham, SP2 8QH**

Public Speakers

Mr Stephen Berry spoke in objection to the application

The Senior Planning Officer, Warren Simmonds introduced the report, which recommended that the application for a variation of Condition 2 of 13/05402/FUL relating to approved plans, be approved with conditions as detailed in the report.

Members of the Committee then had the opportunity to ask technical questions of the Officer. It was clarified that plots 1 & 2 had no garages, and plots 4 & 5 could access their back gardens through their garages.

The site was cut in to the hill side and was a lower level than the surrounding properties.

Members of the public then had the opportunity to present their view to the Committee as detailed above.

The Unitary Division Member, Cllr Brain Dalton then spoke in objection to the application, noting that the inspector had previously overturned the committees earlier decision, to give the original development permission, with associated conditions. Those conditions were more favourable than the alterations being proposed. The work to build the garages had already started without waiting for permission. The garages would not be used as garages and he felt that the hipped roofs were more attractive.

Cllr Dalton then moved for Refusal, against Officer's recommendation.

This was seconded by Cllr Devine.

A debate followed where key issues raised included, that the alterations included the parts which had been removed for the appeal to go through.

The proposal now was massively cramped, with every space taken up with a garage or sun room. It was felt that there would be a parking issue here, as the garages would not be used for the cars, and therefore the cars would park elsewhere. However, there were still 2 parking places per property as the garage did count as one, and so the proposals met the criteria for parking.

The garages join up the properties and makes the development appear as one whole mass. This was considered as over development.

The Committee voted on the motion of Refusal.

Resolved

That planning permission for application 17/07765/VAR be Refused against Officer's recommendation, for the following reasons:

The proposed variations to the previously approved scheme would result in an increased scale and mass that it is considered would reduce the overall quality of the design of the development and would constitute an overdevelopment of the site. Additionally, the proposed amendments to the previously approved roof forms would increase the mass and perceived visual impact of the development and would be thereby out of keeping with the existing character of the surrounding area. In these respects the proposal is considered contrary to Core Policy CP57 of the adopted Wiltshire Core Strategy and the aims and objectives of the NPPF & NPPG

214 **17/05583/DP3 - The Stonehenge School, Antrobus Road, Amesbury, SP4 7ND**

Public Speakers

Ian Simpson spoke in objection of the application

Suzanne Gough spoke in support to the application

The Senior Planning Officer, Georgina Wright, introduced the report, which recommended that the application for a two-phase expansion of Stonehenge School:

Phase 1 - new building, additional parking spaces, covered canopy link between existing Upper School and new building, fencing and resurfacing to provide all-weather training facility, separate small fenced games court, and associated landscaping.

Phase 2 - new building, demolition of Lower School building and creation of new playing field and car park, improvements to Lower School car park, and associated landscaping, be approved with conditions, as detailed in the report.

There would also be separate in and out access arrangement and possibly a bus link through the site.

Members of the Committee then had the opportunity to ask technical questions of the Officer. It was clarified that the flat roof design would meet the standards required to withstand rainfall.

The main reason for the required digging down on the site was to try and reduce the bulk of the development in relation to the neighbouring properties.

It was noted that it was for the education authority to decide if the development was value for money.

The arboriculture report had been amended in response to the Tree Officers report, however there was not the capacity to provide a like for like replacement.

The Holders Road recreation ground site had also been considered as a possible site, and had been declared as not viable.

Members of the public then had the opportunity to present their view to the

Committee as detailed above.

Concern was noted regarding the suggestion that insufficient work had been carried out on the ground works of the site, with the plans to remove and relay a new pipe under the field. It was noted that the route of the realigned pipe was not for planning to consider, it was for Wessex Water to plan that.

The Unitary Division Member, Cllr Westmoreland was not in attendance to speak.

As neighbouring ward Member, Cllr Yuill spoke on the application, he noted that the local Member, Cllr Westmoreland had believed that whilst funding was available for phase 1 it was not yet available for phase 2. He asked whether any timescales could be made available for the phase 2 works. This was not possible at the moment as they were not in a position to move forward with phase 2.

He hoped the Holders Road facility would be safeguarded, as he felt that there were not enough areas for recreation in Amesbury.

Cllr Yuill then moved for Approval, in line with Officer's recommendation.

This was seconded by Cllr Devine.

A debate followed where key issues raised included, that if after phase 1 was complete, the project was not ready to move on to phase 2, there would be an interim loss of the playing field until the phase 2, however they already had over what was required.

A community use agreement would be produced within 12 months of approval, this would permit the wider public having access to the sports facilities.

The Committee voted on the motion of approval, subject to conditions.

Resolved

That planning permission for application 17/05583/DP3 be approved in line with Officer's recommendation, with 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:**

Application Form & Certificate

Ref: E-100 P07 – Elevations – Planning Phase 1. Received – 03.07.2017

Ref: E-200 P06 – Elevations – Planning Phase 2. Received – 03.07.2017

Ref: P-0-20 P03 – Block 2 – Lower School – Ground Floor Plan. Received – 03.07.2017

Ref: P-0-21 P04 – Block 1 – Upper School – Ground Floor Plan. Received – 03.07.2017

Ref: P-0-30 P03 – Lower School – Ground Floor Plan Phase 1 Works. Received – 03.07.2017

Ref: P-0-33 P03 – Upper School – Ground Floor Plan Phase 1 Works. Received – 03.07.2017

Ref: P-0-100 P04 – Ground Floor Plan – Planning Phase 1. Received – 03.07.2017

Ref: P-0-200 P06 – Ground Floor Plan – Planning Phase 2. Received – 03.07.2017

Ref: P-1-20 P03 – Block 2 – Lower School – First Floor Plan. Received – 03.07.2017

Ref: P-1-33 P05 – Upper School – First Floor Plan Alterations. Received – 03.07.2017

Ref: P-1-100 P04 – First Floor Plan – Planning Phase 1. Received – 03.07.2017

Ref: P-1-200 P04 – First Floor Plan Planning – Phase 2. Received – 03.07.2017

Ref: P-1-21 P04 – Block 1 – Upper School – First Floor Plan. Received – 03.07.2017

Ref: P-R-100 P03 – Roof Plan – Planning Phase 1. Received – 03.07.2017

Ref: P-R-200 P04 – Roof Plan – Planning Phase 2. Received – 03.07.2017

Ref: P-Site-01 P04 – Location Plan. Received – 03.07.2017

Ref: P-Site-110 T03 – Proposed Site Plan Phase 1. Received – 21.09.2017

Ref: P-Site-111 T02 – Proposed Site Plan A Phase 1. Received – 21.09.2017

Ref: P-Site-112 T02 – Proposed Site Plan_B Phase 1. Received – 21.09.2017

Ref: P-Site-113 T04 – Proposed Site Plan_C Phase 1. Received – 21.09.2017

Ref: P-Site-114 T02 – Proposed Site Plan_Fence Types_A Phase 1. Received – 21.09.2017

Ref: P-Site-115 T04 – Proposed Site Plan_Fence Types/Levels Phase 1 drg B. Received – 21.09.2017

Ref: P-Site-116 P05 – Proposed Site Plan_Fence Types/Levels Phase 1_drg C. Received – 03.07.2017

Ref: P-Site-123 P03 – Phase 1 Construction Access & Facilities Plan C. Received – 03.07.2017

Ref: P-Site-210 P09 – Proposed Site Plan Phase 2. Received – 21.09.2017

Ref: P-Site-211 P09 – Proposed Site Plan – A Phase 2. Received – 21.09.2017
Ref: P-Site-212 P09 – Proposed Site Plan – B Phase 2. Received – 21.09.2017
Ref: P-Site-213 P10 – Proposed Site Plan – C Phase 2. Received – 21.09.2017
Ref: P-Site-215 P03 – Proposed Site Plan A – Phase 2 Fencing. Received – 21.09.2017
Ref: P-Site-216 P03 – Proposed Site Plan B – Fencing & Levels Phase 2 drg B. Received – 21.09.2017
Ref: P-Site-221 P02 – Phase 2 Construction Access & Facilities Plan A. Received – 03.07.2017
Ref: P-Site-223 P03 – Phase 2 Construction Access & Facilities Plan C. Received – 03.07.2017
Ref: P-Site-222 P03 – Phase 2 Construction Access & Facilities Plan B. Received – 03.07.2017
Ref: P-Site-223 P03 – Phase 2 Construction Access & Facilities Plan C. Received – 03.07.2017
Ref: S-Site-100 P05 – Site Sectional Elevations. Received – 03.07.2017
Ref: S-Site-101 P03 – Site Sectional Elevations. Received – 03.07.2017
Ref: S-Site-105 P02 – Site Sections – Surrounding Properties. Received – 03.07.2017
Ref: SK-10 P03 – 3D View – Ground Floor – Phase 1. Received – 03.07.2017
Ref: SK-11 P03 – 3D View – First Floor – Phase 1. Received – 03.07.2017
Ref: SK-12 P02 – 3D View – Ground Floor – Phase 2. Received – 03.07.2017
Ref: SK-13 P02 – 3D View – First Floor – Phase 2. Received – 03.07.2017
Ref: SK-100 P04 – Section Planning – Phase 1. Received – 03.07.2017
Ref: SK-200 P03 – Sections Plans – Phase 2. Received – 03.07.2017
Ref: 416.00210.00029 Rev A – Plant Schedule Phase 1 and 2. Received – 03.07.2017
Ref: 416.00210.00029.29.002.2 – Landscape Strategy: Phase 1. Received – 28.09.2017
Ref: 416.00210.00029.29.003.3 – Landscape Strategy: Phase 2. Received – 28.09.2017

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

3. No development shall commence on site until the exact 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: 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.

- 4. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.**

REASON: In the interests of neighbouring amenities

- 5. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.**

REASON: In the interests of neighbouring amenities

- 6. The emergency vehicle access alongside the north-east side of the Phase 1 Building shall at all times be closed to motor vehicle use by fixed and removable bollards as indicated on drawing number P-Site/113/T04, except at those times when the access is in use by emergency or maintenance vehicles.**

REASON: In the interests of highway safety.

- 7. Prior to the occupation of the Phase 2 Building, the 23 space car parking area and the mini bus parking area, identified adjacent to the proposed sports pitches (near the Antrobus Road entrance), shall have been laid out in accordance with the approved plans and shall thereafter be maintained and kept available for the parking of vehicles.**

REASON: In the interests of providing safe and convenient car parking for the users of the development.

- 8. Prior to the occupation of the Phase 1 Building, the Phase 1 cycle shelter shown on plan number P-Site-112/T02, and the 3 cycle hoops wall brackets near to the main reception, shall be provided in accordance with the approved plans and shall thereafter be maintained and kept available for the parking of cycles.**

REASON: In the interests of providing safe and convenient cycle parking for the users of the development.

- 9. Prior to the occupation of the Phase 2 Building, the Phase 2 cycle shelter shown on plan P-Site-210/P09 shall be provided in accordance with the approved plans and shall thereafter be maintained and kept available for the parking of cycles.**

REASON: In the interests of providing safe and convenient cycle parking for the users of the development.

- 10.** Prior to the occupation of the Phase 2 Building, details of the proposed one-way system through the site from Holders Road to Antrobus Road shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include improvements to the Antrobus Road spur leading into the school entrance from the main section of Antrobus Road; footway widening or the introduction of a “pedestrian friendly”; and a timetable for its implementation. The development shall be implemented in accordance with the approved details and retained/maintained as such in perpetuity.

REASON: In the interests of safe and convenient access to the site.

- 11.** Notwithstanding the submitted Travel Plan, no development shall commence on site until a revised travel plan taking on board the comments made by the Council’s Travel Plan Coordinator, has been submitted to and agreed in writing by the Local Planning Authority. The School Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from these results.

REASON: In the interests of road safety and reducing private car movements to and from the school.

12. No development shall commence on site until a scheme for the discharge of foul water from the site, including diversion of existing sewers and improvement works to public system, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The foul water drainage scheme shall be constructed in accordance with the agreed details prior to the occupation of the building hereby approved.

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 ensure that the development can be adequately drained

13. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and location of top ground water level, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be constructed in accordance with the agreed details prior to the occupation of the building hereby approved.

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 ensure that the development can be adequately drained

14. No development of the Artificial Grass Pitch hereby approved shall commence until details of the design and layout of the pitch have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The Artificial Grass Pitch shall be constructed in strict accordance with the approved details and maintained as such in perpetuity.

REASON: To ensure the development is fit for purpose and sustainable

15. Before the Artificial Grass Pitch and Natural Turf Pitch hereby approved are first brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The management and maintenance scheme for the Artificial Grass Pitches should also include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturer's specified period. The Artificial Grass Pitch and Natural Turf Pitch shall be used and maintained in full accordance with the agreed details at all times.

REASON: To ensure that a new facilities are capable of being managed and maintained to deliver facilities which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport

16. Within 12 months of the date of this permission, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to all of the sports facilities identified in both Phase 1 and Phase 2 hereby approved, and shall include details of pricing policy, hours of use, access by non-educational establishment user's, management responsibilities and a mechanism for review. The development shall be used in strict compliance with the approved agreement.

REASON: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport

17. The playing field and pitch shall be constructed and laid out in accordance with the approved drawings and in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011). The playing field and pitch shall be made available for use at the recommendation of the agronomist hereby permitted.

REASON: To ensure the quality of pitches is satisfactory

18. No demolition of any of the current buildings shall occur on the site, until the buildings have been re-assessed by a suitably qualified ecologist for the presence of bats. the findings and if necessary any necessary mitigation measures shall be submitted to and agreed in writing by the Local Planning Authority before any demolition takes place on the site. The demolition works shall be undertaken in accordance with the agreed details.

REASON: Whilst the buildings are currently found to be acceptable for demolition, once empty and disused the buildings may deteriorate and opportunities may develop for bats to roost within the structure. It is therefore necessary to resurvey the buildings in the interests of ecology and protected species.

19. No demolition, site clearance or development shall commence on site until an updated/corrected Arboricultural Method Statement and revised Tree Protection Plan, prepared by an Arboricultural consultant, providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details.

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 order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the North Eastern or North Western elevations of the Phase 1 and Phase 2 Buildings hereby permitted.

REASON: In the interests of residential amenity and privacy

INFORMATIVES:

- 1) Please note that the spur road improvements that will be required in order to satisfy condition 10 will also require the completion of a Section 278 Agreement.
- 2) Please note that the granting of this permission does not override or give overriding permission for any works that are governed by other legislation or other legal requirements, for example in relation to the proposed diversion of the public sewer pipe.

215 **17/04897/FUL - 92a Queen Alexandra Road, Salisbury, SP2 9LB**

Public Speakers

Dave Hacker spoke in objection of the application

Jack Holloway spoke in objection to the application

Philip Holdcroft spoke in support of the application

The Senior Planning Officer Lucy Minting, introduced the report, which recommended that the application for the demolition of existing buildings & erect two No.3 bed houses & two No.2 bed bungalows with parking, be approved with conditions, as detailed in the report.

The development included 9 parking spaces which amounted to 2 for each dwelling and one for visitors, positioned in the driveway.

The previously refused scheme had gone to appeal and was dismissed by the inspector. That report was a material consideration.

Members of the Committee then had the opportunity to ask technical questions of the Officer. It was clarified that it was not necessary to condition the ownership of the shared driveway.

Members of the public then had the opportunity to present their view to the Committee as detailed above.

It was noted that the current tenant had witnessed hedgehogs and other wildlife in the grounds of the development site. However there was no specific requirement to have an ecology study, this could be included as an informative.

The removal of one dwelling increased the separation distances and mass of the heights of the buildings. The dwellings would all benefit from good sized gardens.

There had been no objections from key consultees and the scheme was compliant with development plan policies.

The Unitary Division Member, Cllr John Walsh then spoke in objection to the application, noting that the small route down from Queen Alexander Road was not relative, but it was the route to Wellington Way. The road in the evening was busy with parked cars. The developer was hungry to cram houses into this space.

Despite this application being an improvement on what had been put forward before, he felt that only two houses would be better on this plot.

He stated that Salisbury City Council was not happy with the double parking, and added that the problems would be worse in the evening when people returned home from work and parked their cars.

He felt that the proposal was overdevelopment, and was detrimental to wildlife and residents.

Cllr Devine then moved for Approval in line with Officer's recommendation. Noting that there was a duty of responsibility for the endangered species, however this has been to appeal, the inspector had made some pertinent points and the applicant had listened to that and brought back a revised application.

This was seconded by Cllr McLennan. A debate followed.

The Committee voted on the motion of approval subject to conditions.

Resolved

That planning permission for application 17/04897/FUL be approved in line with Officer's recommendation, with 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:
Plan Reference: 8745/200 Site, Block and Location Plans and Indicative Street Scene Rev D, dated 06/09/2017, received by this office 06/09/2017
Plan Reference: 8745/204 Unit 4 Plans and Elevations Rev A, dated 11/05/2017, received by this office 06/06/2017
Plan Reference: 8745/203 Unit 3 Plans and Elevations Rev A, dated 11/05/2017, received by this office 06/06/2017
Plan Reference: 8745/202 Unit 2 Plans and Elevations, dated October 2016, received by this office 06/06/2017
Plan Reference: 8745/201 Unit 1 Plans and Elevations, dated October 2016, received by this office 06/06/2017
REASON: For the avoidance of doubt and in the interests of proper planning.
- 3** No development shall commence on site until the exact 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: 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.
- 4** No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-
location and current canopy spread of all existing trees and hedgerows on the land;
full details of any to be retained, together with measures for their protection in the course of development;
a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
means of enclosure; and
all hard and soft surfacing materials;
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 ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 5 All soft landscaping comprised in the approved details of landscaping 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; 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.
REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.**
- 6 No development shall commence on site until a scheme for the discharge of surface water from the accesses/driveway, incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.
REASON: To ensure that the development can be adequately drained.**
- 7 The development hereby permitted shall not be first occupied until the whole of the parking area serving Plots 1-2, measured from the back of the footway, together with the first five metres of the access drive to Plots 3 & 4, has been consolidated and surfaced (not loose stone or gravel). These areas shall be maintained as such thereafter.
REASON: In the interests of highway safety.**
- 8 The gradient of the access/parking areas serving Plots 1-2 and the access driveway serving Plots 3 & 4 shall not at any point be steeper than 1 in 15 for a distance of five metres from their junctions with the public highway.
REASON: In the interests of highway safety.**
- 9 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.
REASON: To protect the amenity of nearby residents.**
- 10 The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. The dwellings shall not be first occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.
REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core**

Strategy are achieved.

- 11 The first floor windows in the North East and South West Elevations of plots 1 and 2 shall be glazed with obscure glass only and fitted to be top hung only or fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained as such in perpetuity.
REASON: In the interests of residential amenity and privacy.
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.
REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order with or without modification), there shall be no windows or other forms of openings inserted above ground floor level in the side elevations of units 1 or 2 of the development hereby permitted.
REASON: To secure adequate standards of privacy for the occupants of neighbouring premises.
- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), 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.

INFORMATIVE TO APPLICANT: Community Infrastructure Levy

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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL

exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

INFORMATIVE TO APPLICANT: Surface Water and Foul Drainage

The application form states foul drainage disposal will be main sewer via an existing connection – the applicant will need to investigate the location of existing foul drainage system and pipework within the site as there may be S105A public sewers crossing the site which would prevent the layout shown thus requiring a layout change or permission from Wessex Water to divert.

The application form states storm water drainage disposal to be via a soakaway – this could be an issue due to the high ground water level – any soakaway **MUST** have at least 1m of unsaturated soil between the base of any soakaway and the agreed top water level of the ground water taking into account seasonal variations.

INFORMATIVE TO APPLICANT: Works on the highway

The consent hereby permitted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from the local highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the Council's Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.

INFORMATIVE TO APPLICANT: Environmental Protection Act 1990

The applicant should be aware that Councils must investigate complaints about issues that could be a 'statutory nuisance' (a nuisance covered by the Environmental Protection Act 1990). If a complaint of statutory nuisance is justified an Abatement Notice can be served upon the person responsible, occupier or owner of the premises requiring that the nuisance be abated.

In light of this legislation, the Public Protection team recommend the following:

No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

Measures should be taken to reduce and manage the emission of dust during the demolition and/or construction phase of the development.

INFORMATIVE TO APPLICANT: Asbestos

Any asbestos should only be removed by a licenced contractor. Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.

INFORMATIVE TO APPLICANT: Material Samples

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 TO APPLICANT: Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.

216 **17/07475/FUL - Caddens, Lower Road, Homington, SP5 4NG**

Public Speakers

Jane Gregory spoke in objection of the application

David Sharpe spoke in support to the application

James Butcher spoke in support of the application

Jane Gregory read the statement of Homington Parish Council.

The Planning Officer, Joe Richardson introduced the report, which recommended that the application for extensions, alterations and construction of replacement garage, be approved with conditions, as detailed in the report.

Some works had already taken place, in the installation of the gates to the dwelling. The proposed garage had also been moved back in line with the dwelling.

Attention was drawn to the late correspondence received from a member of the public, which had been circulated at the meeting.

Members of the Committee then had the opportunity to ask technical questions of the Officer. It was clarified that there would be a linkway to the proposed double garage from the main dwelling.

Members of the public then had the opportunity to present their view to the Committee as detailed above.

The Unitary Division Member, Cllr Richard Clewer then spoke in objection to the application, noting that it had been called in at the request of the parish council and a number of residents who still had concern about the design and style of the proposal.

The scale and size had been the main concerns, as this was a small village, with not many large buildings in the village. It was not an urban area, and some comments had raised concern that the design was too urban.

Cllr Devine then moved for Approval, in line with Officer's recommendation. This was seconded by Cllr Hewitt

A debate followed where key issues raised included,

the conservation officer had given a thorough report which concluded that this was an awful development and should not be built. There had been little or no concerns from Highways.

What was the purpose in protecting these special areas of AONB if we did not protect them from unsuitable developments.

Resolved

That planning permission for application 17/07475/FUL be approved in line with Officer's recommendation, with 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:**

**DWG No: 216083/01 Rev B Site Location Plan and Proposed Block Plan
Date Received 01.08.17**

DWG No: 216083/04 Rev B Proposed Floor Plans Date Received 01.08.17

**DWG No: 216083/05 Rev B Proposed Front and Rear Elevation and Side
Garage Elevations Date Received 01.08.17**

**DWG No: 216083/06 Rev B Proposed Side (East and West) Elevations
and South Section Date Received 01.08.17**

**DWG No: 216083/07 Rev B Proposed Street Scene Elevation Date
Received 01.08.17**

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

- 3 Notwithstanding the approved drawings, no works shall commence in relation to those matters below until details of the following have been submitted to and approved in writing by the Local Planning Authority**

(i) Approval of the roofing materials to be used on the development hereby permitted;

(ii) A sample panel of the proposed brick (in Flemish Bond) is constructed on site and left as a reference panel with the Local Planning Authority to approve the choice of brick, colour of mortar and finish of

pointing;

(iii) A brick string course is added to the front elevation of the dwelling house with a sectional drawing submitted to and approved in writing by the Local Planning Authority before the commencement of works.

(iv) A section drawing at a scale of 1:5 shall be submitted to and approved in writing by the Local Planning Authority showing the profile and means of fitting of the rainwater goods to the development hereby permitted.

(v) Window lintels will be pre-fabricated gauged bricks (4 course deep) and detail will be submitted to the Local Planning Authority for approval;

(vi) The cills to the front elevation windows to be constructed with Bath stone and stooled.

(vii) The render to be used on the external elevations will be a soft render and shall not have a bell mouth detail;

(viii) A detailed drawing of the chimney at a scale of 1:10 shall be submitted. The chimney will be constructed of brick.

The works shall be carried out in accordance with the approved details.

REASON: 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 preserving the character and appearance of the area.

- 4 The development hereby permitted (the enlargement of the dwellinghouse) shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 5 No part of the development (the enlarged dwelling) hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision and to limit the residential conversion of the garage space, in the interests of

highway safety and amenity.

- 7 Works associated with the construction of the development hereby permitted shall only take place between the hours of 08:00 to 17:00 from Mondays to Fridays and between the hours of 08:00 to 13:00 and on Saturdays. No construction works associated with the development hereby permitted shall take place at any time on Sundays and on Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

217 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 6.40 pm – 6.40pm)

The Officer who has produced these minutes is Lisa Moore of Democratic Services, direct line (01722) 434560, e-mail lisa.moore@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115