

Date of Meeting	17 th December 2015
Application Number	15/06068/FUL
Site Address	23, Milford Street, Salisbury
Proposal	Change of use of site from public house (Class A3) and adult entertainment venue (sui generis) to form two commercial units (Classes A1, A2, B1 or D1) and 10 apartments including conversion, demolition and erection of buildings (Revised plans showing amendments to the ground and first floor layout and elevations)
Applicant	Warwick Developments Ltd
Town/Parish Council	Salisbury City Council
Grid Ref	414646 129954
Type of application	Full Planning
Case Officer	Tom Wippell

Reason for the application being considered by Committee

The application has been called to committee by former Councillor Helena McKeown if minded to approve for the following reasons:

- This application has been strongly objected to by the city Council, and for many reasons. It is converting a business function to residential in the street where the night time economy of Salisbury City is concentrated, and serves 2000 people, providing 200 jobs in the street and more elsewhere. Because of the lack of toilets after closing hours the property will be vulnerable to misuse as has happened elsewhere. This could be an issue of public health
- The street noise for residents with overlooking windows will not only suffer noise but the need to keep windows closed depriving them of fresh air and the chance to cool their rooms particularly in hotter weather. No mention was made of air conditioning.
- The building is listed, the walls are thin and the City planning committee is informed by a member who has lived and visits this street as well as by an objecting business owner close by that sound will come through the walls. There is concern that residents might complain of noise, and that there would be a risk of other businesses closing.
- The owner might find that as has reportedly happened nearby, that the rents have to go down in order to attract residents. The application contains no provision for parking in a residential zone which already has more permits than spaces.
- The application does not deal with flooding and the effects of a high water table. Given the flooding risk in central Salisbury, and the need for about 3000 residents to need relief accommodation, it might seem unwise to add some 20 more.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that planning permission be granted.

2. Report Summary

The issues in this case are:

- Principle of development
- Scale/Design/Siting, Impact on Listed Building and Conservation Area
- Amenity/Noise/Disturbance
- Highway Safety
- Affordable Housing
- Other Issues

Publicity of the application has resulted in an objection from the Parish Council, one letter of objection and one letter of support.

3. Site Description

The site is comprised of a terraced Grade II* Listed Building and a number of associated outbuildings within the curtilage of the property which are also Listed. The surrounding area has a mixed urban character, with commercial, retail and leisure uses at ground floor level. Upper floors also include mixed uses as well as residential. Many of the buildings along Milford Street are Listed, and the site is located within the Salisbury Conservation Area.

The existing buildings on the site exude a range of styles, building heights and architectural techniques. The main frontage onto Milford Street is divided into three bays and has a stucco facade, with a plain clay-tiled roof.

To the north of the site is currently being constructed a residential scheme of 9 units at 7-11 Brown Street.

4. Planning History

Various related to works to the building as part of its previous usage.

5. The Proposal

The scheme seeks the change of use from public house (A3) and adult entertainment venue (sui generis) to form two commercial units (A1, A2, B1 or D1) at the front of the site, and 10 apartments above and behind.

The scheme includes the conversion, demolition and erection of new buildings, and the creation of a rear courtyard. The historical entrance to the site from Milford Street is currently stopped up and not in use. However the application proposes to reinstate this entrance as a pedestrian access to the site, to be accessed via glazed doors which will be locked during the night.

6. Planning Policy

Saved policies S1, S2, S3 (retail) SDLP, Core Policy 1, Core Policy 2 (housing and economic development), Core Policy 36, 38 (retail/economic development), Core Policy 43 (affordable housing), Core Policy 57

(design and amenity), Core Policy 58 (heritage assets) WCS

NPPF NPPG, in relation to amenity, housing need, sustainability and vitality of town centres, and protection of heritage assets

7. Consultations

WC Environmental Health:

Based on the further evidence and attenuation details submitted, this department has no grounds to support an objection providing the recommended conditions are attached. However, future occupants of the proposed flats should be made aware that given the night time economy of the area they may at times notice noise from the nearby licensed premises and its customers. Though we would anticipate that their expectations should be commensurate with where they live.

We had concerns that noise from the adjacent premises, Zoo could have an adverse impact on future occupants of flats 6 and 10 (west). Although the noise levels inside the bedroom could be improved by constructing a room within a room design, this would be reliant on the occupant keeping their bedroom door shut to maintain acceptable levels. We also had concerns that the noise levels in other spaces of the flats could be intrusive and detriment amenity levels. It has now been proposed to construct the whole flat 6 and 10 based on the room within a room construction design, and noise levels inside the flats are predicted to meet PNC levels as set out in 5.2 of the Environmental Noise Assessment (reference; 182_150922_WHITEROOMS). However, the effectiveness of this room within a room construction is entirely dependent on the workmanship, and post completion testing would be required to ensure that the resulting work provides the predicted level of attenuation.

We would expect the applicant to provide further details on the specification details for the glazing and mechanical ventilation to be installed, and also the glazed door at the entrance to the site.

Conservation:

Welcome this scheme subject to clarification over minor details. Suggest conditions covering the materials (roofing and elevations and design of rooflights and new windows/doors – details from a brochure would be sufficient).

Historic England:

These applications should be determined in accordance with national and local advice and guidance, including the advice of your Conservation Officer. It is not necessary to consult us again on this application.

WC Highways:

The site is located in Salisbury City Centre close to shops, education and employment opportunities, leisure and health facilities, all within walking or cycling distance. Salisbury City Centre is well served by public transport and it would be possible to live in the proposed apartments without the need for a private car. The city centre is a highly sustainable location where allocated car parking is not always considered essential particularly where the development involves the conversion of an existing building, as in this case.

Notwithstanding the sustainable location, it is acknowledged that some residents may choose to own a car and this is something we have no control over. Also aware of the concern raised regarding the existing on-street parking pressures. Suggest that parking permits should not be given to any future residents of the 10 proposed apartments and I shall advise Parking Services accordingly.

WC Archaeology:

The site is of archaeological interest. As the archaeological assessment (A Archaeology 2015) explains, the site lies within the Black Horse Chequer of the planned medieval City of Salisbury. There is therefore potential for archaeological remains, particularly those of the medieval and post-medieval period, to be

present within the area and affected by the development. It is therefore recommended that a programme of archaeological works is carried out as part of any development. It is likely that this would take the form of an archaeological watching brief and/or small area of excavation in those areas where groundworks are required, but some building recording may also be required.

WC Waste:

After looking at the ground floor plan of the apartments bin store, it shows that the bin store is at the rear of the site. If this is further than 10 meters from the collection point it would not fit in with our guidance for bin stores section 5.2.4. If the bin store could not be moved closer to the point where our collection vehicle will collect, it would mean that the bins would need to be put out for collection. This may not fit in with the plans for the site.

The bin store should be of a sufficient size to fit the required amount of bins.

WC Drainage:

Site itself is in FRZ 1 – However the EA surface water flooding risk maps indicate surface water flooding directly outside of this site for 1 in 200 year event – this could be an issue. Due to the lack of information relating to drainage disposal the team have no alternative than to recommend objection based on current submission. Should missing information be supplied, then the recommendation could be changed to support with conditions. However, if adequate drainage disposal is not proven, Officers can decide to add conditions to any approval.

WC Housing:

The adopted Wiltshire Core Strategy (CP43) secures the provision for 40% Affordable Housing on sites with 5 or more dwellings within Salisbury. With the above in mind, a 40% Affordable Housing provision applied to the proposals would equate to 4 Affordable Units.

However, due to the nature of the development, on this occasion it would be preferable to seek an offsite contribution due to the difficulty in transferring/managing and maintaining 4 Affordable Units within a block of flats/converted listed buildings, as any Affordable Units would prove difficult to transfer to a Registered Provider Partner, given the bespoke nature of the scheme.

City Council

Strongly object to this application on the grounds that there are concerns about flooding due to it being on a high water table, public health, noise levels and the proposed change of use.

8. Publicity

The application has been advertised by way of site notice, advertisement and letters to near neighbours.

The publicity has generated one letter of objection and one letter of support.

The letter of objection is as follows:

“...I started a new business 2 years ago, as a late night economy bar next door to the now proposed development, I employ approximately 30 staff on a part-time basis. I invested my life savings into this project, to now find that a developer has purchased the premises next door, to change into apartments. My bar trades until 3 am. I feel that, even with sound proofing, this will cause a disturbance to residence within the new planned apartments. Whether the sound is coming from my bar or the street in general, no sound proofing can stop this noise. I would like to bring to your attention, page 16, paragraph 4.1 & 4.3 of the developers application - that Wessex Water were satisfied there were no flooding or sewerage problems within the immediate area. I know for a fact that ZOO, The Chapel, White Rooms & what was Wiltshire Council offices in Milford Street, all have constant problems with flooding. Your council offices were closed

for 2 months last year due to raw sewerage and I personally had the lease at the White Rooms for 5 years and was constantly having to call out companies to sort out raw sewerage and flooding problems. The drainage in that part of Milford Street is not adequate. I feel that the engineering report for the planned premises is false and has not been looked into thoroughly. I appreciate that extra housing is required in all towns and cities at present, but to build 10 dwellings in a city centre, late night economy area could be the downfall of approximately 6 businesses within this area of Milford Street, that employs around 200 people. I strongly oppose this application.”

The letter of support is as follows:

“..I give my whole hearted support for the application and believe it will only make Salisbury a better and more attractive place to both live and work. The noise, disturbance and disruption on Milford Street spilling out across the City from the night clubs there has been a blight for many years. From litter, broken glass, vomit, violence and noise it’s been extremely difficult to live in the town and I’ve personally suffered threats and bad language whilst out at night with my children. So I hope that this well-designed residential property will get the go ahead.”

9.0 Planning Considerations

It should be noted that amended plans have been submitted showing a slightly revised internal layout to address Environmental Health concerns; however, the general ethos of the scheme remains the same, with the amount of residential units not changing. The Consultees and neighbouring properties have been reconsulted on the revised drawings and given a further chance to comment.

9.1 Principle of development

The application seeks to regenerate The White Rooms to provide jobs, retail opportunities and housing within the city centre. The proposed active frontage to Milford Street will also improve the vitality of the wider area through increased footfall. As such it is considered that the scheme will be acceptable in principle in this City Centre location, in accordance with Core Policy 1 & 2. This is provided the development is appropriate in terms of its scale and design to its context, and provided other interests including residential amenity and highway safety are addressed.

Although the scheme will result in another closure of a public house in Salisbury, it should be noted that there is no Core Strategy Policy that protects the loss of community uses within the City Centre (CP49 relates to rural settlements only). Nevertheless, the addition of 2 commercial units at the front of the site will retain a commercial frontage within the street scene, and will provide a similar amount of employment opportunities from the loss of the public house. The commercial units will also enhance the vitality and vibrancy of Milford Street, which is designated as a Secondary Shopping Area. The proposal therefore generally accords with aims of the saved Shopping policies S1, S2, S3.

9.2 Scale/Design/Siting, Impact on Listed Building and Conservation Area

The building and site overall is currently in a rather dilapidated state, particularly as the use of the buildings mainly ceased some years ago. The site provides an opportunity to repair a Listed Building and bring a currently vacant site back into use, and in this regard it is considered that the scale, form and layout of the proposal has taken into account the existing footprint of the site, as well as the context and character of the surrounding area.

Reference has been made to the history of the site as a brewery by maintaining the courtyard ‘mews’ layout. In Officer’s opinion, the scheme will maximise the potential usage of the land, without resulting in an overdevelopment of the site. When viewed from the public realm, the introduction of improved materials on the facade, and glimpses of the courtyard from the pavement/ through the shop windows will create an inviting and attractive entrance within the streetscene.

Moving through the site, the materials at ground/ first-floor level are considered to be of good quality, and the bespoke features such as a glazed linkway above the courtyard, the copper-clad-walls, newly exposed

brickwork, floor-to-ceiling windows, 'punched windows' and the timber cladding all add interest to the design.

The Conservation Officer and Historic England have been consulted, and raise no objections in terms of the impact on the Conservation Area or listed building. Materials/ further glazing details can be agreed via condition.

It is considered that the enhancement and conversion and reuse of the historic assets will accord with national and local policies, and that overall, the character of the surrounding Conservation Area and adjacent listed buildings will be enhanced.

9.3 Amenity/ Noise/Disturbance

The site is located in a commercial area, which has a concentration of bars and other similar uses as part of the night time economy of Salisbury. It is vital that the proposed residential uses are not significantly affected by the existing usage of the area, as this could not only have an effect on residential amenity, but also impact on the operation of existing commercial uses.

After lengthy negotiations and a site visit to discuss the application with an acoustic consultant, a scheme has been submitted which satisfies Environmental Health concerns that future occupiers of the site will not be subject to undue noise and disturbance from the 'ZOO' nightclub next door, or from late-night activity near to the application site. The mitigation measures include;

- Specially designed wall insulation,
- Glazed entrance door at the front of the site, to stop street noise (to be locked at night),
- Acoustic glazing,
- A noise monitoring programme, to be submitted to Environmental Health after occupation,
- A construction management plan and restrictions on the hours of construction,
- Restrictions on the new non-residential units- (ie no restaurant or takeaway uses)

In summary, Officers have fully assessed the valid concerns raised about noise/disturbance, but overall it is considered that subject to mitigation measures being approved by condition, no objections are raised.

9.4 Overlooking/Overdominance

The site is located close to the heart of the city centre, where buildings and uses are located within close juxtaposition with each other. A reduced level of amenity and privacy is part of the character of the area.

The proposal seeks to demolish two buildings towards the rear of the site and replace them with 2 new blocks of accommodation. By reason of the narrow layout of the site, it is inevitable that new windows within the new flats will face each other across the courtyard, and there is a concern that mutual overlooking will occur between properties.

Whilst it is accepted that some of the windows will cause some mutual overlooking across the courtyard, the introduction of obscure-glazed, together with cantilevered angled windows (to face diagonally only), will ensure that overlooking between properties will not occur to a significant degree to warrant refusal.

Each flat will have some form of private outlook from the habitable rooms within, and the floor spaces/living conditions/outlook for future occupants will be of an acceptable standard. The development has been set a sufficient distance away from the furniture shop window to the west (ie- the back of Brown Street), to ensure that significant additional overshadowing/overdominance does not occur over current levels.

To the east, a new living room window will face onto the (now empty) Council Offices. Whilst this window will be relatively close to the neighbouring site, it is considered that overlooking will not occur to a significant degree to warrant refusal, as no residential windows will face each other.

9.5 Highway Safety

The site is located in Salisbury City Centre close to shops, education and employment opportunities, leisure and health facilities, all within walking or cycling distance. Salisbury City Centre is well served by public transport and it would be possible to live in the proposed apartments without the need for a private car. The city centre is a highly sustainable location where allocated car parking is not always considered essential particularly where the development involves the conversion of an existing building, as in this case.

However, it is acknowledged that some residents may choose to own a car (this is something Officers have no control over), and concerns have been raised in regard to the existing on-street parking pressures. It is therefore suggested that parking permits should not be given to any future residents of the 10 proposed apartments. Parking Services will be notified of this stance, and will take action to ensure that this does not occur in the future.

9.6 Flooding and Drainage

Concerns have been raised that the site is susceptible to surface-water flooding, with drainage specialists called to fix flooding impacts for the properties on this stretch of road on many occasions over recent years.

However, it should be noted that the site is not in a flood risk area, and whilst it is understood from local businesses that the foul water and surface water drainage network do suffer from intermittent failure, investigations and improvements on site will be made where necessary as part of the implementation of the development in consultation with the relevant statutory undertakers. The statutory undertaker will also have a responsibility to provide a suitable network. Although this scheme represents a potentially more intensive form of development than the current use, the proposal represents an opportunity to enhance drainage in the area over the current situation (ie- the fall back position of reopening the pub, reusing the existing drainage).

Due to the built-up nature of the site, it would not be practical to sort out the exact drainage details at this stage, as significant remediation works and investigations will be required. Therefore, conditions should be added to any approval, ensuring that drainage details are submitted to and agreed in writing by this Authority.

As no basement level is proposed within the site, the historic fabric of the listed building is unlikely to be affected, although the applicant should note that further Listed Building Consent may be required if the detailed drainage plans require further works.

9.7 Protected Species/Housing Contributions/ Waste Collection/Archaeology

In regard to the impact of the development on protected species, it has been confirmed (in part 17 of the application form) that no protected species are present within the site. The applicant's ecology survey also confirms that there are no protected species, and during the site visit, no visible evidence of protected species was observed. Therefore due to the built-up nature of the site and its siting within an urban area, it is considered that no further surveys are required.

The Council's housing team have indicated that any affordable housing provision will be dealt with through an off-site contribution. Under current viability calculations, 0% contributions will be payable towards affordable housing, although the exact level of contribution is still being negotiated and will be reported to Members at the Committee meeting.

In response to the comments of the Council's Waste Team, The Agent has confirmed that residential bins will be taken to an appropriate collection point at the relevant times by a management company. A service charge will apply to future occupiers to facilitate the management company. The bins will be managed in a responsible way to ensure a high quality living experience for residents; this means that bins will only be brought out for collection at the appropriate times and will not be left out of the store and in view at any other time. This can be secured by an appropriately worded planning condition.

An archaeology survey can be carried out via condition.

Conclusion

The existing buildings and site are considered to be in a rather dilapidated state, and currently, do not tend to enhance the street scene of the Conservation Area, The listed building is similarly degraded.

The proposed development is of high quality and will bring about significant benefits to this part of the city centre. The proposals represent a sensitive re-use of the Listed Building, and will ensure the longevity of the group of historic buildings.

The 2 new commercial units on the ground floor will support activity and vitality of this part of the city centre, and subject to noise mitigation measures, drainage details, materials, archaeology surveys and construction method statements being agreed by condition, no objections are raised. Overall, it is therefore considered that in the Planning Balance, the scheme addresses the aims of national and local plan policies, in terms of enhancing the conservation area and the city centre, as well as providing housing, which will outweigh the limited harm to the surrounding amenity of the area.

Recommendation: APPROVE, 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. No development shall commence within the area indicated (proposed development site) until:**

- 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.**

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

REASON: To enable the recording of any matters of archaeological interest.

- 3. No development shall commence on site until a scheme of acoustic glazing and mechanical ventilation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet the standards set out in section 5.3 of the Environmental Noise Assessment (reference; 182_150922_WHITEROOMS, date; September 2015). The approved scheme shall be implemented in full before the development is occupied and maintained at all times thereafter.**

REASON: In the interests of protecting residential amenity

- 4. No development shall commence on site until a written scheme of noise attenuation for the room within the room construction of flats 6 and 10 has been submitted to and approved in writing by the Local Planning Authority. The written scheme shall be implemented in full before the development is occupied and maintained at all times thereafter.**

REASON: In the interests of protecting residential amenity

- 5. No development shall commence on site until a written scheme for post-completion noise measuring has been submitted to and approved in writing by the local planning authority. The written scheme shall include details of the times at which noise measuring will take place and the equipment and noise descriptors to be used for the purposes of measuring the residual levels of noise caused by the licensed premises, Zoo. Where the post completion noise measurements identify that LA_{max} levels of noise from Zoo are in excess of Preferred Noise Criterion Curve 25 (PNC25), as shown in table 5.1 of the Environmental Noise Assessment (reference; 182_150922_WHITEROOMS, date; September 2015) in flats 6 and 10 those flat(s) shall not be occupied.**

REASON: In the interests of protecting residential amenity

- 6. The ground floor commercial units shall be used for A1, A2, A3, B1 or D1 use classes only. There shall be no A3 or A5 uses in the ground floor commercial units.**

REASON: In the interests of protecting residential amenity

- 7. No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:**

- i. The movement of construction vehicles;**
- ii. The cutting or other processing of building materials on site;**
- iii. Wheel washing and vehicle wash down facilities**
- iv. The transportation of waste materials (if any)**
- v. The location and use of generators and temporary site accommodation**
- vi. Pile driving (if any, and if it is to be within 200m of residential properties)**

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

REASON: In the interests of protecting residential amenity

8. 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 protecting residential amenity

9. 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 protecting residential amenity

10. No development shall commence on site until a scheme for the glazed doors has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet the standards set out in the addendum to the Environmental Noise Assessment (reference; 182_151129_WHITE ROOMS, dated; 29th November 2015). The approved scheme shall be implemented in full before the development is occupied and maintained at all times thereafter.

REASON: In the interests of protecting residential amenity

11. No development shall commence on site until finer details, and where so appropriate materials, of all external materials to be used on the development 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 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.

12. No development shall commence on site until details of all eaves, verges, windows and doors (including head, sill and window reveal details), rainwater goods, rooflights and canopies 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.

13. 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 window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes or first/second floors of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

14. The windows labelled as No. 19 on drawing P14-001 02-05-004B, in the inner courtyard elevation shall be glazed with obscure glass only and 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 in perpetuity.

REASON: In the interests of residential amenity and privacy.

15. Prior to the commencement of development, a waste collection management plan shall be submitted to and agreed by this Authority. The agreed management plan shall be carried out in accordance with the approved details in perpetuity.

REASON: In the interests of maintain adequate waste collection.

16. No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/first occupied until surface water drainage has been constructed in accordance with the approved scheme.

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.

17. No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

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 proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

18. This development shall be in accordance with the submitted drawings:

- Site Plan P14-001-02-02-001

Proposed Ground Floor P14-001-02-03-001C Received 27th November

Proposed First Floor P14-001-02-03-002A rec. 7th October

Proposed Second Floor P14-001-02-03-003A

Proposed Roof Plan P14-001-02-03-004A

Demolition on Ground Floor P14-001-02-03-011A

Demolition First Floor P14-001-02-03-012A

Demolition Second Floor P14-001-02-03-013A

Proposed Section 03 P14-001-02-04-001A

Proposed Section 04 P14-001-02-04-002A

Wall Detail Key P14-001-02-04-005A

Wall Types 1 & 2 P14-001-02-04-006

Wall Types 3 & 4 P14-001-02-04-007

Wall Types 5 & 6 P14-001-02-04-008

Wall Build Up P14-001-02-04-010

Elevation 01 P14-001-02-05-001B rec. 27th November 2015

Elevation 02 P14-001-02-05-002A rec. 7th October

Elevation 03 & 04 P14-001-02-05-003A

Elevation 05 P14-001-02-05-004B rec. 7th October

Elevation 06, 07 & 08 P14-001-02-05-005A

Elevation 09 P14-001-02-05-006B rec. 7th October

Elevation 10 P14-001-02-05-007A

Demolition Elevation on 01 P14-001-02-05-011A

Demolition Elevation 02 P14-001-02-05-012B rec. 7th October

Demolition Elevation 03 & 04 P14-001-02-05-013A

Demolition Elevation 05 P14-001-02-05-014A

Demolition Elevation 06,07 & 08 P14-001-02-05-015A

REASON: For the avoidance of doubt.

INFORMATIVE:

The applicant should note that additional residents parking permits are unlikely to be allocated to the new occupiers of the flats.

INFORMATIVE:

Many wildlife species are legally protected. The applicant should be aware that if it becomes apparent that the site is being used or has previously been used by protected species (such as slowworms, badgers, barn owls or bats), work should STOP immediately and Natural England should be contacted at their Devizes office 01380 725344 for advice on how to proceed.

INFORMATIVE:

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/communityinfrastructurelevy