

<b>Date of Meeting</b>	28 <sup>th</sup> April 2016
<b>Application Number</b>	16/00550/FUL
<b>Site Address</b>	23, Milford Street, Salisbury
<b>Proposal</b>	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)
<b>Applicant</b>	Warwick Developments Ltd
<b>Town/Parish Council</b>	Salisbury City Council
<b>Grid Ref</b>	414646 129954
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Tom Wippell

### 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:

- Site History
- 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, no letters of objection and 85 letters 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

- 15/06068/FUL- Withdrawn  
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)
- 15/06160/LBC- Approved  
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)
- 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:

We comment the same as previous scheme: 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:

This is a resubmission of the planning permission element of a previous scheme (the listed building consent application, 15/06160 having been approved), in which case, the issue is now about the design to which I raised no objections last time.

The only change I can discern is a proposal to add doors to the courtyard entrance. The drawings show glazed doors. I have no objection to doors in this location but would ask that they are set back so they are not flush with the glazing of the shop windows. They will therefore be in greater shadow and the character of a courtyard entrance reinforced.

#### 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:

I have looked over the new plans and I am happy with the arrangements for waste and recycling collections, as they are going to use a private contractor for the household waste and recycling. I cannot say what size or type of bins that the company will ask them to use, but I would assume they would be similar.

#### WC Drainage:

Based on updated submission information indicating the separation of storm and foul flows with a number of connections to public foul and storm sewers, to which Wessex Water have accepted in principle (resulting in removal of the existing storm water discharge from the foul sewer system), the drainage engineer has removed his objection and now recommends support with condition.

#### WC Housing:

The Council's housing team have indicated that 0% contributions will be payable towards affordable housing due to viability.

#### City Council

Strongly object to this application, as per the previous scheme, 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 no letters of objection and 85 letters of support.

The letter of supports are summarised as follows:

- The change of use of the existing Listed Building and the demolition of some of the associated

outbuildings to create 10 residential apartments and 2 commercial units.

- The change of use will serve to enhance the area and improve the local area for residents.
- This development will positively support Salisbury through the renovation of historic city-centre buildings and the sympathetic inclusion of modern structures.
- Can only result in an improvement to an area so close to the city centre. Visitors often want to see the interesting murals under the bypass and use the road to reach their destination. Development will no doubt lead to local employment opportunities.
- The development has my full support, I have owned my premises originally from the mid 1980s , I have watched as the street has deteriorated as the number of late night bars and takeaways has increased. The street has practically become a no go area for older residents after night falls at the weekends, as more and more late night revellers proceed to use the street as a party venue. The noise levels are intolerable until very late. In the mornings the amount of discarded , bottles , glasses , cigarettes and take away wrappings are incredible.
- I fully support the application to develop one of the worst offending premises into retail units and apartments.
- Salisbury is a city that deserves developments which will enhance it

## 9.0 Planning Considerations

### 9.1 Site History

A previous scheme for 10 houses and 2 commercial units was submitted last year. The listed building application (15/06160/LBC) was approved. However, the FULL planning application (15/06068/FUL) was recommended for refusal by Members at committee\* for the following reasons;

1. *The proposed design, by reason of its cramped and congested layout in relation to the residential elements, will result in 10 flats being accessed by a restricted courtyard area, which would have no private amenity space. Due to a combination of the close proximity of the flats to each other, the orientation of the new windows, and the scale of the new three-storey elements of the development within this narrow site, the proposal would be likely to result in a significantly reduced level of amenity for future occupiers in terms of privacy, and would represent an overdevelopment of the site. The scheme as currently designed would therefore be contrary to the design criteria of Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy, and design guidance in the NPPF.*

2. *The site is located in a locally designated ground-water flood risk zone, and the immediate area has been prone to ground-water flooding in recent years. Insufficient information has been provided to demonstrate that surface/waste water from the site can be adequately removed from the site to avoid flood risk to the new development and nearby properties. The scheme is therefore considered to be contrary to Core Policy 3, Core Policy 57, Core Policy 67 and Strategic objective 6 of the Wiltshire Core Strategy.*

3. *Insufficient information has been provided to demonstrate that waste storage/ collection from the rear of the site will be achievable, as no collection point or placement/removal times have been submitted. Without providing this information prior to determination, it remains unclear to the Council whether a workable waste management plan can be achieved that would satisfy the Council's collection requirements and preserve residential amenity. Therefore the proposal would be contrary to Core Policy 3, Core Policy 57 and Strategic objective 6 of the Wiltshire Core Strategy.*

4. *The site is located within a commercial area of the city which makes a significant contribution to the night time economy, and where premises operate until the early hours of the morning. Notwithstanding the submission of amended plans and details, the Council remains to be convinced that sufficient information has been provided to demonstrate that the adjacent night time uses would not have an adverse impact on future occupants of the proposed flats, particularly flat 6 and flat 10. It is therefore considered that based on existing details, the creation of residential flats as proposed would have the potential to expose future occupiers of the site to unacceptable levels of noise and disturbance at unsocial hours, which would be seriously detrimental to residential amenity, and prejudice the operation of adjacent commercial uses. The scheme is therefore considered to be contrary to Core Policy 57 of the Wiltshire Core Strategy.*

\*The FULL application was withdrawn a few days after the committee, before a decision could be issued.

The proposed scheme is identical to the previously withdrawn scheme, but now includes the following additional information;

- A CCTV survey of the drains has been undertaken at the site and the results showed no deficiencies in the system.
- The Agent has sought advice on drainage from the structural, civil and building consultants Cowan. "It is suspected that the storm water on the site currently discharges directly onto the ground from the existing rain water down pipes and finds its way into the foul water system on the site. As part of the new development we would propose to remove the storm water from the foul system and direct it into a new storm water drainage system on the site. This storm water system will then discharge in the proper manner into the existing storm water sewer within Milford Road. The Water Company will be contacted in due course to obtain permission for this new discharge and ensure capacity is available (nb this is outside the remit of the planning application process and it is noted that no objection has been raised by Wessex Water). If capacity is not available it will be possible to attenuate the storm water on the site and reduce the peak flow discharge into the storm water sewer. This attenuation can be achieved in a number of ways including underground tanks with discharge control devices or by using short term storage on the site within inspection chambers and/or oversized pipes, again with a discharge device carefully designed to maintain peak flows to those permitted by the Water company. In summary, the proposed development will allow the existing drainage system on the site to be overhauled. We suspect that both existing foul and storm water are combined on the site and discharge into the existing foul sewer within. There appears to be only one discharge for drainage on the site and this is a foul drain."
- A Waste Management Strategy has been submitted, detailing how the proposed residential and commercial uses will be serviced to ensure effective and efficient waste collection. A management company will be responsible for the storage of waste and bringing the bins to the bin collection point on collection day and then afterwards returning them to the bin storage areas. The bins will be collected by a private waste collection company.
- Further written justification has been submitted about protecting future residents from noise and disturbance; The glazed doors will significantly reduce late night noise from the street being heard within the proposed apartments and in the event occupants decide to leave their windows open in the evening. The maintenance and management of the glazed entrance doors will be the responsibility of the Management Company, to which the local residents will pay via a management charge. All the properties will be private dwellings.

## 9.2 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 (NB- CP49 relates to villages/rural settlements only).

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.

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

The building and site is currently in a rather dilapidated state, particularly as the use of the buildings 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. The introduction of improved materials on the facade, and glimpses of the courtyard will be available from the pavement/ through the shop windows, which will create an inviting and attractive entrance within the streetscene.

Within 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/ entrance door details can be agreed via condition.

In Officer's opinion, the scheme will maximise the potential usage of the land, without resulting in an overdevelopment of the site. The enhancement and conversion and reuse of the historic assets will accord with national and local policies, and overall it is considered that the character of the surrounding Conservation Area and adjacent listed buildings will be enhanced.

#### 9.4 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 (during the previous scheme) 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)

Whilst it is noted that the 'Zoo' nightclub has now ceased trading (which could potentially reduce the risk of any harmful noise/disturbance occurring to new occupants), until such time a change of use occurs to a less-intense use (ie- retail), the adjacent site could theoretically still be occupied as a nightclub, and therefore all of the proposed conditions suggested by Environmental Health need to be added to any approval.

#### 9.5 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. However, whilst it is accepted that some of the windows will cause some mutual overlooking across the courtyard, the introduction of obscure-glazing and 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.

#### 9.6 Highway Safety

The site is located in Salisbury City Centre close to shops, education/ 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.

#### 9.7 Flooding and Drainage

A new drainage statement has been submitted by the Agent, and, unlike the previous application (which was objected to), the Wiltshire Council Drainage Team now raises no objections to the scheme subject to conditions.

The site is not in a flood risk area, and whilst it is understood 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, Officers consider that the proposal represents an opportunity to enhance drainage in the area, over the fallback 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. The Council's Drainage Team have been consulted and raise no objections, subject to conditions.

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.

#### 9.8 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.

Under Core Policy 43, 40% of the units should be Affordable Housing. However, a financial viability study has been submitted (and checked by the Council's viability Officer), which has concluded that the scheme would be unviable if affordable housing was added. Therefore, in this instance, a 0% contribution will be payable.

The Agent has submitted a Waste Management Plan as part of the resubmission, which confirms 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.

The Council's Waste Management Team have been consulted on the proposed scheme, and raise no objections.

An archaeology survey can be carried out via condition.

#### Conclusion

The existing buildings 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, will bring about significant benefits to this part of the city centre, and the proposals represent a sensitive re-use of the Listed Building which will ensure its longevity.

The 2 new commercial units on the ground floor will support activity and enhance the vitality of this part of the city centre, and subject to noise mitigation measures, drainage details, materials, archaeology surveys and construction method statements all being agreed by condition, no objections are raised.

Overall, it is considered that 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<sub>max</sub> 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; 29<sup>th</sup> 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

Proposed First Floor P14-001-02-03-002A

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  
Elevation 02 P14-001-02-05-002A  
Elevation 03 & 04 P14-001-02-05-003A  
Elevation 05 P14-001-02-05-004B  
Elevation 06, 07 & 08 P14-001-02-05-005A  
Elevation 09 P14-001-02-05-006B  
Elevation 10 P14-001-02-05-007A  
Demolition Elevation on 01 P14-001-02-05-011A  
Demolition Elevation 02 P14-001-02-05-012B  
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](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy)