

## NORTHERN AREA PLANNING COMMITTEE

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### MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 24 AUGUST 2016 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

#### **Present:**

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Mollie Groom, Cllr Toby Sturgis, Cllr Glenis Ansell, Cllr Chuck Berry, Cllr Terry Chivers, Cllr Howard Greenman and Cllr Chris Hurst

#### **Also Present:**

Cllr Sheila Parker and Cllr Alan Hill

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#### 102 **Apologies**

Apologies were received from Councillor Howard Marshall.

#### 103 **Minutes of the Previous Meeting**

The minutes of the meeting held on 3 August 2016 were presented.

#### **Resolved:**

**To approve as a true and correct record and sign the minutes.**

#### 104 **Declarations of Interest**

Councillor Trotman declared a non-pecuniary interest in item 16/04426/FUL, Ebor Paddock, Calne, by virtue of a general acquaintance with the applicants, and would participate but not vote on the application.

105 **Chairman's Announcements**

With the agreement of the Committee the order of the agenda items was moved such that item 16/04426/FUL would be taken first.

106 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

107 **Planning Appeals**

The Committee received an appeals update as detailed in the agenda. It was noted the hearing to consider the appeal for 14/09744/WCM, Lower Compton Waste Management Facility, Lower Compton, Calne, would be heard on 6 September 2016.

108 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting and included in agenda supplement 2.

109 **16/04426/FUL - 22 & 23 Ebor Paddock, Calne, Wiltshire, SN11 0JY**

Public Participation

Mr Norman May, applicant, spoke in support of the application.

Mark Staincliffe, the Area Team Leader, introduced the report which recommended permission be granted for extensions in relation to two properties in Ebor Paddock, Calne. Key issues were stated to include the principle of the development, impact upon the appearance of the dwellings and the wider area and parking and access.

Members of the Committee then had the opportunity to ask technical questions of the officer. It was confirmed the single storey aspect of the proposed extensions fell within permitted development rights but the extension over the garage necessitated permission. It was clarified the application was a joint venture by the separate owners of the respective properties.

Members of the public then had the opportunity to address the committee with their views, as detailed above.

The unitary division member, Councillor Alan Hill, then spoke, detailing the character and appearance of the area, issues of parking, and asking the committee to consider the matter carefully.

A motion to approve the application in accordance with the officer's recommendation was moved by Councillor Toby Sturgis and seconded by Councillor Chuck Berry. At the conclusion of discussion, it was,

**Resolved:**

**That Planning permission be GRANTED subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.**

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:**

**Location Plan, Existing & Proposed Site Plans 01, Existing & Proposed Floor Plan 02 (both received 10 May 2016), Existing & Proposed Elevations 03 (received 14 June 2016) and Site Plan (showing tree canopy protective fencing) 04 (received 12 July 2016)**

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.**

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

- 4 All works shall be carried out in strict accordance with the**

approved Arboricultural Method Statement (AMS) received 12 July 2016.

Reason: To ensure the safe retention of existing trees on and adjoining the site.

**5 INFORMATIVE TO APPLICANT:**

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

**6 INFORMATIVE TO APPLICANT:**

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

**7 INFORMATIVE TO APPLICANT:**

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.

**8 INFORMATIVE TO APPLICANT:**

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

*Councillor Tony Trotman abstained from voting.*

110 **14/07756/FUL & 14/07876/LBC, Box House, Bath Road, Box, Corsham, Wiltshire, SN13 8AA**

Public Participation

Mr Richard Grigsby spoke in objection to the application.

Mrs Pauline Lyons spoke in objection to the application.

Mr Charles Tull, applicant, spoke in support of the application.

Mr Graham Bell, agent, spoke in support of the application.

Mrs Margaret Cary on behalf of Box Parish Council, spoke in objection to the application.

Lee Burman, Area Team Leader, presented a report which recommended that permission be granted for a series of extensive development works at Box House, including demolition of the current Coach House, erection of new function suites and other building structures for new guest bedrooms, storage areas, site accesses and meeting spaces and other works as detailed in the agenda. Listed building consent would also be required due to listed buildings on or near to the site, as well as delegation to the Head of Development Management to grant the permission subject to the signing of a section 106 legal agreement.

Key issues were stated to include the principle of the development and its impact on the listed buildings, the conservation area, scheduled ancient monument, Green Belt and area of outstanding natural beauty. A correction was made to the report in the section detailing the impact upon the openness of the Green Belt, where the referenced applications should have been listed as N/88/0212/FUL and N/88/02111/LBC.

Details were also provided on previous permissions for extensive development on the site, including extant consent for an extension of hotel use on the site involving considerable development, and also on the level of and response to consultations that had been undertaken with appropriate consultees.

Members of the Committee then had the opportunity to ask technical questions of the officers.

Members of the public then had the opportunity to address the committee with their views, as detailed above.

The unitary division member, Councillor Sheila Parker, then spoke in support of the application, highlighting the benefit to the site but also the village for the long term viability improvement of the site.

In response to questions raised, it was stated there had been an enforcement issue regarding a garden storage space that had not been constructed within regulation, but in considering the wider application and its benefits it was felt these outweighed any harm due to securing the site and listed building's

maintenance and viability. It was also confirmed it was not intended there be events held every day at the site, but that there be flexibility to arrange dates and times.

A debate followed, where members discussed the extent of the proposals and their impact, including the impact of noise from any events, the nature of previously granted permissions

Councillor Toby Sturgis moved the officer's recommendation to delegate to the Head of Development Management to approve subject to the signing of a legal agreement, with the addition of a condition restricting sound amplifying equipment in external areas. Councillor Chuck Berry seconded the motion. Following a vote as resolved below, Councillor Berry moved approval for Listed Building Consent, seconded by Councillor Peter Hutton.

**Resolved:**

**To Delegate authority to the Head of Development Management to GRANT planning Permission and subject to the signing of a Section 106 agreement to restrict further development within the curtilage of the Listed building; and subject to the conditions set out below within six months of the date of the committee resolution.**

**To Grant Listed Building Consent for the works proposed subject to the conditions set out below.**

**Conditions Full Planning Permission 14/07756/FUL**

**WA1 FULL PLANNING PERMISSION -COMMENCEMENT 3 YEARS**

**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.**

**WM13 APPROVED PLANS**

**The development hereby permitted shall be carried out in accordance with the following approved plans:**

<b><u>Site</u></b>		
<b>Site Location Plan</b>		<b>3131/BH1C</b>
<b>Block Plan</b>	<b>Proposed</b>	<b>3131/BH21E</b>
<b>Site Plan with Trees</b>		<b>3131/BH60</b>
<b><u>Function Room</u></b>		

<b>Proposed ground floor/ mezzanine plans</b>		<b>3131/FR1-2C</b>
<b>Proposed roof plan</b>		<b>3131/FR3B</b>
<b>Proposed section/ elevation A &amp; B</b>		<b>3131/FR4-5C</b>
<b>Proposed sketch</b>		<b>3131/FR6</b>
<b>Wedding Function Plan</b>		<b>3131/FR9</b>
<b>CGI</b>	- <b>Photomontage</b>	<b>3131/FR10</b>
	- <b>Isometric</b>	<b>3131/FR11</b>
<b><u>Coach House</u></b>		
<b>Proposed Plans</b>		<b>3131/CH101</b>
<b>Proposed Elevations</b>		<b>3131/CH102</b>
<b>Proposed Elevations</b>		<b>3131/CH103</b>
<b>Existing Plans and Elevations</b>		<b>3131/CH1 (ex)</b>
<b>Archaeology Section through Coach House</b>		<b>CH200</b>

<b><u>Pool House</u></b>		
<b>Proposed ground floor plan</b>		<b>3131/PH1B</b>
<b>Proposed elevations</b>		<b>3131/PH2B</b>
<b><u>Greenhouse</u></b>		
<b>Proposed plan and elevations</b>		<b>3131/GH1A</b>
<b>Proposed elevations</b>		<b>3131/GH2A</b>
<b><u>Bridal Suite</u></b>		
<b>Proposed plan and elevation</b>		<b>3131/BS1</b>
<b>Photographs</b>		<b>3131/BS2</b>
<b><u>Guest Suites</u></b>		
<b>Proposed plan</b>		<b>3131/GA1A</b>
<b>Proposed elevations</b>		<b>3131/GA2A</b>
<b>Proposed elevations</b>		<b>3131/GA3A</b>
<b>Sketch</b>		<b>3131/GA4</b>

<b><u>Croquet Shed</u></b>		
<b>Existing Plan</b>		<b>3131/CS1</b>
<b>Proposed Plan</b>		<b>3131/CS3</b>
<b>Proposed Elevs</b>		<b>3131/CS4</b>
<b>Existing Elevations</b>		<b>3131/CS2</b>
<b>Plan/section through undercroft</b>		<b>CS5</b>
<b><u>Double Garage</u></b>		
<b>As built plans</b>		<b>3131/DG1A</b>
<b>As built elevations</b>		<b>3131/DG2</b>
<b><u>Gardeners Store</u></b>		
<b>As built plans and elevations</b>		<b>3131/GS1</b>
<b>Block/roof plan</b>		<b>3131/GS2A</b>
<b><u>Gardener's Store As Built</u></b>		
<b>Site Plan</b>		<b>3131/GS11</b>
<b><u>Car Park</u></b>		
<b>Proposed plan and section</b>		<b>3131/CP1</b>
<b><u>Vehicular Access</u></b>		
<b>Existing Plan 1:500</b>		<b>3131/FA1</b>
<b>Proposed Plan 1:500</b>		<b>3131/FA2A</b>
<b><u>Roof Over Compound</u></b>		
<b>Proposed Section 1:100</b>		<b>3131/FA3</b>
<b><u>Bothy</u></b>		
<b>Existing Plans &amp; Elevs 1:100</b>		<b>3131/BK1</b>
<b>Proposed Plans 1:100</b>		<b>3131/BK2A</b>
<b>Proposed Elevations 1:100</b>		<b>3131/BK3A</b>

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



**The development hereby permitted will be implemented as an alternative to and replace the development granted Full Planning Permission and Listed Building Consent under references N/00/00113/FUL & N/00/00114/LBC.**

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

#### **WA12 DEMOLITION OF EXISTING BUILDINGS**

**No part of the development hereby permitted shall be first brought into use until a scheme for the demolition of the Coach House including proposals for the re-use of material within the site has been submitted to and approved in writing by the Local Planning Authority and the Coach House has been permanently demolished.**

**REASON: In the interests of the character and appearance of the area [and neighbouring amenities].**

**No development shall commence on site until details of all roof, wall, fenestration, rainwater goods and hard surfacing 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 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.**

#### **WB9 SUBMISSION OF NATURAL STONE DETAILS**

**No external stonework shall be constructed on site, until details of the external stonework, including type, dressing, coursing and bedding of the natural stone, type of pointing and mortar mix, have been submitted to and approved in writing by the Local Planning Authority. The external stonework shall constructed in accordance with the approved details.**

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

#### **WB14 ARCHITECTURAL DETAILS TO BE AGREED**

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

### **WC1 APPROVAL OF LANDSCAPING BEFORE COMMENCEMENT**

**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;**
- **car park layouts;**
- **other vehicle and pedestrian access and circulation areas;**
- **all hard and soft surfacing materials;**
- **minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**
- **proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);**
- **retained historic landscape features and proposed restoration, where relevant.**
- **tree(s), of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428**

**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.**

## **WC2 LANDSCAPING TO BE CARRIED OUT & MAINTAINED**

**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.**

## **WC6 PROTECTION OF RETAINED TREES**

**No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;**

**The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.**

**No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.**

**If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.**

**No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.**

**[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].**

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

**No part of the development shall be first brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 1m above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.**

**REASON: In the interests of highway safety**

**The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license is required from Wiltshire’s Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.**

**REASON: In the interests of highway safety**

#### **WC7 SUBMISSION OF DETAILS OF EARTHWORKS**

**No development shall commence on site until details of all earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, and the nature and source of the material, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The development shall not be [occupied/first brought into use] until such time as the earthworks have been carried out in accordance with the details approved under this condition.**

**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.

#### **WC8 SUBMISSION OF LANDSCAPE MANAGEMENT PLAN**

No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved 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 ensure the proper management of the landscaped areas in the interests of visual amenity.

#### **WE15 USE OF GARAGE**

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(s) hereby permitted shall not be converted to habitable accommodation.

**REASON:** To secure the retention of adequate parking provision, in the interests of highway safety.

#### **WF4 RESTRICT TO (SPECIFIED) USE CLASS**

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 site shall be used solely for purposes described and listed below within Class(es) C3, Sui Generis, B1 & D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

**“The Bothy” will be for B1 Office and/or Overnight Wedding Guest Accommodation**

**“The Gardeners Store” Site maintenance vehicle, plant and materials storage**

**“Coach House” B1 Offices and C3 Residential Accommodation at Basement Level.**

**“Conservatory/Orangery” - wedding receptions and functions.**

**“Function Suites” - wedding receptions and functions. Ancillary structures and uses would include WCs, Stairs, Lift and small kitchen space.**

**“Croquet Shed” – wedding receptions and functions to include a WC, Seating Area and store.**

**“**

**Undercroft” - To provide additional function space used in conjunction with the wedding activities and functions.**

**Pool House - To provide pool changing facilities, games room, store, orangery and a multi use space available to the local community for use in association with the adjacent Church.**

**“Greenhouse” – Food Production for use on site no retail sales.**

**“Bridal Suite” - Accommodation for Wedding night stays.**

**“5 Bedroom Suites” - Accommodation for Wedding night stays.**

**“Double Garage” - Provides for Vehicular parking and secure Soil laboratory/store.**

**REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case and for the avoidance of doubt and in the interests of proper planning.**

## **WG2 SURFACE WATER DRAINAGE**

**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 brought into use 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.

### **WG3 DISPOSAL OF SEWERAGE-SUBMITTED & IMPLEMENTED**

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. The development shall not be first brought into use 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.

### **WG4 DISPOSAL OF SEWERAGE -IMPLEMENTED**

The development hereby permitted shall not be occupied until the approved [sewage disposal] [drainage] works proposed have been completed in accordance with the submitted and approved details.

**REASON:** To ensure that the development is provided with a satisfactory means of drainage.

### **WF16 DETAILS OF EXTERNAL LIGHTING**

No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

**REASON:** In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

### **WF15 VENTILATION EQUIPMENT**

No part of the development shall be brought into use, until full details (including details of noise attenuation) of extraction, ventilation and

**filtration equipment to suppress and disperse any fumes and/or smell created from the cooking operations on the premises have been submitted to and approved in writing by the Local Planning Authority, and; the approved equipment has been fully installed in accordance with the approved details. The approved ventilation and extraction equipment shall thereafter be maintained in a serviceable condition in accordance with the approved details.**

**REASON: In order to safeguard the amenities of the area in which the development is located.**

#### **WF11 RESTRICT HOURS OF USE**

**The Wedding Venue Function use hereby permitted shall only take place between the hours of 10am in the morning and 1pm in the evening from Mondays to Sundays. The use shall not take place at any time 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.**

**The development hereby approved shall be carried out in accordance with the recommendations made in Section 5 ' Mitigation Plans' (pages 7 to 8), Appendix D (page 15) and Appendix E (page 16) of the Bat Survey report dated October 2014 prepared by David Leach Ecology Ltd Environmental Consultants for 'Box House, Bath Road, Corsham, Wiltshire'.**

**REASON: To ensure adequate protection and mitigation for protected species, in the interests of biodiversity.**

**Before development takes place, architectural plans showing the bat mitigation measures to be incorporated into the Pool House building shall be submitted to the Local Planning Authority for approval. These plans shall show location, size, dimensions, materials, access point types and a cross section through the roost / roof space. Bitumen felt only shall be used within the roof space to be dedicated as a bat roost.**

**REASON: To provide compensation for the loss of a bat roost.**

**Before development takes place, details of the provision of nesting swallows shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new dwelling is first occupied and retained for the lifetime of the development.**

**REASON: To ensure mitigation/compensation for priority species present on the application site, in the interests of biodiversity.**



## **WL26 SECURE ARCHAEOLOGICAL INVESTIGATION**

**No development shall commence within the red line area, both within and outside of the Scheduled Monument, 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: To enable the recording and monitoring of archaeological interest across all areas of ground disturbance relating to this development, including all areas of the development and any trenches dug for services or drainage.**

## **WL26 SECURE ARCHAEOLOGICAL INVESTIGATION**

**No development shall commence within the lawn area adjacent to the Coach House until:**

- a) A mitigation strategy for the investigation, recording and preservation in situ of the Roman remains in this location has been agreed and approved.**
- b) The approved programme of work has been carried out in accordance with the approved details.**

**REASON: To enable the recording and preservation in situ of the Roman remains in this location**

## **WM1 AGREE GROUND FLOOR SLAB LEVELS**

**No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels 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.**

#### **WM4 CONSTRUCTION METHOD STATEMENT**

No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h) measures for the protection of the natural environment.
- i) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement. This condition should be read in conjunction with condition 2 attached to this decision notice.

**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 minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

#### **INFORMATIVES:**

#### **WP6 ALTERATIONS TO APPROVED PLANS**

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

#### **WP8 REFERENCE TO SECTION 106 AGREEMENTS**

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].

## **WP13 PUBLIC SEWERS**

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

## **WP16 REQUIREMENT TO NOTIFY ON DEMOLITION OF LISTED BUILDING**

Your attention is drawn to the requirement to notify Historic England with at least one month's notice of your intention to execute the works and that you should allow reasonable access to the building for members or officers of the archive, for the purpose of recording it.

## **WP17 COST OF BUILDING RECORDING/ARCHAEOLOGICAL WORK**

The applicant should note that the costs of carrying out a programme of building recording and/or watching brief and/or archaeological investigation will fall to the applicant or their successors in title. The Local Planning Authority cannot be held responsible for any costs incurred.

## **WP18 PERMISSION NOT AUTHORISING WORK ON LAND OUTSIDE THE APPLICANT'S CONTROL & PARTY WALL ACT**

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Artificial nest provision for swallows is recommended due to the unsuitability of some modern materials for natural nest construction. Swallow nests should be placed inside an appropriate structure/building leaving a distance of at least 6cm between the top of the nest and the ceiling/roof/beam; the birds must have constant access through the open frontage, and with at least 1 metre intervals between nests. The applicant/agent should also refer to: Gunnell, K., Murphy, B. and Williams, C. (2013) Designing for Biodiversity – a technical guide for new and

existing buildings Second Edition. RIBA and the Bat Conservation Trust. ISBN 9781859464915 for more technical details. Where provision is made for nesting birds in the form of artificial nesting sites, this should be appropriate and effective; the advice of a professional Ecological Consultant should be obtained to ensure the most appropriate type of boxes and locations are selected. Here are a few examples of suppliers for artificial swallow nests:

- <http://www.habitataid.co.uk/british-trees-plants-seeds/Nest-Box--Swallow-Nest.html>
- <http://www.livingwithbirds.com/nest-boxes-by-species/swallow/swallow-nest/>
- <http://shopping.rspb.org.uk/swallow-nest.html>
- <http://www.nhbs.com/title/158625/no-10-schwegler-swallow-nest>
- [http://www.birdfood.co.uk/ctrl/node:135;product:410;/swallow\\_nest\\_box#.VXg4FNDTW2w](http://www.birdfood.co.uk/ctrl/node:135;product:410;/swallow_nest_box#.VXg4FNDTW2w)

Swallow nesting platforms can also be hand-made for modern farm buildings or an eaves/ridge overhang box with an open bottom and ledges for swallows to nest on (see photo examples below). Visit <http://www.richardgreenecology.co.uk/news?blogEntry=35> for more information. Provision can also be made in open-fronted log-sheds, car ports, porches or stables. A 'droppings board' may be necessary in some circumstances, such as the one available to purchase from [http://wildlifeshop.co.uk/acatalog/Woodcrete\\_boxes.html](http://wildlifeshop.co.uk/acatalog/Woodcrete_boxes.html) (other suppliers are available).

No sound-amplifying equipment, loudspeaker, or public address system shall be installed/operated or music played within the external areas and grounds of the development hereby approved.

**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.

Also for the Section 106 agreement to include provisions for the rescinding and removal of extant planning permission for the Erection of a Marquee (N/96/00158/FUL).

Conditions Listed Building Consent 14/07876/LBC

**WA5 LISTED BUILDING CONSENT -COMMENCEMENT 3 YEARS**

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.

**WM13 APPROVED PLANS**

The development hereby permitted shall be carried out in accordance with the following approved plans:

<u>Site</u>		
Site Location Plan		3131/BH1C
Block Plan	Proposed	3131/BH21E
Site Plan with Trees		3131/BH60
<u>Function Room</u>		
Proposed ground floor/ mezzanine plans		3131/FR1-2C
Proposed roof plan		3131/FR3B
Proposed section/ elevation A & B		3131/FR4-5C
Proposed sketch		3131/FR6
Wedding Function Plan		3131/FR9
CGI	- Photomontage	3131/FR10
	- Isometric	3131/FR11
<u>Coach House</u>		
Proposed Plans		3131/CH101
Proposed Elevations		3131/CH102
Proposed Elevations		3131/CH103
Existing Plans and Elevations		3131/CH1 (ex)
Archaeology Section through Coach House		CH200

<u>Pool House</u>		
Proposed ground floor plan		3131/PH1B
Proposed elevations		3131/PH2B
<u>Greenhouse</u>		
Proposed plan and elevations		3131/GH1A
Proposed elevations		3131/GH2A
<u>Bridal Suite</u>		
Proposed plan and		3131/BS1

elevation		
Photographs		3131/BS2
<b><u>Guest Suites</u></b>		
Proposed plan		3131/GA1A
Proposed elevations		3131/GA2A
Proposed elevations		3131/GA3A
Sketch		3131/GA4
<b><u>Croquet Shed</u></b>		
Existing Plan		3131/CS1
Proposed Plan		3131/CS3
Proposed Elevs		3131/CS4
Existing Elevations		3131/CS2
Plan/section through undercroft		CS5
<b><u>Double Garage</u></b>		
As built plans		3131/DG1A
As built elevations		3131/DG2
<b><u>Gardeners Store</u></b>		
As built plans and elevations		3131/GS1
Block/roof plan		3131/GS2A
Gardener's Store As Built		3131/GS4
Site Plan		3131/GS11
<b><u>Car Park</u></b>		
Proposed plan and section		3131/CP1
<b><u>Vehicular Access</u></b>		
Existing Plan 1:500		3131/FA1
Proposed Plan 1:500		3131/FA2A
<b><u>Roof Over Compound</u></b>		
Proposed Section 1:100		3131/FA3
<b><u>Bothy</u></b>		

<b>Existing Plans &amp; Elevs 1:100</b>		<b>3131/BK1</b>
<b>Proposed Plans 1:100</b>		<b>3131/BK2A</b>
<b>Proposed Elevations 1:100</b>		<b>3131/BK3A</b>

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

The development hereby permitted will be implemented as an alternative to and replace the development granted Full Planning Permission and Listed Building Consent under references N/00/00113/FUL & N/00/00114/LBC.

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

#### **WL1 FURTHER DETAILS REQUIRED**

No works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:-

- (i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (ii) Large scale details of all internal joinery (1:5 elevation, 1:2 section); (iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
- (iv) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
- (v) Full details of proposed meter and alarm boxes;
- (vi) Large scale details of proposed eaves and verges (1:5 section); (vii) Full details of proposed internal service routes;
- (viii) A full schedule and specification of repairs including:
- (ix) A structural engineer's report setting out the nature of, and suggested remedial work to, structural defects
- (x) proposed timber and damp proof treatment
- (xi) proposed method of cleaning/paint removal from historic fabric
- (xii) a full schedule of internal finishes to walls, ceilings and floors
- (xiii) Full details of external decoration to render, joinery and metalwork; and
- (xiv) Full details and samples of external materials.

The works 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 preserving the character and appearance of the listed building and its setting.**

**WL4 DETAILS OF CHIMNEYS, FLUES, EXTRACT DUCTS, VENTS, ETC**

**No works shall commence on site until details of all new or replacement external chimneys, flues, extract ducts, vents, grilles and meter housings have been submitted to and approved in writing by the Local Planning Authority. The works 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 preserving the character and appearance of the listed building and its setting.**

**WL5 DETAILS OF RAINWATER GOODS**

**No works shall commence on site until details of all new or replacement rainwater goods (which shall be of cast metal construction and finished in black) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works 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 preserving the character and appearance of the listed building and its setting.**

**WL6 EXTERNAL JOINERY DETAILS**

**No works shall commence on site until details of all new external window and door joinery and/or metal framed glazing have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works 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 preserving the character and appearance of the listed building and its setting.**



#### **WL16 FIRE & SOUNDPROOFING/INSULATION DETAILS & IMPLEMENTATION**

No works shall commence on site until details of the methods of fire protection, sound proofing and insulation for the walls, floors, ceilings and doors, including:-

1:5 sections through walls and ceilings, 1:20 elevations of doors and 1:1 scale moulding sections have been submitted to and approved in writing by the Local Planning Authority. All existing original doors shall be retained and where they are required to be upgraded a schedule and specification of works shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type. The works of fire protection, sound proofing and insulation 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 preserving the character and appearance of the listed building and its setting.

#### **WL18 BUILDING RECORDING**

No works shall commence on site until an appropriate programme of building recording (including architectural/historical analysis) has been carried out in respect of the building concerned. This record shall be carried out by an archaeologist/building recorder or an organisation with acknowledged experience in the recording of standing buildings which is acceptable to the Local Planning Authority. The recording shall be carried out in accordance with a written specification, and presented in a form and to a timetable, which has first been agreed in writing with the Local Planning Authority.

**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 secure the proper recording of the listed building.

#### **WL19 BUILDING WATCHING BRIEF**

No works shall commence on site until a watching brief has been arranged to be maintained during the course of the works affecting the historic fabric of the building. The watching brief shall be carried out in accordance with a written specification which shall have been first agreed in writing by the Local Planning Authority, by a professional archaeologist/building recorder or an organisation with acknowledged

experience in the recording of standing buildings which is acceptable to the Local Planning Authority.

**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 safeguard the identification and recording of features of historic and/or archaeological interest associated with the fabric of the building.

#### **WL20 PROTECTION OF EXISTING ARCHITECTURAL / HISTORIC FEATURES**

No works shall commence on site until a scheme for the protection of existing architectural / historic features in situ (including plasterwork, ironwork, cupboards, fireplaces, doors, windows, staircases, staircase balustrading and other woodwork) has been submitted to and approved in writing by the Local Planning Authority. The works 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 preserving the character and appearance of the listed building and its setting.

#### **WL21 MAKING GOOD**

Within 6 month(s) of the Function Suite, Coach House and Pool House works being carried out, all adjoining surfaces which have been disturbed by the works (including brickwork, plaster and floor tiles) shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the new opening.

**REASON:** In the interests of preserving the character and appearance of the listed building and its setting.

#### **WL22 RE-USE MATERIALS**

All Stone and Tiles on the Coach House and pool House shall be carefully dismantled and stored in a dry and secure place for re-use in the works to the listed building. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

**REASON:** In the interests of preserving the character and appearance of the listed building and its setting.

**INFORMATIVES:**

## **WP6 ALTERATIONS TO APPROVED PLANS**

**Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.**

## **WP13 PUBLIC SEWERS**

**The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.**

## **WP16 REQUIREMENT TO NOTIFY ON DEMOLITION OF LISTED BUILDING**

**Your attention is drawn to the requirement to notify Historic England with at least one month's notice of your intention to execute the works and that you should allow reasonable access to the building for members or officers of the archive, for the purpose of recording it.**

## **WP17 COST OF BUILDING RECORDING/ARCHAEOLOGICAL WORK**

**The applicant should note that the costs of carrying out a programme of building recording and/or watching brief and/or archaeological investigation will fall to the applicant or their successors in title. The Local Planning Authority cannot be held responsible for any costs incurred.**

## **WP18 PERMISSION NOT AUTHORISING WORK ON LAND OUTSIDE THE APPLICANT'S CONTROL & PARTY WALL ACT**

**The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.**

**If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.**

111 **15/10682/FUL: Marden Farm, Rookery Park, Calne, Wiltshire, SN11 0LH**

Mark Staincliffe, Area Team Leader, presented a report as detailed in the agenda supplement which explained a section 106 agreement for approval of the application for 56 Residential Dwellings at Marden Farm, Calne, had not been signed within six months as directed by the committee owing to the death of the owner of the site, with the land now in probate. It was requested authority be delegated to complete the approval when possible.

No questions or public statements were received.

Councillor Toby Sturgis, seconded by Councillor Peter Hutton, moved the officer's recommendation with an addition specifying the authority extended as necessary to cover the period until completion of probate.

**Resolved:**

**That authority is delegated to the Area Development Manager to GRANT planning permission, subject to conditions listed below and completion of a S106 legal agreement within six months of the date of the resolution of this Committee or one month after the completion of Probate, whichever is the later.**

**In the event of failure to complete, sign and seal the required section 106 agreement within the defined timeframe to then delegate authority to the Area Development Manager to REFUSE planning permission for the following reason:-**

**The application proposal fails to provide and secure the necessary and required Services and infrastructure supporting the proposed residential development including Affordable Housing; Waste; Public Open Spaces; Air Quality Management and is therefore contrary to Policies CP3 CP43 & CP55 of the Wiltshire Core Strategy Adopted January 2015 and Paras 7, 14 & 17 of the National Planning Policy Framework March 2012**

- 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:

D29 16 P4 Rev A - Tree  
Protection Plan Received 11  
November 2015

MARD-15-04-01 rev A -  
Site Location Plan MARD-  
15-04-02 rev B - Planning  
Layout  
MARD-15-04-03 rev C - Proposed  
Materials Layout MARD-15-04-04  
rev B - Enclosures Layout  
MARD-15-04-05 rev B - Storey  
Heights Layout MARD-15-04-  
06 rev B - Adoption Layout  
394-CH-010 rev D - Drainage Strategy  
RED20064-11B Sheet 1 - Landscape  
Proposals rev B RED20064-11B  
Sheet 2 - Landscape Proposals rev B  
RED20064-11B Sheet 3 - Landscape  
Proposals rev B RED20064-11B  
Sheet 4 - Landscape Proposals rev B  
RED20064-11B Sheet 5 - Landscape  
Proposals rev B

Received 25 January 2016

House Types

Booklet rev C

Received 26 January

2016

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 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 buildings 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.

- 5 No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid 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 ensure that the roads are laid out and constructed in a satisfactory manner.

- 6 No part of the development shall be first occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

- 7 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 garages hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

- 8 No construction works shall take place anywhere on the site outside the hours of 0730 and 1800 on Mondays-Fridays and 0800 and 1300 on Saturdays. Works shall not take place at any time on Sundays and Bank or Public Holidays.

No burning of waste or other materials shall take place anywhere on the site at any time. REASON: To ensure the retention of an environment free from intrusive levels of noise, activity and pollution in the interests of the amenity of the area.

- 9 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 and information regarding existing ordinary watercourses within the site (as well as pollution protection to the proposed attenuation pond), 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: 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.

- 10 No development shall commence on site until a scheme for the discharge of foul water from the site, including full details of pumping station/finishes/fencing/prevention measure to prevent pollution of proposed adjacent attenuation pond and other SUDS features, has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be first occupied until foul 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 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.

- 11 No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.

Step (i) Site Characterisation:

An investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

- A survey of the extent, nature and scale of contamination on site;
- The collection and interpretation of relevant information to form a conceptual

- model of the site, and a preliminary risk assessment of all the likely pollutant linkages;
- If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants;
  - An assessment of the potential risks to: human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwater and surface waters, or ecological systems,
  - archaeological sites and ancient monuments;

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

#### Step (ii) Submission of Remediation Scheme:

If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

#### Step (iii) Implementation of Approved Remediation Scheme:

The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

#### Step (iv) Reporting of Unexpected Contamination:

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.

#### Step (v) Verification of remedial works:

Following completion of measures identified in the approved remediation scheme a



verification report (referred to in PPS23 as a validation report) must be produced. The report should demonstrate the effectiveness of the remedial works.

A statement should also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (The Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage (ii) above).

The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.

Step (vi) Long Term Monitoring and Maintenance:

If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.

All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 12 No development shall commence until a Landscape, Ecological and Arboricultural Management Plan (LEAMP) has been submitted to and approved in writing by the Local Planning Authority. The submitted LEAMP shall have particular regard to the measures secured under Condition 21 of the permission N/12/04038/FUL and the addendum to the Ecological Impact Assessment (dated 20th October, 2015) so as to support and enhance the ecological mitigation measures previously agreed.

All capital works shall be carried out to the approved timescales and all areas identified in the LEAMMP shall be managed in accordance with the approved prescriptions in perpetuity. All monitoring reports shall be submitted in writing to the local planning authority.

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 adequate protection, mitigation and compensation for protected species, priority species and habitats.

- 13 No development shall commence on site (including any works of

demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) measures for the protection of the natural environment; and
- i) hours of construction, including deliveries

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

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 minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

1 INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

2 INFORMATIVE TO APPLICANT:

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].

3 INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

4 INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

5 INFORMATIVE TO APPLICANT:

The applicant should note that any works on, over or near (within 8m of top of bank) an ordinary water course will require a separate formal Land Drainage Consent application and approval, as will any new proposed connection.

6 INFORMATIVE TO APPLICANT:

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.

7 INFORMATIVE TO APPLICANT:

The applicant is advised that the development hereby approved represents 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)

112 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 4.15 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic & Members' Services, direct line 01225 718504, e-mail [Kieran.elliott@wiltshire.gov.uk](mailto:Kieran.elliott@wiltshire.gov.uk)

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