

AGENDA

Meeting: Eastern Area Planning Committee
Place: Wessex Room, Corn Exchange, Market Place, Devizes
Date: Thursday 20 June 2019
Time: 3.00 pm

Please direct any enquiries on this Agenda to Tara Shannon, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718352 or email tara.shannon@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Mark Connolly (Chairman)
Cllr Paul Oatway QPM (Vice-Chairman)
Cllr Ian Blair-Pilling
Cllr Stewart Dobson

Cllr Peter Evans
Cllr Nick Fogg MBE
Cllr Richard Gamble
Cllr James Sheppard

Substitutes:

Cllr Ernie Clark
Cllr Anna Cuthbert
Cllr George Jeans

Cllr Jerry Kunkler
Cllr Christopher Williams
Cllr Graham Wright

Recording and Broadcasting Information

Wiltshire Council may record this meeting for live and/or subsequent broadcast on the Council's website at <http://www.wiltshire.public-i.tv>. At the start of the meeting, the Chairman will confirm if all or part of the meeting is being recorded. The images and sound recordings may also be used for training purposes within the Council.

By entering the meeting room you are consenting to being recorded and to the use of those images and recordings for broadcasting and/or training purposes.

The meeting may also be recorded by the press or members of the public.

Any person or organisation choosing to film, record or broadcast any meeting of the Council, its Cabinet or committees is responsible for any claims or other liability resulting from them so doing and by choosing to film, record or broadcast proceedings they accept that they are required to indemnify the Council, its members and officers in relation to any such claims or liabilities.

Details of the Council's Guidance on the Recording and Webcasting of Meetings is available on request.

Parking

To find car parks by area follow [this link](#). The three Wiltshire Council Hubs where most meetings will be held are as follows:

County Hall, Trowbridge
Bourne Hill, Salisbury
Monkton Park, Chippenham

County Hall and Monkton Park have some limited visitor parking. Please note for meetings at County Hall you will need to log your car's registration details upon your arrival in reception using the tablet provided. If you may be attending a meeting for more than 2 hours, please provide your registration details to the Democratic Services Officer, who will arrange for your stay to be extended.

Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

For assistance on these and other matters please contact the officer named above for details

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 5 - 36*)

To approve and sign as a correct record the minutes of the meeting held on 25 April 2019.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register by phone, email or in person no later than 2.50pm on the day of the meeting.

The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice. The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered.

Members of the public will have had the opportunity to make representations on the planning applications and to contact and lobby their local member and any other members of the planning committee prior to the meeting. Lobbying once the debate has started at the meeting is not permitted, including the circulation of new information, written or photographic which have not been verified by planning officers.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on 13 June 2019 in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than 5pm on 17 June 2019. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 Planning Appeals and Updates (Pages 37 - 38)

To receive details of the completed and pending appeals, and any other updates as appropriate.

7 Planning Applications

To consider and determine the following planning applications.

7a 19/02445/FUL - River Mead House, Church Hill, West Overton, Lockeridge, SN8 4EL (Pages 39 - 66)

Proposed erection of an agricultural storage building.

8 Urgent items

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

Part II

Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 25 APRIL 2019 AT WESSEX ROOM, CORN EXCHANGE, THE MARKET PLACE, DEVIZES SN10 1HS.

Present:

Cllr Mark Connolly (Chairman), Cllr Paul Oatway QPM (Vice-Chairman), Cllr Ian Blair-Pilling, Cllr Peter Evans, Cllr Nick Fogg MBE, Cllr Richard Gamble, Cllr James Sheppard and Cllr Christopher Williams (Substitute)

Also Present:

Cllr Sue Evans, Cllr Laura Mayes, Cllr Philip Whitehead and Cllr Stuart Wheeler

24. Apologies

Apologies were received from Cllr Stewart Dobson who was substituted by Cllr Chris Williams.

25. Minutes of the Previous Meeting

The minutes of the meeting held on 28 March 2019 were presented for consideration, and it was:

Resolved:

To approve and sign as a true and correct record the minutes of the meeting held on 28 March 2019.

26. Declarations of Interest

Cllr Richard Gamble declared a non-pecuniary interest in agenda item 7d, application 18/11759/VAR - Dauntsey's School, High Street, West Lavington, SN10 4HE. This was because his wife was chairman of the parish council, which was objecting to the application. Until recently, his wife was also a governor of the school (but was not party to the development). Furthermore, Cllr Gamble was Chairman of Lavington Athletics, which would be a beneficiary of the running track and his children were alumni of the school. Although the interest was non-pecuniary, Cllr Gamble declared that he would not take part in the debate and would not vote on this item.

Cllr Gamble also declared an interest in agenda item 7b, 18/11901/FUL - 39 Farm Lane, Great Bedwyn, Wilts, SN8 3LU, due to his role as Portfolio Holder for Heritage, Arts and Tourism. He declared that he would consider the application on its merits with an open mind as he debated and voted on the item.

Cllr Peter Evans declared a non-pecuniary interest in agenda item 7e, 19/01651/FUL - Garages adjacent to 112 Waiblingen Way, Devizes, SN10 2BP as he was a member of Devizes Town Council. However, he was not involved in any decisions related to this application so he declared that he would consider the application on its merits with an open mind as he debated and voted on the item.

27. **Chairman's Announcements**

There were no announcements.

28. **Public Participation**

The rules on public participation were noted.

29. **Planning Appeals and Updates**

The report on completed and pending appeals was presented for consideration.

Resolved:

To note the updates.

30. **Planning Applications**

The following planning applications were considered.

31. **18/07692/REM - Land South West of Quakers Road, Devizes, Wiltshire**

Public Participation

Ms Philippa Morgan, representing the Trust for Devizes, spoke in objection to the application.

Ms Kay Sibley, spoke in objection to the application.

Mr David Whatling, Devizes Sports Club Chairman, spoke in objection to the application.

Ms Rhian Powell, spoke in support of the application.

Jonathan James, Senior Planning Officer presented a report which recommended that planning permission be granted with conditions for reserved matters details of layout, scale, appearance and landscaping for the erection of 123 dwellings and associated open space including play area, attenuation basins, and site infrastructure at Land at Quakers Road, pursuant to Outline Planning Permission 15/01388/OUT.

Key issues were stated to include the following; the visual impact; the impact on neighbour amenity; the impact on highway safety and air pollution and impacts on the environment and ecology.

Photographs and plans of the site were shown to the meeting. The site was to the North of the town centre with good pedestrian links via Quakers Walk which was lined with trees protected by Tree Preservation Orders. Vehicular access to the site would be in the North East corner via Quakers Road to London Road. As well as properties the site would contain play equipment, drainage basins and a pump station in the North West corner. Concerns had been raised regarding the visual impact on the houses on Quakers Walk, this would be mitigated by existing trees and enhanced planting.

Concerns had also been raised regarding the possibility of impact on neighbour amenity for three properties on Quakers Road on the Northern Boundary of the site. The shortest distance between these properties boundaries and the proposed dwellings was 10.5m which met national guidelines and therefore would not have a significant impact.

The principle of development had already been established for the provision of up to 123 dwellings on this site at outline stage. So, issues such as noise, access to local services, ecology/wildlife, open space, flooding, drainage, air pollution, highway safety and the capacity of infrastructure to accommodate the proposed dwellings had all been considered at that stage. There had been extensive negotiations with the applicant. It was felt that the proposed conditions would mitigate any considerations. The National Planning Policy Framework (NPPF) identifies that there should be a presumption in favour of sustainable development for developments that are in accord with the development plan. The development was considered to comply with the policies of the Wiltshire Core Strategy (2015), the NPPF and the Devizes Area Neighbourhood Plan, therefore the recommendation was to approve with conditions.

There were no late observations.

Members of the committee then had the opportunity to ask technical questions of the officer. In response to questions from the committee, the Officer stated that; the property boundaries would be 1.8m to 2m high; the plans provided the possibility of access from the site to the neighbouring Devizes Sports Club, although this was not part of the current proposal; the cycleway was a requirement of the original consent by the Secretary of State, however the cycleway would not link to the footpath, the footpath was mainly internal and a strip of land between the site and the footpath was not owned by the applicant so they were unable to link these together, however there would be no physical barrier between the two.

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

The unitary division member, Cllr Laura Mayes, spoke in objection to the application. Cllr Mayes explained that whilst a lot of concerns regarding the proposal had been addressed there were issues that still concerned her. For example, the density of housing within the development and the distance from neighbouring properties. The 3 houses on the Northern Boundary were very close (only 10.5m) from the highest density of houses within the proposal. It was suggested that perhaps they could reduce density of houses near these properties and increase density elsewhere in the site where there was more space. Other issues included the play area, Cllr Mayes felt this would be better as a grassed area rather than concrete. Cllr Mayes also questioned the road in the Northern part of the development. A mitigation on the impact of the iconic and rural beauty of Quakers Walk may be to push the houses forward and move the road behind them.

In response to public statements the officer stated that privacy and light issues had been dealt with in the agenda report. Regarding the density of houses in the Northern part of the site it was stated that there were equally dense areas elsewhere in the site, it was comprised of a mix of densities. The cycle path and play area had been dealt with in the outline consent and the application had been formed from the outline stage.

Cllr Mark Connolly proposed a motion to approve the reserve matters application, with conditions, as per the officer recommendation. The motion was seconded by Cllr Paul Oatway, QPM.

A debate followed where Cllr Connolly stated that we have to consider the application on its merits and that the committee could not start moving houses around. The application met with the Devizes Neighbourhood Plan (DNP) and Wiltshire Core Strategy (WCS). Although sympathetic to the neighbouring 3 properties identified in the report they could not refuse the application on those grounds.

Other Cllrs stated that the proposal was restrained by the outline planning permission. However, the applicant had engaged in over 8 months of discussion and had made design changes to mitigate issues. It was agreed that the committee could not make detailed changes to the design. The application met with planning policy. Once again, although sympathetic to neighbouring properties there was no valid planning reason to refuse the application.

At the conclusion of the debate it was;

Resolved:

That approval of reserved matters be granted, with conditions, as per the officer recommendation.

- 1. No development shall commence on site until an enhanced scheme landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-**

- a Landscape plan that includes all ecological mitigation and enhancement features (in addition to habitats created).

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features and protected species.

2. No development shall commence on site until a revised Landscape Maintenance and Management Plan (LMMP), including the requirements and conclusions as set out in the Landscape Architects comments (received on the 5th April 2019; at Appendix 1) 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 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.

3. 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.

4. No development or earthworks shall take place until a Root Protection Area (RPA) fence in accordance with BS 5837-2012 Design, Demolition and Construction has been erected and checked by the applicants Arboricultural Consultant, Site Manager and Wiltshire Council Arboricultural Officer. Once the fence has been erected, it shall remain in situ until ALL development or earthworks have been completed. Any changes to the area of fencing must be agreed in writing by the LPA.

REASON: In order that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the protection of trees on the site in the interests of visual amenity.

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

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

6. The development hereby approved 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: 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 and in the interests of highway safety.

7. No dwelling shall be occupied, until cycle parking facilities have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

8. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations, including windows, doors or any other form of openings other than those shown on the approved plans, to the rear elevations of any of the dwellings on plots 1 to 14 of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for any additions/extensions or external alterations, as described above.

10. 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.

11. The development hereby permitted shall be carried out in accordance with the following approved plans schedule.

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

Plans Schedule:

| Author | Title | Reference |
|--------|---|---------------|
| Thrive | Site Layout | SL.01 H |
| Thrive | Coloured Site Layout | CSL.01 H |
| Thrive | Affordable Housing Layout | AHL.01 D |
| Thrive | Materials Layout | ML.01 D |
| Thrive | Street Elevations | SE.01 D |
| Thrive | Adoptions Plan | ADP.01B |
| Thrive | Olive Floor Plans & Elevations Render | HT.OLI.per D |
| Thrive | Olive Floor Plans and Elevations Brick | HT.OLI.peb1 A |
| Thrive | Olive Floor Plans and Elevations Render | HT.OLI.per1 B |
| Thrive | Olive Floor Plans and Elevations | HT.OLI.peb A |

| | | |
|--------|---|---------------|
| | Brick | |
| Thrive | Sandford Floor Plans & Elevations Render | HT.SAN.per D |
| Thrive | Sandford Floor Plans and Elevations Brick | HT.SAN.peb B |
| Thrive | Shipton Floor Plans & Elevations Brick | HT.SHI.peb C |
| Thrive | Shipton Floor Plans & Elevations Render | HT.SHI.per D |
| Thrive | Shipton Floor Plans & Elevations Recon Stone | HT.SHI.pes C |
| Thrive | Shipton Floor Plans and Elevations Render | HT.SHI.per1 B |
| Thrive | Somerby Floor Plans & Elevations Brick | HT.SOM.peb D |
| Thrive | Somerby Floor Plans & Elevations Render | HT.SOM.per C |
| Thrive | Somerby Floor Plans & Elevations Brick | HT.SOM.peb1 A |
| Thrive | Walton Floor Plans | HT.WAL.p C |

| | | |
|--------|---|---------------|
| Thrive | Walton Elevations Render | HT.WAL.er B |
| Thrive | Walton Elevations Render and Brick | HT.WAL.erb C |
| Thrive | Walton Elevations Recon Stone | HT.WAL.es B |
| Thrive | Woburn Elevations Brick | HT.WOB.eb C |
| Thrive | Woburn Elevations Render | HT.WOB.er C |
| Thrive | Woburn Floor Plans | HT.WOB.p C |
| Thrive | Woburn Elevations Recon Stone | HT.WOB.es B |
| Thrive | Woodcote Floor Plans & Elevations Brick | HT.WOO.peb D |
| Thrive | Woodcote Floor Plans & Elevations Render – Option 1 | HT.WOO.per1 D |
| Thrive | Woodcote Floor Plans & Elevations Render – Option 2 | HT.WOO.per2 D |
| Thrive | Woodcote Floor Plans and Elevations Render – Option | HT.WOO.per3 A |

| | | |
|--------|--|--------------|
| | 3 | |
| Thrive | Woodcote Floor Plans & Elevations Recon Stone | HT.WOO.pes D |
| Thrive | Wroughton Elevations Render | HT.WRO.er C |
| Thrive | Wroughton Floor Plans | HT.WRO.p C |
| Thrive | Wroughton Elevations Racon Stone | HT.WRO.es B |
| Thrive | Wroughton Elevations Brick and Render | HT.WRO.eb B |
| Thrive | Plots 93 99 Elevations | P93-99.e1 B |
| Thrive | Plots 93 99 Elevations | P93-99.e2 B |
| Thrive | Plots 93 99 Plans | P93-99.p1 B |
| Thrive | Plots 93 99 Plans | P93-99.p2 B |
| Thrive | Plots 93-100 Elevations | P93-100.e1 B |
| Thrive | Plots 93-100 Elevations | P93-100.e2 B |
| Thrive | Plots 93-100 Plans | P93-100.p1 B |
| Thrive | Plots 93-100 Plans | P93-100.p2 B |
| Thrive | 2BH – Affordable – End Terrace - Floor Plans & | HT.2BH.peb D |

| | | |
|--------|---|----------------|
| | Elevations Brick | |
| Thrive | 2BH – Affordable – Mid Terrace- Floor Plans & Elevations Brick | HT.2BH-1.peb B |
| Thrive | 2BH – Affordable – End Terrace – Floor Plans and Elevations Brick – Option 1 | HT.2BH.peb-1 A |
| Thrive | 3BH – Affordable – End Terrace Floor Plans & Elevations Brick | HT.3BH-1.peb C |
| Thrive | 3BH – Affordable – Mid Terrace Floor Plans & Elevations Brick | HT.3BH-2.peb D |
| Thrive | 4BH – Affordable Floor Plans & Elevations Brick | HT.4BH.peb C |
| Thrive | 3BH Affordable – End Terrace Floor Plans and Elevations Render – Option 5 | HT.3BH-5.per B |
| Thrive | 3BH Affordable – End Terrace Floor Plans and Elevations Render – Variation A | HT.3BH-A.per A |
| Thrive | 3BH – Affordable – End Terrace Floor Plans and Elevations Brick | HT.3BH-3.peb A |

| | | |
|--------|---|----------------|
| | – Option 3 | |
| Thrive | 3BH- Affordable – End Terrace Floor Plans and Elevations Brick - Option 4 | HT.3BH-4.peb A |
| Thrive | 3BH- Affordable – End Terrace Floor Plans and Elevations Brick - Option 5 | HT.3BH-5.per A |
| Thrive | Boundary Details | BD.01.e.A |
| Thrive | Boundary Details | BD.02.e.A |
| Thrive | Boundary Details | BD.03.e.B |
| Thrive | Bike Store Floor Plans & Elevations | BS.pe B |
| Thrive | Refuse Strategy | RS.01 D |
| Thrive | Double Garage Plans & Elevations Brick | DG.peb.1 A |
| Thrive | Double Garage Plans & Elevations Render | DG.per.1 A |
| Thrive | Single Garage Plans & Elevations Brick | SG.peb.1 A |
| Thrive | Single Garage Plans & Elevations Render | SG.per.2 A |
| Thrive | Single Garage Plans & | SG.pes.3 A |

| | | |
|---------|--|------------|
| | Elevations Stone | |
| Thrive | Twin Garage Plans & Elevations Brick | TG.peb.1 A |
| Thrive | Twin Garage Plans & Elevations Render | TG.per.2 A |
| Thrive | Twin Garage Plans & Elevations Stone | TG.pes.3 A |
| Hydrock | Highway Longitudinal Sections Sheet 1 Road 1 CH 0-300 | 1200 P4 |
| Hydrock | Highway Longitudinal Sections Sheet 2 Road 1 CH 110- 406 | 1201 P4 |
| Hydrock | Highway Longitudinal Sections Sheet 3 Road 2, 3 & 4 | 1202 P4 |
| Hydrock | Highway Longitudinal Sections Sheet 4 Road 5,6, 7 & 8 | 1203 P4 |
| Hydrock | Manhole Schedule Sheet 1 | 1300 P8 |
| Hydrock | Manhole Schedule Sheet 2 | 1301 P8 |
| Hydrock | Engineering Appraisal | 1500 P13 |

| | | |
|---------|---|---------------|
| Hydrock | Drainage Strategy | 1600 P14 |
| Hydrock | Surface Water Exceedance Flow Paths | 1601 P5 |
| Hydrock | Attenuation Cross Sections | 1602 P3 |
| Hydrock | Vehicular Tracking Sheet 1 Inset 1-9 | 1900 P9 |
| Hydrock | Vehicular Tracking Sheet 2 Inset 10-18 | 1901 P8 |
| Hydrock | Vehicular Tracking Sheet 3 Inset 19-25 | 1902 P8 |
| Hydrock | Vehicular Tracking Sheet 4 Fire Tender and Visibility | 1903 P8 |
| Hydrock | Surface Water Outfall Detail | 2000 P7 |
| Hydrock | Proposed Offsite Sewer Works Application Boundary | 2001 P4 |
| Hydrock | Typical Highway Construction Details | 0401 P2 |
| Hydrock | Drainage Technical Note | 28 March 2019 |
| Hydrock | Flood Risk Assessment | 28 March 2019 |
| Hydrock | SuDS Maintenance & | DRD-D-5003 |

| | | |
|-----|---------------------------------------|-------------------------------|
| | Management Plan | August 2018 |
| MHP | Landscape Proposals Sheet 1 of 2 | 18076.101 I |
| MHP | Landscape Proposals Sheet 2 of 2 | 18076.102 I |
| MHP | LEAP Proposals | 18076.201 D |
| MHP | Landscape Maintenance Management Plan | Updated version 6, March 2019 |
| MHP | Wet Pond Proposals | 18076.111 C |
| MHP | Wet Pond Proposals | 18076.112 A |
| EDP | Arboricultural Method Statement | Edp4643_r002_A |
| EDP | Arboricultural Addendum Statement | edp4643_r004a_B |
| BSG | Ecological Appraisal Report | 6 August 2018 |
| BSG | Ecological Management Plan | 10 August 2018 |
| BSG | Addendum to ecology report | 2 January 2019 |

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

Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

13. 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 25th October 2016 and the conditions imposed under application 15/01388/OUT reproduced below.

For Information - Schedule of conditions imposed by the Secretary of State on the outline planning permission for the site - 15/01388/OUT

1) No development hereby permitted shall commence in any phase until plans and particulars specifying the detailed proposals for all of the following aspects of the same, herein called "the reserved matters", have been submitted to and approved in writing by the Local Planning Authority for that phase.

- (a) The scale of the development;**
- (b) The layout of the development;**
- (c) The external appearance of the development;**
- (d) The landscaping of the site;**

The development shall be carried out in accordance with the approved details. Any reserved matters application pertaining to layout shall include the details of the access to the Rugby Club, as shown on the Illustrative Masterplan (Rev 003), dated January 2015 and shall make provision for a 35 metre buffer zone with Quakers Walk.

2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

3) The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

4) The development hereby permitted shall be carried out in accordance with the approved plans Site Location February 2015; Site Boundary February 2015; and broadly in accordance with the Development Framework Revision 005 January 2015, with the provision of a landscaped buffer to Quakers Walk of a minimum width of 35 metres.

5) No development shall take place until a phasing scheme has been submitted to and agreed in writing by the Local Planning Authority.

6) No development shall commence on site until an Ecological Management Plan has been submitted to and approved in writing by the local planning authority. This should include details of:

- a) Habitat creation and management measures along Quaker's Walk;**
- b) Mitigation measures for reptiles;**
- c) Monitoring for Annex II bat species;**
- d) Enhancements for Wiltshire BAP habitats/species.**

For clarity, these details should be represented on a site drawing. All development shall be carried out in accordance with the approved Ecological Management Plan.

7) No development shall commence on site until a Construction Environmental Management Plan, incorporating pollution prevention measures together with precautionary timings and working practices to prevent adverse impacts to sensitive habitats and species, has been submitted to and approved in writing by the local planning authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

8) No external lighting shall be installed without the prior approval of the local planning authority. Any request for external lighting submitted pursuant to this condition shall include details of the type of light fitting and information regarding its position, height, orientation and power. The lighting shall be installed in accordance with the approved details and it shall not thereafter be modified unless agreed beforehand in writing by the local planning authority.

9) No development shall commence on site 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 location of construction compound(s) and positions for site office(s);**
- e) the erection and maintenance of any security hoarding/fencing;**
- 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) hours of construction, including deliveries;**
- i) wheel washing facilities.**

has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

10) No development shall commence on site until details of protective fencing for the trees along Quakers Walk have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with British Standard 5837 (2012): 'Trees in Relation to Design, Demolition and Construction - Recommendations' and the information shall include details of the type of fencing to be used and its

position. Once the fencing has been erected it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising or lowering of ground levels, shall be allowed within the protected area(s).

11) The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been submitted to and approved in writing by the local planning authority which demonstrates that this level or equivalent has been achieved.

12) No development shall commence on site until details of existing and proposed ground levels across the site (including within the Quakers Walk buffer zone), proposed slab levels and details of spoil disposal have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

13) Prior to occupation of the 30th dwelling a 3 metre wide shared use cycleway shall have been provided and made available for use to enable connection with the existing shared use path in front of 65B Quakers Road, running parallel to Quakers Walk, and connecting at its south western end to Quakers Walk, as indicated in outline on the Development Framework plan January 2015.

14) No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 plus if a discharge to the canal is proposed details of the Canal & River Trust approval and details of ownership of attenuation ponds, and maintenance regimes, has been submitted to and approved in writing by the Local Planning Authority. Any scheme proposing drainage ponds in the 35 metre buffer zone shall demonstrate how their construction and use is compatible with the purpose of the buffer zone to provide an informal and safe landscaped area. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

15) No development shall commence on site until a scheme for the discharge of foul water from the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and no dwelling shall be occupied until the necessary works serving that dwelling have been completed and made operative in accordance with the approved details.

16) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

17) Prior to the commencement of development, a scheme setting out the boundary treatment to the adjoining Rugby Club shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the occupation of dwellings.

32. **18/11901/FUL - 39 Farm Lane, Great Bedwyn, Wilts, SN8 3LU**

Public Participation

Mr Rob Braybrooke, spoke in objection to the application

Mr David Haynes, spoke in objection to the application.

Mrs Julia Haynes, spoke in objection to the application.

Mr Howard Waters, Agent, spoke in support of the application.

Mr Julia McIvor, Applicant, spoke in support of the application.

Mr Andrew Hutchison, spoke in support of the application.

Cllr Sue Kershaw, Great Bedwyn Parish Council spoke in objection to the application.

Jonathan James, Senior Planning Officer, presented a report which recommended that planning permission be granted with conditions for the proposed change of use of existing building to create a new residential dwelling, including the demolition and rebuild of part of the structure (the attached outbuildings) and external alterations.

Key details were stated to include the following, the existing buildings were outbuildings that formed part of the original public house (Cross Keys, 16 High Street), which were the subject of a formal change of use to A2 (Art Consultancy) in January 2017, which also enabled it to be used as A1 (retail uses) under permitted development rights.

The site was within the Limits of Development (LoD) of the village of Great Bedwyn, which was defined as a large village. The site was also located within the Great Bedwyn Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty; however, as the site was within the built environment of the village, the landscape setting of the AONB would not be affected by the proposal.

On the 30th March 2017 confirmation was provided to the applicant of the current application (18/11901/FUL) that the Cross Keys Inn would not be listed as an Asset of Community Value (ACV) as it had legally changed use to Class A2 use.

The current proposal before the committee was for the change of use of the existing building to create a new residential dwelling, including the demolition and rebuild of part of the structure (the attached outbuilding) and external alterations.

The main issues to be considered regarding the application were the impact on highway safety, car parking, heritage and the environment. There had also been many concerns and objections from villagers, who had been hoping that the

building could be listed as a community asset and possibly turned back into a village pub.

The officer stated that all issues detailed in the report had been resolved and that the principle of change of use was good. The former A4 use was no longer material to the determination of this scheme, which was now considered to be an A2 use and the application was for the change of use of the existing structure in order to create a single residential dwelling within a sustainable location. The scheme was therefore considered to comply with Core Policy 2 and 18 of the WCS (2015) and with the NPPF. Therefore, the recommendation was to approve with conditions.

There were no late observations or technical questions.

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

The unitary division member, Cllr Stuart Wheeler, spoke in objection to the application. Cllr Wheeler referred the committee to page 54 of the agenda which gave details regarding the change of use of the former Inn to an A1/A2 use, this process was established under permitted development rights, in 2017. This change of use meant that the building could not be listed as a community asset. Cllr Wheeler stated that he felt the Committee should refuse the change of use from A2 to residential as he did not agree with the building being divided. He agreed with objectors that the change of use should be changed to A4 and used to develop a community pub/hub.

In response to public statements the officer stated that you could not consider the building as a whole, the Committee must consider the application in front of them. He could not see a valid planning reason to refuse the application.

Cllr Mark Connolly proposed a motion to grant the application, with conditions, as per the officer recommendation. This was seconded by Cllr James Sheppard.

A debate followed where the issue of the use of the building as a pub and a community facility was discussed. There were some opposing views amongst the councillors regarding this. Some felt that the community views should be taken into account and the application should be refused so that the community could look into using the property as a community facility/pub.

Others felt that whilst they had sympathy with the villagers, the building was not listed as a community asset by the Parish Council, the application complied with policy, therefore there were no valid reasons to refuse the application.

At the conclusion of the debate it was;

Resolved:

That planning permission be granted, with conditions, as per the officer recommendation.

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 Application Form, Heritage Statement and design & access statement (dated 13/12/2018, by H. Waters), Phase 2 Bat Survey Report)by Kingfisher Ecology Ltd, dated Sept 2018) and the following approved plans:

**Site Location and Block Plan, Dwg No. 17114.100-A
Site Layout, Dwg No. 17114.105-G
Proposal, Dwg No. 17114.109-D**

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

3. No development shall commence on site (including any works of demolition), until a Construction Method Statement 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 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.

4. No development above DPC level shall take place until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority 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.

5. Prior to the insertion of any window or door details of all new external window and door joinery shall 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 matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of the visual amenity and the character and appearance of the area.

6. The external brickwork for the development hereby permitted shall be constructed with a traditional Flemish brick bond.

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

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 those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse hereby permitted or within their curtilage.

REASON: In order to reflect the fact that permitted development rights have been removed within this area under an Article 4(2) Direction and in the interests of preserving the character of the Conservation Area and the setting and historic fabric of the heritage assets and also in the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

8. Development shall be carried out in accordance with the recommendations in the submitted Phase 2 Bat Survey Report by Kingfisher Ecology Ltd (dated Sept 2018) and in accordance with the details shown on the Site Layout, Dwg No. 17114.105-G hereby approved.

REASON: In the interests of protected species and to mitigate against the loss of existing biodiversity and nature habitats.

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

REASON: To ensure that adequate provision is made for parking and turning within the site in the interests of highway safety.

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.

INFORMATIVE TO APPLICANT:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

INFORMATIVE TO APPLICANT:

The applicant is reminded of the need to obtain separate listed building consent for the demolition and re-build of the boundary wall between the site and the adjacent property 15 High Street.

33. 18/11701/FUL - Court Close Farm, 2 White Street, Easterton, SN10 4NZ

Public Participation

Mr Andy Sheppard, spoke in objection to the application

Ms Nicky Hughes, spoke in objection to the application.

Ms Imogen Snook-Brown, spoke in objection to the application.

Mr Craig Alexander, Agent, spoke in support of the application.

Lt Col Hugo Lloyd, Applicant, spoke in support of the application.

Mr John Delaney, resident, spoke in support of the application.

Morgan Jones, Senior Planning Officer, presented a report which recommended that planning permission be refused for the Demolition of three detached dilapidated buildings and their replacement with a single dwelling including new access.

Key details were stated to include the following: the application property was Court Close Farm, 2 White Street, Easterton which comprised a Grade II Listed Building of 16th century origin and outbuildings. These buildings were within the curtilage of the listed building and were therefore considered to be curtilage listed structures. There were also other buildings on the site, a pole barn and corrugated hut. The application site included the pole barn and corrugated hut and agricultural land to the south and east of the listed dwelling and outbuildings. The site was within the Easterton Conservation Area.

The application sought full planning permission to demolish the existing agricultural building within the field and the erection of a dwelling which would be accessed via a new access from the High Street (B3098). The proposal also involved the demolition of the pole barn and corrugated hut building.

Core Policy 12 'Spatial Strategy: Devizes Community Area' identified Easterton as a 'small village'. As such, only 'infill' development is acceptable. Infill was defined within the WCS as the filling of a small gap within the village that was only large enough for not more than a few dwellings, generally only one dwelling. The application site lies on the outskirts of the village outside the main built up area of the settlement on agricultural land. As the site was within open countryside, outside the built up area of the village it was therefore considered that the proposed development would not amount to a form of infill. The proposed development was considered to conflict with Chapters 4 & 5 of the National Planning Policy Framework and Core Policies 1, 2, and 12 of the WCS and therefore the principle of residential development was unacceptable in planning policy terms. It was also stated that the application would harm the landscape character. Therefore, the application was recommended for refusal.

Attention was drawn to the late observations; three late letters had been received proposing support for the application as it was sympathetic and would improve the area.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the issue of infill, it was felt that if the site backs onto gardens, then surely it is within the village boundary and the application could be classed as infill. In response it was stated that infill referred to the filling of a small gap and the small villages do not have defined limits of development in the core strategy. The officers felt that the site did not represent a small gap and was outside of the village.

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

The unitary division member, Cllr Philip Whitehead, spoke in support of the application. Cllr Whitehead gave the opinion that the core policy did not cover small villages and did not correctly cover the principle of infill. It also did not say what to do with rusty old agricultural buildings. The application would represent an improvement to the site. Cllr Whitehead urged the Committee to refuse the application.

In response to public statements the Officer stated that some of the public statements made were not accurate. The site was not 'former' agricultural land, it's current status in planning terms was agricultural land. The proposed building was a barn, on top of a hill, in the middle of a field – this did not constitute infill and therefore was contrary to policy. The application failed the locational test and also had issues regarding character and appearance. References to other Committee decisions that were being used as precedents were not comparable. The Committee must look at the application before them.

Cllr Connolly proposed a motion to refuse planning permission, as per the officer recommendation. This was seconded by Cllr Paul Oatway QPM.

A debate followed where the main issues raised were as follows. Most Cllrs agreed that the Planning Officer was correct and that the application did not

represent infill. The site was in an agricultural field on the edge of a village. It was stated by some that the infill policy may need updating to make it clearer and that derelict barns may also need a policy of their own. Policy makers were urged to consider this. Other's felt the policy was already clear. Some Cllr's reiterated that what the committee had decided at previous meetings was not relevant as each application had to be considered on its merits. Whilst some supported the conversion of barns if appropriate and in the right place, it was felt that this was neither appropriate or in the right location. Some did support the application but understood why the officer had made the refusal recommendation.

At the conclusion of the debate it was;

Resolved:

That planning permission be refused as per the officer recommendation.

REASON:

1. The proposed development, due to the position of the site within the open countryside on the edge of the village of Easterton, would conflict with the settlement strategy of the Wiltshire Core Strategy. The site is within an agricultural use outside of the built up area of the village and the redevelopment of the site to accommodate a new detached dwelling would not represent 'infill'. The development does not respect the existing character and form of the settlement and would result in an unnatural extension to the built environment. Furthermore, it has not been demonstrated that the development has been designed to meet the housing needs of the settlement.

The proposed development is therefore deemed to be unsustainable and would conflict with the Council's plan-led approach to sustainable development. The Council can demonstrate a deliverable 5 year housing land supply within the East Housing Market Area and there are no exceptional circumstances or material planning considerations which justify the approval of the proposed development.

In light of the above the proposed development is considered to conflict with Chapters 4 'Decision-Making' and 5 'Delivering a Sufficient Supply of Homes' of the National Planning Policy Framework and Core Policy 1 'Settlement Strategy', Core Policy 2 'Delivery Strategy' and Core Policy 12 Spatial Strategy: Devizes Community Area of the adopted Wiltshire Core Strategy.

2. The proposed dwelling, by reason of its location, overall form, design and appearance, along with the proposed access, would have a harmful impact on the character and appearance of the site. The provision of a new purpose built dwelling would result in the loss of the agricultural use and character of the site, which coupled with the proposed design, would harm the existing appearance of the landscape and the character

and appearance of the Easterton Conservation Area. The development would result in less than substantial harm to the designated heritage asset and the public benefits of the scheme would not outweigh the harm that would be caused to the heritage asset.

In light of the above the proposed development is considered to conflict with Chapters 12 'Achieving Well-Designed Places', 15 'Conserving & Enhancing the Natural Environment' and ' 16 'Conserving & Enhancing the Historic Environment' of the National Planning Policy Framework (2018), Core Policies 51 'Landscape', 57 'Ensuring High Quality Design' and 58 'Ensuring the Conservation of the Historic Environment' of the adopted Wiltshire Core Strategy (2015), and Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

34. **18/11759/VAR - Dauntsey's School, High Street, West Lavington, SN10 4HE**

Public Participation

Mr Steve Herniman, spoke in objection to the application.

Ms Hilary Stone, spoke in objection to the application.

Mr Dominic Muns, spoke in objection to the application.

Ms Deborah Bray, Founder and Head Coach of Lavington Athletics, spoke in support of the application.

Ms Fiona Edington, Secretary of the Wiltshire Athletics Association spoke in support of the application.

Mr Stuart Rackum, Agent, spoke in support of the application.

Cllr Sandra Gamble of West Lavington Parish Council spoke in objection to the application.

Morgan Jones, Senior Planning Officer, presented a report which recommended that planning permission be granted with conditions for the variation of condition 2 of planning permission K/42974 to allow for different surface material for outdoor sports track, with proposed landscaping to reduce visual impact.

Key details were stated to include the following:

The application site related to the playing fields at Dauntsey's School, and in particular the athletics track, which was originally granted planning permission on the 5th November 2013 under planning application ref K/42974. The planning permission was granted for the "change of use of agricultural land to use of playing field and outdoor sports facilities". The planning permission was subject to conditions which required the approved new landscaping scheme to be installed around the periphery of the land along with its future maintenance and management. The planning permission also removed permitted development rights for the erection of any form of means of enclosure on the application land. The application clearly specified that the surface would be grass.

A site plan of the approved location of the athletics track and area was shown to the meeting. The athletics track and area had recently been installed in the

approved location, however it had a bright terracotta synthetic surface and area and was surrounded by a white fence which was 1.2m high. The current application therefore sought retrospective planning permission to regularise the appearance of the track and area and the associated fence. The application also proposed some new planting along the south western boundary of the application site in order to screen the track and fence from views from public rights of way on higher ground to the south of the site.

Photos were shown from a nearby right of way, on top of Strawberry Hill, which showed the view of the track and area. A mock up photo was also shown that gave an impression of how the site would look once the proposed landscaping had matured.

The Council, as Local Planning Authority had requested that further amendments were made to the proposed development, in line with the recommendations of the Parish Council. For example to change the colour of the track to green and to remove the fencing surrounding the track or paint it a less conspicuous colour. The requests were however refused by the applicant.

It was noted that the athletics track would be a valuable resource to the school and community and would promote healthy lifestyles. However, it was unfortunate that the facility as constructed had a much greater visual impact than the grass surface track originally approved. The proposed landscaping would take time to mature.

The landscape and visual impacts of the development were the key material planning considerations of this application. Whilst it was considered the visual impact of the development could be reduced, the scheme must be assessed as submitted, albeit with some updates to the proposed landscape scheme, and on balance it was recommended that planning permission be granted with conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. In response to questions the Officer stated that it was quite clear if you read the application as a whole that it was for grass surfaces only. Officers were unclear as to whether there was a health and safety requirement for a fence around the track. It was also stated that the Committee should consider the application from a clean slate, but you had to take account of what was there. If Councillors thought that any of the aspects were unacceptable, after taking account of the benefits and weighing these in the balance, for example the white fence or terracotta track and area, then the application should be refused due to the harm caused by the visual impact on the landscape.

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

In response to public statements the Officer stated that the Council had no issue with private schools, that was not stated anywhere in the report. There was also no issue with the track and area, it was just the colour of it, the

synthetic surface and the surrounding fence. It was regrettable that track had been installed without planning permission. The Committee could not insist on a replacement, it could just look at this application to see if it was appropriate. If the application was refused, enforcement action could be taken, however the Council could not specify what there should be afterwards. The Officer recommendation was closely balanced. One should take into account any harm caused by the visual impact balanced against the benefit of the facility. Officers felt that the proposed mitigation would make the application acceptable.

Cllr Mark Connolly proposed a motion to grant planning permission as per the officer recommendation, this was seconded by Cllr Chris Williams.

A debate followed where many issues and views were discussed, including; that the track was a massive change which harmed the landscape; that the school and their agents were at fault; that there was no evidence that the track had to be red with a white fence; that the school had been instructed years ago to implement planting but had not done so; that the Committee and Council did not have any bias against private schools; astonishment was expressed that the school had allowed this to happen; it was acknowledged that the track would be of benefit to the school and community; it was felt that the school should have consulted with the parish council and Wiltshire Council prior to installing the track, the proper planning requirements had been breached and the visual harm to the landscape outweighed the benefit of the track.

At the conclusion of the debate the proposed motion did not pass.

Therefore, Cllr Nick Fogg OBE proposed a motion that the application be refused, against officer recommendation, because the application did not comply with Core Policy 51 of the Wiltshire Core Strategy, as it had a harmful impact on the landscape character. The motion was seconded by Cllr Paul Oatway QPM.

At the conclusion of the debate it was;

Resolved

To refuse planning permission, against officer recommendation, for the following reasons:

The development, by reason of the bright and unsympathetic colours used for the athletics area and perimeter fencing, and the size of the area covered, creates a discordant element in the landscape that has an unacceptable adverse impact on the character and appearance of the area. This is exacerbated by its location at the interface of the countryside and the school grounds, and its prominence in views from nearby public rights of way, particularly those on the higher ground to the south. The mitigation measures proposed would not only take a lengthy time to provide any mitigation, but even when mature, would not be able to adequately mitigate the adverse impacts identified. The development therefore conflicts with the policies of the development plan, specifically

Core Policies 51 and 57 of the Wiltshire Core Strategy, and with national planning policy in paragraphs 127, 130 & 170 of the National Planning Policy Framework.

35. **19/01651/FUL - Garages adjacent to 112 Waiblingen Way, Devizes, SN10 2BP**

Public Participation

Mr Richard Cosker, Agent, RCC Town Planning, spoke in support of the application.

Mike Wilmott, Head of Development Management, presented a report which recommended that planning permission be granted subject to conditions for the demolition of garages and erection of pair of semi-detached houses.

Key details were stated to include the following: The application site was located off Waiblingen Way in Devizes which was situated in the North Western part of the town. The site currently consisted of 2 rows of garages with turning space in front (21 garages in total). These were privately rented off Aster properties Ltd. 5 of the garages were still in use but these could be accommodated elsewhere.

The application proposed the demolition of the existing garage block and erection of a pair of semi-detached 3 bed dwellings.

The site was located within the Limits of Development (LoD) of Devizes which was classified as a Market Town within the WCS. Under Core Policies 1 and 2, new residential development of this scale was permitted as it was within the LoD.

The site was classified as brownfield land. The WCS highlights the benefits of developing this land first in preference to greenfield sites.

In accordance with the WCS, the Devizes NP allows for this type of development as it is within its settlement boundary.

The proposed development was considered to be acceptable in principle. The design of the scheme met the standards set out in Core Policy 57 of the WCS and it would not have any harmful impacts to landscape character thus also complying with Core Policy 51.

Whilst concerns had been raised about the loss of parking, the Local Highway Authority had raised no objections to the development. The applicants had demonstrated that the loss of the garages would not result in an increase on-street parking as other empty garages on the estate exist that could be taken up.

There were no late observations or technical questions.

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

The unitary division member, Cllr Sue Evans, spoke in objection to the application. Cllr Evans concerns were mainly around the behaviour of Aster Group. It was felt that they raised prices on the garage units deliberately in order to make it unaffordable for tenants, causing them to stop renting and enabling Aster to develop the land.

Cllr Mark Connolly proposed a motion to grant planning permission, as per the officer recommendation. This was seconded by Cllr Paul Oatway QPM.

A debate followed where some Cllrs raised concerns regarding the series of Aster applications which developed garage sites that had been coming to the Committee and the behaviour of the group in relation to this, for example raising rents. Some of the Cllrs had visited Aster Group to raise these issues and Aster had stated that these issues were being addressed. They had agreed to develop policies regarding community engagement and had agreed to communicate these once developed, hopefully by coming to the Devizes Area Board to present them.

Some Cllr felt this was not an unreasonable application and they would support it.

Others felt that when taken in isolation, there was not any valid planning reason to refuse it. However, they felt uneasy as there was a pattern and Aster Group needed to recognise that although garages were no longer used very much, parking needs must be met.

At the conclusion of the debate it was;

Resolved:

That planning permission be granted, with conditions, as per the officer recommendation.

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

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

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

- **Application Form**
- **Drg. Ref: Location _ 1796-OS.dwg**
- **Drg. Ref: P1-1796-Planning.dwg**
- **Drg. Ref: BDS-09-18 - Topographical Survey**

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

3 No development shall commence on site above ground floor slab level 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 in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

4 No part of the development hereby permitted shall be first occupied until the access, and parking spaces (surfaced in a consolidated material, not loose stone or gravel) have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety

5 No development shall commence on site above ground floor slab level until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

6 No development shall commence on site above ground floor slab level 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: 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.

7 **INFORMATIVE TO APPLICANT:**

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging

Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastucturelevy.

8 INFORMATIVE:

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be 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. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.

36. **19/01663/VAR - Thatched Cottage, Baldham, Seend, Melksham, Wiltshire, SN12 6PW - APPLICATION WITHDRAWN**

After publication of the agenda, this application was withdrawn by the applicant, so was not considered by the Committee.

37. **Urgent items**

There were no urgent items.

(Duration of meeting: 3.00 - 6.15 pm)

The Officer who has produced these minutes is Tara Shannon of Democratic Services, direct line 01225 718352, e-mail tara.shannon@wiltshire.gov.uk

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

**Wiltshire Council
Eastern Area Planning Committee
20th June 2019**

Planning Appeals Received between 12/04/2019 and 07/06/2019

| Application No | Site Location | Parish | Proposal | DEL or COMM | Appeal Type | Officer Recommend | Appeal Start Date | Overturn at Cttee |
|-----------------------|--|---------------|---|--------------------|-------------------------|--------------------------|--------------------------|--------------------------|
| 18/08480/FUL | Coronel Farm, Aldbourne Marlborough, Wiltshire SN8 2JZ | ALDBOURNE | Alterations to and change of use of disused agricultural building to a flexible Class B1(c) (light industrial), B2 (general industrial) and/or B8 (storage) use | DEL | Written Representations | Refuse | 01/05/2019 | No |

Planning Appeals Decided between 12/04/2019 and 07/06/2019

| Application No | Site Location | Parish | Proposal | DEL or COMM | Appeal Type | Officer Recommend | Appeal Decision | Decision Date | Costs Awarded? |
|-----------------------|--|---------------|---|--------------------|--------------------|--------------------------|------------------------|----------------------|--|
| 18/05366/FUL | Cocklebury Farm Woodborough Road Wilcot, SN9 5PD | MANNINGFORD | Conversion of two stable buildings into three units of holiday accommodation; use of land for the stationing of shepherd's huts (maximum of 4); associated parking. | DEL | Written Reps | Refuse | Split Decision | 13/05/2019 | Appellant applied for Costs - REFUSED |

Planning Appeals Decided between 18/01/2019 and 12/04/2019

| Application No | Site Location | Parish | Proposal | DEL or COMM | Appeal Type | Officer Recommend | Appeal Decision | Decision Date | Costs Awarded? |
|----------------|---|------------------------|---|-------------|---------------------|-------------------|-----------------|---------------|--|
| 17/08897/FUL | Land East of 2 Prospect Cottages Malthouse Lane Upper Chute SP11 9EP | CHUTE | Erection of a detached dwelling; with parking, turning, landscaping, and private amenity space. Creation of new vehicular access point out onto Malthouse Lane. (Resubmission of Application No. 17/04582/FUL) | DEL | Written Reps | Refuse | Dismissed | 07/02/2019 | None |
| 18/00445/FUL | Wellaway, Close Lane Marston, Devizes Wiltshire, SN10 5SN | MARSTON | Demolition of existing commercial engineering building and erection of new detached dwelling | DEL | Written Reps | Refuse | Dismissed | 05/02/2019 | None |
| 18/03794/OUT | Kingfisher House Bath Road Marlborough SN8 1NR | MARLBOROUGH | Detached family home with detached garage (Outline application relating to layout, access, appearance, scale and landscaping) | DEL | Written Reps | Refuse | Dismissed | 08/02/2019 | None |
| 18/00558/FUL | 3- Ailesbury Cottages Church Street Collingbourne Ducis SN8 3FN | COLLINGBOURNE DUCIS | Proposed single carport | DEL | House Holder Appeal | Refuse | Dismissed | 05/04/2019 | None |
| 15/01209/ENF | Field Opposite Wyatts Lake Farm, Westbrook Bromham, Wiltshire | BROMHAM | Land being used for storage of vehicles and machinery, and earthworks taking place | DEL | Written Reps | - | Dismissed | 13/03/2019 | None |
| 17/08306/FUL | Land Adjacent 555 New Buildings Enford, Wiltshire SN9 6AY | ENFORD | Retention of two shipping containers stacked on top of each other and associated balcony and platform walkway, and their use as an office and store. | DEL | Written Reps | Refuse | Dismissed | 04/04/2019 | Wilts Council Applied for Costs - REFUSED |
| 17/00337/ENF | Land Adjacent 555 New Buildings Enford, Wiltshire SN9 6AY | ENFORD | Two shipping containers with staircase and balcony with handrail on an unsupported base. | DEL | Written Reps | - | Dismissed | 04/04/2019 | Wilts Council Applied for Costs - REFUSED |

| | |
|----------------------------|---|
| Date of Meeting | 23 rd May 2019 |
| Application Number | 19/02445/FUL |
| Site Address | River Mead House, Church Hill West Overton, Lockeridge SN8 4EL |
| Proposal | Proposed erection of an agricultural storage building |
| Applicant | Mr James Sheppard |
| Town/Parish Council | FYFIELD & WEST OVERTON |
| Electoral Division | West Selkley (Cllr Davies) |
| Grid Ref | 414262 167858 |
| Type of application | Full Planning |
| Case Officer | Ruaridh O'Donoghue |

Reason for the application being considered by Committee

The application is made by a Unitary Councillor where the scheme of delegation does not allow applications made by such persons to be dealt with under delegated powers when objections have been lodged against them.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

2. Report Summary

The main issues to be considered are:

- Whether the use is acceptable in principle;
- Whether the scheme constitutes high quality design (CP 57);
- Whether the scheme would have an acceptable landscape impact (CP 51);
- Whether the proposal would have a negative effect upon highway safety including if there is sufficient parking for the proposed development (CP 61 and 64); and

3. Site Description

The application concerns land at Rivermead House in Lockeridge near Marlborough. The site is adjoined to the east by a residential property known as Gypsy Furlong and to the west by the Kennet Valley Hall. Paddock land lies to the north, with the road and agricultural fields lying to the south.

The site is located outside of the main built-up area of the village of Lockeridge in a small area of ribbon development that sits to the west of the settlement. It is considered to be open countryside.

The site and its surroundings lie within the North Wessex Downs AONB. There are no other notable planning constraints pertaining to the site.

Below is a location map with photographs that show the context of the site.





View from the front of the site looking North West



View from the front of the site looking North



View from the front of the site looking North East



View from the front of the site looking East



View of the lane outside application site looking West

© Google



View of the lane outside application site looking East

© Google

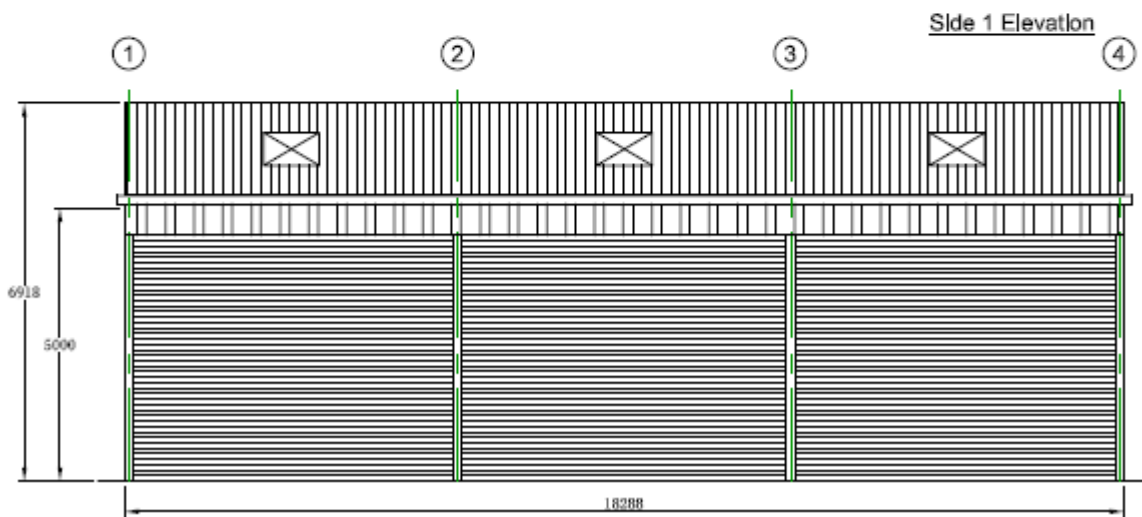
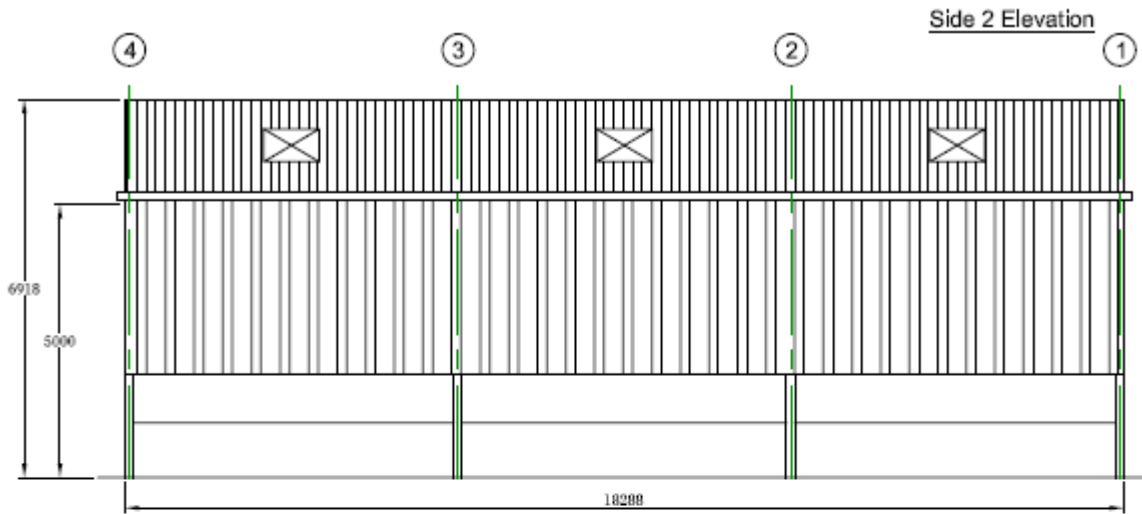
4. The Proposal

The application proposes the erection of a building for the storage of agricultural machinery in connection with a farm contracting business (B8 Use).

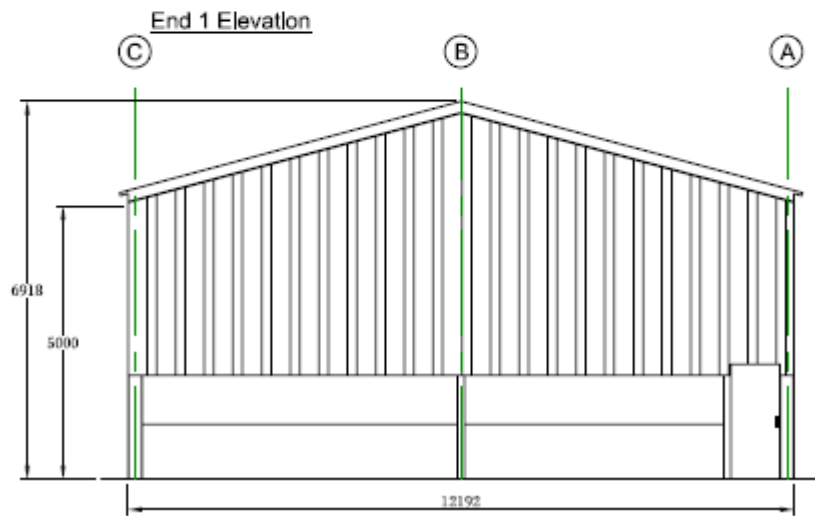
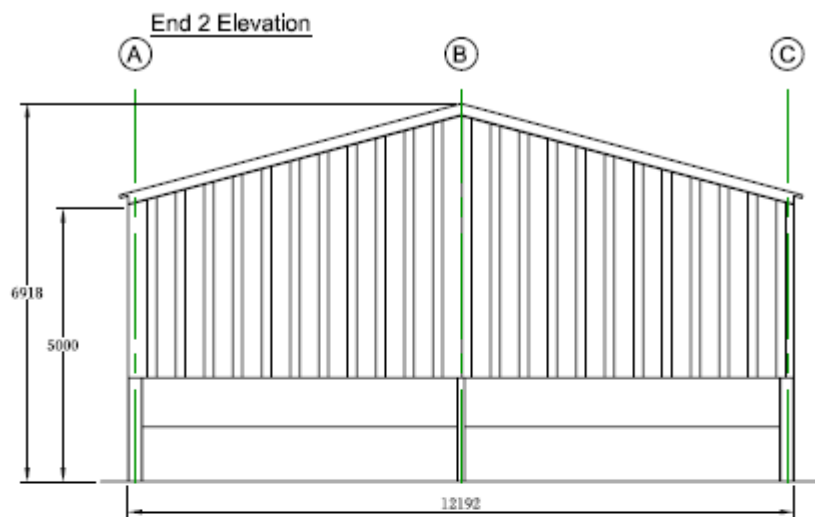
Below are the proposed plans and elevations of the scheme.



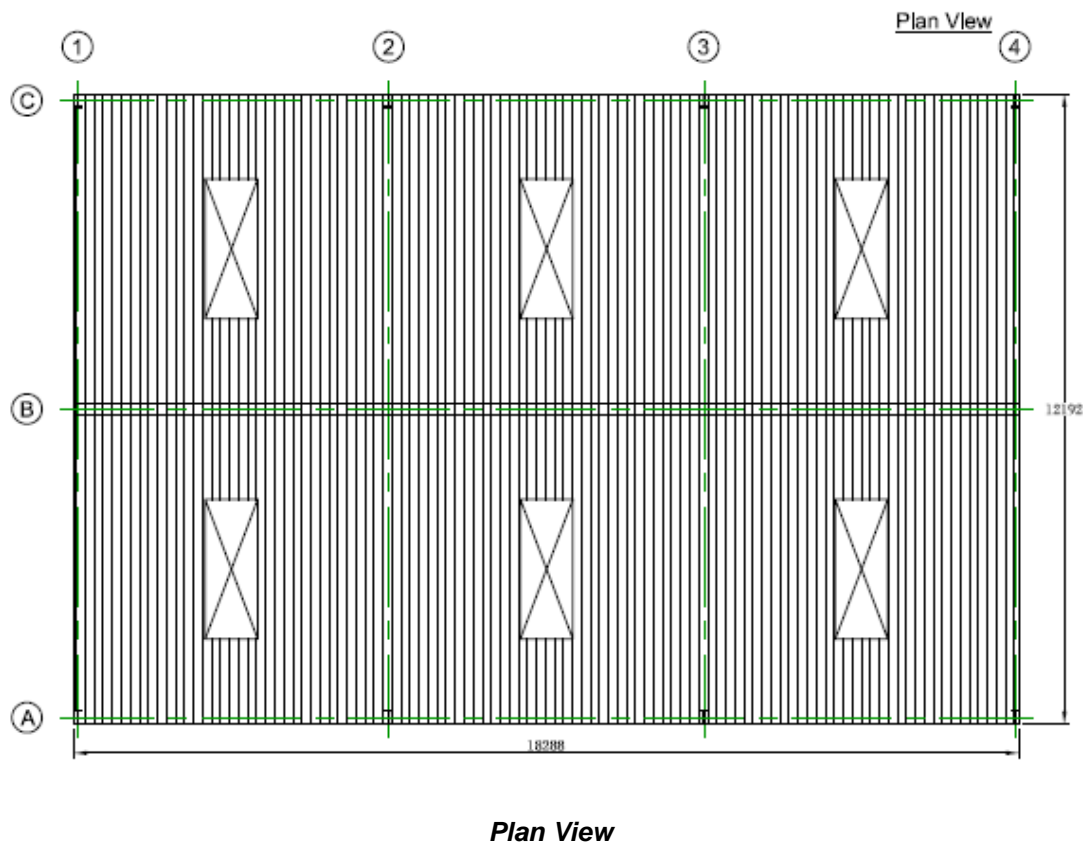
Site Plan



Side Elevations



End Elevations



5. Local Planning Policy

Wiltshire Core Strategy 2015 (WCS):

- CP 14 – Marlborough Community Area Strategy
- CP 34 – Additional Employment Land
- CP 51 – Landscape
- CP 57 – Ensuring High Quality Design and Place Shaping
- CP 61 – Transport and New Development

National Planning Policy Framework 2019 (NPPF)

Section 85 of the Countryside and Rights of Way Act 2000: requires the Local Planning Authority to 'have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty'.

Wiltshire Landscape Character Assessment (2005)

6. Relevant Planning History

17/05511/FUL - Proposed gated access into field – Approved with conditions

7. Summary of consultation responses

Fyfield and West Overton Parish Council

'The Council has no objection in principle to the proposal. However it has several concerns about the traffic implications, particularly at the junction of the school in Lockeridge and invites Highways to consider attaching conditions.

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

2) Any gates shall be set back to a minimum of 4.5 metres from the edge of the carriageway, such gates to open inwards only.'

Wiltshire Council Highways (First response)

'I note the proposal for the erection of an agricultural storage building at the above. The site is located on the classified C202 which is subject to a 30mph speed limit to the western side of the property and currently used as a field. Although the property benefits from a double garage, this is insignificant in terms of size to store agricultural vehicles and machinery.

I have also noted that a previous application has been made for the creation of a vehicle access into the field during 2017 (17/05511/FUL) which was approved. However, my colleague had queried the use of the access at the time of the application and had stated that if it was going to be used for agricultural purposes then the dimensions of the access would need to be changed accordingly to allow larger vehicles to use it.

I have no objection to the creation of the agricultural store in principle, but details submitted with the application state the type of vehicles that will be using the access and that they will be in use for an agricultural business. This would now mean that the previously approved access would not be suitable for these vehicles and would need to be improved to accommodate them.

I therefore recommend that no Highway objection is raised, subject to the following conditions being attached to any consent granted;

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

REASON: In the interests of highway safety

2. Any gates shall be set back 15 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety and to allow for agricultural use

3. No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 43 metres in both directions with from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

4. The development hereby permitted shall not be first brought into use until the access has been increased in width to 5 metres over the first 15 metres from the C202 carriageway edge with the provision of a radius of 3 metres to both sides of the access.

REASON: In the interests of highway safety

Informative –

The proposal includes alteration to the public highway and the consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be 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. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.'

Wiltshire Council Highways (Second response)

'In addition to previous highway observations made and submitted I have the following comments to make:

The Highway Authority Officer visited the site and is aware of the wider road network. It is acknowledged that the wider road network is rural in nature and at some times and over some parts, highly parked. However it is the HA position that based on the number and times of vehicle movements associated with the proposed business use that there is not likely to be a significant cumulative negative impact on the users of the highway and as such within planning policy guidance there is no reason for refusal.

Core Policy 61 states that the site should "capable of being served by a safe access to the highway network". From visiting the site it is apparent that a safe vehicle access to the area proposed for storage is capable of being implemented, there is adequate visibility and space to provide an access suitable for the use proposed.

When considering the wider road network it is apparent that over some lengths, there are places where on street parking takes place, one example (though not an exclusive location) being by the school (this is usually within school pick up and drop off times). Parking on the highway is not a right and as defined in the Highway Act 1980 the highway is for the "passing and re-passing of vehicles" with parking permitted by the highway authority only if it does not cause an obstruction. It is apparent that the parking in this case is the obstruction that makes it more difficult to take access in a larger vehicle. If the parking is set aside the actual running width of the carriageway is often between approx... 5.2m and 4.4m in some places 6.3m, which is more than adequate to accommodate the size of vehicles proposed to be used. The Highway Authority is expected to manage obstructive on street parking (for example by the use of waiting restrictions) and it has a responsibility to ensure that all vehicles have an ability to take access. As such on street parking should not be used as a reason for refusal by the local HA because it can be addressed through other tools that the HA has the ability to implement.

It is recognised that with parking in place the road width is narrowed and this may on occasion lead to a difficulty for a larger vehicle to navigate, however the highway authority

notes the position taken within the NPPF (the guidance on which the Planning Inspector relies as part of their consideration at Appeal) which states that “development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or residual cumulative impacts on the road which would be severe”. It is the Highway Officer’s position that based on the information provided by the applicant the nature of the business would not lead a significant level of conflict and/or negative impact on the users of the highway. The proposed method of operation would mean that vehicles are more likely to be on the road network early and late in the day (avoiding the high levels of on street parking, around school times for example) and that the number of vehicle movements on the road network in a day will be very low. Taking this in to account it is the HA position that there will not be an “Unacceptable impact on the safety of the highway user” even with parked vehicles in place. In basic terms the numbers of times conflicting movements may take place are likely to be so few that their impact will be relatively small.

The HA does note that the existence of parked cars may on some occasions make the access by larger vehicles harder to achieve, however as noted above this in itself is not a valid (in terms of planning) reason for refusal. Therefore, it is the HA’s position that any refusal based on that position would not be upheld at Appeal.

The HA is satisfied that based on the information provided by the applicant the proposal will not lead to an “unacceptable impact” on the users of the highway and due to the nature of the business (rural) the proposal satisfies the principles outlined in Core Policy 61. Therefore the HA raises no highway objection.’

CPRE

‘We apologise for submitting our comments on this application after the date by which representations were due. However, we understand that Wiltshire Council Constitution, Part 3, para. 1.3 provides that a private application by a member, to which objections have been received raising material planning considerations, should be determined by a planning committee. We therefore assume this River Mead House application will be considered by the Eastern Area Planning Committee, and as no date for that has yet been announced, we hope it will be possible for our comments to be taken into account.

The proposed structure, a machinery store, would more accurately be described as an industrial unit than as an agricultural unit, and would be of a different character from the other properties between the T-junction by the school and the Kennet Valley Hall. It would change substantially the character and appearance of that stretch of West Overton Road, contrary to Core Policy 51, Landscape, and Core Policy 57, Ensuring High Quality Design and Place-shaping.

In August 2017, permission was granted for a new access into the agricultural field currently used as an extension of the garden for River Mead House (as per Application Form) that is the site for this application. At that time, the Case Officer observed:

"The provision of a gate and associated hardstanding and the creation of the visibility splay will to a degree alter the character of this tree lined country lane. However, the associated harm is not considered to be so great as to warrant refusal of the application."

The further construction of a large storage building for commercial purposes, associated hard standing "made up of hardcore (D&S Statement)", and a gravelled drive across the field from Rivermead House to the new access gateway would surely exacerbate the harm to the tree-lined country lane to an extent warranting refusal of the current application?

We believe the proposal to introduce to the chosen site a business activity that would entail movements of large vehicles in either or both directions along the narrow West Overton Road and the other country lanes leading to main roads would be contrary to CP 60, Sustainable Transport, notably item vi, in that no proposals are made to mitigate the impact of the development on the amenity and safety of the local community and the environment.

We draw attention to the large number of well-reasoned letters objecting to the potential adverse impact of the increased number of large, heavy vehicles on the convenience and safety of local residents, not only in the immediate vicinity of the proposed machine store but also in the surrounding village streets, which already suffer from traffic congestion. We support particularly the submissions from the school governors and Badingham Transport Planning & Highways Consultants on behalf of local Residents, which deems the access unsafe and recommends refusal.

We urge the Planning Committee to refuse this application.'

8. Publicity

The application was advertised by way of a site notice and neighbour notification letters. As a result of this exercise, around 50 letters of objections have been received. The principal comments put forward are highlighted below:

- The development will have totally unsatisfactory traffic implications
- The lanes surrounding the development are too narrow and unsuitable for large agricultural machinery
- The location is unsuitable for industrial buildings
- Concerns about the damage such machines would do to vegetation and the ecology in the area.
- Impact on road safety – danger to school children, walkers, cyclists and horse riders / horses using the narrow unpaved lanes of West Overton and Lockeridge.
- If the applicant is leaving the village once a day and returning once and is careful that should be fine, but, if he plans to leave/ re-enter the village many times each day or expand to buy other vehicles, we would be concerned.
- Turning at the junctions would be difficult to impossible with all the usual parked cars etc. in Lockeridge and given the size and length of the agricultural vehicles.
- There is insufficient access / width along the roads leading to the proposed development and attempts to drive such large machinery on them could fatally impair safety.
- Overton Road has numerous parked cars align it at all times of days. The baler cannot get past with parked cars as the road is of insufficient width.
- Deliberately channelling such large vehicles past a primary school would be grossly irresponsible.
- The barn is very large and would have an appearance indistinguishable from an industrial unit.
- It would be completely out of character with the Lane from Lockeridge to West Overton which is entirely rural with a very few well-spaced established houses.
- It would completely contradict the Village Design Statement which is supposed to maintain the character of the Upper Kennett villages and which was adopted by Wiltshire Council into their planning guidelines.
- The mass amount of heavy machinery would look ghastly
- Having this equipment housed and in frequent use not on the farm where it is to be used will also be detrimental to the lives of villagers in Lockeridge and West Overton.
- We would like to see a restrictive covenant placed on any permission which sets out the barn should be used for agricultural purposes only (never to be changed into

housing) and set out an absolute for the number and size of vehicles permissible in order to maintain road safety in our villages.

- It isn't expectable – go and buy a farm
- Children from the school now make weekly visits to the Kennett Valley Hall which would require additional vigilance on an already dangerous route.
- The tractors coming in and out of the barn will be creating noise pollution in the surrounding villages in which they drive through, air pollution and a danger to children who regularly use the road outside this property to cycle/walk to and from school, and to the village hall.
- With Wiltshire Council's recent declaration of a climate emergency this should be an opportunity to do your bit and start making small changes to the benefit of the planet, and reaching Wiltshire's zero carbon by 2030 goal. Supporting the creation of a barn made using concrete and hosting large fossil fuel guzzling vehicles which they will be getting used in unsustainable farming practices is the opposite of this.
- Pedestrian traffic will reduce for fear of being hit by large agricultural vehicles – worsening the impacts on the environment.
- Taking more green belt and changing the nature of our local villages.
- This is a residential site not an industrial site - this is not a suitable site for this business.
- This application should be about the type of business allowed and wanted in this residential location, not about the proposed barn.
- Why should we stop going out, or find it unpleasant and dread it or fear it in case we meet huge noisy, polluting tractors?
- The actual proposed new building looks as large if not larger than the Kennet Valley Hall and River Mead House itself.
- In 2010, there were applications for a new dwelling on this site which were turned down, some of those reasons stated were, 'Too modern' and 'Not in Keeping' with the local area. So, not sure how this agricultural style of building on a residential plot isn't also 'not in keeping'.
- If this premise is to be used to store machinery that is used for commercial purposes should there also be an application for change of use, to commercial premises?
- The previous planning application made in 2017 (ref 17/05511/FUL) for 'gated access into the field' which was approved and is sited in this application does not mention what vehicles may or may not be using this opening. This application needs to be reviewed as it is clear that large sized machinery will be driving in and out of this opening.
- It will tower over the Kennet Valley Hall which is the fulcrum between Lockeridge and West Overton and is not in character with the rest of the local landscape.
- The school regularly use the Kennet Valley Hall, walking 70+ children along the road and back, and would be worried if several large vehicles were passing by during each journey, as this is not something that they encounter currently.
- Safety of the children must come first.
- Harmful visual impact in the AONB from the proposed building
- Additional vehicles such as diesel deliveries etc. will also require access to the site therefore further increasing large vehicles on our roads.
- This application is shoehorning a large agricultural building into the corner of a relatively small paddock with difficult access.
- The proposed site is, in reality, a business development - masquerading as "agricultural" - of the River Mead House garden, and must have been foreseen during the recent purchase of the property.
- What plans are in place for spillage of oil, fuel and hydraulic oil, plus the servicing of equipment? Potential to impact upon River Kennet.

- What will happen to the building / business after the applicant retires?
- The decision on whether these plans are passed will set a precedent on further applications for any other fields that sit within the Lockeridge and West Overton boundaries and neighbouring.
- Please don't allow such a large industrial building to spoil all the hard work of the local villagers who developed the Village Design Statement to protect the unique characteristics of our villages.
- The application is for business use in a residential area - does a change of land use need to be applied for?
- Impact on residential amenity and the tranquillity of the area and lane in general.
- The applicants farm machinery vehicles are currently at his nephews farm in Frome. The applicant could operate his business in Frome to provide a service to farmers in the Frome area.
- He so far only has 4 pieces of equipment, at what point will he be wishing to increase the amount of equipment stored in his barn, or increase the size of the barn?
- This will be a real 'blot' on the landscape
- He is only proposing keeping 1 tractor and 3 alternative pieces of equipment to tow, at busy times it is suspected that there will be far more tractor movements than 1 out and in each day.
- The proposal is not for an "agricultural storage building". The application material clearly indicates that the proposal is to provide a facility which will be used as a business premise. The business is referenced several times within the application material as an "agricultural contractors".
- Without a direct connection to an agricultural holding, agricultural contracting is generally considered to be class B2 or B8, depending on the processes being undertaken on site.
- The application should therefore be for a change of use from agricultural to a B2/B8 in addition to the erection of a storage building.
- Despite the reference to landscaping in the application, it is unlikely that it will be possible to fully mitigate the impact of the 7 metre tall building.
- The proposal has the potential to create a disruptive level of noise. This should be considered both in terms of the site itself, but also, and potentially more significantly, in terms of the two villages that any vehicle leaving the proposed site must move through to reach either the A4 or any other road.
- Might be difficult to mitigate the impacts of noise via planning conditions as agricultural workers don't work standard hours.
- The Applicant states that there is an essential need for the machinery to be stored in a "...weatherproof and secure storage area within close proximity of Mr Sheppard's home in order to ensure that the contract farming enterprise is located within a viable distance and the machinery is kept year round in a fully maintained state.". This is incorrect. There are innumerable cases where agricultural workers dwelling within close proximity of their contracting yard. They are almost universally refused.
- While it is understood that in all cases traffic impact is a matter of fact and degree, it is important to take into account not only the current application but what could ultimately be achieved with the approval of that application.
- It would be extremely difficult to prevent a significant increase in the use of the site once approval is granted.
- It is therefore considered, without additional justification for the location of the proposal, the application represents the development of a B2/B8 storage facility in the open countryside and the proposal should be refused on the grounds that it will have "

...an unacceptable impact on highway safety ...” as set out in Paragraph 109 on the NPPF.

- Condemn the actions of Wiltshire Council for notifying them of the planning application.

An objection has also been submitted by Badingham Ltd. (Transport Planning & Highways Engineering Consultants). Attached with it is an accompanying letter by the objectors who sought out the services of this consultant along with signatures from members of the village who agree with its content. The full report can be viewed on the Council's website. However, a summary of the report (copied from it) is as follows:

“The West Overton Road / Alton Barnes Road T-Junction within Lockeridge is an existing dangerous and constrained arrangement, with poor pedestrian facilities, limited street lighting and history that includes a fatal collision. Any intensification in the use of this junction is likely to result in an unacceptable impact upon road safety in particular.

No Transport Statement has been prepared by the applicant to assess the impact of the proposals on the adjacent highway network and therefore Core Policy 60 (iv) objectives have not been met for assessing and, where necessary, mitigating the impact of developments on transport users, local communities and the environment.

A vehicle swept path analysis has demonstrated that agricultural machinery will lead to unsafe conditions within Lockeridge.

The proposal does not comply with Wiltshire Core Policy 61 (ii) in that it fails to demonstrate ‘that the proposal is capable of being served by safe access to the highway network.’

Similarly, it fails to fulfil a key consideration of the Wiltshire Core Strategy ‘to ensure that development proposals achieve a suitable connection to the highway that is safe for all road users.’

NPPF 2019 paragraph 109 states that: ‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’. NPPF 2019 now includes ‘highway safety’ as a reason for refusal. Paragraph 84 of the NPPF states that in rural area it should be ensured that ‘development is sensitive to its surroundings, does not have an unacceptable impact on local roads...’

We therefore recommend that the Application is refused for the reasons stated above.”

Further objections have been received from local residents and the transport consultant they have employed the services of. These comments primarily concern the Council's final comments on highways matters and are essentially a fundamental disagreement with them. To avoid a lengthy report, these further comments can be viewed on the Council's website. The comments raised do not add any new material considerations.

9. Planning Considerations

Principle of Development

The proposed building is to be erected for the purposes of running an agricultural contracting business. Agriculture is defined in Section 336 of the Town and Country Planning Act 1990 as:

“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land,

meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly;

An agricultural contracting business does not meet any of the standards set out in the above definition. It is therefore not considered to be an agricultural use. Without any direct connection to an agricultural holding, a farm contracting business is generally considered to be a B1 use (if an office) or B8 use (if a storage and distribution place). In this case the proposal is considered to be a B8 use whereby the agricultural vehicles are stored on the site and taken to the various farms for contract work.

Core Policy 34 is the Core Strategy’s dedicated policy to deal with additional employment land (this includes B8 uses). This policy states the following:

Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:

- i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or*
- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or*
- iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or*
- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.*

Where they:

- a) meet sustainable development objectives as set out in the policies of this Core Strategy and*
- b) are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and*
- c) are supported by evidence that they are required to benefit the local economic and social needs and*
- d) would not undermine the delivery of strategic employment allocations and*
- e) are supported by adequate infrastructure.*

An agricultural contracting business is considered to be a rural-based business and it is located adjacent to a Small Village. As such, point iii would be relevant. Furthermore, modern agricultural practises have seen more farms sharing agricultural machinery in order to drive down running costs and maintain a viable / profitable farming business (machinery being a huge expense). An agricultural contracting business run in the manner proposed in this application would be of benefit to the local farming community in allowing this modern agricultural practice to be more readily achieved i.e. reducing the requirement for local farmers to purchase and run their own machinery, instead contracting this business to carry out any work needed on their holding that requires the use of agricultural machinery e.g. baling, silage and haylage. Officers therefore consider point ii is also of some relevance.

With regard to the lettered points above, to which any proposal identified in points i to iv must meet, the following conclusions are drawn.

The promotion of agriculture and land-based industries (which this business is considered to be classified as) is something the Core Strategy is seeking to achieve in order to move

towards a higher value economy (as stated in Core Policy 34). The promotion of agriculture in general is one of the sustainable development objectives of the plan.

The appropriateness of the scale of the proposed development and its potential impact on the amenities of the surrounding area will be covered in more detail later in the report (i.e. by assessment against Core Policies 51 and 57 of the WCS).

A farm contracting business offering services to the local farms around the Marlborough area would be of benefit to the local agrieconomy. It would therefore be supporting local needs.

The development would not undermine the delivery of strategic employment allocations. This is a very small scale B8 use that is more appropriate in the countryside than the towns, where the strategic employment allocations are, because it is a service for the rural community i.e. the local farms.

The site has the necessary infrastructure to support such a business – the proposed building would share the existing utilities on the site with the house. Adequate infrastructure in relation to the surrounding highway network and access will be covered later in the report (i.e. by assessment against Core Policy 61 of the WCS and paragraph 109 of the Framework).

In principle, the proposal can be supported under Core Policy 34 of the WCS subject of course to conformity with other relevant policies of the development plan – notably, those highlighted above.

In addition to WCS policy, paragraph 83 of the NPPF states that planning decisions should enable the development of agriculture and other land-based rural businesses as well as supporting the sustainable growth and expansion of all types of business in rural areas. This is in order to help the rural economy prosper. National planning policy is therefore also supportive in principle of the scheme.

Design / Visual Impact

The design of the building is fairly standard. Agricultural buildings are not usually things of beauty, which is to be expected as they are designed with purely a functional need in mind – whilst this is a B8 use it is still very much an agricultural building by design that is a common sighting amongst the many farms throughout the local area. They are part and parcel of the countryside and therefore do not sit out of place within the landscape per say. Often over time, they can seemingly blend into their wider setting and become unassuming structures. The key to this successful integration usually lies in the choice of materials, the positioning and scale of the building and the landscaping that exists or is proposed in and around the building.

In this case, the building's height is not excessive for a structure designed to store agricultural machinery and the same can be said about its scale. It is appreciated that some additional space is to be provided for storage but this is not unreasonable given the intended use of the building. Additional space is highly likely to be required to store any equipment or fuel that may be needed to maintain the tractor and machinery. However, at 18m x 12m x 6.9m it is comparatively small compared to many other agricultural buildings within the district.

That said, the site is located within the AONB, which is acknowledged in the NPPF (paragraph 172) as being a landscape designation that should receive the highest status of protection in relation to the conservation and enhancement of its character and scenic qualities. The Council's own dedicated landscape policy (CP 51) seeks to ensure the landscape character of Wiltshire is protected, conserved and where possible enhanced. It goes on to state that any negative impacts must be adequately mitigated against.

Applications should only be refused where the landscape impacts of the development would be significant. The overall significance of the impact (e.g. minor, moderate or major harm) is concluded upon once you have factored in the mitigation that is proposed i.e. over time when landscaping matures the visual impacts of a building are reduced.

It is also worth noting that the field / paddock is not in an isolated location. It can clearly be read in conjunction with other man-made influences e.g. the modern Kennet Valley Hall and its associated sports field and large parking area - arguably not the most aesthetically pleasing building in the landscape. There is also a range of equestrian-related development and the influences of the large gardens to domestic properties, all within the immediate environs of the site. These all have an effect on the character, quality and visual sensitivities of the landscape that surrounds the application site – arguably a negative one.

With this in mind, the building is located, as far as practically possible, to take advantage of the existing built form i.e. it has been sited level with the applicant's house and the Kennet Valley Hall. Nestled between these two buildings will help to minimise the visual impact by ensuring it is read in conjunction with existing development. Its height is not excessive and would not be significantly taller than the Kennet Valley Hall and it has been orientated in a north-south direction to reduce the mass and bulk of the building that would be visible from more distant views (it is noted that there are no public rights of way in close proximity to the site). Its scale is also not excessive and the appearance is very much akin to other agricultural buildings within the area (tanalised timber castellated boarding over pre-stressed concrete panels, with fibre cement sheets for the roof are an appropriate material choice). It will therefore not be the most surprising feature within the landscape.

Whilst it is appreciated that there will be a visual impact caused, this will be most significant at a localised level (i.e. the immediate environs of the site) where its visual effect from roadside views and the Kennet Valley hall would be most apparent – primarily as you pass the site frontage (some of which would be from vehicles travelling at speed). Given the building will be set back from the roadside, more distant views from Overton Road would not be possible due to existing buildings and trees. Officers therefore conclude that the visual effects of the development will have a minor adverse impact at a very local level.

The field itself, being a paddock, would not change significantly in character with the building not interrupting any existing field pattern or boundary vegetation. Nor will it be changing its agrarian character, as the use of the building will be by agricultural vehicles from what is essentially a farm building (albeit in a B8 use). Furthermore, the tree-lined avenue that exists along Overton Road will not be interrupted by the building as it is set back from the road and does not require the removal of the roadside trees. Landscape character would be broadly preserved.

Quite obviously, the visual impact is greatly reduced as you move away from the site where the field boundary hedging and trees, copses, topography and built form of the villages helps to screen the building from view. The visual effects would almost be imperceptible as distant views are unlikely to be possible (it is noted that there are no Public Rights of Way within close proximity of the site). The character change argument remains the same i.e. the field / paddock will not undergo any significant landscape character change. Officers conclude from this that the building will have a negligible impact from more distant views.

Overall, the impact of the building from a landscape and visual perspective is not considered to be significant enough to warrant refusal on landscape grounds. At a localised level, the additional planting proposed will greatly help in reducing the minor adverse impact to an acceptable level and, as above, from wider views the impacts would be negligible.

Such planting would be conditioned to ensure it is sufficient and planted at the appropriate time with the appropriate protection measures in place. Obviously, this will not provide instant mitigation but, over time, it would help soften the impacts of the building and would count as landscape measures designed to reduce negative impacts for the purposes of Core Policy 51.

Whilst it is accepted that tranquillity is a landscape consideration and that it is important to protect and conserve the tranquillity of the AONB environment, the applicant has 1 tractor that is intended to be operated from the site with various machinery attachments. Use of this level and nature would not be considered to give rise to significant noise levels such that the tranquillity of the AONB would be materially harmed. The comings and goings of one farm vehicle within a wider active farming environment would not be considered noise pollution. In any event, noise from agricultural vehicles is to an extent, part and parcel of the countryside and would not be an unsurprising experience to hear within the landscape. The impacts identified here would not amount to material harm that would justify a refusal of planning permission.

The proposal is therefore considered to protect / conserve landscape character in accordance with the requirements of Core Policy 51 of the WCS and Section 85 of the Countryside and Rights of Way Act 2000. The scheme is also considered to be in broad accordance with the requirements of Core Policy 57 of the WCS and is thus of acceptable design.

Neighbour Amenity

The nearest residential property to the proposed building (save for the applicant's house) is approximately 75m away. At this distance, the actual building will have no impact upon this property.

The Kennet Valley Hall will be the nearest non-residential property to the building. The building itself is not of a scale or height that would cause any loss of light to the hall, nor would it have an overbearing impact upon its users. It is located adjacent to the end elevation of the hall (the principal windows are not located here) and it is set a good distance in from the boundary.

With regard to noise and disturbance from the use of the building, although not a B8 use, the business will operate in a manner akin to if it were a working farm building i.e. there will be the typical 'comings and goings' of agricultural vehicles. The intended nature of the business means the vehicles will primarily operate in the summer months whereby they will leave the site in the morning and return in the evening (if not left overnight at the farm in which the contract is with at the time). This amount of activity would not give rise to a level of noise and disturbance to neighbouring properties that would be considered sufficient to refuse the planning application. Granted, there will be some impact but this is no more than one would expect from say a working farmyard.

Highways Safety / Parking

The proposed access onto Overton Road is considered to be safe and suitable by the local highway authority (LHA) subject to conditions requiring the following:

- that visibility splays are to be provided;
- that the access is to be consolidated over the first 15 metres;
- that gates are set back 15 metres from the carriageway edge; and
- that the first 15 metres of the access is a minimum width of 5 metres.

With such conditions in place, officers consider there to be no concerns with regard to the provision of the field access to serve the proposed agricultural storage building.

With regard to the wider highway network, the LHA has stated that based on the information provided by the applicant, the nature of the business would not lead to a significant level of conflict and/or negative impact on the users of the highway. In other words, the business will operate at a fairly low level – just one vehicle coming and going from the site in a given day, largely during the summer months only and mostly outside of peak travel times e.g. very early in the morning or late at night.

The NPPF states at paragraph 109 that:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

It is clear from the LHA response that they do not consider there to be an unacceptable impact on highway safety nor do they consider the cumulative impacts to be severe. As such a refusal on highway grounds would not be justified.

Whilst officers appreciate the concerns raised by local residents, as the LHA have indicated, the issue of parked cars on the road preventing the passing or repassing of vehicles on the highway is a matter that can be addressed by other legislation outside of the planning remit.

Furthermore, it must be noted that the LPA has no control over the frequency and / or type of vehicles that could use the site without the need for planning permission e.g. the vehicles subject of this application.

Issues raised by Third Parties

The application was advertised by way of a site notice. In addition to this, neighbour notifications letters were sent to those properties which adjoin the red line boundary of the site. This is in accordance with the requirements of the Town and Country Planning (Development Management Procedure) Order 2015. There were no requirements to consult wider than this, with for example, residents of West Overton.

Unless future plans are included in the application documentation then worries or hearsay about possible future expansion or alternative uses of the application site are not a material planning consideration. In any event, such uses would be subject to planning controls and would be determined on their planning merits at the time.

The application site is currently in authorised use as a paddock / agricultural land. There have been no applications made that have authorised any other use including domestic of this field. It therefore has no authorised use to form an extension to the garden of River Mead House.

Precedent should not be over-emphasised. Allowing this use and building to be located on this parcel of land does not automatically pave the way for other fields around Lockeridge and West Overton to be built upon. Every application is determined based upon its individual planning merits.

10. Conclusion (The Planning Balance)

Use of the site for an agricultural contractors business is supported by Core Policy 34 of the WCS and more generally by NPPF policy on the rural economy. As such, there is no ‘in principle’ objection to the development.

The design is akin to many other modern agricultural buildings within the wider area. They are often increasingly more industrial in design in the modern era for security reasons and in addition, usually as a result of complying with DEFRA guidelines. Officers do not consider this design to be any different such that a reason for refusal would be warranted. The design is therefore considered to be in broad accordance with the requirements of Core Policy 57 of the WCS.

Overall, the visual impacts of the scheme would not be significant upon the AONB landscape. This conclusion is drawn when taking account of existing and proposed planting, the undulating topography, the built form of the village and the lack of public vantage points of the site. Landscape character would thus be preserved in accordance with Core Policy 51 of the WCS.

Access onto the site from Overton Road is safe and suitable as stated by the LHA. The LHA has also confirmed that wider highway network is capable of accommodating the likely vehicles movements associated with the proposed business without having an unacceptable impact on highway safety and without any severe cumulative impacts on the road network. The threshold for refusing applications on highways grounds, as set out by paragraph 109 of the NPPF, has not been crossed. Officers therefore contend that the development accords with Core Policy 61 of the WCS.

RECOMMENDATION

APPROVE subject to conditions:

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

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

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

- Application Form
- Location Plan 1:10000
- Block Plan 1:1000
- Drg No. 19-7443

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

- 3 No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 43 metres in both directions with from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

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

REASON: In the interests of highway safety.

- 5 Any gates shall be set back 15 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety and to allow for agricultural use.

- 6 The development hereby permitted shall not be first brought into use until the access has been increased in width to 5 metres over the first 15 metres from the C202 carriageway edge with the provision of a radii of 3 metres to both sides of the access.

REASON: In the interests of highway safety.

- 7 No development shall commence on site above ground floor slab 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: In the interests of visual amenity and the character and appearance of the area which is within the AONB.

- 8 No development shall commence on site above ground floor slab level 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:-

- a) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- b) finished levels and contours;
- c) all hard and soft surfacing materials;

REASON: To ensure a satisfactory landscaped setting for the development in the interests of preserving the landscape character and scenic qualities of the AONB. .

- 9 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.

- 10 The site shall be used for an agricultural contracting business and for no other purpose (including any other purpose in Class B8 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). Furthermore, the provisions for change of use under 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) cannot be undertaken.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions / external alterations to any building forming part of the development hereby permitted and no plant or machinery shall be installed outside any such building on the site on the approved plans.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations, or the installation of any outdoor plant/machinery.

- 12 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 in the interest of maintaining dark skies within the AONB.

INFORMATIVE TO APPLICANT:

The proposal includes alteration to the public highway and the consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be 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. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

This page is intentionally left blank



This page is intentionally left blank