

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite, City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 30 May 2019
Time: 3.00 pm

Please direct any enquiries on this Agenda to Lisa Moore, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01722) 434560 or email lisa.moore@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 Fred Westmoreland (Chairman)	Cllr Leo Randall
Cllr Richard Britton (Vice-Chairman)	Cllr Sven Hocking
Cllr Brian Dalton	Cllr George Jeans
Cllr Christopher Devine	Cllr Ian McLennan
Cllr Jose Green	Cllr John Smale
Cllr Mike Hewitt	

Substitutes:

Cllr Trevor Carbin	Cllr Bridget Wayman
Cllr Ernie Clark	Cllr Graham Wright
Cllr Tony Deane	Cllr Robert Yuill
Cllr John Walsh	

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 - 16*)

To approve and sign as a correct record the minutes of the meeting held on 4th 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 **Wednesday 22nd May 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 **Friday 24th May 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 17 - 18*)

To receive details of completed and pending appeals and other updates as appropriate for the period of 22/03/2019 to 17/05/2019.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **19/02051/FUL - Land adjacent to Kiln Close, Whaddon, Alderbury, SP5 3HE** (*Pages 19 - 28*)

New dwelling with integral garage and access.

7b **19/02848/FUL - The Glebe, Homington Road, Coombe Bissett, SP5 4LR - WITHDRAWN** (*Pages 29 - 40*)

APPLICATION WITHDRAWN

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

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 4 APRIL 2019 AT ALAMEIN SUITE, CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

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

Also Present:

Cllr Tony Deane

13 **Apologies**

Apologies were received from:

- Cllr Fred Westmoreland
- Cllr Leo Randall – who was substituted by Cllr Robert Yuill

14 **Minutes of the Previous Meeting**

The minutes of the meeting held on Thursday 7 February 2019 were presented.

Resolved:

To approve as a correct record and sign the minutes.

15 **Declarations of Interest**

There were none.

16 **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

17 **Public Participation**

The committee noted the rules on public participation.

18 **Planning Appeals and Updates**

The Committee received details of the appeal decisions as detailed in the agenda.

Resolved:

To note the Appeals report for the period of 25/01/19 – 22/03/19.

The Chairman provided an update on Nighwood Farm. An Enforcement Notice had been issued at the start of the week requiring the asbestos bunds to be removed within the next four months.

19 **Planning Applications**

20 **18/03678/FUL - 4a & 4b, The Crescent, Hill View Road, Salisbury, SP1 1HY**

Public Participation

Ros Liddington spoke in objection to the application

Timothy Pennell spoke in objection to the application

The Senior Planning Officer Tim Pizzey, presented the application which was for reversion of 4A and 4B The Crescent, to a single dwelling including side/rear extension with parking. The application was recommended for approval with conditions, as set out in the report.

Late correspondence was circulated at the meeting, which included a report clarification and photos provided by a third party.

It was explained that the site had a reasonable amount of planning history as detailed in the report.

The proposal was to revert two flats back into one dwelling, with an extension. The original application had included a car port; however this had since been removed, and now substituted with two car parking spaces.

There was a bank along the boundary with a row of trees, and around the extension it was proposed that there would be a retaining wall.

There would be one single entrance door to the front, with the extension on the side of the dwelling. There was already accommodation in the roof.

The previous scheme that was dismissed on appeal included a larger extension, with a path close to the boundary, and involved an additional of a flat, with the rear extension deeper and wider than was now proposed. That scheme was dismissed on appeal on the grounds of impact on the conservation area.

On the rear of the property, there was currently a flat roofed extension which would be retained and incorporated into the proposed extension.

The proposal included removing some more of the bank to make way for the side extension, with some trees identified in the arboricultural report to be felled, some to be pruned back and some new planting.

There was reference in the most recent appeal decision of the importance of the trees. There were no TPO's on the trees but they had been identified as contributing to the conservation area.

The appeal decisions are a material planning consideration; the main consideration was the impact on the conservation area.

The Members had the opportunity to ask technical questions of the Officer, where it was clarified that there was a condition which required the details of the tree species proposed for re-planting. The Officers would work with the Tree Officer to seek clarification on what types of trees would be required. The following points came out of that questioning:

- The whole area was of archaeological interest, due to the potential for Palaeolithic remains, known to be in the area.
- The Arboriculture report would cover aspects of avoiding nesting season during construction.
- If this application was approved, the applicant would be able to submit further applications to increase the development. All applications are considered on their own merits, however unless something materially changed it was likely to have same decision.

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

The main points raised included:

- the alleged damage caused by previous removal of some trees, and the subsequent negative effect on the remaining sycamore trees following the removal of part of the bank the concern that the removal of the proposed trees and bank would result in the removal of the natural screening between the Girls School and these houses.
- The digger used previously had allegedly damaged a piece of archaeology.
- Areas of the scheme had insufficient information for the Committee to consider at this point.
- The Salisbury City Council had rejected this application, since that time there had been 3 rapid plan revisions.
- Concerns of multiple occupation and associated vehicle movements. The movement of construction vehicles and the times of work.

The Division Member Cllr Sven Hocking then spoke in objection to the application, noting that :

- the current application was pretty close to the previous proposal. It was already cramped at the top of the road and would become more so and the level of upheaval to local residents due to there being no room for construction vehicles to turn.
- There would be a change of character to the area and the proposal for tree planting would be difficult as there would be little bank left to do any planting on.
- There had been a long history of applications on this site, all centred around getting another building on the end of the terrace.
- There was a covenant in place which was a legal document to restrict any more building on the site.

Cllr Sven Hocking then moved the motion of refusal against Officer recommendation on the grounds of overdevelopment, parking impact on neighbours and impact on a conservation area. This was seconded by Cllr Hewitt.

Cllr Hocking also requested that the Conservation Officer attend the site to advise on the re-instatement of the trees.

A debate followed where the key points raised included that the proposed development was in a conservation area, and Members raised the following issues:

- The associated vehicle movements in the restricted lane would be a disruption to the other residents.
- The trees, once damaged could not be repaired.
- The covenant was irrelevant, and not a planning consideration, as it was a civil matter.
- The upheaval would be a temporary matter, and the vehicular movement of works vehicles could be addressed by restrictions on hours.
- The trees had some protection by virtue of being in a conservation area. The applicant could apply to remove trees for development.
- If approved, the submitted scheme identified works to remove some trees and in effect an approval of this scheme would be granting permission for those trees to be removed. The bank has no separate protection status.

- Condition 11 gave protection against the dwelling becoming a multiple occupancy. The property as one dwelling was considered to be of an adequate size for a large family, without an extension.

The Committee then voted on the motion of Refusal.

Resolved:

That application 18/03678/FUL be refused, against Officer's recommendation, for the following reason:

1. **The proposed development by virtue of the size and cramped siting of the proposed extensions and retaining wall and the resultant adverse impact on the bank and trees of importance along the eastern site boundary, would be harmful to the character and appearance of this attractive part of the Milford Hill Conservation Area. Furthermore, notwithstanding the changes made to the previous proposal, it is considered that the proposed development would not adequately overcome the Inspector's reasons for dismissing the most recent appeal in respect of application 16/01910/FUL (APP/Y3940/W/17/3174421). The proposal would therefore be contrary to Core Policies 57 and 58 of the Wiltshire Core Strategy and aims of the NPPF.**
2. **The proposed development, by reason of its location at the top of a narrow private driveway, with limited parking for motorised vehicles and servicing, would provide insufficient parking and turning space for future occupiers and visitors of the site, likely to result in obstruction and inconvenience for users of the narrow congested private road leading to the site and associated disruption and disturbance during construction. As such the proposal would result in unacceptable harm to the residential amenity of the occupiers of neighbouring properties and would be contrary to Core Policy 57 and 64 of the Wiltshire Core Strategy.**

Note: The Committee also requested immediate remedial action be taken to reinstate the bank and trees that has been removed without permission. The Planning Officer would liaise with the Enforcement Officer to progress this request.

21 **19/00441/FUL - Pythouse Farm, Tisbury, SP3 6PA**

Public Participation

Richard Hickman spoke in objection to the application
Trudy Austreng spoke on behalf of Tisbury Parish Council

The Senior Planning Officer Warren Simmonds, presented the application which was for the erection of an agricultural building to house poultry. The application was recommended for approval with conditions, as set out in the report.

The proposed building would be 46 x 12m and approx. 3m high, with a 4.4m overall height of ridge.

The proposed juniper green colour was sympathetic to the surroundings, and the building included ventilation fans.

The building would house organic free-range chickens. The applicant was a provider to a major supermarket chain.

There was a requirement for the chickens to have a large area of outside space to qualify for free range.

There were other existing buildings on the site which also housed chickens. The new building would be sited so far to the north to maximise the distance between the existing unrelated dwellings in either direction.

Views of the building would be mitigated by other hedgerow and buildings. The proposed building was of relatively low height and not considered to have a detrimental impact on surrounding landscape. It was approximately 360 meters away from the nearest residential dwelling and there were no odour concerns.

The Members had the opportunity to ask technical questions of the Officer. There were no questions.

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

The main points raised included the visibility of the proposed building in the open countryside in an AONB, and raised the following points:

- The raised position of the chosen site, as opposed to the suggested preferred option of positioning the new building between the existing farm buildings.
- The duration it would take for planting to grow up to form cover.
- The use of the proposed service road, instead of an opening along the lane.

Trudy Austreng spoke in objection, on behalf of West Tisbury PC. She noted that the Officer had not mentioned the letter submitted by the AONB which stated their concern about the siting of the chicken house in this location and suggested that it be placed in between the farm buildings. She also raised the following points:

- The chosen location was in the skyline and not appropriate in an AONB. There were also concerns raised about the close proximity to the lane.
- Some current issues relating to an existing shed had not yet been addressed, and it was felt that this second chicken shed was also going to be a problem.

- Local knowledge was that it was along a narrow lane and large vehicle movement would cause an issue.

The Parish Council noted that a precedent would be set for large scale rural agriculture in an area of AONB. They wished for it to be positioned away from residential dwellings but not on the skyline.

The Division Member Cllr Tony Deane then spoke noting that he had called this application in because the Parish Council had wished it to be. There had been two parish debates, the second one he had attended. He had also received letters of objection from residents.

The main objections were the location being on the crest of the hill, and the existing building reflected the light and looked oppressive in the area.

We have read about the organic egg production and the restrictions of space. But it is in an AONB. This was the fourth of three other similar buildings. The prevailing wind went through the plantation across the site. It was intrusive in the AONB especially if it was built in a similar way as the others, we are told they will be using camouflage colours.

Cllr Devine then moved the motion of approval in line with Officer recommendation. This was seconded by Cllr Hewitt

A debate followed where the key points raised included that the site was not at the top of a hill but it was on high land. Environmental Health had no objections.

The proposed site was in front of a wooded area to reduce visual impact.

In the countryside we look across and see farm buildings, it is expected. The condition relating to external lighting needed to be clear.

The only planning issue was whether it affected the AONB.

With regards to the roof, it would be difficult to put a grass roof on it, but they could use a non-reflected paint.

The Committee then voted on the motion of approval in line with Officer recommendation.

Resolved:

That application 19/00441/FUL be Approved in line with Officer Recommendation, with the following conditions:

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

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

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

Drawing number 19002 02 Revision B dated 14.01.19, as deposited with the local planning authority on 22.01.19, and Drawing number 19002 03 dated 10.01.19, as deposited with the local planning authority on 22.01.19.

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

3. No external lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. Any external lighting scheme shall be designed so as to meet the criteria for Environmental Zone E1 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.

Reason: In the interests of amenity and the character of the surrounding landscape

4. No development shall commence on site above ground level until details of the materials and colours/external treatments to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Informative: The external finish(es) of the building should be non-reflective.

22 **19/00386/FUL - 12 Woodville Road, Salisbury, SP1 3JQ**

Public Participation

Marzia Parodi spoke in objection to the application
James Murphy spoke in objection to the application
Mrs Reed (applicant) spoke in support of the application
John Barber spoke on behalf of Salisbury City Council

The Planning Officer James Repper, presented the application which was for a two-storey side extension. The application was recommended for approval with

conditions, as set out in the report. He showed a variety of slides, and highlighted the following points:

- The proposal included the removal of a side window and move that to the rear of the extension.
- The objections received included a claim of reduction in sunlight to the neighbouring property and as a result an adverse effect on it.
- There were other similar extensions on neighbouring properties. The extension would facilitate a bedroom and en-suite
- There was currently a boundary dispute, Surveyors were involved and reports had been produced to state who owned the boundary.
- Property number 14 had an extension of a similar in size, with the proposed being slightly narrower.

The Members had the opportunity to ask technical questions of the Officer, where it was clarified that it was not possible to show where the shadow of the proposed extension would fall in the neighbouring rear garden, as it would be dependent on several factors which were changeable with time of day, and whether it was summer or winter. However, slides were shown of existing overshadowing caused by the existing dwelling.

Members of the public then had the opportunity to present their views as detailed above. The main points included:

- that the neighbouring property number 14 already had the extension up to the boundary when that house was purchased. If number 12 had a similar extension, there would not be enough of a gap between the two and as such would not be enough to distinguish the two properties as semidetached.
- The properties were set out in a staggered style and sat at different heights, with number 12 higher than number 14. An extension of this size would subject the rear garden of number 14 to additional shadow.
- New developments should provide a high standard of amenity. The neighbours property sat higher and further back from number 14, and it was felt that those factors had not been taken in to consideration.
- The applicants had lived in the property for a number of years and had a detailed knowledge of the area.
- There were other extensions of varying sizes and styles in the area, and the design had followed planning criteria closely. The proposed extension at 2.5m wide, was smaller than others nearby and that of the next-door neighbour at number 14.

- The property was in the corner of a cul-de-sac only used by residents and those turning. The existing adequate parking of 2 spaces would remain.

Salisbury City Council (SCC) representative, John Barber spoke in objection to the application, noting that SCC had refused the application on grounds of scale and overdevelopment, and indicated the following:

- The proposal was up against a building line so it had been rejected. It was felt that the proposal would change the character of number 14 and would create a considerable shadow at the rear of the neighbouring property.
- There would be no access for the neighbour to access their guttering between the two extensions, and would produce the visual effect of a terrace.
- The development would change the parking, as they propose to park a car on the front garden. The existing front porch was constructed from the wrong material, SCC would not have approved that either.
- SCC felt that the proposal was not complimentary to the local community.

The Division Member Cllr Derek Brown was unable to attend the meeting.

Cllr Hewitt then moved the motion of Approval in line with Officer recommendation. This was seconded by Cllr McLennan.

A debate followed where the key points raised included that:

- loss of sunlight did not constitute a planning refusal. There was nothing to say that as one neighbour had their extension first, that meant the other neighbour could not have one, because the two would be next to each other.
- The height could be considered over bearing and because of the layout of the staggered houses, there would be some over shadowing.
- Both properties were orientated east west, so light would be restricted by the houses themselves.
- The proposal would have an effect on the street scene and create the appearance of a terrace.

The Committee then voted on the motion of Approval.

Resolved:

That application 19/00389/FUL be Approved in line with Officer recommendation with the following conditions:

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

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

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

**Application Form & Certificate Received 20th January 2019
Revised Proposed Elevations Rev A Received 20th March 2019
Revised Proposed Floorplans Rev A Received 21th March 2019
Location & Block Plans Received 20th January 2019
Revised Proposed Parking Plan Rev A Received 20th March 2019**

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

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

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

- 4. WE12 OBSCURE GLAZING**

Before the development hereby permitted is first brought into use the window in the Western elevation (serving the En-Suite) shall be glazed with obscure glass and be top opening only. The window shall be maintained as such in perpetuity.

REASON: In the interests of residential amenity and privacy.

23 Urgent Items

There were no urgent items

(Duration of meeting: 3.00 - 5.10 pm)

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

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

Wiltshire Council
Southern Area Planning Committee
30th May 2019

Planning Appeals Received between 22/03/2019 and 17/05/2019

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
15/01181/ENF	69 Fisherton Street Salisbury, Wiltshire SP2 7SU	SALISBURY	Replacement of windows with UPVC	DEL	Written Representations	-	02/04/2019	No
17/01798/FUL	Valley View Dean Road East Grimstead Salisbury, Wiltshire SP5 3SD	GRIMSTEAD	Change use of land for the stationing of one mobile home, one touring caravan, and a day/utility room building for residential purposes, together with the formation of hardstanding, and landscaping and erection of maximum 2.8 fence (retrospective)	SAPC	Hearing	Approve	11/04/2019	Yes
18/02945/FUL	Normanton House West Amesbury Salisbury, SP4 7BJ	WILSFORD CUM LAKE	Outbuilding conversion to Home Office/Studio	DEL	Written Representations	Refuse	10/05/2019	No
18/07786/FUL	Land adjacent to Wagtails Southampton Road Alderbury, Wiltshire SP5 3AF	ALDERBURY	Revised layout to planning permission 16/04775/FUL to allow for two additional dwellings.	DEL	Written Representations	Refuse	24/04/2019	No
18/06738/FUL	Forest View Clay Street, Whiteparish Salisbury, Wiltshire	WHITEPARISH	Retention of existing bungalow known as Forest View and additional dwelling on Land at Forest View including parking spaces.	DEL	Written Representations	Refuse	18/04/2019	No
18/09798/PNCOU	Pear Tree Farm Pitton, Salisbury Wiltshire, SP5 1EG	PITTON & FARLEY	Notification for Prior Approval under Class Q - Change of Use of Existing Agricultural Buildings to Form Two Dwellings (Use Class C3) and Associated Operational Development	DEL	Written Representations	Refuse	10/05/2019	No
18/09960/FUL	Clyde Cottage The Common Winterslow, Salisbury Wiltshire, SP5 1PJ	WINTERSLOW	Construction of one pair of semi-detached dwellings with associated parking	DEL	Written Representations	Refuse	17/04/2019	No
18/10448/FUL	Land adjacent to Wagtails Southampton Road Alderbury, Salisbury Wiltshire, SP5 3AF	ALDERBURY	Revised layout application with two additional dwellings following refusal of 18/07786	DEL	Written Representations	Refuse	24/04/2019	No
18/11603/FUL	Thenford, The Street Kilmington, BA12 6RG	KILMINGTON	Erection of a detached 3-bedroom cottage within the curtilage of 'Thenford'.	DEL	Written Representations	Refuse	10/05/2019	No
18/12012/FUL	Plot 2 Former 12 Tidworth Road, Porton, SP4 0NG	IDMISTON	Proposed Car Barn - Plot 2	DEL	Written Representations	Refuse	24/04/2019	No

19/01571/TPO	Hollybank Petersfinger Road Petersfinger, Salisbury Wiltshire, SP5 3BY	CLARENDON PARK	Beech Tree - Fell	DEL	House Holder Appeal	Refuse	11/04/2019	No
--------------	---	-------------------	-------------------	-----	------------------------	--------	------------	----

Planning Appeals Decided between 22/03/2019 and 17/05/2019

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
17/07360/FUL	Land at Quarry Farm Ansty, Salisbury Wiltshire, SP3 59S	ANSTY	Re-Profiling of Ground and Provision of Hard Surfaces (Retrospective)	DEL	Written Reps	Refuse	Dismissed	22/03/2019	None
18/04622/OUT	Land at Weston Lane Winterslow, Salisbury SP5 1RQ	WINTERSLOW	Construction of 4 four-bedroomed dwellings with attached double garage (Outline applications relating to access, landscape, scale, layout and appearance)	DEL	Written Reps	Refuse	Dismissed	09/05/2019	None
18/07506/FUL	Spring Cottage East Knoyle, Salisbury SP3 6BS	EAST KNOYLE	Demolish existing lean-to and replace with two storey extension	DEL	House Holder Appeal	Refuse	Dismissed	16/04/2019	None
18/08498/FUL	49 Elm Close, Laverstock Salisbury, Wiltshire SP1 1SA	LAVERSTOCK	Renovation of garage and upgrade to include one dormer window, replace flat roof with pitched roof (retrospective)	DEL	House Holder Appeal	Refuse	Dismissed	05/04/2019	None
18/08603/FUL	44 Countess Road Amesbury, SP4 7AS	AMESBURY	Construction of double garage and associated works to driveway	DEL	House Holder Appeal	Refuse	Allowed with Conditions	05/04/2019	None

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 1

Date of Meeting	30 May 2019
Application Number	19/02051/FUL
Site Address	Land Adjacent Kiln Close Whaddon Alderbury Wiltshire SP5 3HE
Proposal	New dwelling with integral garage and access resub of 18/10244
Applicant	Mr P Cope
Town/Parish Council	ALDERBURY
Electoral Division	Alderbury & Whiteparish – Cllr R Britton
Grid Ref	419691 126302
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application has been called to Committee by Cllr Britton due to concerns in respect of:

- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design - bulk, height, general appearance
- Environmental or highway impact

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, subject to Conditions.

2. Report Summary

The application proposes a new detached dwelling within the defined limits of development. The application is a resubmission of the previously refused scheme under planning reference 18/10244/FUL. There are no objections from consultees which undermine the principle of the proposed development. The application is recommended for approval, subject to the Conditions set out at the conclusion of the report.

3. Site Description

The application site constitutes a parcel of land of approx. 1080 square metres being part of an area of former railway land (dismantled around 1970), within the settlement boundary of Whaddon.

4. Planning History

18/10244/FUL New dwelling with integral garage for access Refused 08.02.19

5. The Proposal

The application proposes the development of the land by the construction of a single detached dwellinghouse with integral garage, accessed off Kiln Close, together with associated alterations to ground levels and boundaries.

6. Local Planning Policy

Wiltshire Core Strategy (WCS) Core Policies CP1, CP2, CP23, CP50, CP51, CP57 & CP64

NPPF & NPPG

7. Summary of consultation responses

WC Highways – No Highway objection, subject to a Condition

Highways England – No objection

Drainage officer – Holding objection (details to be obtained by Condition)

Public Protection – No concerns, Conditions recommended

Ecology – No objection, subject to Conditions

Archaeology – No objection: *“The proposed development is within the line of the former railway. Works connected to the construction of the railway are considered likely to have destroyed any pre-existing archaeology.”*

Alderbury parish council – Object to the proposed development on grounds including overlooking, not in-keeping, plot too small, drainage concerns and amenity concerns.

8. Publicity

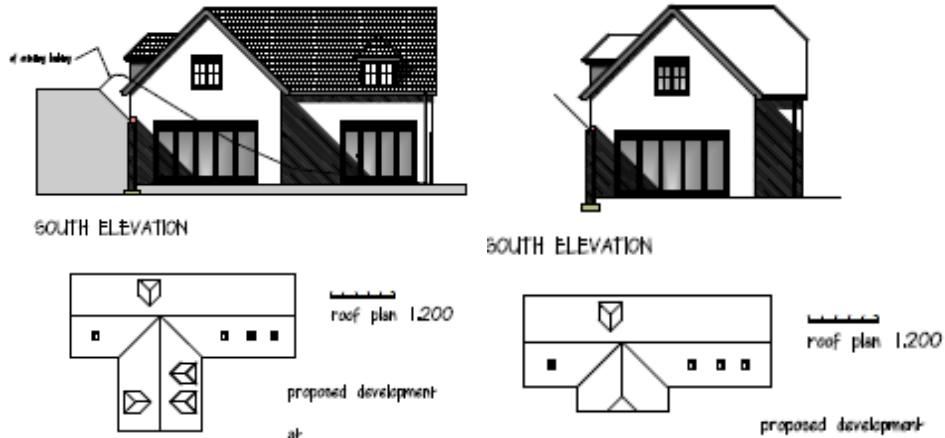
The application was publicised by site notice and neighbour notification letters.

Ten representations were received from third parties, each in objection to the proposal on grounds including:

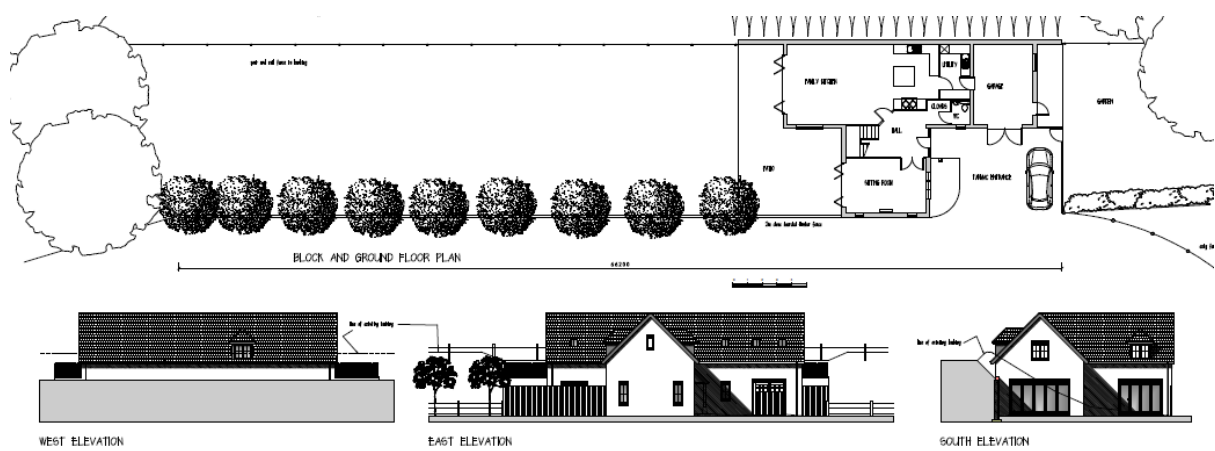
- Overlooking, overshadowing and other amenity concerns
- Overdevelopment
- Out of keeping
- Stability of embankment
- Construction traffic concerns
- Loss of trees
- Impact on wildlife
- Drainage concerns
- Lack of need for additional housing

9. Planning Considerations

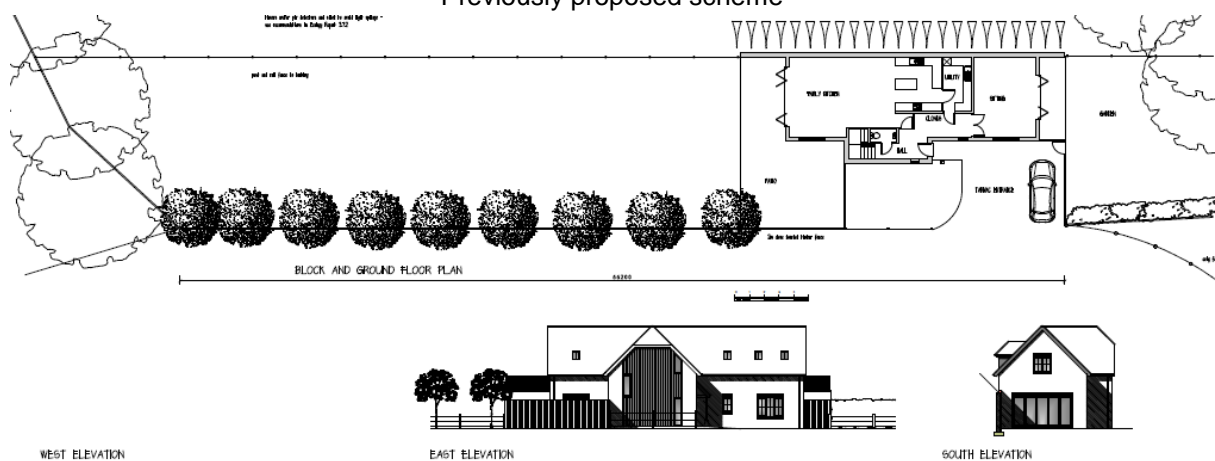
The application is a resubmission of the previously refused scheme under planning reference 18/10244/FUL (new dwelling with integral garage). The current scheme is amended principally by the reduction in footprint of the proposed dwelling (the reduction of the proposed eastern projecting element of the dwelling):



Previously proposed scheme (above left), current proposal (above right)



Previously proposed scheme



As currently proposed

The previous application 18/10244/FUL was considered at the Southern Area Planning Committee on 7th February 2019. The reason for refusal of the previous scheme was:

“The proposed development would constitute an overdevelopment of the narrow, linear plot that, by reason of the necessary retaining wall(s) and excavations required, would introduce a conspicuous and alien feature into the site and would be out of keeping with the existing character of the surrounding area. In these respects the proposed development is considered discordant with the aims and

objectives set out with Core Policy CP57 of the adopted Wiltshire Core Strategy.”

9.1 Principle of the proposed development

The application site is within the defined limits of development for the village of Alderbury as described within Core Policy 23 of the adopted Wiltshire Core Strategy. Therefore the principle of the development of the land for a dwelling is considered acceptable in the broadest of planning policy contexts.



Above left – WCS defined limits of development. Above right – location of site (within defined limits)

9.2 Scale, design & materials

The revised application proposes a single detached three bedroom dwelling, set within a proportionate garden curtilage with access from Kiln Close to the immediate east.

The proposed building is of chalet style with first floor accommodation within the roof void, served by rooflight windows, a dormer window (west) and gable end windows. The overall height and length of the proposed dwelling remain the same as previously proposed.

External materials proposed include brickwork and vertical timber boarding under a plain clay tiled roof. Boundary treatments to the eastern boundary include a section of hedge, closeboard fencing, post and rail fencing and areas of new mixed hedging.

Existing dwellings in Kiln Close and the surrounding area are of varied scale, materials and design. Taking into consideration the amendments and reduction in scale over the previously refused scheme, officers consider the proposed new dwelling would be acceptable in terms of its scale, design, materials and impact on the existing character of the surrounding area.

9.3 Impact on amenity

To facilitate the siting of the proposed dwelling, a degree of partial excavation of the railway embankment would be required on the eastern side, however this would be limited to the eastern ‘half’ of the embankment and secured by a retaining wall.

The proposed dwelling would be situated on the opposite side of Kiln Close to the two closest existing houses. By reason of the distance, orientation and general relationship between the proposed new dwelling and the closest neighbouring properties in Kiln Close, and by reason of significant mature natural screening along the eastern side boundary of Kiln Close, it is considered the proposed new dwelling would not result in the undue overlooking or overshadowing of neighbours in Kiln Close.

With respect to adjacent properties on the other side of the embankment (to the west), the distance between the proposed new dwelling and existing properties (more than 20 metres to the rear of the closest dwelling to the west), taken together with the presence and screening effect of the embankment, it is considered the proposed new dwelling would not result in the undue overlooking or overshadowing of neighbouring properties to the west.

Concerns have been raised in representations that the partial excavation of the embankment would result in increased traffic noise for properties to the west. Officers note the excavation of the embankment relates only to the area where the new dwelling is to be sited, and the excavated area would be subsequently 'filled' by the physical presence of the new dwelling (being of a greater height and density than the section of existing embankment) and therefore conclude an adverse impact would be unlikely to result.

9.4 Highways considerations

The proposed development provides a suitable form of vehicular access and off-street parking for at least two vehicles. The Highways officer has assessed the proposal and comments as follows:

"The amended proposal is for a three bed dwelling rather than a four bed dwelling and therefore only 2 car parking spaces are required. The garage has been omitted from the proposal and 2 parking spaces remain which is adequate to meet Wiltshire's parking standards."

9.5 Ecology

The application was accompanied by a Ecology Survey Report (Daniel Ahern Ecology, October 2018). The Council's Ecologist has assessed the proposal and previously raised no objection subject to Conditions.

9.6 Drainage

The Drainage officer has requested additional drainage information. For this type of application such details can be secured by Conditions.

10. Conclusion

The application is a resubmission of the previously refused scheme under planning reference 18/10244/FUL. The current scheme has been amended principally by a reduction in footprint of the proposed dwelling (the reduction of the proposed eastern projecting element of the dwelling). Taking into consideration the reason for refusal of the previous scheme and, in response, the reduced scale and form of the current proposal, it is considered the revised proposal has addressed the previous reason for refusal and is accordant with local and national planning policy.

Officers therefore recommend approval, subject to Conditions.

RECOMMENDATION

Approve, subject to the following Conditions:

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

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

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

Drawing number Cw/p/14A dated Feb'19, as deposited with the local planning authority on 12.04.19, and
Drawing number Cw/pa/10A dated Feb'19, as deposited with the local planning authority on 12.04.19.

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

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

Reason: In the interests of amenity

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

Reason: In the interests of amenity

5. 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 development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

6. 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 at the location of any proposed soakaways, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

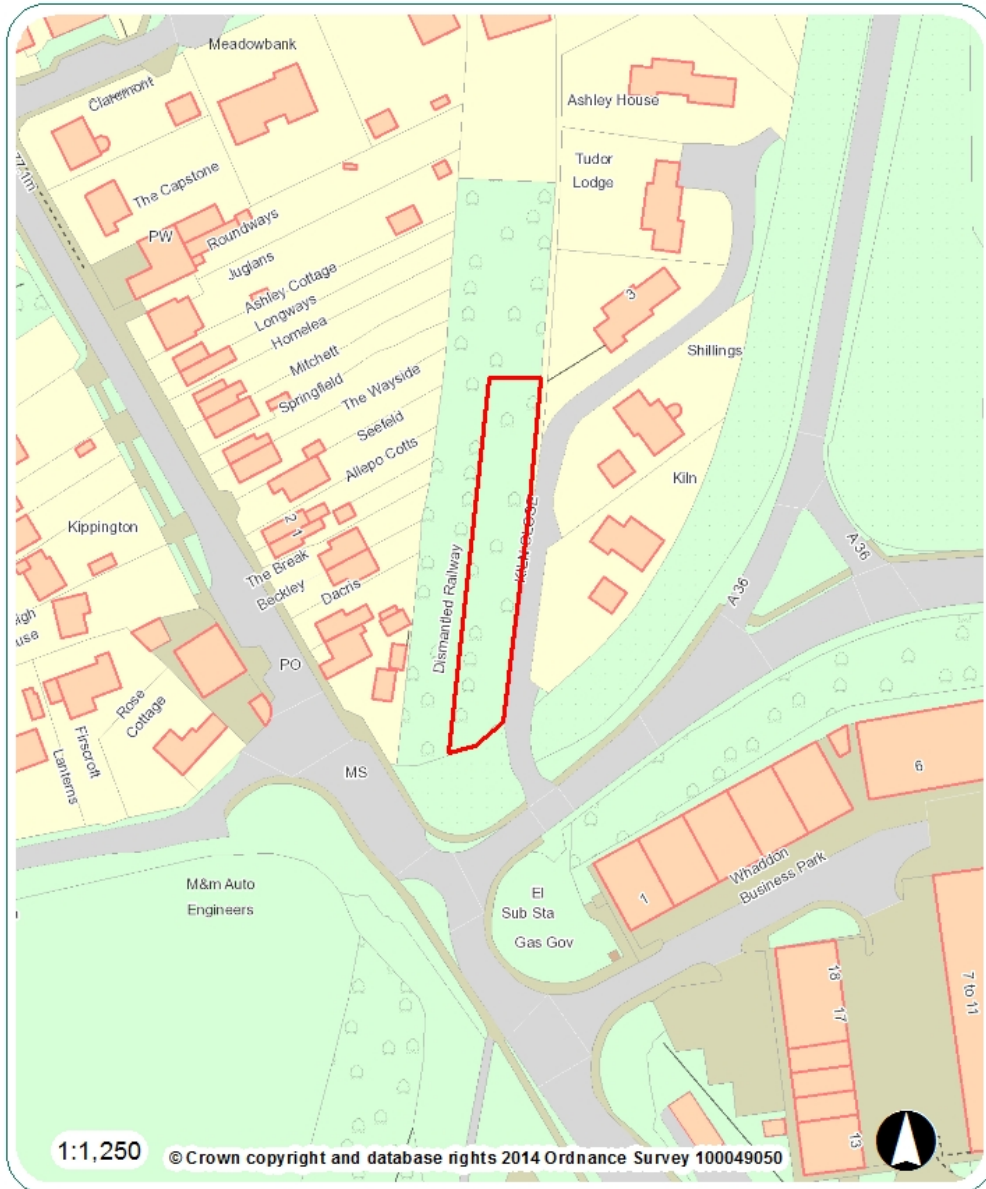
7. No part of the development hereby approved shall be first occupied until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

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

8. The development hereby approved shall be carried out in strict accordance with the recommendations made in the submitted Ecological Constraints Survey Report (Daniel Ahern, Dec 2018). Any permitted external lighting should be minimised as per the recommendations in the submitted Ecological Constraints Survey Report.

Reason: To ensure adequate mitigation in respect of protected species and to retain existing dark wildlife corridors.

This page is intentionally left blank



This page is intentionally left blank

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 2

Date of Meeting	30 May 2019
Application Number	19/02848/FUL
Site Address	The Glebe Homington Road Coombe Bissett SP5 4LR
Proposal	,
Applicant	Mr N Weir
Town/Parish Council	COOMBE BISSETT
Electoral Division	Downton & Ebble Valley – Cllr R Clewer
Grid Ref	411136 126297
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee:

The application has been called to Committee by Cllr Clewer due to concerns in respect of:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Car parking
- Environmental or highway impact
- Foul water run-off and over use of the site in terms of occupation

1. Purpose of Report

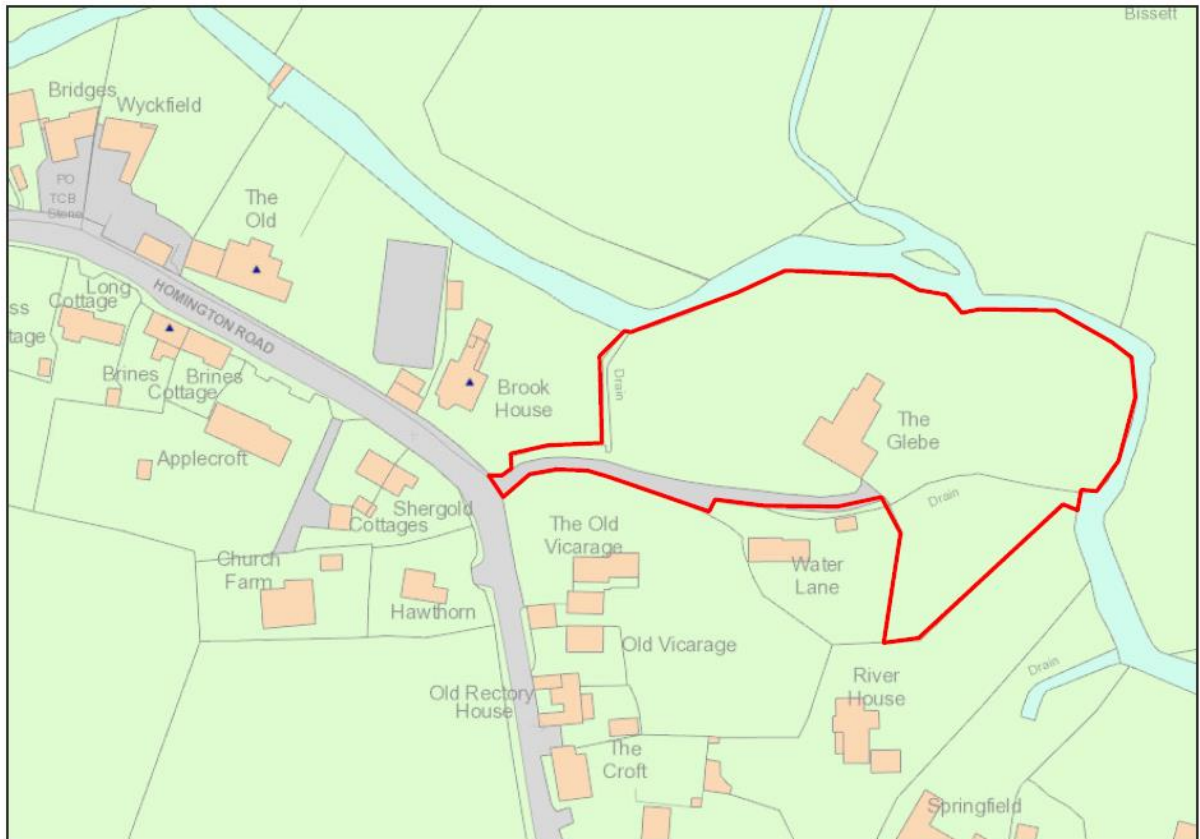
The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved, subject to the Conditions set out at the end of this report.

2. Report Summary

The application proposes the conversion of a large detached dwelling located in the village of Coombe Bissett to six flats and includes the conversion of the existing large triple garage to serve the flats as a bin and bike store. There are limited external alterations to the existing building(s) proposed. The application site is considered to be sustainably located immediately adjacent to a Large Village with a range of services and facilities. The application is recommended by officers for approval, subject to the Conditions set out at the conclusion of the report.

3. Site Description

The application site comprises of the dwellinghouse and residential curtilage of 'The Glebe', located in the established residential area (Large Village) of Coombe Bissett, Salisbury. The River Ebble bounds the plot to the north and east, and the residential dwelling of Water Lane Cottage to the south. To the west and further south, the site is bounded by residential dwellings.



Access to the site is via an existing driveway off Homington Road. The application site is located within the designated Conservation Area of Coombe Bissett, and forms part of the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

Brook House (located to the east of the site) is a GII listed building. There are no public rights of way through or directly adjoining the application site. Areas of the site (but not the buildings) are within Environment Agency flood zones 2 and 3.

4. Planning History

- | | |
|--------------|---|
| 15/07201/FUL | Demolition of existing dwelling and erection of a detached 5 bed dwelling and detached garage, hard and soft landscaping and associated works.
Approved with Conditions 25.09.15 |
| 16/09435/VAR | Variation of condition 17 of approved application 15/07201/FUL (Demolition of existing dwelling and erection of a detached 5 bed dwelling and detached garage, hard and soft landscaping and associated work) for the inclusion of a swimming pool
Approved with Conditions 02.12.16 |

5. The Proposal

The application seeks to subdivide the substantially completed (but not yet occupied) three storey dwellinghouse into six 2 and 3 bedroom flats. The existing triple garage is proposed to be converted to provide an associated bin and bike store. There are limited elevational changes to the proposal; the minor changes comprise of the insertion of four new rooflights (within the main front SW facing roof slope), a new door at the ground floor (rear) and a roof terrace/balcony to serve unit 4 on the first floor (rear NW side of the building). No further alterations to the existing built form are proposed.

The proposed flats will be located across all three floors of the existing dwelling.

As existing, the property encompasses a large kitchen, study, sitting room, boot room and utility room at ground floor. The first floor includes a large master bedroom with associated ensuite and dressing room, along with two other bedrooms with associated bathrooms. The third floor comprises of a further two bedrooms, bathroom and dressing room.

As proposed, the ground floor will comprise of a 1 x 3 bedroom flat, and a 1 x 2 bedroom unit. The central hallway and staircase have been altered to allow for the provision of a new lift to the remaining floors. A further two units are proposed at first floor, similarly, comprising of 1 x 3 bedroom unit and 1 x 2 bedroom unit. The second-floor plan seeks to provide 2 x 2 bedroom units.

6. Local Planning Policy

Adopted Wiltshire Core Strategy (WCS) Core Policies CP1, CP2, CP3, CP23, CP48, CP50, CP51, CP57 & CP61
NPPF & NPPG

Coombe Bissett Neighbourhood Plan (n.b. the NP is at an early stage of preparation and carries little material weight in planning policy terms)

7. Summary of consultation responses

WC Highways – No Highway objection

Archaeology – No objections

Public Protection – Comment re non-mains sewage systems

Tree officer – Response not yet received

Ecology – Comments re mitigation (see report below)

Environment Agency – No comment

Conservation officer – Comments provided (see report below)

Drainage – Holding objection on grounds of lack of information

Coombe Bissett parish council – Object on grounds of overuse of the site, overdevelopment, lack of foul water and drainage information, flood risk, potential river contamination, overlooking and loss of amenity, unsuitable access, potential for loss of trees and consequent adverse impact on the surrounding conservation area, concerns in respect of further future development by the conversion of the triple garage.

8. Publicity

The application was publicised by site notice and neighbour notification letters.

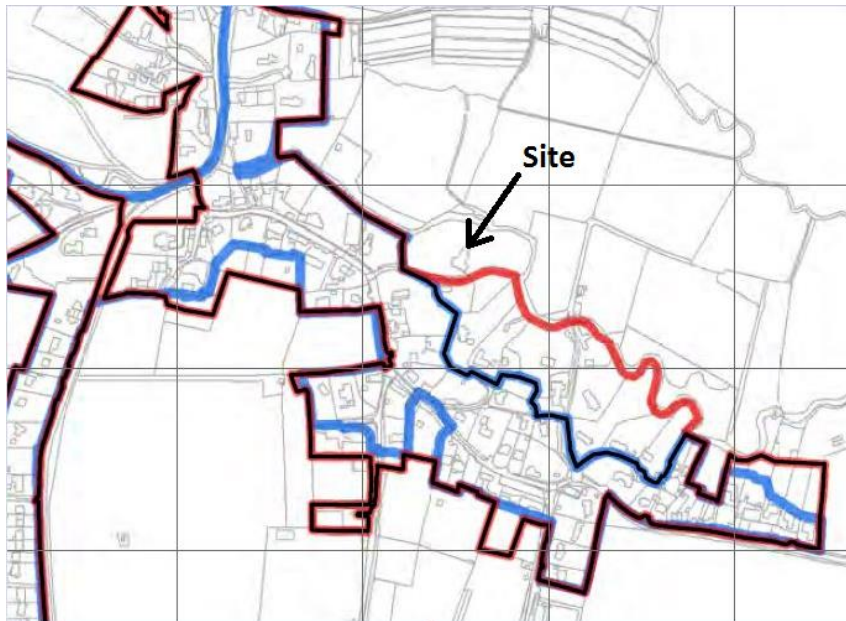
Seventeen representations were received from third parties. Each was objecting to the proposed development, grounds for objecting included overdevelopment, highway safety, flooding, drainage concerns, overlooking, impact on trees, impact on the conservation area, waste and recycle bin collection concerns, impact on wildlife, noise

and light pollution, environmental impact, impact on the AONB, outside of settlement boundary and pedestrian safety concerns.

9. Planning Considerations

9.1 Principle of the proposed development

The application site is located within the village of Coombe Bissett but is outside (but adjoining) the defined settlement boundary:



Application site indicated with arrow. The black line describes the designated settlement boundary

Whilst the site is outside of the settlement boundary (and therefore considered to be 'countryside' for the purposes of the adopted WCS), the site is located adjacent to and centrally to the settlement of Coombe Bissett – being defined as a Large Village within the WCS (CP23 refers) and having a range of local services and facilities, including a shop and post office, a primary school, a public house and a church. Therefore whilst outside of the defined settlement boundary, the application site is considered by officers to be located in a generally sustainable location.

Notwithstanding the above, WCS Core Policy 48 is also relevant to the application as it deals with the conversion and reuse of buildings in the countryside, whereby:

CP48 - Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*
- iii. The building can be served by adequate access and infrastructure.*
- iv. The site has reasonable access to local services.*

v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.

As the site/building already has an authorised residential use in planning terms, officers consider the criteria of CP48 can be met and the proposed subdivision of the house into flats can be considered acceptable in principle.

Applicant's fall-back position of house in multiple occupation (HMO)

It is a material planning consideration that the Town and Country Planning (Use Classes) Order 1987 (as amended) Class C3 (dwellinghouses) enables a change without planning permission to Class C4 (small houses in multiple occupation) (HMO). An HMO (Use Class C4) is a house shared/occupied by between three and six unrelated individuals as their only or main residence, who share basic amenities such as a kitchen or bathroom, without a need to apply for express planning permission to authorise the change of use. As a fall-back position, the applicant could configure the existing house to become an HMO for up to six individuals without the need for planning permission.

9.2 Amenity considerations

The applicant has submitted revised floorplans which it is considered address concerns in respect of overlooking from the first floor East facing bedroom window – this window is now to serve a kitchen and is to be fitted with obscure glazing.

In other respects, by reason of the large plot size, and the distance, orientation and general relationship of the buildings in relation to the closest neighbouring properties, it is considered the proposed development would not result in the undue overlooking or overshadowing of neighbours.

Concerns have been raised in third party representations (and in the parish council's consultation response) that the increase in the intensity of the occupation of the site would lead to undue impacts on amenity. However the application site is large and includes a generous amount of outdoor space. Officers conclude there is no reason in this case to conclude the occupation of the building as six flats would be likely to result in undue amenity impacts within the surrounding area.

The Council's Public Protection officer (EHO) has not raised any amenity concerns.

9.3 Highways considerations

The Highways officer has assessed the proposal and raises no Highway objection, providing the following comments:

“Whilst I note the concerns expressed in the representation letters, including the apparent discrepancy regarding the width of the site access at its junction with Homington Road, it is considered that the development proposed will not have any significant impact on highway safety and on the basis of the information submitted, I recommend that no highway objection be raised to this application.”

Notwithstanding concerns raised in third party representations and by the parish council, and taking into consideration the Highways officer’s consultation response as set out above, officers must conclude the proposed development is acceptable in Highway safety terms and would provide a suitable form of access and internal parking/turning provision for the proposed development.

9.4 Ecology

The Council’s Ecologist has recommended the previously agreed (as per 16/09435/VAR) protected species mitigation measures are incorporated into the development.

9.5 Flooding and drainage considerations

The application site is partly within Environment Agency flood zones 2 and 3, however the house, garage and access driveway are in flood zone 1 (see images below):



Above left: EA flood zones 2 & 3 indicated in blue block. Above right: Google aerial image showing the new house and garage in situ

Surface water drainage

In terms of surface water drainage, the previous application for the house and garage included a Condition for the agreement of details of an appropriate surface water drainage methodology, which were duly submitted (with a surface water drainage plan supported by calculations). The details were agreed by the LPA and the Condition was subsequently discharged. The applicant confirms that the drainage system was installed as per the agreed details and the current application does not seek to change these. As there are no enlargements or additional physical buildings or significant changes in hard surfaced areas being proposed, it is considered in principle the site/proposed development can be adequately drained in respect of surface water, subject to the agreement of further details specific to the current application by Condition.

Foul water drainage

The proposed methodology for foul water disposal shows discharge to a package treatment plant, as there is no mains connection available in this area. This plant has not yet been installed (as the house has not yet been occupied), so it is considered reasonable to impose a condition to agree details of a suitably designed package treatment plant which requires sizing and calculations of the foul drainage system to be submitted to the LPA for approval.

Officers note there has been no objection from the Environment Agency (who have provided a consultation response of 'No comment'). When further asked whether the EA had any recommendations for Condition(s) or Informative(s) in respect of foul water drainage the EA stated the development was a Minor development and did not fall within the parameters within which they would be prepared to comment.

9.6 Trees

The Tree officer has been consulted but has yet to provide comments. It is anticipated his comments will be available prior to the Committee meeting.

9.7 Impact on the designated Conservation area and heritage assets

Whilst the application site is within the designated Conservation area of the village, the site is set back from the street scene, accessed via a winding private driveway and in a very generous plot with a significant number of mature trees and consequently well screened in public views. In considering the application, the Conservation officer has provided the following comments:

"There appear to be limited changes to the existing buildings on the site (more rooflights). The issue is whether the increased traffic movements to the site (at a bend in the road) and the increased hard-standing within the site, would have an adverse impact on the conservation area. I would be interested to know if the increased number of units required a re-configuration of the entrance way and also required a greater degree of lighting on the site – these two things would certainly have an adverse impact.

*I think it could be argued that a combination of factors: bins storage, vehicular parking, car movements – could arguably have an impact on the **character** of the conservation area but it would be very difficult to quantify and would probably be at the lower end of the 'less than substantial' scale in the NPPF."*

As there is no proposed re-configuration of the existing access junction with Homington Road, and no additional external lighting proposed, it is considered the proposal would not have a detrimental impact on the existing character of the designated Conservation area or upon nearby heritage assets.

10. S106 contributions

None relevant to this application

11. Conclusion

The proposal to sub-divide the dwellinghouse into six flats is considered acceptable in principle and would not result in undue impacts in respect of amenity, Highway safety, flood risk or other environmental or heritage impacts. As such, the proposed development is considered accordant with the relevant local plan and national planning policy guidance.

RECOMMENDATION

That the application be approved, subject to the following Conditions:

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

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

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

Drawing number 1124/03 Revision A dated December 2018, as deposited with the local planning authority on 02.05.19, and
Drawing number 1124/05 dated December 2018, as deposited with the local planning authority on 20.03.19, and
Drawing number 1124/04 dated December 2018, as deposited with the local planning authority on 20.03.19, and
Drawing number 1124/05 dated December 2018, as deposited with the local planning authority on 20.03.19.

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

3. Before the development hereby permitted is first occupied the first floor casement window(s) in the south facing side elevation (serving a kitchen) shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the window(s) shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

4. 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 at the location of any proposed soakaways, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

5. 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 development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

6. No part of the development hereby permitted shall be brought into use/occupied until the access, turning area and parking spaces have been completed in

7. The mitigation measures as detailed within section 5 of the approved Ecological Assessment (Davidson-Watts Ecology Ltd dated 26th May 2015) shall be carried out in full prior to the first bringing into use / occupation of the development.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

8. Permanent bat roosts and access points, including any amendments approved under a relevant European Protected Species Licence from Natural England, shall be provided in a suitable condition for use by bats for the lifetime of the development in accordance with Ecology Survey (Davidson Watts Ecology May 2015). These roosts and access points will be available for bat use before first occupation of the development.

REASON: To compensate for the loss of bat roosts and to safeguard European protected species.

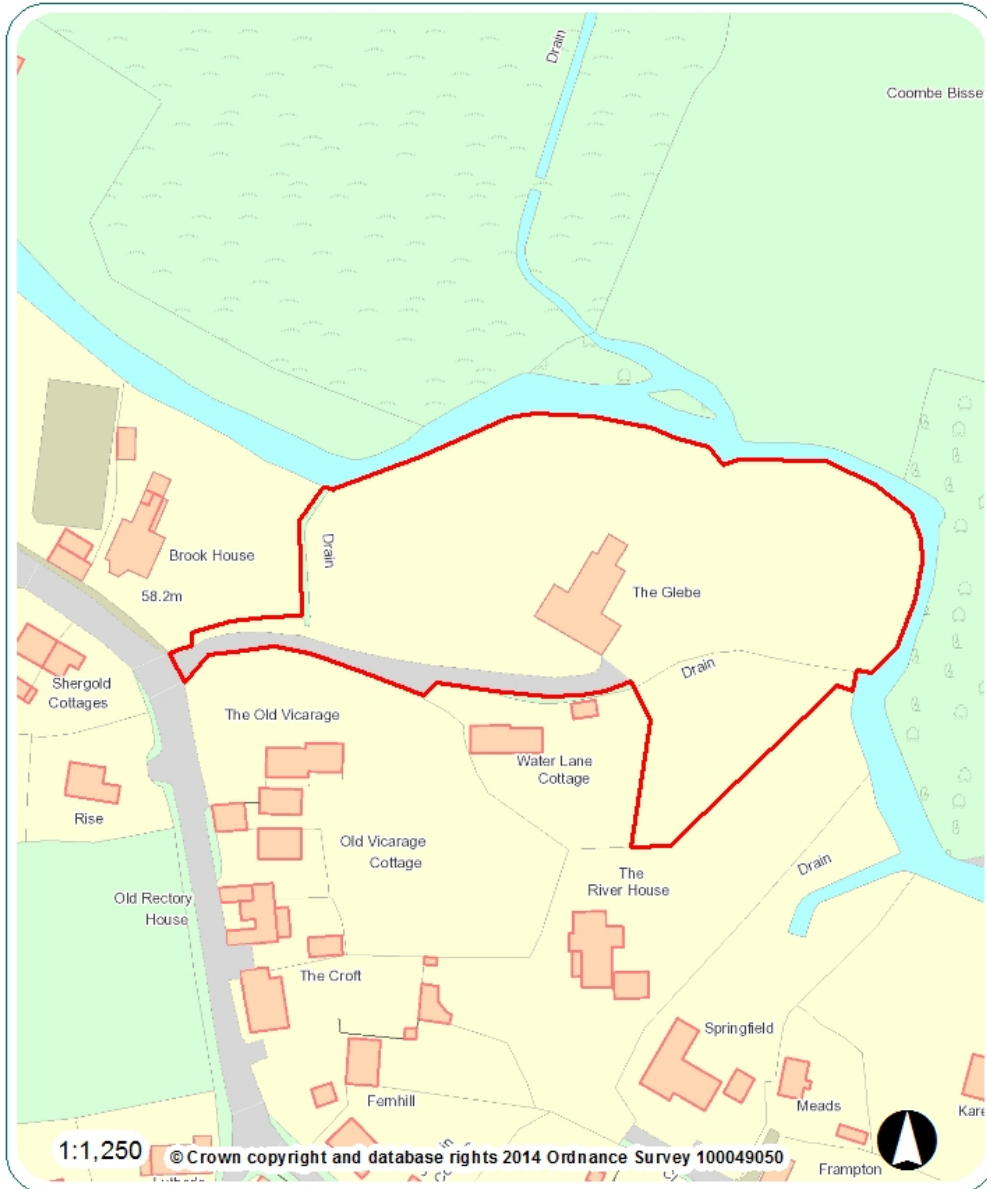
9. Only passive infrared sensor lights shall be used to provide external illumination of the new development. Otherwise no external lighting shall be installed as part of the development unless otherwise agreed in writing with the local planning authority.

REASON: To maintain flight routes from bat roosts as dark corridors for bats.

10. The garage development hereby permitted shall not be used or occupied at any time other than for purposes ancillary to the residential use of the main associated flats for bin storage and as a cycle store.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

This page is intentionally left blank



This page is intentionally left blank