

AGENDA

Meeting: Eastern Area Planning Committee

Place: Council Chamber - Council Offices, Browfort, Devizes

Date: Thursday 5 April 2012

Time: 6.00 pm

Please direct any enquiries on this Agenda to Roger Bishton, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713035 or email roger.bishton@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 Jane Burton	Cllr Chris Humphries
Cllr Peggy Dow	Cllr Laura Mayes
Cllr Nick Fogg	Cllr Jemima Milton
Cllr Richard Gamble (Vice Chairman)	Cllr Christopher Williams
Cllr Charles Howard (Chairman)	

Substitutes:

Cllr Liz Bryant	Cllr Howard Marshall
Cllr Trevor Carbin	Cllr Francis Morland
Cllr Nigel Carter	Cllr Christopher Newbury
Cllr George Jeans	Cllr Jeffrey Ody
Cllr Simon Killane	Cllr Jonathon Seed
Cllr Jerry Kunkler	

AGENDA

Part I

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

1. **Apologies for Absence**

2. **Minutes of the Previous Meeting** (*Pages 1 - 12*)

To approve and sign as a correct record the minutes of the meeting held on 15 March 2012. (copy herewith).

3. **Declarations of Interest**

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

4. **Chairman's Announcements**

5. **Public Participation and Councillors' Questions**

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 in person no later than 5.50pm on the day of the meeting.

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. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

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 **Thursday 29 March 2012**. 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. **Appeal Performance 2011** (*Pages 13 - 16*)

A report by the Area Development Manager is attached.

7. **Land at, adjacent to and near 21 Avon Square, Upavon** (*Pages 17 - 18*)

A report by the Area Development Manager is attached.

8. **Planning Applications**

To consider and determine the following planning applications:-

8.a **E/2012/0113/FUL - 8 High Street, Market Lavington, Devizes, SN10 4AF - Revised Design of Plot 3 & Plot 4, Revised Site Layout & Parking Arrangements (Amendments to E/10/0965/FUL & E/2011/1110/FUL)** (*Pages 19 - 28*)

8.b **E/2012/0114/LBC - 8 High Street, Market Lavington, Devizes, SN10 4AF - Revised Design of Plot 3 (Amendment to E/10/0966/LBC)** (*Pages 29 - 32*)

9. **Urgent items**

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

Part II

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

None

EASTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 15 MARCH 2012 IN THE COUNCIL CHAMBER - COUNCIL OFFICES, BROWFORT, BATH ROAD, DEVIZES SN10 2AT.

Present:

Cllr Liz Bryant (Substitute), Cllr Peggy Dow, Cllr Nick Fogg, Cllr Richard Gamble (Vice Chairman), Cllr Charles Howard (Chairman), Cllr Chris Humphries, Cllr Jerry Kunkler (Substitute), Cllr Jeffrey Ody (Substitute) and Cllr Christopher Williams

8. Apologies for Absence

Apologies for absence were received from Cllr Jane Burton (who was substituted by Cllr Jeffrey Ody), Cllr Laura Mayes (who was substituted by Cllr Liz Bryant) and Cllr Jemima Milton (who was substituted by Cllr Jerry Kunkler).

9. Minutes of the Previous Meeting

Resolved:

To confirm and sign as a correct record the minutes of the Committee meeting held on 2 February 2012.

10. Declarations of Interest

There were no declarations of interest.

11. Chairman's Announcements

There were no Chairman's announcements.

12. Public Participation and Councillors' Questions

The Committee noted the rules on public participation and the manner in which the meeting would be held.

Members of the public addressed the Committee as set out in Minute No 12, as detailed below.

There were no questions received from members of the public or members of the Council.

13. **Planning Applications**

13.a E/2011/1139/OUT - Land east of Quakers Walk, off London Road, Devizes, SN10 2DJ - Development of a Care Village (Use Class C2) including Access, Car Parking and Landscaping

The following people spoke against the proposal

Dr John Kirkman, representing the Campaign to Protect Rural England
Mr Richard Ormerod, representing the Quakers Walk Protection Group
Mr Tony Sedgwick, Traffic Adviser, the Trust for Devizes
Cllr Chris Callow, Chairman of Roundway Parish Council

The following person spoke in support of the proposal

Mr Mike Robinson, the agent

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that outline planning permission be granted.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

Cllr Laura Mayes, as local Member, had submitted her views as she was unable to attend the meeting in which she expressed certain reservations and urged the Committee to address the following issues before making a decision:-

- Traffic increase and in particular, the need to test the scheme using the new Devizes Traffic Model.
- Sewage, and the need to ensure that the on-going problem of sewage odours in New Park Street would not be exacerbated.
- Quakers Walk Gates, and a request that the developers make a contribution to the restoration of the gates.
- Impact on bats' use of the eastern and southern boundaries .

After a full discussion,

Resolved:

To refuse planning permission for the following reasons:-

- 1. The application includes insufficient evidence to demonstrate that there will be no conflict between the care village and adjacent land uses at Devizes Sports Club and the police helicopter landing pad, in particular in relation to noise. As such, the proposal is contrary to policy PD1 of the Kennet Local Plan 2011.**
- 2. The local planning authority is not satisfied that the proposal will not have an adverse impact on existing congestion levels on London Road, by virtue of the fact that the scheme has not been tested using the Devizes Traffic Model. As such, the proposal is contrary to policy PD1 of the Kennet Local Plan 2011.**
- 3. The proposal may lead to an over-supply of extra-care accommodation in the Devizes Community Area, and it is unclear how the scheme fits into the Council's Wiltshire Older People's Accommodation Strategy. The proposal therefore fails to contribute to a balanced, mixed tenure community, contrary to the Council's objectives as set out in the Kennet Local Plan 2011 and emerging Wiltshire Core Strategy.**

13.b E/2011/0896/LBC - Southcott Manor, Pewsey, SN9 5JF - Part Demolition of Existing Building including Double Garage and New Extensions and Alterations

The following people spoke in support of the proposal:

Mrs Rebecca Middleton, the applicant
Mr Mike Fowler, the architect
Cllr Peter Deck, representing Pewsey Parish Council

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that Listed Building Consent be refused.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

Members then heard the views of Cllr Jerry Kunkler, as local Member, who supported the proposal.

After discussion,

Resolved:

To defer consideration of the application and delegate the Area Development Manager to negotiate with the applicant amendments to the design of the French windows on the south elevation to grant Listed Building Consent and then refer the application, subject to conditions, to the Secretary of State to determine whether or not to call in the application for his own determination, bearing in mind that English Heritage advised against granting permission.

Reason

The proposed works would improve and enhance the character of the listed building. The proposal therefore complies with Government policy contained in PPS5: 'Planning for the Historic Environment.'

13.c E/2011/0895/FUL - Southcott Manor, Pewsey, SN9 5JF - Part Demolition of Existing Building, Alterations and Construction of New Extensions. Demolition of Garage and Erection of Garden Wall

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that planning permission be refused.

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

Members then heard the views of Cllr Jerry Kunkler, as local Member, who supported the proposal.

After discussion,

Resolved:

To defer consideration of the application and delegate the Area Development Manager to negotiate with the applicant amendments to the design of the French windows on the south elevation prior to granting prior to granting planning permission subject to conditions and a decision by the Secretary of State on whether or not to call in the application for Listed Building Consent for his own determination, bearing in mind that English Heritage advised against granting permission.

Reason

The proposed development would improve and enhance the character of the listed building. The proposal therefore complies with Policy PD1 of the Kennet Local Plan 2011 and Government policy contained in PPS5: 'Planning for the Historic Environment.'

13.d E/2011/1701/FUL - Kytes Cottage, 10 High Street, Market Lavington, SN10 4AF - Erection of 1 No. New Dwelling

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that planning permission be granted.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from Cllr F Carne, representing Market Lavington Parish Council, expressing the Parish Council's views objecting to the proposal.

Members then heard the views of Cllr Richard Gamble, as local Member, who objected to the proposal.

After discussion,

Resolved:

To grant planning permission for the following reason and subject to the conditions set out below.

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1 as well as Central Government policy contained within Planning Policy Statement 1: 'Delivering Sustainable Development', Planning Policy Statement 3: 'Housing', Planning Policy Statement 5: 'Planning for the Historic Environment' and Planning Policy Guidance 13: 'Transport'.

Conditions

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

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

2 No development shall commence on site until details of the materials to be used for the external walls and roofs (including samples) 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: To secure harmonious architectural treatment.

3 No development shall commence on site until details of all eaves, verges, windows (including details of heads, sills and reveals), doors, rainwater goods, chimneys and porch canopies to be used 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: To ensure harmonious architectural treatment.

4 No development shall commence on site until details of the bricks, brick bond and coping to be used for the rebuilt boundary wall adjacent to the public footpath have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to first occupation of the new dwelling.
REASON: To secure harmonious architectural treatment.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted above ground floor ceiling level in the north-east elevation of the dwelling hereby permitted.
REASON: In the interests of residential amenity and privacy.

6 Before any part of the development hereby permitted is first occupied the access, turning area and parking spaces shall be completed in accordance with the details shown on the approved plans, and shall thereafter be maintained for these purposes.
REASON: In the interests of highway safety.

7 Before any part of the development hereby permitted is first occupied the access, turning area and parking spaces shall be completed in accordance with the details shown on the approved plans, and shall thereafter be maintained for these purposes.
REASON: In the interests of highway safety.

No development shall commence on site until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

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

8 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents

should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref: 11014/P001, 11014/P002, 11014/P003, 11014/P100, 11014/P010, 11014/P011, 11014/P015

Received: 15th December 2011

13.e E/2011/1715/FUL - Land to the Rear of 21 to 42 Wood Park, Ludgershall, SP11 9NS - Construction of 7 New Dwellings, with Associated Gardens and Sheds and 22 Car Parking Spaces

The following person spoke against the proposal

Mr Daniel Cogman, a local resident

The following person spoke in support of the proposal

Mr Jonathan Arnold, the agent

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that outline planning permission be granted.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

Cllr Christopher Williams, as local Member, spoke in support of the application.

After discussion,

Resolved:

To grant planning permission for the following reason and subject to the following conditions:-

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to policies PD1, TR17 and HC35 in the Kennet Local Plan 2011, central government policy contained in PPS 1: 'Delivering Sustainable Development' and PPS 3: 'Housing' and supplementary planning guidance contained in 'Community Benefits from Planning'.

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 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 surrounding properties in Wood Park.

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

3 The dwellings hereby permitted shall not be first occupied until the parking and turning areas have been provided in accordance with the approved plans. These areas shall thereafter be maintained and kept available for the parking and turning of vehicles in connection with the development.

REASON: In the interests of highway safety.

4 All hard landscaping shall be carried out in accordance with the approved details (as specified on the plans and application form) prior to the first occupation of the dwellings hereby permitted.

REASON: To ensure a satisfactory landscape setting for the development.

5 No development shall commence on site until a Construction Method Statement, which shall include the following:

the parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used in constructing the development;
measures to control the emission of dust and dirt during construction;
a scheme for recycling/disposing of waste resulting from demolition and construction works; and
hours of construction, including deliveries

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: 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.

6 The dwellings hereby permitted shall not be first occupied until the street lighting in Wood Park to the front and side of the site (alongside Plot 1) have been upgraded to current standards in accordance with details that have first been submitted to and approved in writing by the local planning authority.

REASON: In the interests of highway safety.

7 The dwellings hereby permitted shall not be first occupied until the entire carriageway width and footpaths in Wood Park immediately to the front and side of the site (alongside Plot 1) have been planed and resurfaced in tarmacadam, in accordance with details that have first been submitted to and approved in writing by the local planning authority.

REASON: In the interests of highway safety.

8 No development shall commence on site until a scheme for the provision of children's recreation space has been submitted to and approved in writing by the local planning authority. The children's recreation space shall be provided in accordance with the approved scheme prior to the first occupation of any part of the development, in accordance with Policy HC35 of the Kennet Local Plan 2011 and supplementary planning guidance contained in the Council's publication 'Community Benefits from Planning'.

REASON: To ensure the satisfactory provision of children's recreation space in connection with the development.

9 INFORMATIVE TO APPLICANT:

The applicant is advised that the scheme referred to in condition 8 above could comprise the payment of the appropriate commuted sum in lieu of on-site recreation provision or the improvement, remodelling and maintenance of the area of open space to the south of the properties fronting Linden Close.

10 INFORMATIVE TO APPLICANT:

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site.

11 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Application form, design and access statement, statement in respect of proposed open space enhancements, parking statement and drawing numbers 3324/012 Rev A (1:1250 location plan), 595/5688/1 (topographical survey drawing), 3324/010 Revs B & C (1:200 block plan), 3324/011 Rev C (1:100 elevations and floor plans) and 3324/013 (1:25 floor plan and elevations) stamped received on 19 December 2011.

13.f E/2011/1751/FUL - Waters Edge, Mildenhall, Marlborough, SN8 2LY - Partial Demolition and Rebuilding, including Ground and First Floor Extensions of an Existing Bungalow, together with the Addition of a Garden Shed (resubmission of E/2011/1173/FUL)

The following people spoke against the proposal

Mrs Lillian Mullins, immediate neighbour
Mr Davis Fishlock, a local resident
Cllr Sir Nigel Thompson, Chairman, Mildenhall Parish Council

The following people spoke in support of the proposal

Mrs Emma Tilby, the applicant
Mr Mike Milton, the architect

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that planning permission be granted subject to conditions.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

After a full discussion,

Resolved:

To grant planning permission for the following reason and subject to the conditions set out below:-

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to Kennet Local Plan 2011 policy PD1 and to central government planning policy set out in PPS1 and PPS5.

Conditions

1 The development hereby permitted shall be begun before the expiration of three years of 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 materials to be used on the external faces of the development hereby approved shall be strictly in accordance with the details specified on plan 1107/02_108 unless otherwise agreed in writing with the local planning authority.

REASON: To define the extent of the permission.

3 All planting comprised in the submitted landscaping scheme hereby approved shall be carried out in the first planting season following the occupation of the extensions or the completion of the development, whichever is the sooner; any trees or plants which, within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development which lies in the North Wessex Downs AONB.

4 Before the development hereby permitted is brought into use the existing northern access shall have been closed with grass verge being reinstated across the access position.

REASON: In the interests of highway safety and visual amenity.

5 Before the development hereby permitted is brought into use the highway visibility area shall be cleared and kept free of all obstructions to sight above 900mm above the adjoining carriageway from a point 2.0 metres from the edge of the carriageway measured along the centre line of the revised southern access point, to a point on the edge of the carriageway 33 metres to the north from the centre of the access.

REASON: In the interests of highway safety.

6 Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

7 **INFORMATIVE TO APPLICANTS:**

It is recommended that the applicants investigate and specify appropriate Sustainable Drainage Systems (SuDs) for surface water disposal from this site, in order to reduce the rate of run-off and to reduce pollution risks. These techniques involve controlling the sources of increased surface water, and include: a) Interception and reuse b) Porous paving/surfaces c) Infiltration techniques d) Detention/attenuation e) Wetlands. A copy of the

Environment Agency's leaflet on Sustainable Drainage Systems is available from them on request.

8 INFORMATIVE TO APPLICANTS:

Any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations ("The Control of Pollution (Oil Storage) (England) Regulations 2001"), a copy of which can be found at: <http://www.environment-agency.gov.uk/business/topics/oil/>

9 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref. 1107/02_101, 1107/02_103, 1107/02_104, 1107/02_105, 1107/02_106, 1107/02_107 and 1107/02_108 received 29/12/11.

14. Urgent items

There were no urgent items.

(Duration of meeting: 6.00 - 8.55 pm)

The Officer who has produced these minutes is Roger Bishton, of Democratic Services, direct line 01225 713035, e-mail roger.bishton@wiltshire.gov.uk

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

EASTERN AREA PLANNING COMMITTEE
5 APRIL 2012

APPEAL PERFORMANCE 2011

1.00 Purpose of Report

- 1.01 To review the outcomes of decisions made by the Planning Inspectorate on appeals in the area covered by the Eastern Area Planning Committee in 2011.

2.00 Appeal Decisions

- 2.01 The Eastern Area Planning Committee determined 27 planning applications in 2011. Seven of these were refused, of which 4 were refused against the recommendation of officers, whilst three were refused in accordance with the reasons for refusal recommended by officers.
- 2.02 Out of the 7 planning applications that were refused by the committee, 5 have been taken to appeal. Three of these were allowed and two dismissed (40% success rate for the Council). There was one cost application for unreasonable behaviour applied for, but this was dismissed by the Inspector. A list of the applications refused by the committee and the subsequent appeal decisions are set out in Table A.
- 2.03 During 2011, the Council received decisions on a further 25 appeals against decisions made under delegated powers in the area covered by the Eastern Area Planning Committee. Eight of these were against the refusal of permission for residential development. All of these were dismissed. A further four concerned listed building applications and one concerned a commercial development. These were also all dismissed. The remaining 12 decisions related to householder applications. Of these decisions, 7 were dismissed, 4 were allowed and one was partially allowed/partially refused.
- 2.04 There were no cost awards against the Council in any delegated decision. The list of appeal decisions made on delegated applications is set out in Table B.

3.00 Financial Implications

There were no cost awards against the Council for any decisions made in are covered by the Eastern Area Planning Committee. As a result, the only costs incurred were the officer time in preparing appeal statements.

MIKE WILMOTT

AREA DEVELOPMENT MANAGER

Table A
Applications Refused by Eastern Area Planning Committee 2011

Reference	Parish	Location	Description	Decision
E/10/0714/FUL	Wilsford	Yew Tree Farm	Retention of container; fence and cladding to building	Dismissed
E/10/1632/FUL	Marlborough	Ivy House Hotel	Change of use to school boarding house	Allowed
E/11/0174/FUL	Urchfont	Fairview, Uphill	Double garage & log store	Allowed Costs application by appellants refused
E/11/0057/FUL	Devizes	The Wharf	39 retirement apartments	Dismissed
E/2011/1094/FUL	Marlborough	Gresingham, Elcot Lane	Car port	Allowed
E/11/0297/FUL	Urchfont	Carina, Uphill	Single dwelling	Not appealed
E/11/0029/FUL	Roundway	Former Katherine McNeil Clinic site	Extension of time for implementing planning permission for 36 houses and 26 flats	Not appealed

Table B
Appeal Decisions Received in 2011 on Applications Refused Under Delegated Powers

Reference	Parish	Location	Description	Decision
E/10/0819/FUL	Ludgershall	23, Astor Crescent	Three dwellings	Dismissed
E/10/0090/FUL	Grafton	273, East Grafton	Single dwelling	Dismissed
E/10/0386/FUL	North Newnton	Woodbridge Inn	Static caravan for use as dwelling	Dismissed
E/11/0678/FUL	Ludgershall	23, Astor Crescent	Two dwellings	Dismissed
E/10/0977/FUL	Devizes	37, Roseland Avenue	Single dwelling	Dismissed
E/10/1081/FUL	Marlborough	2, Chapter Close	Two dwellings	Dismissed
E/10/1274/FUL	Devizes	Bowermead, Hillworth Road	One dwelling	Dismissed
E/10/1281/FUL	Broad Hinton	2, New Cottages, Uffcott	Change of use of land to residential	Dismissed
E/10/0942/FUL	Devizes	23, The Brittox	Rear extension	Dismissed
E/10/0943/LBC	Devizes	23, The Brittox	Rear extension and internal alterations	Dismissed
E/11/0474/LBC	Huish	Old Rectory	Extensions and alterations	Dismissed
E/11/0770/LBC	Haxton	Lower street House	Conservatory	Dismissed
E/10/1144/LBC	Ludgershall	Retention of porch; erection of double gates	The Old Rectory	Dismissed

E/10/1567/FUL	Great Bedwyn	8, Willis Close	Loft Extension	Dismissed
E/11/0473/FUL	Huish	The Old Rectory	Extension and alterations	Dismissed
E/11/0769/FUL	Haxton	Lower Street House	Conservatory	Dismissed
E/10/0981/FUL	Ogbourne St George	Mill House	Retention of fence	Dismissed
E/10/1140/FUL	Ludgershall	The Old Rectory	Retention of porch; erection of timber gates	Dismissed
E/10/1191/FUL	Urchfont	Baish Cottage	Parking bay	Dismissed
E/10/1454/FUL	Devizes	Victoria Road	Retention of pvc windows	Dismissed
E/11/0596/FUL	Haxton	331 Everleigh Road	Extension & double garage	Part allowed/Part dismissed
E/11/0304/FUL	Lower Chute	Fox cottage	Two storey extension	Allowed
E/11/0702/FUL	Market Lavington	11, Francis Road	Two storey extension	Allowed
E/11/0759/FUL	Devizes	42,Queens Road	Two storey extension	Allowed
E/11/0807/FUL	Easterton	Hillcroft Farm	Annexe	Allowed

EASTERN AREA PLANNING COMMITTEE

5 APRIL 2012

LAND AT, ADJACENT TO AND NEAR 21 AVON SQUARE, UPAVON

1.0 PURPOSE OF REPORT

To update members of action undertaken in response to a decision by the Committee in 2011 on an enforcement matter.

2.0 BACKGROUND

Members will recall authorising the Area Development Manager at the meeting of the Eastern Area Planning Committee on 23rd June 2011 to take direct action to secure compliance with a Section 215 'Untidy Land' Notice in relation to land at 21, Avon Square Upavon.

3.0 ACTION

Storage by the householder extended onto land outside of the rear garden of no.21, including communal parking area and highway land. Joint working has therefore taken place in conjunction with the Council's Highways team and Sarsen Housing Association to secure removal of vehicles and items stored on land at this location.

Contractors acting on behalf of both Council services and Sarsen attended the site on 14th February 2012 and undertook clearance of it to secure compliance with the terms of the notice. The result has been a measureable improvement to the appearance of the area.

A legal charge in respect of the sum spent by the Council to carry out its part of the clearance works will be placed on the property and will be recovered at the point of sale.

MIKE WILMOTT

AREA DEVELOPMENT MANAGER

This page is intentionally left blank

REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Date of Meeting	5 th April 2012
Application Number	E/2012/0113/FUL
Site Address	8 High Street, Market Lavington, Devizes SN10 4AF
Proposal	Revised design of plot 3 and plot 4, revised site layout and parking arrangements (Amendments to E/10/0965/FUL & E/2011/1110/FUL)
Applicant	S J M Management Services Ltd.
Town/Parish Council	MARKET LAVINGTON
Grid Ref	401583 154172
Type of application	Full Planning
Case Officer	Rob Parker

Reason for the application being considered by Committee

This application has been called to committee by the Division Member, Cllr Gamble, at the request of Market Lavington Parish Council.

1. Purpose of Report

The purpose of this report is to consider the recommendation that planning permission be granted.

2. Report Summary

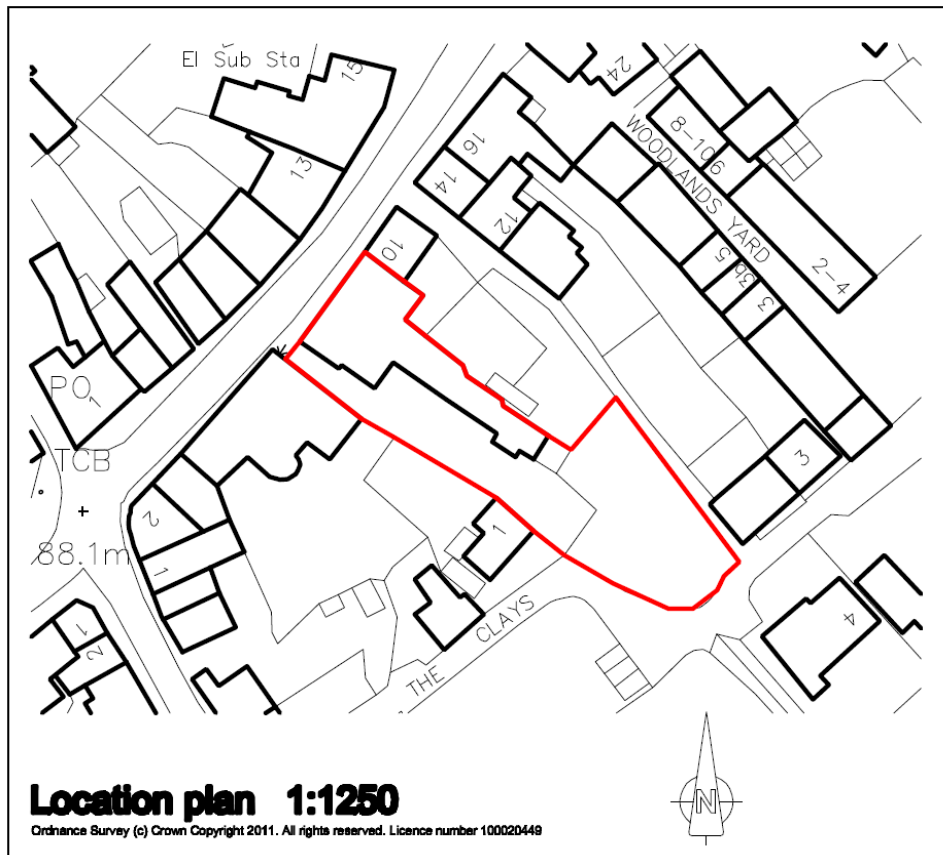
The main planning issues to consider are:

- a) Whether the proposals would preserve or enhance the character and appearance of the conservation area.
- b) Whether the proposals would preserve the character and setting of the listed building.
- c) Impact upon highway safety (principally the adequacy of parking and turning).
- d) Impact upon neighbour amenity.

When considering these issues Members should have regard to the fact that planning permission has already been granted for a similar scheme and that the planning permission for that scheme is still extant. The committee debate should therefore focus upon the differences between the two schemes and whether the changes being proposed are acceptable.

3. Site Description

This application relates to the former Kings Arms public house in Market Lavington High Street. The site lies diagonally opposite the Co-operative shop. The site comprises the Grade II listed former public house building fronting onto the High Street, an outbuilding to the rear (which was once attached to the main building via the skittle alley) and the former beer garden. The site is bounded to the rear by The Clays but all vehicular access is via the High Street to the front.



4. Planning History

E/10/0965/FUL & E/10/0966/LBC - Conversion and subdivision of former public house to form three houses with associated internal and external alterations. Demolition of part of the single storey rear range. Reconfigured parking and turning area. Construction of a house over the former beer garden. Planning permission and listed building consent granted in September 2010.

E/2011/1110/FUL & E/2011/1108/LBC - Conversion and subdivision of former public house to form two dwellings with associated internal and external alterations. Demolition of part of the single storey rear range (alterations to approved plans and elevations for plots 1 & 2 under E/10/0965/FUL). Planning permission and listed building consent granted in October 2011.

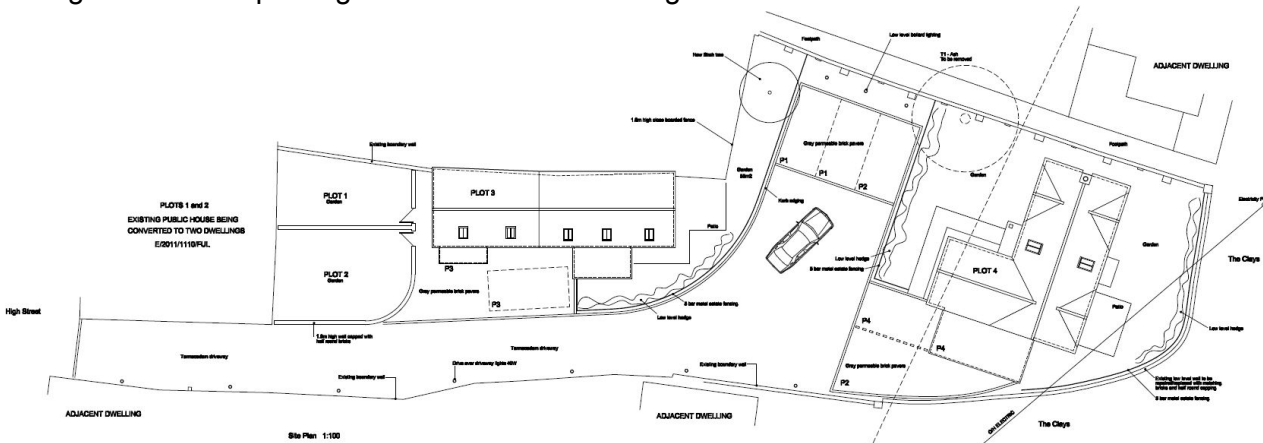
5. The Proposal

This application proposes amendments to the design of plots 3 & 4 of the development approved under E/10/0965/FUL. The amendments can be summarised as follows:

Plot 3 – This is a conversion of an existing outbuilding so the footprint remains unchanged. However, the proposal is to create a 2 bedroom unit instead of a 1 bedroom unit. The current scheme proposes a single garage and parking space instead of the two car port spaces originally approved. The elevational treatment has been amended on the front (south-west) elevation and obscurely glazed first floor windows are added to the gable ends to provide means of escape.

Plot 4 – The siting and footprint of the new-build plot is similar to that already approved, but the elevational treatment has been amended to “reverse” the dwelling such that its main entrance faces the rear of the former public house, rather than towards The Clays. Amended plans have been submitted during the course of the application to show a dummy entrance door on the elevation facing The Clays, to help give it the appearance of a principal elevation. An open ended lean-to car port has been added to the side elevation of the property and this provides for one of the two car parking spaces for this plot. Under the approved scheme there were two conventional parking spaces.

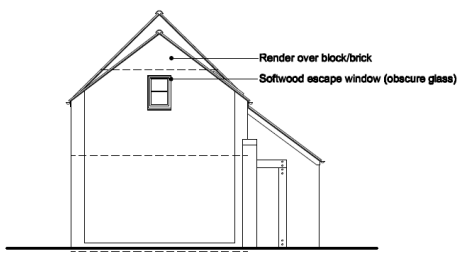
Plots 1 & 2 – These plots comprise the conversion of the former public house building. They are unaffected by the current proposals, although the alignment of the garden wall for plot 2 is slightly amended. Both plots retain 2 car parking spaces each under the current proposals although the arrangement of car parking within the site has changed.



Layout

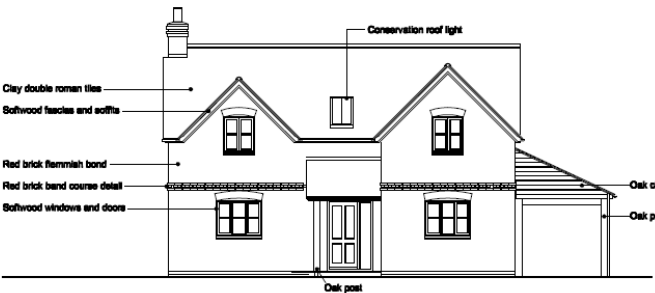


South West
Proposed elevations 1:100



North West

Plot 3



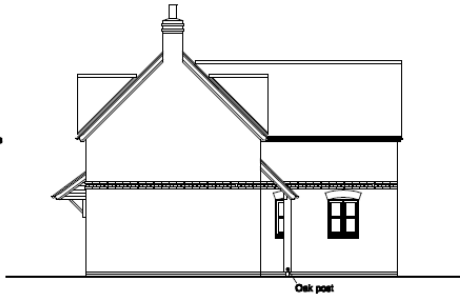
North West
Proposed elevations 1:100



South West



South East



North East

Plot 4

6. Planning Policy

Policy PD1 of the Kennet Local Plan 2011 is relevant to the consideration of this application. Supplementary planning guidance contained in the Market Lavington Conservation Area Statement is a material consideration.

Government policy contained in PPS3: 'Housing' and PPS5: 'Planning for the Historic Environment' is also relevant. Publication of the National Planning Policy Framework is imminent and this may have superseded PPS3 & PPS5 by the date of the committee meeting.

7. Consultations

Market Lavington Parish Council – objects for the following reasons:

1. Scale inflation.

There have been a number of amendments which appear to be designed solely to allow more accommodation in plot 3. This seems to be detrimental to all the other units and has created an overcrowding of the available space.

2. Parking.

The committee felt that this was inadequate in the original proposal, and this amendment makes the situation even worse. The on-street parking in this area of the High Street is restricted in terms of waiting time for customers of the local shops and use by residents of this development will cause difficulties for the traders.

The proposed addition of a garage in plot 3 and another in plot 4 seem designed to allow for reduced exterior parking bays and it is doubtful that these garage spaces will be used for parking. The parking space adjacent to plot 4 which is designated for use by another plot seems impractical and intrusive to plot 4. The designated space outside plot 3 also seems impractical.

3. Landscaping.

The landscaping originally proposed has been significantly reduced with the gardens of plots 1 and 2 being reduced to allow for more space for the building size of plot 3. The existing Ash tree which was originally to be retained is now under threat and there is concern that this is being sacrificed for no justifiable reason.

4. There was no objection to the reversal of the entrance alignment on plot 4.

Wiltshire Council Arboricultural Officer – no objections. Although the pollarded Ash tree on the site has been a notable tree within the immediate area, the regular maintenance of pollarding and its location so close to the curtilage listed wall means that it is not a specimen worthy of Tree Preservation Order. The Arboricultural Officer therefore raises no objection to its removal, subject to the planting of a suitable replacement tree, which could be either pot grown Silver birch, or root balled, or bare root Weeping Ash if desired. The tree's planting size, location and method of staking and protection can be secured by condition.

Wiltshire Council Conservation Officer – no objections in principle but makes the following comments and suggestions:

- Queries whether there is any scope for reducing the numbers of lights within the site.
- Suggests that the number of rooflights on the front elevation of plot 3 is reduced by removing the rooflight for the en-suite.
- Accepts that the appearance of plot 4 is slightly improved but is not completely convinced by the dummy door idea which does not seem to be an honest or good quality solution in a sensitive historic area.

Wiltshire Council Highways – no objections.

8. Publicity

The application has been publicised via a site notice, advertisement in the local press and over 30 neighbour notification letters. No representations have been received.

9. Planning Considerations

The principle of development has already been established by the grant of planning permission under reference E/10/0965/FUL. The main issue for consideration, therefore, is whether the changes being proposed are acceptable.

The application has been brought to committee on behalf of the parish council which has objected to the development. No other representations have been received. This assessment will therefore be structured around the parish council's concerns.

1. "Scale inflation"

The parish council considers that the amendments to plot 3 have had a detrimental impact on other units within the scheme, creating an overcrowding of the available space. Officers do not share this concern. The overall number of units within the scheme is unchanged and the positions of plots 1-3 are fixed by the fact that these are conversions of existing buildings. The new-build unit (plot 4) is not materially different in scale or siting to the scheme originally approved. The main changes relate to the parking, turning and garden configurations and the current proposal is considered to be acceptable in this regard.

2. Parking.

The parish council considers that parking was inadequate in the original proposal, and it is concerned that the current proposal makes the situation even worse. In response to this it should be noted that the original scheme proposed a total of 7 parking spaces, comprising 2 spaces within an open car port and 5 additional spaces. The current proposal makes provision for an additional parking space, making a total of 8 spaces. These would include an open ended car port for plot 4 and a garage for plot 3. Officers consider this level of parking to be acceptable; there is no objection from the Highway Officer.

3. Landscaping.

The parish council makes reference to the fact that landscaping originally proposed has been significantly reduced with the gardens of plots 1 and 2 being reduced to allow for more space for the building size of plot 3. However, the approved scheme dealt with landscaping by way of condition; it is recommended that any fresh planning permission for the site includes a similar condition requiring submission of a hard and soft landscaping scheme.

The parish also expressed concerns that the existing Ash tree is being sacrificed for no justifiable reason. The applicant points out that the tree does not impact at all on the development, but the proposal to remove the tree is made on the basis that the tree is close to an old brick boundary wall which would be damaged if the tree was permitted to grow to maturity. The large crown would soon become dominant and cause shading issues to nearby properties. The loss of the tree is accepted by the Arboricultural Officer who comments that it is not worthy of a Tree Preservation Order. Replacement tree planting can be secured within the landscaping scheme.

4. Plot 4.

The parish council raised no objections to the reversal of the entrance alignment on plot 4. However, the Conservation Officer has raised concerns regarding this element of the scheme, on the basis that the dummy door is not an honest or good quality solution in a sensitive historic area. Whilst this is a valid concern, it is not considered that a refusal of planning permission would be justified on this basis. The porch canopy and dummy door would achieve (at least in part) the objective of making the elevation facing The Clays appear as a principal elevation.

Impact upon Neighbour Amenity

The parish council makes no reference to the impact of the proposals on neighbour amenity. However, this issue needs to be considered. The scheme is extremely similar to the approved scheme in terms of its neighbour impact and it is not considered that there would be any harm to residential amenity. There is a proposal to insert first floor windows in the gable ends of plot 3, but these would be obscurely glazed and this would be sufficient to protect the privacy of neighbouring occupiers in plots 1, 2 & 4.

10. Conclusion

This proposal represents a fairly modest amendment to a scheme which has already been approved for the site and it is not considered that the proposals would cause any harm to the character or appearance of the conservation area, the character or setting of the listed building, highway safety or neighbour amenity. Control over the detail and quality of the development (including landscaping) can be exercised using appropriately worded planning conditions.

RECOMMENDATION

That planning permission be GRANTED for the following reason and subject to the conditions listed below:

Reason for Decision

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following:

- (a) Policy PD1 of the Kennet Local Plan 2011.
- (b) Supplementary planning guidance contained in the Market Lavington Conservation Area Statement.
- (c) Government policy contained in PPS3: 'Housing' and PPS5: 'Planning for the Historic Environment'.

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

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

- 2 No development shall commence on site until details of the proposed ground floor slab levels for the dwelling on plot 4 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

- 3 No development shall commence on site until samples of the materials to be used for the external walls and roofs of plot 4 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 preserving the character and appearance of the conservation area and the setting of the listed building.

- 4 No development shall commence on site until details of the eaves and verges for the dwelling on plot 4 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 preserving the character and appearance of the conservation area and the setting of the listed building.

- 5 No development shall commence on site until details of all new window and external door joinery for plot 4 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. Development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the conservation area and the setting of the listed building.

- 6 The rainwater goods to be installed in the development hereby permitted shall be of cast metal construction and finished in black.

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

- 7 The bricks to be used in constructing the walls of the dwelling on plot 4 shall be laid in Flemish bond.

REASON: In the interests of preserving the character and appearance of the conservation area and the setting of the listed building.

- 8 Notwithstanding the details shown on the submitted plans and particulars, prior to the installation of any external lighting, details of its positioning and appearance shall be 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 preserving the character and appearance of the conservation area and the setting of the listed building.

- 9 Development shall be carried out in accordance with the mitigation measures detailed in Sections 8 and 9.5 of the Updated Bat Survey and Mitigation Report (Home and Country Solutions, September 2010). submitted with planning application reference E/10/0965/FUL. Plot 3 shall not be occupied until written confirmation has been submitted to the Local Planning Authority by a licensed bat worker that all mitigation measures have been completed in accordance with this mitigation scheme.

REASON: To ensure that any impact of development upon bats is properly mitigated.

- 10 No development shall commence on site until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include details of all boundary treatments, details of the surfacing for the driveway and parking spaces, and details of new tree planting.

REASON: In the interests of preserving the character and appearance of the conservation area and the setting of the listed building.

- 11 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the dwellings or the completion of the development whichever is the sooner; 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: In the interests of preserving the character and appearance of the conservation area and the setting of the listed building.
- 12 There shall be no excavations to a depth greater than 2 metres below existing ground levels (as detailed on drawing no. 828-01), unless otherwise agreed in writing by the Local Planning Authority.
- REASON: To safeguard the site of archaeological interest.
- 13 No part of the development shall be occupied until the access, turning area and parking spaces have been provided in accordance with the approved plans. The areas shall be maintained for those purposes at all times thereafter.
- REASON: In the interests of highway safety and the amenity of future occupants.
- 14 The lean-to structure on the south-west elevation of plot 4 shall be retained as an open ended car port and it shall be kept available at all times for the parking of a car. The structure shall not be enclosed at either end to create a garage nor shall it be used for storage or as habitable accommodation without a separate grant of planning permission.
- REASON: To ensure adequate parking on the site in the interests of highway safety.
- 15 The windows at first floor level shown on the approved plans on the north-west and south-east elevation of plot 3 shall be glazed with obscured glass and shall be so maintained thereafter.
- REASON: In the interests of the privacy of neighbouring properties.
- 16 The dwelling on plot 3 shall not be occupied until the window in the north-east elevation has been infilled with brick to match the existing building.
- REASON: In the interests of the privacy of the neighbouring property.
- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no windows, doors or other openings shall be inserted in the north-east elevation or above ground floor ceiling level in the north-west or south-east elevations of the dwelling on plot 3.
- REASON: In the interests of the privacy of the neighbouring property.
- 18 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also

lead to prosecution.

(a) Application Form, Design & Access Statement, Tree Statement and Drawing no. 828-01 received on 11th January 2012.

(b) Drawing nos. 828-02 Rev A & 828-03 Rev A received on 5th February 2012.

19 INFORMATIVE TO APPLICANT:

Your attention is also drawn to the conditions imposed on the listed building consent reference E/2012/0114/LBC and dated 5th April 2012.

Appendices:

None

Background Documents Used in the Preparation of this Report:

Working file.

This page is intentionally left blank

REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Date of Meeting	5 th April 2012
Application Number	E/2012/0114/LBC
Site Address	8 High Street, Market Lavington, Devizes SN10 4AF
Proposal	Revised design of plot 3 (Amendment to E/10/0966/LBC)
Applicant	S J M Management Services Ltd.
Town/Parish Council	MARKET LAVINGTON
Grid Ref	401583 154172
Type of application	Full Planning
Case Officer	Rob Parker

Background

This application is the counterpart to E/2012/0113/FUL which is the previous item on this agenda. Both applications have been called to committee by the Division Member, Cllr Gamble, at the request of Market Lavington Parish Council.

1. Purpose of Report

The purpose of this report is to consider the recommendation that listed building consent be granted.

2. Report Summary

The sole issue to consider is whether the proposals would preserve the character of the listed building. When considering this issue Members should have regard to the fact that listed building consent has already been granted for a similar scheme and that consent is still extant. The committee debate should therefore focus upon the differences between the two schemes and whether the changes being proposed are acceptable in listed building terms.

3. Site Description & Planning History

The site description and planning history are as per the previous item on this agenda.

4. The Proposal

This application seeks a revised design for a new dwelling (plot 3) which will be formed through conversion of a curtilage listed outbuilding. Under the previously approved scheme the proposal was to create a 1 bedroom unit with a two bay car port at the end of the building nearest the former public house. The current proposal is to incorporate one of the car port bays into ground floor habitable accommodation, and to insert a first floor above to create an additional bedroom and study area. The remaining car port would be converted to a full garage with timber side hung doors. This is all achievable within the existing building envelope although a small timber extension is required to create the required length for a garage. Fenestration on the front (south-west) elevation would also be amended as part of the proposals and there would be two additional rooflights as part of this scheme, plus a new first floor window in each gable end to provide means of escape.

5. Planning Policy

Government policy contained in PPS5: 'Planning for the Historic Environment' is relevant to the consideration of this application. Publication of the National Planning Policy Framework is imminent and this may have superseded PPS5 by the date of the committee meeting.

6. Consultations

Market Lavington Parish Council's comments are reported under the previous item on this agenda. However, none of the parish council's comments relate specifically to listed building issues.

Wiltshire Council Conservation Officer – no objections.

7. Publicity

The application has been publicised via a site notice and advertisement in the local press. No representations have been received.

8. Planning Considerations

The principle of converting this curtilage listed outbuilding to a dwelling has already been established by the grant of listed building consent under reference E/10/0966/LBC. The main issue for consideration, therefore, is whether the changes being proposed are acceptable in terms of their impact upon the character of the listed building.

The Conservation Officer raises no objections to the proposals and the parish council does not appear to offer any objections to a grant of listed building consent. Its concerns relate principally to planning issues such as car parking and landscaping. It is not considered that the proposed amendments would cause material harm to historic fabric or the building's character and on this basis a grant of listed building consent is recommended.

9. Conclusion

It is not considered that the proposals would cause any harm to the character of the listed building. Control over the detail and quality of the scheme can be exercised using appropriately worded conditions.

RECOMMENDATION

That listed building consent be GRANTED for the following reason and subject to the conditions listed below:

Reason for Decision

The proposed works will not be detrimental to the character of the building.

- 1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No works shall commence on site until joinery details of all new windows and internal / external doors (including garage doors) have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, 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: In the interests of preserving the character and appearance of the listed building and its setting.

- 3 The new brickwork for infilling previous openings (where required) shall match the adjacent brickwork in terms of the size, colour and texture of the bricks.

REASON: In the interests of preserving the character and appearance of the listed

building and its setting.

- 4 No works shall commence on site until details of any external vents or extracts have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

- 5 All new roof lights shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

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

- 6 All new rainwater goods shall be of cast metal construction and finished in black.

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

- 7 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

(a) Application Form, Design & Access Statement, Tree Statement and Drawing no. 828-01 received on 11th January 2012.

(b) Drawing nos. 828-02 Rev A & 828-03 Rev A received on 5th February 2012.

- 8 INFORMATIVE TO APPLICANT:

Your attention is also drawn to the conditions imposed on the planning permission reference E/2012/01113/FUL and dated 5th April 2012.

Appendices: None

Background Documents Used in the Preparation of this Report: Working file.

This page is intentionally left blank