

## NORTHERN AREA PLANNING COMMITTEE

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### MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 29 OCTOBER 2014 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

#### **Present:**

Cllr Christine Crisp, Cllr Chris Hurst, Cllr Peter Hutton (Vice-Chair), Cllr Jacqui Lay (Substitute), Cllr Mark Packard, Cllr Toby Sturgis, Cllr Tony Trotman (Chairman), Cllr Nick Watts and Cllr Philip Whalley

#### **Also Present:**

Cllr John Thomson

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#### 122 **Apologies**

Apologies for absence were received from: Cllr Sheila Parker, Cllr Simon Killane, Cllr Mollie Groom who was substituted by Cllr Jacqui Lay and local members Cllr Dick Tonge and Cllr Nina Philips.

#### 123 **Minutes of the Previous Meeting**

The minutes of the meeting held on 8 October 2014 were presented to the Committee.

#### **Resolved:**

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

#### 124 **Declarations of Interest**

There were no declarations of interest.

#### 125 **Chairman's Announcements**

The Chairman highlighted a change to the membership of the Committee: Cllr Howard Marshall was replaced by Cllr Nick Watts. Since Cllr Watts was originally a substitute Cllr Linda Packard would replace him.

126 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

127 **Planning Applications**

128 **14/04179/OUT - Land at Bradford Road, Corsham, Wiltshire**

Mr Dean Musson, Mr Paul Turner and Stephanie Wood spoke in objection to the application

Mr Dan Washington spoke in support of the application

The officer introduced the report which recommended to refuse planning permission. It was explained that the Committee could not make a decision in favour of the application as the required survey work had not been undertaken, therefore the officer's recommendation, as amended by the late observations, was for refusal.

There were no technical questions

Members of the public then addressed the Committee as detailed above.

The Chairman read a statement on behalf of the local member, Cllr Dick Tonge which urged the Committee to take local concerns into consideration.

**Resolved:**

**To REFUSE planning permission for the following reason:**

**The development, by means of its nature, location and scale could have likely significant effects upon the nearby Bath and Bradford Bats Special Area of Conservation. Insufficient information has been submitted with the application to allow the Council to reasonably carry out an appropriate assessment of the application in line with the procedure set out in Circular 06/2005, as required under Regulation 61 of the Habitats Regulations. In the absence of this information the application is contrary to policies C1, C3(ii), NE5, NE6, NE7, NE9, NE10 & NE11 of the adopted NWLP 2011; and CP50 and CP57 (ii) of the emerging Wiltshire Core Strategy (submission Draft as proposed to be amended April 2014); and paragraphs 14, 17, 109, 118 and 119 of the National Planning Policy Framework.**

129 **14/08210/FUL - 19 Garth Close, Chippenham, SN14 6XF**

The officer introduced the report which recommended that planning permission be granted subject to conditions, attention was brought to the late observations.

Photographs of the dwelling and proposed elevations of the extension were shown. Concerns of objectors were explained and the Committee was advised that alterations had been made to address concerns; consequently many objections had been withdrawn.

There were no technical questions and members considered the officer's report.

**Resolved:**

**To GRANT planning permission 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 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.

- 3. The window in the rear elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and permanently fixed shut prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.**

**REASON:** In the interests of residential amenity and privacy.

- 4. The development hereby permitted shall be carried out in accordance with the following approved plans: 0049/14/B Received 02/10/2014.**

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

- 5. WE4 - NO WINDOWS, DOORS OR OPENINGS**

**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 in the side elevations of the development hereby permitted.**

**REASON:** In the interests of residential amenity and privacy.

**INFORMATIVE TO APPLICANT:**

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

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

**INFORMATIVE TO APPLICANT:**

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

130 **14/07100/OUT - Hunting Villa Farm, Hunts Mill Road, Royal Wootton Bassett, Swindon, SN4 7FS**

Mr John Williams spoke in support of the application on behalf of the applicant.

The officer introduced the report which recommended that planning permission be granted subject to conditions as per the late observations. The location of the site was shown and the change of application to be a temporary dwelling instead of a permanent dwelling was explained.

There were no technical questions.

Members of the public then addressed the Committee as detailed above.

The local member, Cllr Chris Hurst spoke in support of the application.

The Committee considered the report and agreed that, in the future, a robust business case would be needed to make the application a permanent dwelling.

**Resolved:**

**To GRANT planning permission subject to the following conditions:**

**1. OUTLINE PLANNING PERMISSION –COMMENCEMENT**

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

**REASON:** To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

**2. APPROVAL OF CERTAIN RESERVED MATTERS**

No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;
- (e) The means of access to the site

The development shall be carried out in accordance with the approved details.

**REASON:** The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 4(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

**3. RESERVED MATTERS TO BE SUBMITTED**

An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**REASON:** To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

**4. LANDSCAPING TO BE CARRIED OUT & MAINTAINED**

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

**REASON:** To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

**5. CONSOLIDATED ACCESS**

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

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

**6. GATES SET BACK & OPEN INWARDS**

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

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

**7. PD REMOVAL-GENERAL**

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

**REASON:** In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

**8. SURFACE WATER DRAINAGE**

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

**REASON:** To ensure that the development can be adequately drained.

**9. DISPOSAL OF SEWERAGE-SUBMITTED & IMPLEMENTED**

No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

**REASON:** To ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

#### **10. DISPOSAL OF SEWERAGE -IMPLEMENTED**

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

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

#### **11. EQUESTRIAN OCCUPANCY**

The occupation of the temporary dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the training/keeping/breeding of horses, in agriculture or in forestry in the locality, or a widow or widower of such a person, and to any resident dependants.

**REASON:** The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

#### **12. TEMPORARY PERIOD & REINSTATEMENT**

The dwelling hereby permitted shall be removed and the land restored to its former condition on or before 20/10/2017 in accordance with a scheme of work submitted to the Local Planning Authority at least 3 calendar months in advance of this date and subsequently approved in writing by the Local Planning Authority.

**REASON:** In the interests of amenity, in order to secure the restoration of the land upon removal/extinguishment of a building/use for which permission can be justified only on the basis of a special temporary need.

#### **13. APPROVED PLANS**

The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; 11365-200-001 dated 22nd July 2014.

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

#### **14. SCALE OF THE DEVELOPMENT**

The dwelling hereby permitted shall not exceed 120sqm of Gross Internal Floor Area.

**REASON:** To ensure that the building is commensurate with the functional requirement of the holding and its temporary nature.

**INFORMATIVES:**

**WP5 RESERVED MATTERS OUTSTANDING**

The further approval of the Local Planning Authority in respect of those matters reserved by condition(s) 2 and 3 of outline planning permission dated 14/07100/OUT is required before development commences.

**WP6 ALTERATIONS TO APPROVED PLANS**

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

**WP13 PUBLIC SEWERS**

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

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

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

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

131 **14/04909/FUL - Erin Trade Centre, Bumpers Way, Bumpers Farm, Chippenham, SN14 6NQ**

Mr Ben Read spoke in support of the application

The officer introduced the report which recommended that planning permission be granted subject to planning conditions. Aerial photographs of the site were presented alongside photographs of the building. It was explained that the application had been called to Committee due to noise concerns, however the



officer considered that, subject to mitigation measures, the noise level would be acceptable.

The Committee then had the opportunity to ask technical questions of the officer who confirmed the location of outside doors.

Members of the public then addressed the Committee as detailed above.

In the debate that followed the Committee considered concerns of local residents on noise caused by the change of use, however it was satisfied that conditions would overcome the majority of concerns and expressed a desire to support local business in this trading estate.

**Resolved:**

**To GRANT planning permission 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 rear doors and windows in the easterly facades of units 5 to 13 shall, as shown on the submitted plans, shall remain closed at all times whilst the units are open for business.**

**REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.**

- 3. During daytime hours of operation (0700-2300) the Rating Level due to activities and/or machinery operated in, on or around each unit shall not exceed 44 dB when measured at a point 3.5m from any dwelling;**

**and During night-time hours of operation (2300-0700) the Rating Level due to activities and/or machinery operated in, on or around each unit shall not exceed 35 dB when measured at a point 3.5m from any dwelling.**

**REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.**

- 4. The B2 use hereby permitted shall only take place between the hours of 08:30 and 18:00 Monday to Friday and between 08:30 and**

**17:00 on Saturdays and 10:00 and 16:00 on Sundays. The use shall not take place at any time on Bank or Public Holidays.**

**REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.**

- 5. No panel beating, panel spraying or mechanical car washing operations shall be carried out within units 5-13 as identified on the approved plans or externally.**

**REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.**

- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Class(es) B1, B2 & B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).**

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

- 7. The development hereby permitted shall be carried out in accordance with the following approved plans:  
Site Location Plan  
Existing Floor Plan  
Noise Assessment**

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

**INFORMATIVE TO APPLICANT:**

**The applicant is advised that this permission authorises a change of use only and does not authorise any works or alterations that may require planning permission/ internal or external alterations, additions, or works, which may require a separate grant of Listed Building Consent [DELETE as appropriate].**

**INFORMATIVE TO APPLICANT:**

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

132 **14/07334/ADV - Waitrose, Malmesbury, Wiltshire, SN16 9FS**

Mr Campbell Richie and Mr Jeremy Moore spoke in objection to the application

Cllr John Gundry (Malmesbury Town Council) spoke in objection to the application

The officer introduced the report which recommended that advertisement consent be granted subject to conditions. The location of the site was shown and it was explained that it was in a conservation area of Malmesbury. The officer projected photographs of the roundabout outside the Waitrose store and highlighted that the character of the locality had already been changed by the building of the supermarket and that the harm caused by the sign would be minimal.

The Committee then had the opportunity to ask technical questions of the officer and it was confirmed that if the application were to be successful it would only grant permission for the one sign.

Members of the public then addressed the Committee as detailed above.

Cllr John Thomson spoke on behalf of St Paul Without Parish Council and local member Cllr Simon Killane against the application.

In the debate that followed some members felt the site did not have the feel of a rural area, and that the Council had allowed business to go to site and should understand its need to advertise, additionally, the sign was green and would blend in with the trees. Other members echoed residents' concerns over the intrusion of the sign in a rural setting within a conservation area, and highlighted that the supermarket already had many signs to advertise it.

**Resolved:**

**To REFUSE advertisement consent for the following reason:**

**It is considered that a tall, illuminated sign such as that proposed would be unduly intrusive and dominant resulting in harm to the character and appearance of the Conservation Area and there is no public benefit to the area. Therefore the proposal is on balance contrary to paragraphs 17(x), 67, 131, 132, 134, 137 of the NPPF, Core Policy 58 of the Emerging Core Strategy and Local Plan Policies C3(ii), HE4 & BD9 (ii) & (iii).**

133 **14/00153/FUL & 14/02535/LBC - RAF Yatesbury, Jugglers Lane, Yatesbury, Wiltshire, SN11 8YA**

Anne Henshaw spoke as a nearby resident in objection to the application, it was noted that she was not speaking in her capacity as a member of the Campaign for the Protection of Rural England.

Roger Scully, Jamal Khanfer and Daryl Watkins (speaking on behalf of Gordon Chivers) spoke in support of the application.

The officer introduced the report which recommended to delegate authority to grant planning permission and listed building consent to the Area Development Manager subject to the signing of a Section 106 agreement and conditions. Attention was brought to the late observations and it was explained that the development would create 46 dwellings. Aerial photographs and photographs of the aircraft hangars were shown, the site was described as including significant listed buildings and being on the outskirts of Yatesbury. It was explained that previous planning permission on the site was not completed due to finance. Indicative interior layouts were presented and the business viability of the site and its effect on the section 106 heads of terms was explained.

The Committee then had the opportunity to ask technical questions of the officer and it was confirmed that the development would be phased, as such English Heritage had no objection to the scheme. Additionally, conversion inside the buildings would be sensitive to their original style.

Members of the public then addressed the Committee as detailed above.

Officers responded to issues raised by members of the public, including the reason for including only one hanger in the landscaping scheme. It was highlighted why the application was permitted under the National Planning Policy Framework despite being unsustainable; moreover, water and sewage concerns had been addressed in conditions.

Cllr Christine Crisp spoke on behalf of the local member Cllr Alan Hill in support of the application, acknowledging that although it was not an ideal development for the site it would be very beneficial.

In the debate that followed some members noted with concern that the development would not be sustainable however others felt this was a good opportunity to save the site and complemented Mr Chivers on his impassioned statement.

**Resolved:**

**To DELEGATE authority to grant planning permission to the Area Development Manager, subject to the signing of a Section 106 agreement and the conditions set out below:**

The heads of terms for the s106 agreement will be dependent on the outcome of the viability assessment. Irrespective of the above a s106 agreement will be required to control the restoration works to the hangar and the phasing of the enabling development.

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 and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3. No development shall commence on site until details of the following matters have been submitted to, and approved in writing by, the local planning authority:  
Walls, fences gates and other means of enclosure  
ground surfacing materials  
finished floor levels of all buildings  
finished levels across the site  
any external chimneys, vents or other ventilation equipment  
Refuse/recycling provision on the site  
Cycle parking facilities  
Development shall be carried out in accordance with the approved details prior to the development being occupied / brought into use.

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

4. No works shall commence on site until details of all new or replacement rainwater goods (which shall be of metal construction and finished in black) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

5. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
  - a) location and current canopy spread of all existing trees and hedgerows on the land;
  - b) full details of any to be retained, together with measures for their protection in the course of development;
  - c) a detailed planting specification showing all plant species, supply and planting sizes and planting densities
  - d) car park layouts;
  - e) other vehicle and pedestrian access and circulation areas;
  - f) all hard and soft surfacing materials;
  - g) external lighting to all areas including lumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)",
  - h) Signage
  - i) Details of the new pedestrian access onto Juggler's Lane including gateThe development shall be carried out in accordance with the approved details.

**REASON:** To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6. No development shall commence on site until a scheme to deal with any contamination of the site has been submitted to, and approved in writing by, the local planning authority. The scheme shall include an investigation and assessment to identify the extent of any contamination, the measures to be taken to avoid risk to the public, buildings and the environment when the site is developed, and a programme for implementation. No parts of the development shall be occupied until the measures approved in the scheme have been implemented and a completion report has been submitted to the local planning authority.

**REASON:** To avoid harm to the health and well being of future occupiers and to ensure that the site is free from contamination.

7. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the

next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

**REASON:** To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

8. No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and; The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

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

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority. No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the date of first occupation of the last unit]

**REASON:** To ensure the proper protection and retention of trees within the site and in the interests of visual amenity.

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

**REASON:** To ensure the proper management of the landscaped areas in the interests of visual amenity.

- 10.** No development shall commence on site until provision has been made for open space, allotment and amenity areas in accordance with a plan to be submitted to and approved in writing by the local planning authority.

**REASON:** To ensure a satisfactory provision of open space and community space throughout the development in the interests of the amenity of future residents.

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

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

- 12.** No dwelling shall be occupied until the parking spaces together with the access thereto, have been provided in accordance with the approved plans.

**REASON:** In the interests of highway safety and the amenity of future occupants.

- 13.** 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 those Orders with or without modification), no development within Part 1 shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.



**REASON:** In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 14.** No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item associated with the use of the hanger shall be placed, stacked, deposited or stored outside any building on the site.

**REASON:** In the interests of the appearance of the site and the amenities of the area and setting of the listed building.

- 15.** Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

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

The works shall be carried out in accordance with the approved details.

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

**16. No development shall commence within the site until:**

- a) The survey and recording of any archaeological, military or built heritage features within the red line area (including the pill box), has been submitted approved in writing by the local planning Authority; and**
- b) A watching brief on any ground works associated new the development.**

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

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

**1219/37/02\_92  
1219/37/02\_93  
1219/38/02\_101  
1219/39/02\_110  
1219/40/02\_121  
1219/41/02\_131  
1219/NH/02\_140  
1219/NH/02\_141  
1219/DT/02\_150  
1219/DT/02\_152  
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1219/DT/02\_156  
1219/DT/02\_157  
1219/DT/02\_158  
1219/ 02\_001  
1219/ 02\_002 Revision A  
1219/NH/ 02\_141  
1219/04/ 02\_013  
1219/04/ 02\_014  
1219/05/ 02\_022  
1219/05/ 02\_023  
1219/05/ 02\_024  
1219/07/ 02\_030  
1219/21/ 02\_051  
1219/23/ 02\_071  
1219/27/ 02\_081  
Landscape Strategy  
Arboricultural Impact Assessment  
Design & Access Statement**

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

**18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the hangar shall be used solely for purposes within Classes A1, A2, A3, B1(a), B1(b), D1 & D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).**

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

**19. No satellite dish or apparatus shall be installed on any building or within the curtilage of any property or building or within the application site without first obtaining formal consent from the Local Planning Authority.**

**REASON:** To allow control of satellite dishes within the site ensuring there is not an over proliferation of these and in the interest of the setting of the listed buildings & character of the area.

**20. The development shall not be commenced until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker**

- **A drainage scheme shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing**
- **The drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.**

**REASON:** To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding of downstream properties.

**21. Prior to the commencement of development full details of the proposed soakaways and their locations shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with these details.**

**REASON:** To ensure that the development does not result in localise flooding

**To DELEGATE authority to grant listed building consent to the Area Development Manager, subject to the signing of a Section 106 agreement and the conditions set out below:**

**The heads of terms for the s106 agreement will be dependent on the outcome of the viability assessment. Irrespective of the above a s106 agreement will be required to control the restoration works to the hangar and the phasing of the enabling development.**

- 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 a full schedule and specification of the proposed hangar repair and reinstatement works, including a schedule of surviving fittings to be repaired/reinstated and finishes to walls, ceilings and floors. The schedule is to be supported large scale drawings to show proposed alterations to all features. Works shall be carried out in accordance with the approved details.**

**REASON: To ensure the preservation of the Grade II\* Listed Building.**

- 3. No works shall commence on site until a full schedule and specification of the proposed hangar conversion works has been submitted to and approved in writing by the local planning authority. The schedule is to be supported by large scale drawings to show proposed alterations to all features including means of fixing, flues and internal services. Works shall be carried out in accordance with the approved details.**

**REASON: To ensure the preservation of the Grade II\* Listed Building.**

- 4. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

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

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

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

6. No development shall commence on site until a sample panel of the render to be used on the external walls not less than 1 metre square, has been made available on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

7. No development shall commence of site until full details of proposed flues, means of providing ventilation, meter, alarm and letter boxes, internal services have been submitted to and approved in writing by the local planning authority.

**REASON:** In the interest of protecting the historic fabric of the listed buildings.

134 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 5.12 pm)

The Officer who has produced these minutes is Libby Beale, of Democratic Services, direct line 01225 718214, e-mail [elizabeth.beale@wiltshire.gov.uk](mailto:elizabeth.beale@wiltshire.gov.uk)

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