

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 3 JUNE 2015 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Toby Sturgis, Cllr Philip Whalley (Substitute), Cllr Chuck Berry, Cllr Bill Douglas (Substitute), Cllr Jacqui Lay (Substitute) and Cllr Howard Marshall

Also Present:

Cllr Dick Tonge, Cllr Melody Thompson and Cllr Bob Jones MBE

47 **Apologies**

Apologies for absence were received from Cllr Sheila Parker, Cllr Howard Greenman, and Cllr Mark Packard.

Cllr Sheila Parker was substituted by Cllr Philip Whalley.
Cllr Howard Greenman was substituted by Cllr Jacqui Lay.
Cllr Mark Packard was substituted by Cllr Bill Douglas.

48 **Minutes of the previous Meeting**

The minutes of the meeting held on 13 May 2015 were presented.

Resolved:

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

49 **Declarations of Interest**

There were no declarations of interest.

50 **Chairman's Announcements**

There were no Chairman's announcements.

51 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

52 **Planning Applications**

52a **14/04593/FUL - Land at Colbourne Street, West Sevington, Grittleton, Chippenham, Wiltshire, SN14 7LB**

Cllr Jonny Walker spoke on behalf of Grittleton Parish Council and raised concerns with the application it felt could be controlled by condition, including the number of horses permitted on the site and boundary treatment.

The Planning Officer introduced the report which recommended that planning permission be granted subject to conditions, as amended by the late observations. The application was for a change of land use to the keeping of horses, an area of hardstanding, and a new access and was part-retrospective. The location of the site was shown in the context of the Area of Outstanding Natural Beauty and recommended conditions were explained. The Planning Officer highlighted that the existing access was unlawful and that the new access met the recommended visibility requirements.

The Committee then had the opportunity to ask technical questions and the officer confirmed that horses had to be walked from the area of hardstanding to the stables. It was advised that the proposed grassland management plan would minimise damage to the turf and that any additional hardstanding would require further planning permission. Cllr Toby Sturgis, posed questions on behalf of the local member, Cllr Jane Scott OBE, and recommended that conditions 5 and 10 be amended to remove the wording 'without the prior approval in writing of the Local Planning Authority'.

The Planning Officer verified that the application covered the site as a whole, that the trees currently screening the stables were under local authority control, and that a condition could be added to address the means of enclosure and highways safety concerns.

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

Following the statements from members of the public, the Planning Officer drew attention to conditions which limited the number of horses, ponies or donkeys permitted on the site. The condition had been added in response to the Parish Council concerns of overgrazing affecting the landscape quality of the Area of Outstanding Natural Beauty. It was confirmed that a planning condition could be added to ensure appropriate boundary treatment to contain the horses on site.

Cllr Toby Sturgis spoke on behalf of the local member, Cllr Jane Scott OBE, who sympathised with Grittleton Parish Council's concerns and welcomed the restriction on the number of animals and the grassland management plan. Some concerns were raised about the quality of building material for the stables, and it was noted that the reduction in the number of stables to five complied with the council's planning policies. The Councillor requested that boundary treatment match existing or typical styles on this site.

The Planning Officer confirmed the buildings on site were permanent and a 'tidy up notice' could be issued for the site if necessary.

In the debate that followed, the Committee discussed the upcoming auction of the property and considered that, if deemed appropriate by the Council's legal advisers, details of any permission granted and associated conditions on site be passed to the new owners. Members considered the materials of the existing stables, and the visibility of the site in the context of the Area of Outstanding Natural Beauty, commenting that there was limited visibility of the stables from the roadside. The additional condition on boundary treatment and amendments to conditions 5 and 10 were supported in addition the officer's recommendation.

Resolved:

To GRANT planning permission subject to the following conditions:

- 1. Within 6 months of the date of this permission, the existing stables, hardcore and ancillary buildings shall be completely removed from the site unless those buildings and hardcore form part of those buildings approved by condition 4 of this approval in the layout so approved.**

REASON: In the interests of the landscape quality of the Area of Outstanding Natural Beauty.

- 2. Within one month of the date of this permission the caravan on site shall be completely removed from the site.**

REASON: In the interests of the visual amenity of the site.

- 3. Notwithstanding the approved plans, within one month of the date of this permission, the existing access to the site in the western corner, shall be stopped up, the gate and hard standing removed and post and rail fencing installed to match the existing.**

REASON: In the interests of highway safety.

4. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan received 27th May 2014; elevations and block plan (as amended by condition 3) received 3rd November 2014 and sight line diagram received 18th March 2015.

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

5. No fences or jumps shall be erected on the site.

REASON: In order to protect the rural character of the area.

6. Within in one month of the date of this permission details for the storage of manure and soiled bedding (including the location of such storage) and its disposal from site (including frequency) have been submitted to and approved in writing by the Local Planning Authority. Before the development is first brought into use, the works for such storage and disposal shall be completed in accordance with the approved details and shall subsequently be maintained in accordance with the approved details. No storage of manure and soiled bedding shall take place outside of the storage area approved under this condition.

REASON: In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

7. The development hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

REASON: In the interests of highway safety.

8. There shall be no parking of horse boxes, caravans, trailers or other vehicles during the hours between dusk and dawn on the site.

REASON: In order to protect the living conditions of nearby residents and/or the rural character of the area.

9. There shall be no more than a total of 6 horses, ponies or donkeys kept on the site at any one time.

REASON: To prevent overgrazing affecting the landscape quality of the Area of Outstanding Natural Beauty.

10. No portable buildings, van bodies, trailers, vehicles or other structures used for storage, shelter, rest or refreshment, shall be stationed on the site.

REASON: In order to protect the rural character of the area.

11. Within 2 months of the date of this permission a scheme of supplementary landscaping to the site boundaries, including the area adjacent to access proposed to be stopped up and details of the means of enclosure for the site shall be submitted to the Local Planning Authority. Once approved by the Local Planning Authority the details relating to the means of enclosure shall be completed within 3 months and the landscaping completed within 6 months or by the end of the first planting season, whichever is sooner.

REASON: To ensure a satisfactory landscaped setting for the development and in the interest of highway safety.

12. No development shall commence on site until details of the hardstanding materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

13. No development shall commence on site until a grassland management plan, including long-term design objectives, management responsibilities and maintenance schedules for all grassland areas has been submitted to and approved in writing by the Local Planning Authority. The grassland 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.

14. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the

appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication “Guidance Notes for the Reduction of Obtrusive Light” (ILE, 2005)”, have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

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

52b 15/01159/OUT - Stones Farm, West Mill Lane, Cricklade, Wiltshire, SN6 6JL

Susan Hibberd and David Cook spoke in objection to the application.

Craig Pettit, spoke in support of the application.

Cllr John Coole, Cricklade Town Council, spoke in objection to the application due to concerns over highways, flooding and foul sewage issues.

The Planning Officer introduced the report which recommended that authority be delegated to the Area Development Manager to grant planning permission subject to the signing of a Section 106 agreement to address affordable housing requirements, subject to conditions. The application was for outline planning permission to build 25 dwellings with all matters reserved except access. The Planning Officer explained that a small strip of the land fell outside the framework boundary for Cricklade but that the proposal broadly accorded with Core Strategy core policies 1 and 2 as the site fell within the adopted and proposed revised framework boundary. It was also noted that Cricklade Town Council had concerns about the density of the scheme however as this was an outline planning application the illustrative masterplan showed indicative layout only.

The Committee then had the opportunity to ask technical questions and it was confirmed that the outline application was not required to provide information relating to garage space or car parking and that these would be addressed when reserved matters were submitted. The Planning Officer explained that there was a presumption in favour of development as this site would be a sustainable location in terms of the National Planning Policy Framework guidance on the matter; also there had been no objection in landscape and visual impact terms to the proposals. It was further confirmed that consultation on the Neighbourhood Plan proposals had taken place and

that this included proposals to extend the framework boundary to include this part of the application site. Therefore it would not be appropriate to refuse the application on the basis of a section being outside of the settlement boundary.

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

Following statements from members of the public, the Planning Officer explained that the developer had submitted the basis for surface water and foul drainage plans. It was confirmed that these plans had been considered by drainage engineers who believed that the development would have no additional impact on the surrounding area. The Planning Officer also advised that Thames Water raised no objection to the proposal, subject to a Grampian condition being added relating for further details of foul water drainage before work commenced. Highways requirements were met by suggested conditions and the developer had committed to providing 40% affordable housing.

The local member, Cllr Bob Jones, spoke in objection to the application due to highways and flooding concerns which could have been aggravated by the development.

In the debate that followed, the Committee discussed the flooding, drainage, and sewage concerns that had been raised. Members sympathised with flooding concerns however noted it was not reasonable to require the developer to resolve the existing issues and, should there be insufficient surface water storage, the number of houses could be reduced. Some councillors commented that the site was a brownfield site and the application supported affordable housing and therefore was suitable for development. Other members expressed concern with the high density of building and location of the t-junction however noted this could change at reserved matters stage.

Resolved:

To DELEGATE authority to the Area Development Manager to grant planning permission subject to the signing of a Section 106 agreement to address affordable housing requirements, subject to the following conditions:

- 1. 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. 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;

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

Site Location Plan – C11755.15.050 – Received 9 February 2015

Proposed Priority Junction Arrangement – 3858/203 – Received 20 February 2015

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

5. No development shall commence on site until details and samples of the external materials 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: In the interests of visual amenity and the character and appearance of the area.

6. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by

the Local Planning Authority, the details of which shall include:-

- **location and current canopy spread of all existing trees and hedgerows on the land;**
- **full details of any to be retained, together with measures for their protection in the course of development, including off-site trees.**
- **a detailed planting specification showing all plant species, supply and planting sizes and planting densities;**
- **finished levels and contours;**
- **means of enclosure;**
- **car park layouts;**
- **other vehicle and pedestrian access and circulation areas;**
- **all hard and soft surfacing materials;**
- **minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**
- **proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables pipelines etc indicating lines, manholes, supports etc);**

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

- 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 development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been undertaken and until:
 - (a) The Local Planning Authority has been provided with written confirmation that, in the opinion of the developer, the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment. Details of how this conclusion was reached shall be included.
 - (b) If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.
 - (c) In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

9. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
 - (a) the parking of vehicles of site operatives and visitors;
 - (b) loading and unloading of plant and materials;
 - (c) storage of plant and materials used in constructing the development;
 - (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

- (e) wheel washing facilities;**
- (f) measures to control the emission of dust and dirt during construction;**
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
- (h) measures for the protection of the natural environment.**
- (i) hours of construction, including deliveries (No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays);**
- (j) Access arrangement for construction vehicles exiting and entering the site**

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

REASON: 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.

- 10. No development shall commence on site until a scheme for the discharge of foul water from the site, including any identified off site works to provide capacity within the public sewer system to enable this site to be served, has been submitted to and approved in writing by the Local Planning Authority.**

Thereafter, no dwellings shall be first occupied until the approved details have been carried out in strict accordance with the approved details.

REASON: To ensure that the development can be adequately drained and not increase flood risk to others.

- 11. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details (on-site storage and controlled discharge) and details of**

future ownership/maintenance regimes, limiting future discharge rate to an agreed “greenfield flow rate” has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, no dwellings shall be first occupied until the approved details (including full details of ownership and maintenance regime) have been carried out in strict accordance with the approved details.

REASON: To ensure that the development can be adequately drained, not increase flood risk to others and to identified future responsibilities for the storm drainage.

12. No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, surface water outfall, visibility splays, accesses, carriageway gradients, drive gradients, car parking, street furniture and stopping up of the vehicular access to Stones Farmhouse from West Mill Lane, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, surface water outfall, visibility splays, accesses, carriageway gradients, drive gradients, car parking, street furniture and stopping up of the vehicular access to Stones Farmhouse from West Mill Lane have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

Thereafter, the parking spaces shall not be used other than for the parking of vehicle of for the purpose of access.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

13. No part of the development shall be first occupied until the visibility splays shown on the plan reference 3858/203 have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

14. No construction traffic shall be permitted to access the site from the existing vehicular access from the highway of Reeds.

REASON: To ensure the protection of residential amenity from

noise disturbance during construction works.

- 15. The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate for it has been issued and submitted to, and approved in writing by, the local planning authority certifying that Code Level 4 has been achieved.**

REASON: To ensure that the objectives of sustainable development set out Policy CP41 of the Wiltshire Core Strategy are achieved.

- 16. The development hereby approved shall be carried out in accordance with the recommendations made in Section 6 of the Ecological Surveys report dated September 2014 prepared by Elizabeth McKay, unless otherwise agreed in writing with the local planning authority.**

REASON: To ensure adequate protection and mitigation for protected species.

- 17. No development shall commence on site until a Landscape and Ecology Management Plan has been submitted and approved in writing by the local planning authority, including full details of new native and 'wildlife-friendly' ornamental hedgerow and tree planting.**

Thereafter, the management plan shall be implemented and complied with in strict accordance of approved details during construction works and for the lifetime of the development.

REASON: To plant new hedgerows and trees to compensate for the loss of existing vegetation used by foraging/commuting bats and other wildlife, and as an enhancement for biodiversity in accordance with paragraph 188 of the National Planning Policy Framework.

- 18. No development shall commence on site until details of the provision of roosting features for bats and nesting opportunities for birds (House martin, House sparrow, Starling, Swift and Swallow) into the new buildings has been submitted to and approved in writing by the local planning authority, including a plan showing the locations and types of features. The approved details shall be implemented before the dwellings hereby approved are first occupied.**

REASON: To mitigate for the loss of Swallow nests and to provide additional roosting for bats and nesting for birds as a biodiversity enhancement, in accordance with Section 40 of the Natural

Environment and Rural Communities Act 2006 and paragraph 118 of the National Planning Policy Framework.

19. No development shall commence on site until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to minimise light spill and sky glow, and to minimise light levels alongside newly planted hedgerows and trees, and at the locations of bird nesting and bat roosting features, to below 1 Lux.

REASON: In order to limit the impact of lighting on biodiversity.

20. 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, B & E 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.

21. No more than 25 dwellings shall be constructed on the site pursuant to this planning permission.

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

Informatives:

22. 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.

23. The developer is advised to discuss the contaminated land issues relevant to the site and what works, if any, are required in order to comply with the relevant conditions attached to this approval. The developer should contact Richard Francis in the Council's Public Protection Team.

24. 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.

- 25. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.**
- 26. Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.**
- 27. The applicants should aim to achieve Secured by Design (SbD) award status for this development. SbD is an initiative owned by the Association of Chief Police Officers with the aim of providing an acceptable minimum standard of security and crime prevention measures within the built environment. The scheme has a proven history of reducing crime and generally improving the quality of life within communities. The principals and standards involved provide an excellent guide to effective and acceptable measures that can and should be adopted to reduce crime opportunities and otherwise prevent crime and anti-social behaviour. Details can be found on line at www.securedbydesign.com.**

52c 15/02477/FUL - 10 Reybridge, Lacock, Chippenham, Wiltshire, SN15 2PB

Miranda Spitteler spoke in objection to the application.

Simon Chambers spoke in support of the application.

Cllr Ron George, Lacock Parish Council, spoke in objection to the application.

The Planning Officer introduced the report which recommended that planning permission be granted subject to conditions. The application was for a single storey extension to an existing property. The Planning Officer drew attention to the late observations which recommended the addition of three conditions. It was also noted that the Conservation Officer had previously had concerns with the original planning application relating to the size, design and scale of the proposal. The current proposal saw a reduction

in length to 8m, removal of roof lights to rear elevation, balcony to rear, and greatly improved design. The current application had support from both the Conservation Officer and the Case Officer however Parish Council concerns remained.

The Committee then had the opportunity to ask technical questions and it was confirmed that the garden was sufficient to accommodate materials needed for the build and that the parking area met council standards. The Planning Officer also confirmed that the property was not a Listed building and, because the extension was not physically attached to the building, different building materials could be used. The officer highlighted how the design had been changed since the original application to be more sympathetic to the main building.

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

The Planning Officer responded to comments from the public that the application should mirror the design of the extension to the adjoined, neighbouring property by explaining it was not a standard single storey extension but was designed to appear as a converted outbuilding. The Planning Officer also explained that since alternations were made to the design of the building, the Conservation Officer was now in support of the application.

The local member, Cllr Richard Tonge, spoke in objection to the application and urged the Committee to refuse the application on the grounds of bulk, prominent position, and the impact on the neighbouring pair, host dwelling, and conservation area.

In the debate that followed, the Committee noted the extensive alterations made to the original application in partnership with the Conservation Officer. A motion to refuse planning permission due to contravening Core policies 57 and 58 of the Wiltshire Core Strategy was seconded but was not agreed by the Committee.

Other members of the Committee considered that that, whilst the two dwellings were taken as a pairing, they were not identical and so a different style of extension was acceptable. It was agreed that whilst the innovative design style was different to the existing building it was a high quality design, did not affect the architectural merit of the building and the extension would not be highly visible from the road.

Resolved:

To GRANT planning permission subject to conditions:

1. The development hereby permitted shall be begun before the

expiration of three years from the date of this permission.

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

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

Site Location Plan, Topographical Survey 21206/1, Existing Ground Floor 21206/2 & Existing Elevations 21206/3 (all received 13/03/2015, Site Layout Plan LPC/3634/SD3/1A, Proposed Ground Floor Plan LPC/3634/SD3/2A & Proposed Elevations LPC/3634/SD3/3A (all received 05/05/2015)

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

3. The roof tiles to be used in the development hereby permitted shall match those of the existing building in terms of their material, colour, texture, profile and pattern of laying.

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

4. No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:
 - a) A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;
 - b) A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2013;
 - c) A schedule of tree works conforming to British Standard 3998: 2010;
 - d) Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
 - e) Plans and particulars showing the siting of the service and piping infrastructure;
 - f) A full specification for the construction of any arboriculturally

sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;

- g) Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- h) Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

5. No development shall commence on site until details of all eaves, verges, windows, doors, rainwater goods and chimney design and stonework 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.

6. No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the external walls and window joinery 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 the development being first brought into use.

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

7. The extension hereby permitted shall not be occupied at any time

other than for purposes ancillary to the residential use of the main dwelling, known as 10 Reybridge, and it shall remain within the same planning unit as the main dwelling.

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

Informatives

8. 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.

9. 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.

10. 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.

53 Urgent Items

There were no urgent items.

(Duration of meeting: 3.00 - 5.00 pm)

The Officer who has produced these minutes is Fiona Rae, of Democratic Services, direct line 01225 712681, e-mail fiona.rae@wiltshire.gov.uk

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