

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

12th July 2017

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

7b 17.03545.FUL - Land at Frog Lane, Great Somerford, Chippenham

In error a recommended condition as referenced at page 36 of the report has not been included in the list of conditions at the end of the report. As such the following additional condition is required:-

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;
- e) wheel washing facilities;
- e) measures to control the emission of dust and dirt during construction;
- f) hours of construction, including deliveries;

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

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

7c 17.03123.FUL - Nos 8 to 10 Brokenborough, Malmesbury

Late Representations

Brokenborough Parish Council reviewed their position in light of the modifications to the original design. Despite all councillors welcoming the majority of the changes, they remained split 3:3 for and against the application as a whole, with the chairman against.

Councillors voting for acceptance of the application considered that the response to their initial concerns was sufficient for them to support the project as modified.

The sticking point for the objectors was the plain design not being considered appropriate for this sensitive position in the middle of the village, with the detailed changes not affecting their opinions.

Late Representations

A letter has been submitted from consultant on behalf of the applicant to Committee member in support of the proposals. The letter refers to the revised position of the Parish Council which is referenced above. The submission includes a further sketch elevation street scene of the proposed development which is included as the final slide in the presentation for information purposes.

Officer Response

The additional submissions are noted and are not considered to alter the officer recommendation or the report as amended by late items

Officer Update:-

Finalised conditions read as follows:

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No.s

Proposed Location Plan 1629.P.100 Rev C

Proposed Block Plan 1629.P.101 Rev C

Proposed Site Plan 1629.P.105 Rev C

Proposed Ground Floor Plan 1629.P.110 Rev C

Proposed First Floor Plan 1629.P.111 Rev C

Proposed Roof Plan 1629.P.112 Rev C

Proposed Drainage Plan 1629.P.115 Rev D

Proposed Rainwater Drainage Plan 1629.P.116 Rev D

Proposed Access Plan 1629.P.117 Rev C

Proposed North Elevation 1629.P.200 Rev C

Proposed West Elevation 1629.P.201 Rev D (26.06.17)

Proposed South Elevation 1629.P.202 Rev C

Proposed South Studio Elevation 1629.P.203 Rev C

Proposed East Elevation 1629.P.204 Rev C (26.06.17)

Proposed North Studio Elevation 1629.P.205 Rev B

Proposed North Garage Elevation 1629.P.206 Rev B

Proposed South Garage Elevation 1629.P.207 Rev B

Proposed Site Section 1629.P.300 Rev C

All received 30.05.17 except where specified

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

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

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

- 4 No 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 :-

- * means of enclosure;
- * all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 5 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365, 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

- 6 No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

- 7 The development hereby permitted shall not be occupied until the required sewage disposal and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority and completed in accordance with the submitted and approved details.

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

- 8 All development shall be carried out in accordance with the mitigation measures proposed in the submitted Bat Survey and Method Statement (dated 27th March 2017) or any subsequent licenced method statement. The bat roost compensation shall be retained as set out in Section 5 of the Bat Survey and Method Statement unless otherwise agreed in writing by the Local Planning Authority.

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

- 9 The development shall be carried out as specified in the approved Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by Greenman Environmental Management Ltd dated March 2017 and shall be supervised by an arboricultural consultant.

REASON: To prevent trees on site from being damaged during construction works.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

11 The garden studio hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling 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.

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

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

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

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

14 INFORMATIVE TO APPLICANT:

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

15 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.

16 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.

17 INFORMATIVE TO APPLICANT:

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.

18 INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

Officer Response

The late comments from the Parish Council do not alter the officer recommendation to approve the application.

7e 17.04117.FUL - Upper Studley Farm, Swindon Road, Royal Wootton Bassett

Late Representations

Since publication of the agenda and further to an initial response of 20 June, Officers have received the full and final comments from the county Ecologist. These continue to offer no objection subject to conditions to secure appropriate mitigation measures in respect of protected and priority species and priority habitats. The Ecologist is satisfied that Natural England would be likely to grant a licence under the Habitats Regulations 2010 and that impacts are capable of suitable management subject to appropriate further detail and controls. Slight changes to three conditions included in the Committee report, plus one additional condition, are recommended.

Officer Response

Officers accept the Ecologists recommendations and therefore recommend in turn that Condition 9 is amended as follows:

9. *Prior to the commencement of development works on site, a lighting design strategy for biodiversity and site lighting plan shall be submitted to the Local Planning Authority for approval. In combination the strategy and plan shall:*
 - a) *Identify those areas/features on site that are particularly sensitive for protected species, particularly bats, and*
 - b) *Specify where external lighting will be installed and include lighting contour plans and technical specifications, including a Lux plot; and*
 - c) *Specify luminaires, heights and positions of fittings, direction and other features, e.g. cowls, louvres or baffles.*

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy and lighting plan, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To minimise light spill onto sensitive areas for protected and priority species and to maintain dark foraging and commuting corridors for bats and other nocturnal/crepuscular species.

That Condition 14 is amended as follows:

14. *The development shall be carried out in strict accordance with the recommendations made in section 5 of the Ecological Assessment and Mitigation Strategy, dated April 2017, prepared by Biocensus and as modified by the European Protected Species Mitigation Licence for great crested newts to be obtained from Natural England.*

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

That Condition 15 is amended as follows:

15. *Prior to the commencement of any works on site, including site clearance and boundary treatment works, a Landscape and Ecology Management Plan (LEMP) shall be submitted to the Local Planning Authority for approval. The LEMP shall provide details of the proposed maintenance and management of the site; a grassland management plan and details of landscape planting including for the traditional orchard. The development site shall be managed and maintained in accordance with the measures set out in the approved plan in perpetuity unless otherwise agreed in writing with the local planning authority.*

REASON: To ensure the appropriate maintenance and management of habitats that provide a function for biodiversity.

And that the following additional condition is included in the recommendation for approval:

17. *Prior to the commencement of any works on site, including site clearance and boundary treatment works, an Ecological Mitigation and Enhancement Strategy shall be submitted to the Local Planning Authority for approval. All ecological avoidance, mitigation and compensation measures as well as ecological enhancements, shall be clearly shown on a site plan. Development shall be carried out in strict accordance with the approved strategy.*

REASON: to ensure full details of all ecological avoidance, mitigation and compensation measures as well as ecological enhancements, are provided and implemented.