

Date of Meeting	16 November 2017
Application Number	17/08365/FUL
Site Address	Longs Farm Sutton Mandeville Wiltshire SP3 5LT
Proposal	Proposed demolition of existing buildings and its replacement with four tourist accommodation units together with associated works. (Amended scheme following withdrawal of application 16/10495/FUL).
Applicant	Frances Whyte
Town/Parish Council	SUTTON MANDEVILLE
Electoral Division	FOVANT AND CHALKE VALLEY – Cllr Green
Grid Ref	399242 129459
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application has been called-in to Committee by Cllr Green due to the level of public interest shown in the application proposal.

1. Purpose of Report

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

2. Report Summary

1. Principles and policies
2. Design and impact on the surrounding area (AONB)
3. Impact on Neighbour amenity
4. Highways and parking
5. Archaeology
6. Ecology and drainage

Sutton Mandeville parish council supports the application subject to Conditions

A total of fifty seven representations from third parties were received. Twenty three of the representations were in support of the proposal. Thirty three of the representations were opposed/objecting to the proposed development (including a representation objecting to the proposal from a representative of the CPRE South Wiltshire Group). One representation was received that was neither supporting nor in objection to the proposed development.

3. Site Description

The application site comprises a group of redundant former agricultural buildings located to the West of Longs Farm, within the dispersed rural settlement of Sutton Mandeville. Longs Farmhouse is a GII listed building, but this is separated from the application site by a field and a distance of approximately 185 metres. Access to the site is via an existing entrance off of the classified C road running across the North boundary of the site. A public footpath (SMAN2) intersects from the highway to the East of the site and runs approximately South West passing close to the application site on its Sounthernmost (SE) corner. The application is located within the designated Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, it is not within the defined limits of development and as such is considered as 'countryside' for the purposes of planning policy.



Application site indicated by arrow, Public Footpath indicated by purple line

4. Planning History

16/10495/FUL	Proposed demolition of existing buildings, and erection of six tourist accommodation units, together with ancillary facilities and associated works.	Application withdrawn
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5. The Proposal

The application proposes the demolition of existing buildings and the construction of four units of tourism accommodation, together with associated landscaping and works.

6. Local Planning Policy

Wiltshire Core Strategy Core Policies CP1, CP2, CP27, CP39, CP48, CP50, CP51, CP57 & CP64.

Delivering the Strategic Objectives of the adopted Wiltshire Core Strategy

National planning policy guidance set out within the NPPF & NPPG

7. Summary of consultation responses

WC Archaeology – No objections

WC Economic Development & Tourism – Support, with comments

WC Highways – No Highway objection, subject to Conditions and an Informative

WC Spatial Planning (Policy) – Proposal is considered compliant with Development Plan policy in principle

WC Landscape officer – No response received

Tree officer – No response received

AONB Partnership – A variety of comments and concerns

WC Public Protection – No objection, subject to Conditions

WC Drainage officer – Additional information requested

Rights of Way officer – No response received (previously no comment to 16/10495/FUL)

WC Conservation – No response received

WC Ecology officer – No response received (previously no objection to 16/10495/FUL)

Sutton Mandeville parish council – Support, subject to Conditions

8. Third party/neighbourhood responses

A total of fifty seven representations from third parties were received. Twenty three of the representations were in support of the proposal. Thirty three of the representations were opposed/objecting to the proposed development (including a representation objecting to the proposal from a representative of the CPRE South Wiltshire Group). One representation was received that was neither supporting nor in objection to the proposed development.

Reasons for objecting to the proposed development included:

Inappropriate development in the countryside, inadequate roads providing access to the site, unsustainable development (lack of public transport and local facilities in the area, leading to a dependence on using cars), visual impact and adverse impact on the character of the surrounding landscape and wider AONB, proposal not compliant with local plan policy, proposal does not relate to a specific countryside attraction, adverse precedent, adverse impact(s) on wildlife/nature conservation interests and light pollution.

9. Planning Considerations

9.1 Principle of the proposed development

9.1.1 Core Policy 1 of the Wiltshire Core Strategy aims to focus development at principal settlements since these have the services and facilities to support development. The proposal is within the parish of Sutton Mandeville, however it is approx. 1.5km from

Sutton Mandeville (designated as a Small Village by the Wiltshire Core Strategy) and approx. 1km from the centre of Fovant (a Large Village). It is therefore considered to be located in Open Countryside and would not be regarded as a sustainable location for residential development as defined by the Settlement Strategy (WCS Core Policy 1).

- 9.1.2 In relation to the sustainability of the location, from the perspective of reducing the need to travel, national policy recognises that opportunities to maximise sustainable transport solutions will vary from urban to rural areas (NPPF paragraph 29). Transport colleagues have advised that the site has adequate access and commented on whether the proposal maximises the opportunities to reduce the need to travel, appropriate to this location and type of development, bearing in mind the supporting evidence illustrating the tourist attractions, facilities and employment base that might be accessible from this location. The conclusion and recommendation of the Highways officer is that whilst there are no local facilities within easy walking distance of the site and little opportunity to travel by means other than the private car, the proposed development would normally attract an adverse highway recommendation on grounds of being in an unsustainable location - however on the basis that there are overriding planning policies which permit the construction of buildings for tourist accommodation, the Highways officer does not wish to raise a highway objection to the proposal subject to relevant Conditions in respect of access, surfacing and drainage provisions.
- 9.1.3 There are separate provisions for tourist accommodation within the Wiltshire Core Strategy and these are outlined in Core Policy 39. The Tisbury Area Strategy at paragraph 5.146 identifies that there is a lack of tourist accommodation in the area and that development in the community area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). Core Policy 39 supports tourist accommodation when it is located within or close to a Principal Settlement, Market Town, Local Service Centre or Large or Small Villages, and where practicable should be located in existing or replacement buildings. The proposal is not located at or close to a settlement so does not align with the policy in this respect. However, the policy does allow for exceptions, where a proposal meets all of the following criteria:
- i. There is evidence that the facilities are in conjunction with a particular countryside attraction.
 - ii. No suitable alternative existing buildings or sites exist which are available for reuse.
 - iii. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
 - iv. The building is served by adequate access and infrastructure.
 - v. The site has reasonable access to local services and a local employment base.
- 9.1.4 The applicant, therefore, needs to demonstrate that the proposal is in accordance with the exceptions criteria listed above and why a development in this location is appropriate. Spatial Planning provide the following comments in relation to how the application meets the criteria.

i. There is evidence that the facilities are in conjunction with a particular countryside attraction. The proposal is not for facilities that are in conjunction with a specific countryside attraction, however the site is located within the Cranborne Chase and West Wiltshire Downs AONB which itself is considered an attraction to tourists, as mentioned in paragraph 6.30 of the WCS. There has been significant debate as to whether the AONB itself should be considered as a 'specific countryside attraction' – the Visit Wiltshire official Wiltshire Tourist Information website (www.visitwiltshire.co.uk) lists the Cranborne Chase & West Wiltshire Downs as a place to explore, describing it as

“The area is a great place to stay and explore. With many charming rural villages like [Tisbury](#), visitors will be spoilt for choice. There are also immense opportunities for walking, cycling and horse-riding, as well as other outdoor activities such as golf and fishing. Enjoy breath-taking views along The Wessex Ridgeway Jubilee Trail and the Monarch’s Way which cross the area, or enjoy a family day out at many of our local attractions including Longleat, Stourhead, the Larmer Tree Gardens and Old Wardour Castle which lie within the AONB.”

The AONB Partnership itself, in it’s own consultation response is uncertain of whether the status of the AONB amounts to a countryside attraction in tis own right, commenting:

“In relation to the policy position I see that there is considerable discussion of Core Policy 39 of the Wiltshire Core Strategy by the consultants and those making representations. The debate seems to circulate around whether or not the AONB is a tourist attraction. I have canvassed the opinion of colleagues in connection with this proposal and the considered view is that whilst the AONB is undoubtedly an attraction it is not a tourist attraction in the same way that a facility such as Longleat or Stourhead would be identified as a tourist attraction.”

Recent planning appeal decisions for the provision of rural tourism accommodation have taken differing views on the interpretation and weighting of this criterion of CP39. In planning appeal reference APP/Y3940/W/17/3178643: Oakley Farm House, Lower Woodrow (attached as Appendix 1 to this report) the Inspector opined as follows:

12. The first criterion is there is evidence that the facilities are in conjunction with a particular countryside attraction. Although the appeal site is around 2.5 km from the popular tourist village of Lacock, as well as other tourist destinations in the area, it cannot be said that this development would be associated with this particular or any other specific attraction. It is not providing accommodation directly associated with Lacock. Consequently the proposal is contrary to this criterion.

And he goes on to conclude:

16. As such the proposal would not comply with development plan policies relating to tourist development in the countryside and would be contrary to CP39 of the CS as set out above. I give this full weight. It would also be contrary to paragraph 28 of the National Planning Policy Framework (the Framework) which indicate policies should support sustainable rural tourism which respect the character of the countryside. It would also be contrary to paragraph 55 of the Framework in that it would represent the provision of isolated new dwellings in the countryside without a necessary special circumstance.

Whereas another appeal relating to the provision of new tourist accommodation in the countryside (Appeal ref: APP/Y3940/W/16/3158480 - Firs Farm, Swindon Road, Little Somerford, Wiltshire, attached as Appendix 2 to this report) in allowing the appeal, took

a different view in respect of criterion (i) of CP39 (the proposed accommodation did not relate specifically to any particular countryside attraction), as follows:

5. Moreover, the supporting text to Core Policy 39 of the CS explains the importance of tourism to the local economy and the wealth of assets, including the countryside, that are to be found in Wiltshire. In this regard I am mindful of the support for the proposal provided by interested parties including the submitted evidence which identifies a shortage of self-catering accommodation in the north of the district.

The appeal Inspector in this case accepts a certain amount of travelling by car is inevitable and considers the policy context should be considered according to the Core Strategy as a whole, rather than focussing on the individual policy:

7. However, Core Policy 39 only requires that new tourist accommodation is located in close proximity to small villages. While there would undoubtedly be some car usage, the appeal site is located within a reasonable walk over the country footpath network of the villages of Lea and Little Somerford, and within a moderate cycle ride of Malmesbury. I acknowledge that although there is a frequent bus service that access on foot along the B4042 to the bus stops at Lea Crescent would not be attractive due to the lack of suitable footways.
8. By rural standards, therefore, I find the appeal site to be relatively accessible and that occupiers of the holiday accommodation would have a realistic alternative to the private car for some journeys. Overall, the proposal would accord with the requirements of Core Policy 39 of the CS which read as a whole and in the context of the stated exceptions at Core Policies 1 and 2 is favourable toward the provision of new tourist accommodation at rural locations.

The location of the proposed tourism accommodation at Longs Farm would mean that occupiers of the proposed development would be able to travel to a variety of well known tourism destinations in South Wiltshire such the nearby Fovant Badges, Salisbury Cathedral, Stonehenge World Heritage Site, Old Sarum, Wilton House, Longleat and Stourhead. Evidence in the form of the consultation response to the application from the Council's Economic Development and Tourism officer confirms the most recent economic research into visitor accommodation supply and demand in Wiltshire - the Wiltshire and Swindon Accommodation Futures (WSAF) identifies Cranborne Chase as a location where self-catering letting agencies are looking for additional properties, which further indicates demand, and notes south Wiltshire as a location where demand is strongest.

ii. No suitable alternative existing buildings or sites exist which are available for reuse. The proposal itself does not constitute reuse of the farm buildings, but re-development for a different use. It does re-use an existing site. The application states that there are no alternative sites or buildings that could be available for reuse. Third parties have suggested that there may be alternative building(s) on Longs Farm, however the applicant has negated this as follows:

"There are no alternative buildings that would be suitable for use as holiday lets on Long's Farm.

My parents' house is 17th century; it is a listed building and very small. It lacks space for essential household items.

Given their close proximity and ease for my parents, the buildings across the yard from their house are in regular use and serve a number of purposes, including utility space for e.g. freezer, a washing machine and tumble dryer (which cannot fit in their house).

In addition, the rest of the building space is used as storage for my parents' personal items as well as a workshop and log storage. There is still potential to use the stables for horses which may come into use again, particularly on our moving back to Wiltshire (with children).

Regardless of these buildings being in current use, these buildings share a drive / yard with Long's Farm, and it would not be practical to convert these to tourist accommodation as this would encroach on my parents' private space and privacy.

The barn and stables are in a reasonable condition and not causing an eyesore to the landscape – the pig buildings on the other hand are an issue on both counts.”

iii. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.

This criterion requires careful consideration of landscapes and environmentally sensitive areas. Since the proposal site is located entirely within the AONB, the principle of development is tied to the ability of the proposals to satisfy policy requirements and management objectives in relation to the AONB.

The consultation response of the AONB Partnerships' Landscape and Planning Advisor confirms that “*Subject to comments later in relation to the actual design and layout of the proposal, it seems that a development in the style proposed would be an improvement on the redundant and dilapidated farm buildings*”.

There are no properties immediately adjacent to the proposal location. The application states that the closest property is Daslett Cottage, approx. 100m distant, and that residential amenity would not be harmed. Taking into consideration the poor and dilapidated condition of the existing redundant agricultural buildings, and considering the generally reduced scale, appropriate design and appropriate external materials proposed for the tourism accommodation buildings (together with enhanced planting and natural screening around the site), it is considered the proposed development is compatible with the wider landscape setting and would not detract from the character and appearance of the local area, or be detrimental in terms of the amenity of neighbours.

iv. The building is served by adequate access and infrastructure. Wiltshire Council Highways have assessed the proposed development and raise no Highway objection, subject to Conditions in respect of appropriate surfacing, access and drainage measures being incorporated into the scheme. Eleven parking spaces and four racks of cycle parking are to be provided within the site (submitted drawing number PL003/PL5 refers). Officers note that whereas the current scheme is for 4 x tourism accommodation units (12 bedrooms in total), the Council's Highways engineer also made no Highway

objection to the previously withdrawn scheme (under planning reference 16/10495/FUL) which was a larger scheme and had proposed 6 x tourism units (18 bedrooms in total).

v. The site has reasonable access to local services and a local employment base.

A development of this number of tourist units has the potential to strengthen the local economy. Core Policy 39 also requires that the proposal site has reasonable access to local services and a local employment base, in order to reduce the need to travel. The proposed development has the potential to generate a variety of employment opportunities, such as cleaners, grounds and buildings maintenance etc. The site lies within 0.4 miles of the village bus stops which offer regular services (nos. 26 & 27) to Salisbury and Shaftesbury via Fovant. Additionally, the Local Service Centre at Tisbury, is located less than four miles away to the west – considered to be a reasonable distance for a cycle ride/commute for employees. Strategic Objective 1 (delivering a thriving economy) of the adopted Wiltshire Core Strategy is supportive of the creation of new jobs, delivering resilient rural communities and targeting growth in the tourism sector.

There are no made or emerging neighbourhood plans relating to the area of the proposal.

9.1.5 National planning policy

The NPPF (paragraph 28) states that in order to support a strong rural economy, sustainable rural tourism should be supported, provided that it benefits businesses in rural areas, respects the countryside and that they are in an appropriate location where identified needs are not met by existing facilities in rural service centres and promote the retention and development of local services and community facilities in villages. These requirements of the NPPF are reflected in Core Policy 39 and form the basis for the need to be sure that the proposal will be strengthening the rural economy. The application provides evidence in relation to the identification of needs (tourist accommodation) that are not met by existing facilities and, by providing a customer base of visiting holidaymakers, seeks to promote the retention and development of local services and community facilities in villages.

9.1.6 Conclusion

Taking into consideration the position of the proposed development in respect of the criteria set out under CP39 as detailed above, and considering the proposal within the wider context of the adopted Wiltshire Core Strategy and as a whole (being an economically derived plan) whereby *“The underpinning idea of the strategy is to strengthen communities, wherever possible, by maintaining and increasing the supply of jobs to ensure that Wiltshire remains strong and prosperous”*, and in the light of overarching national planning policy guidance set out within the NPPF & NPPG, the proposed development is considered by officers to be acceptable in principle and accordant with the policies of the Development Plan.

9.2 Design and impact on the surrounding area (AONB)

9.2.1 The application proposes the demolition of the seven existing former agricultural (piggery) buildings and the erection of four new buildings to provide tourism

accommodation. The existing buildings are redundant and in dilapidated condition. They are not considered capable of conversion. The proposed replacement buildings occupy a similar footprint and orientation to the main existing buildings on the site. Arranged around a central courtyard the proposed buildings have been designed to have no greater impact on the surrounding landscape than the existing and incorporate high quality external materials including local natural stone and horizontal timber cladding for walls and natural slate and clay tiles for roofs.

- 9.2.2 To ensure appropriateness to the local vernacular and character of the surrounding area the precise specification of external materials can be made a Condition of planning approval. A timber clad bin store with green roof is also proposed. New/supplementary boundary planting is proposed and the majority of existing trees within the site are to be retained. The precise details of proposed planting and landscaping can be made a Condition of planning approval.
- 9.2.3 The applicant is sensitive to the aspirations of the AONB Partnership in respect of their bid for Dark Skies status. It is suggested in the consultation response of the AONB's Planning and Landscape Advisor that rooflight windows should be fitted with functioning louvres or blinds so that these can be closed to prevent light pollution. Whilst it is considered that such a Condition would not meet the tests for Conditions as set out in the NPPF (by reason of lack of enforceability), this advice can be provided to the applicant as an Informative to any planning permission. The Public Protection officer has assessed the Proposed External Lighting Scheme for the development and is content for the lighting to be Conditioned as per the plans submitted, with any additional lighting needing a separate planning application with assurance that it complies with Environmental Zone E1.
- 9.2.4 By reason of the appropriate scale, design and materials of the proposed buildings, and through the use of sensitive landscaping and planting mitigation, it is considered the proposed development would not adversely affect the existing character of the surrounding landscape of the designated AONB.

9.3 Impact on Neighbour amenity

- 9.3.1 The application site stands alone on the South side of the road with fields on all four sides. The closest unrelated dwelling to the application site is located approximately 80 metres to the East and on the opposite (North) side of the road. The proposed use of the site for tourism accommodation (in planning terms a C3 use) is considered compatible in terms of the amenity of neighbouring properties. Accommodation is to be provided within substantially constructed buildings and on a self catering basis. It is unlikely to be undue noise and disturbance emanating from the site as might otherwise be the case for example in tented accommodation.
- 9.3.2 By reason of the separation distance between the application site and the closest neighbouring dwellings, and by reason of the compatible nature of the C3 use proposed (akin to residential, but restricted to holiday letting accommodation), it is considered the proposed development would not have undue impacts on the amenity of neighbouring residents.

9.4 Highways and parking

- 9.4.1 The Council's Highways officer has assessed the proposal and raises no Highway objection, subject to Conditions in respect of providing a suitably consolidated and designed access to the site with the adjacent road. Eleven parking spaces and four racks of cycle parking are to be provided within the site (submitted drawing number

PL003/PL5 refers). Officers note that whereas the current scheme is for 4 x tourism accommodation units (12 bedrooms in total), the Council's Highways engineer also made no Highway objection to the previously withdrawn scheme (under planning reference 16/10495/FUL) which was a larger scheme and had proposed 6 x tourism units (18 bedrooms in total).

- 9.4.2 The proposed development is therefore considered to provide an appropriate level of parking provision, internal turning and access facilities and would not be detrimental in terms of Highway safety.

9.5 Archaeology

The Assistant County Archaeologist has assessed the proposal and raises no objection. She provides the following comments:

"There are no historic environment records in or in the near vicinity of the site. It is possible that the lack of archaeological finds might be due to a lack of previous archaeological work in this area. However, on the evidence available to me at present, I consider it unlikely that significant archaeological remains would be disturbed by the proposed development and so have no further comment to make".

9.6 Ecology and drainage

- 9.6.1 The applicant has submitted a Protected Species survey report (Sedgehill Ecology Services, July 2017). The survey report concluded the existing buildings presented low potential use for roosting daytime bats and that no evidence of roosting bats was found in any of the buildings. The report concludes that the proposed development would be acceptable in nature conservation/protected species terms, subject to appropriate mitigation measures and enhancements as set out in the recommendations of the survey report.
- 9.6.2 The applicant has submitted a Drainage Strategy (PFA Consulting, October 2017) whereby the development proposes a sustainable drainage strategy, involving the implementation of SuDS, for managing the disposal of surface water runoff from the proposed development on the site. In respect of foul water drainage for the site, as a connection to mains drainage is not available, in accordance with the Building Regulations it is proposed that foul flows from the development are drained to an on-site packaged sewage treatment plant with discharge of treated effluent to the ditch. Based on the details of the submitted Drainage Strategy it is considered the proposed site/development can be adequately and satisfactorily drained, subject to the approval of details (by Condition).

10. S106 contributions

No Section 106 contributions/heads of terms are relevant. The proposed development would be liable for CIL in the normal way.

11. Conclusion

The proposed development makes appropriate use of a redundant and dilapidated site to create a small scale and low-key rural tourism accommodation business (for which there is a demonstrated need) that will create local employment opportunities and contribute towards

economic development, the delivery of resilient rural communities and the sustainability of local services and tourism development generally in the South Wiltshire area.

By reason of the appropriate scale, design and materials of the proposed buildings, and through the use of sensitive landscaping and planting mitigation, it is considered the proposed development would not adversely affect the existing character of the surrounding landscape of the designated AONB.

By reason of the separation distance between the application site and the closest neighbouring dwellings, and by reason of the compatible nature of the C3 use proposed (akin to residential, but restricted to holiday letting accommodation), it is considered the proposed development would not have undue impacts on the amenity of neighbouring residents.

The proposed development is considered to provide an appropriate level of parking provision, internal turning and access facilities and would not be detrimental in terms of Highway safety.

RECOMMENDATION

That the application be APPROVED subject to the following conditions:

01. 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.

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

Drawing number PLO/25 Revision PL1 dated 09.08.17, as deposited with the local planning authority on 11.09.17, and

Drawing number PL003 Revision PL5 dated 23.08.17, as deposited with the local planning authority on 11.09.17, and

Drawing number PL002 Revision PL4 dated 23.08.17, as deposited with the local planning authority on 11.09.17, and

Drawing number PL004 Revision PL3 dated 23.08.17, as deposited with the local planning authority on 11.09.17, and

Drawing number PL001 Revision PL2 dated 09.08.17, as deposited with the local planning authority on 11.09.17, and

Drawing number PL009 Revision PL2 dated 23.08.17, as deposited with the local planning authority on 11.09.17, and

Drawing number PL005 Revision PL2 dated 09.08.17, as deposited with the local planning authority on 11.09.17, and

Drawing number PL006 Revision PL2 dated 09.08.17, as deposited with the local planning authority on 11.09.17, and

Drawing number PL016 Revision PL2 dated 09.08.17, as deposited with the local planning authority on 11.09.17, and

Drawing number PL007 Revision PL2 dated 09.08.17, as deposited with the local planning authority on 11.09.17, and

Drawing number PL015 Revision PL2 dated 09.08.17, as deposited with the local planning authority on 11.09.17, and
Drawing number PL018 Revision PL3 dated 15.08.17, as deposited with the local planning authority on 11.09.17, and
Drawing number PL017 Revision PL2 dated 09.08.17, as deposited with the local planning authority on 11.09.17, and
Drawing number PL008 Revision PL4 dated 15.08.17, as deposited with the local planning authority on 11.09.17, and
Drawing number PL011 Revision PL2 dated 09.08.17, as deposited with the local planning authority on 11.09.17, and
Drawing number PL013 Revision PL3 dated 15.08.17, as deposited with the local planning authority on 11.09.17, and
Drawing number PL010 Revision PL2 dated 09.08.17, as deposited with the local planning authority on 11.09.17, and
Drawing number PL012 Revision PL3 dated 15.08.17, as deposited with the local planning authority on 11.09.17.

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

03. No development shall commence on site until precise details 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.

04. No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed 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.

05. 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) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) finished levels and contours;
- (e) means of enclosure;
- (f) car parking layouts;
- (g) other vehicle and pedestrian access and circulation areas;
- (h) hard surfacing materials;

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

06. 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.

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

Reason: In the interests of highway safety.

08. No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4m back from the edge of the carriageway, measured along the centreline of each access, to the points on the edge of the carriageway 43m to the east and 43m to the west from the centre of each access. Such splays shall thereafter be permanently maintained free of obstruction to vision above a height of 1.0m above the level of the adjacent carriageway.

Reason: In the interests of highway safety.

09. No development shall commence until details of a consolidated and surfaced vehicle turning space in respect of the eastern site access has been submitted to and approved in writing by the local planning authority. No part of the development shall be first brought into use until that turning space has been completed in accordance with the approved details. Such turning space shall be thereafter maintained and kept clear of obstruction at all times.

Reason: To enable vehicles to enter and leave the site in forward gear in the interests of highway safety.

10. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the accesses/driveways), incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

11. 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-E shall take place on the units of tourism accommodation 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.

12. 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 rooflight window(s), other than those shown on the approved plans, shall be inserted in any roofslope(s) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

13. No external lighting shall be installed on site other than that shown on the approved plans (Proposed External Lighting & Landscape Finishes Key, drawing number PL004 Rev.PL3 dated 23.08.17). The lighting approved shall be installed and shall be maintained in accordance with the submitted details.

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

14. Development shall be carried out in accordance with the recommendations of the submitted Daytime Bat and Nesting Bird Survey Report (Sedgehill Ecology Services, July 2017).

REASON: In the interests of protected species and nature conservation interests.

15. 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.

REASON: To ensure that the development can be adequately drained

16. 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

17. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 at the location of any proposed soakaways, has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained

18. 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

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

REASON: In the interests of amenity

20. No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority.

The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

- i. The movement of construction vehicles;
- ii. The cutting or other processing of building materials on site;
- iii. Wheel washing and vehicle wash down facilities;
- iv. The transportation and storage of waste and building materials;
- v. The recycling of waste materials (if any)
- vi. The loading and unloading of equipment and materials
- vii. The location and use of generators and temporary site accommodation
- viii. Pile driving (If it is to be within 200m of residential properties)

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times

REASON: In the interests of amenity

21. 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 carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details shall be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

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.

22. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 and the Use Classes (Amendment) Order 2005 (or any Order revoking and re-enacting those Orders, with or without modification), the accommodation/buildings hereby permitted shall be used for holiday accommodation only and for no other purpose.

REASON: This site is 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 permanent residential accommodation.

23. No person shall occupy any of the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year and no accommodation on the site shall be reoccupied by the same person/s within 28 days following the end of that period.

REASON: This site is 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 permanent residential accommodation.

24. The owners/ operators of the site shall maintain an up -to -date register of the names of all occupiers of individual buildings on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: This site is 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 permanent residential accommodation.

25. The building(s)/accommodation hereby permitted shall not be occupied as a persons' sole or main place or residence.

REASON: This site is 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 permanent residential accommodation.

INFORMATIVES

Highways Informative:

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence is required from the local highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the Council's Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.

Dark Skies Informative:

The application site is located within the countryside of the AONB which is currently bidding for 'Dark Sky Reserve Status' (further information can be found via - <http://www.ccwwdaonb.org.uk/our-work/dark-night-skies/>). It is therefore recommended the applicant consider a scheme of screening/louvres to be attached to and used on all approved rooflight windows in the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.