

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 27 MARCH 2019 AT COUNCIL CHAMBER - WILTSHIRE COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM SN15 1ER.

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice-Chairman), Cllr Christine Crisp, Cllr Gavin Grant, Cllr Howard Greenman, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Toby Sturgis, Cllr Brian Mathew, Cllr Ashley O'Neill and Cllr Jacqui Lay (Substitute)

Also Present:

Cllr Allison Bucknell

20 Apologies

Apologies were received from Cllr Chuck Berry.

Cllr Chuck Berry was substituted by Cllr Jacqui Lay.

21 Minutes of the Previous Meeting

The minutes of the meeting held on 6th March 2019 were presented.

Resolved:

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

22 Declarations of Interest

There were no declarations of interest.

23 Chairman's Announcements

The Chairman noted that it was Richard Sewell's last Northern Area Planning Committee meeting and thanked him for his hard work for the committee.

24 Public Participation

The Committee noted the rules on public participation.

25 **Planning Appeals and Updates**

There were no planning appeals or other updates.

26 **THE WILTSHIRE COUNCIL PARISH OF ROYAL WOOTTON BASSETT No. 10 (PART) AND No. 111 (PART) DIVERSION ORDER AND DEFINITIVE MAP AND STATEMENT ORDER 2018**

Public participation

David Mannering, local resident, spoke in objection to the application.

Peter Gallagher, local resident, spoke in support to the application.

The Rights of Way Officer, Sally Madgwick, introduced a report which recommended that the Wiltshire Council Parish of Royal Wootton Bassett No. 10 (PART) and No. 111 (PART) Diversion Order and Definitive Map and Statement Order 2018 be forwarded to the Secretary of State for Environment, Food and Rural Affairs, with a recommendation from Wiltshire Council that the Order be confirmed with a modification to the Order to correct the year of sealing to read “2018” at the end of the Order.

Key details highlighted included: that Wiltshire Council had made an Order under Section 119 of the Highways Act 1980 diverting two public footpaths over land at Woodshaw Meadows on the south eastern slopes of Brynard’s Hill, Royal Wootton Bassett; that the Order was made pursuant to an application made by Wainhomes (South West) Holdings Ltd and that one objection had been made to the Order.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: why the order has been brought before the committee; what the objection to the order was and how the diversion and associated costs would be met.

Members of the public then had the opportunity to address the Committee, as detailed above.

Cllr Chris Hurst, Division Member, spoke regarding the application with the main point focusing on similar developments in the locality and their effect on footpaths.

The Rights of Way Officer addressed some of the issues raised by the public and local members with the main point focusing on the alternative footpath route.

At the start of the debate a proposal was moved by Cllr Chris Hurst, seconded by Cllr Gavin Grant to forward the Order to the Secretary of State for Environment, Food and Rural Affairs, with a recommendation from Wiltshire Council that the Order be confirmed with a modification to the Order to correct

the year of sealing to read “2018” at the end of the Order as detailed in the report.

Resolved

That the Wiltshire Council Parish of Royal Wootton Bassett No. 10 (PART) and No. 111 (Part) Diversion Order and Definitive Map and Statement Order 2018 be forwarded to the Secretary of State for Environment, Food and Rural Affairs, with a recommendation from Wiltshire Council that the Order be confirmed with a modification to the Order to correct the year of sealing to read “2018” at the end of the Order.

27 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes, in respect of application 18/07128/FUL & 18/07246/LBC as listed in the agenda pack.

The Committee considered the following applications:

28 **18/07128/FUL & 18/07246/LBC - Manor Farm, The Street, Grittleton**

Public participation

Peter McGarrick, local resident, spoke in objection to the application.

Mark Judge, local resident, spoke in objection to the application.

Julian Brunt, the applicant, spoke in support to the application.

Simon Chambers, the agent, spoke in support to the application.

Cllr Johnny Walker, Grittleton Parish Council, spoke in support to the application.

The Planning Officer, Richard Sewell, introduced a report which recommended granting planning permission, subject to conditions, for the conversion of existing agricultural buildings to form 8 new dwellings and erection of 6 new dwellings and associated access, engineering and landscaping works.

Key issues highlighted included: principle of development; impact on heritage assets; design, scale, materials and layout of proposed new dwellings; residential amenity; impact on ecology; impact on highways and impact on drainage.

There were no technical questions.

Members of the public then had the opportunity to address the Committee, as detailed above.

Cllr Toby Sturgis, on behalf of the Division Member, spoke regarding the application with the main points focusing on: the relocation of the farm; the size of the new build; the footprint of the new build; the changes made from the previous application and the considerable support for the application in the village.

At the start of the debate a proposal was moved by Cllr Toby Sturgis, seconded by Cllr Howard Greenman to grant planning permission for 18/07128/FUL subject to additional conditions.

A second proposal was moved by Cllr Peter Hutton, seconded by Cllr Gavin Grant to grant planning permission for 18/07246/LBC as detailed in the report.

During the debate the main points raised were: the relocation of the farm; the balance of jobs, services, facilities and homes in the local area; the sustainability of the village; the desire for development within the village; the accumulate impact of the construction of the properties; the appropriateness of the farm's location and the impact on local amenity.

Resolved

Contrary to the Officer recommendation, that planning permission is approved for the following reason:

Taking account of the nature of the site as one not fit for modern agricultural purposes, the proposal would constitute infill development in accordance with Policy CP2 (i), (ii) and (iii) of the Wiltshire Core Strategy.

And subject to the following conditions:

18/07128/FUL

3 YR COMMENCEMENT

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.

APPROVED PLANS

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

Location Plan 16.1367/00 Rev B received 26.08.18

Typical Glazing Detail as Proposed 16.1367/28 received 26.08.18

Area B/ Building 1 Elevations as Proposed 16.1367/19 Rev B received 04.02.19

Area B/ Building 1 Plans as Proposed 16.1367/15 Rev B received 04.02.19

Area B/ Building 2 & 3 Elevations as Proposed 16.1367/20 Rev B received 04.02.19

Area B/ Building 2 & 3 Plans as Proposed 16.1367/16 Rev B received 04.02.19
Area B/ Building 4 & 5 Elevations as Proposed 16.1367/21 Rev B received 04.02.19
Area B/ Building 4 & 5 Plans as Proposed 16.1367/17 Rev B received 04.02.19
Area B/ Building 6 Elevations as Proposed 16.1367/22 Rev B received 04.02.19
Area B/ Building 6 Plans as Proposed 16.1367/18 Rev B received 04.02.19
Area B/ Building 7 & 8 Elevations as Proposed 16.1367/14 Rev B received 04.02.19
Area B/ Building 7 & 8 Plans as Proposed 16.1367/12 Rev B received 04.02.19
New Barns as Proposed 16.1367/48 Rev A received 04.02.19
Dutch Barn as Proposed 16.1367/49 Rev A received 04.02.19
Site Plan as Proposed 16.1367/24 Rev G received 04.02.19

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

REMOVAL OF AGRICULTURAL BUILDINGS AND RESTORATION OF AGRICULTURAL LAND

No part of the development hereby approved shall be first occupied until the existing agricultural buildings as shown in dotted red outline on the Proposed Site Plan 16.1367/24 received 04.02.19 have been demolished and removed from site entirely and the land to the north of the proposal site restored to agricultural pasture land

REASON: In the interest of interests of the character and appearance of the area and residential amenity

BOUNDARY WALL STONEMWORK

The natural stonework to be used externally on the proposed boundary wall forming the western vehicle access to the development shall match that of the existing wall in terms of type, colour, size, dressing and bedding of stone, coursing, type of pointing and mortar mix.

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

CONSOLIDATED ACCESS

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

REASON: In the interests of highway safety.

PARKING AND TURNING SPACES

No part of the development hereby permitted shall be brought into use until the access(s), turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

VISIBILITY SPLAYS

No part of the development shall be brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 0.9m 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

PD REMOVAL FOR ALTERATIONS AND EXTENSIONS

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.

PD REMOVAL FOR MEANS OF ENCLOSURE

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), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

CONSTRUCTION METHOD STATEMENT

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;
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 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 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.

HARD+SOFT LANDSCAPING

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;
- 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;

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.

HARD+SOFT LANDSCAPING IMPLEMENTATION

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.

FOUL DRAINAGE

No development shall commence on site until a detailed scheme for the discharge of foul water from the site, including all relevant permissions and consents, 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

SURFACE WATER DRAINAGE

No development shall commence on site until a detailed 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

ECOLOGY

All development shall be carried out in accordance with the submitted Bat Survey Report (TP Ecology, 2016). All bat roost mitigation features shall be installed in accordance with the details set out in that report and shown on the approved plans, and shall be retained as such unless agreed in writing by the Local Planning Authority.

REASON: To ensure appropriate and adequate protection and mitigation for ecological receptors including protected and priority species is implemented in accordance with the NPPF and CP50 of the Wiltshire Core Strategy (Adopted January 2015), and to ensure compliance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended) and Section 40 of the NERC Act (2006).

EXTERNAL LIGHTING STRATEGY

Prior to commencement of development, a Lighting Strategy shall be submitted to and approved in writing by the Local Planning Authority. The

approved Lighting Strategy will include details of all proposed external lighting including luminaires, heights and positions of fittings, direction and other features, e.g. cowls, louvres or baffles, and a lux plot showing light levels resulting from the proposed lighting. All external lighting shall be installed in accordance with the details set out in the Lighting Strategy, and shall be maintained thereafter in accordance with the approved Lighting Strategy.

REASON: To minimise light spill and illumination of habitats utilised by protected species, including bats and barn owl, and to maintain dark foraging and commuting areas and corridors; and to ensure compliance with Core Policy 50 of the Wiltshire Core Strategy.

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/communityinfrastucturelevy.

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.

INFORMATIVE TO APPLICANT:

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

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

INFORMATIVE TO APPLICANT:

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.

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.

18/07246/LBC

3 YR COMMENCEMENT

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

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

STONEMWORK

The natural stonework to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size, dressing and bedding of stone, coursing, type of pointing and mortar mix.

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

ADDITIONAL DETAILS

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

- (a) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (b) Large scale details of all internal joinery (1:5 elevation, 1:2 section);
- (c) Full details of proposed rooflights, which shall be set in plane with the roof covering;
- (d) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
- (e) Full details of proposed meter and alarm boxes;
- (f) Large scale details of proposed eaves and verges (1:5 section);

- (g) Full details of proposed internal service routes;
- (h) A full schedule and specification of repairs including:
- (i) a structural engineer's report setting out the nature of, and suggested remedial work to, structural defects
- (j) proposed timber and damp proof treatment
- (k) proposed method of cleaning/paint removal from historic fabric
- (l) a full schedule of internal finishes to walls, ceilings and floors
- (m) Full details of external decoration to render, joinery and metalwork; and
- (n) Full details and samples of external materials.

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

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

APPROVED PLANS

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

Location Plan 16.1367/00 Rev B received 26.08.18

Typical Glazing Detail as Proposed 16.1367/28 received 26.08.18

Area B/ Building 1 Elevations as Proposed 16.1367/19 Rev B received 04.02.19

Area B/ Building 1 Plans as Proposed 16.1367/15 Rev B received 04.02.19

Area B/ Building 2 & 3 Elevations as Proposed 16.1367/20 Rev B received 04.02.19

Area B/ Building 2 & 3 Plans as Proposed 16.1367/16 Rev B received 04.02.19

Area B/ Building 4 & 5 Elevations as Proposed 16.1367/21 Rev B received 04.02.19

Area B/ Building 4 & 5 Plans as Proposed 16.1367/17 Rev B received 04.02.19

Area B/ Building 6 Elevations as Proposed 16.1367/22 Rev B received 04.02.19

Area B/ Building 6 Plans as Proposed 16.1367/18 Rev B received 04.02.19

Area B/ Building 7 & 8 Elevations as Proposed 16.1367/14 Rev B received 04.02.19

Area B/ Building 7 & 8 Plans as Proposed 16.1367/12 Rev B received 04.02.19

New Barns as Proposed 16.1367/48 Rev A received 04.02.19

Dutch Barn as Proposed 16.1367/49 Rev A received 04.02.19

Site Plan as Proposed 16.1367/24 Rev G received 04.02.19

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

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

29 **18/10662/FUL - Trotting Horse, Bushton, Royal Wootton Bassett**

It was agreed that this item would be considered after item 8c to enable both Grittleton applications to be heard together.

Public participation

Ian Tucker, the applicant, spoke in support to the application.

Malcolm Barber, the agent, spoke in support to the application.

Marian Kent, local resident, spoke in support to the application.

Peter Gantlett, Chairman of Clyffe Pypard Parish Council, spoke in support to the application.

The Planning Officer, Simon Smith, introduced a report which recommended granting planning permission, subject to conditions, for the change of use of the former public house to create one dwelling.

Key issues highlighted included: the principle of development; loss of the public house; the impact of the proposal on the character and appearance of the application site and the surrounding rural landscape; the impact of the proposal on the amenities of surrounding residential properties and the impact of the development on highway safety.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: the removal of permitted development rights; the existing holiday chalet accommodation and stable and the marketing of the property.

Members of the public then had the opportunity to address the Committee, as detailed above.

Cllr Allison Bucknell, Division Member, spoke regarding the application with the main points focusing on: the lack of resident engagement with the application; the Clyffe Pypard Community Plan; the marketing of the property; the efforts of the applicants to make the public house viable; the appearance and character of the property and the removal of permitted development rights.

At the start of the debate a proposal was moved by Cllr Peter Hutton, seconded by Cllr Gavin Grant to grant planning permission as detailed in the report and subject to additional conditions.

During the debate the main points raised were: the marketing of the property; the viability of the public house remaining open; the importance of retaining rural community assets and the lack of interest in the leasing or purchasing of the property as it is.

Resolved

That planning permission is approved subject to the conditions set out within the Officer report together with additional 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: Location Plan (Drawing Number 1222/04), Proposed Ground Floor Plan (Drawing Number 1222/11) and Proposed First Floor Plan (Drawing Number 1222/12) dated 12 November 2018 and Proposed Site Plan (Drawing Number 1222/15) dated 9 January 2019.

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

3 Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended)(or any order which revokes and re-enacts that Order with or without modification), the chalet accommodation within the curtilage of the dwelling hereby granted planning permission shall be used to provide holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence. An up to date register of names and main home addresses of all occupiers shall be maintained and shall be made 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.

4 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.

ADDITIONAL RECOMMENDATIONS AS FOLLOWS:

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending this Orders with or without modification) there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted unless planning permission has been specifically granted following receipt of a planning application by the local planning authority.

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.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending this Orders with or without modification) no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans unless planning permission has been specifically granted following receipt of a planning application by the local planning authority.

REASON: To safeguard the character and appearance of the area.

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.

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.

INFORMATIVE TO APPLICANT:

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

be necessary for the applicant to obtain the landowners consent before such works commence.

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

INFORMATIVE TO APPLICANT:

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.

30 **18/11700/FUL - Land East of Foscoote, Grittleton**

Public participation

John Wilding, local resident, spoke in objection to the application.

Timothy Major, local resident, spoke in objection to the application.

Ros Tate, on behalf of the applicant, spoke in support to the application.

Cllr Johnny Walker, Grittleton Parish Council, spoke in objection to the application.

The Planning Officer, Rose Fox, introduced a report which recommended granting planning permission, subject to conditions, for the conversion of an agricultural building to form a single dwelling house, associated curtilage and access driveway.

Key issues highlighted included: principle of development; impact on the character and appearance of the area (AONB)/design; impact on setting of conservation area; highways and parking; drainage; residential amenity and ecology.

There were no technical questions.

Members of the public then had the opportunity to address the Committee, as detailed above.

Cllr Toby Sturgis, on behalf of Division Member, spoke regarding the application with the main point focusing on the impact of the development on highway safety.

At the start of the debate a proposal was moved by Cllr Peter Hutton, seconded by Cllr Gavin Grant to grant planning permission as detailed in the report.

During the debate the main points raised were: the impact of the development on highway safety and the appearance of the proposed development.

Resolved

That planning permission is approved subject to the conditions set out within the Officer report:

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:

Plans as received by the LPA 11/12/18:

Site Location Plan (KCC2667/01 11/18/rm, Dated: Nov 2018);

Block Plan (KCC2667/02 11/18/rm, Dated: Nov 2018);

Proposed Elevations and Floor Plan (KCC2667/03 11/18/rm, Dated: Nov 2018); and

Existing Elevations and Floor Plan (KCC2667/04 11/18/rm, Dated: Nov 2018).

Plan as received by the LPA 06/03/19:

Landscaping Plan (KCC2667/07A 03/19cb, Dated: March 2019).

And materials in accordance with details specified on the application form and Supporting Statement (Dated: December 2018).

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

3 No development shall commence on site until a detailed 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

4 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

5 No development shall commence on site until a detailed 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.

REASON: To ensure that the development can be adequately drained

6 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

7 Former agricultural use of the site/building may have given rise to potential sources of land contamination e.g. asbestos within the structure. As it is now intended to use the site for residential purposes a statement/letter must be provided which confirms the historical uses of the site/building and how development works will address any potential for land contamination which may exist. The strategy must be agreed in writing by the Local Planning Authority and fully implemented prior to the occupation of the dwelling.

REASON: To ensure that land contamination can be dealt with adequately prior to the residential use of the site

8 No paint or visible stain finish shall be applied to external timber until details of the paint or stain to be applied 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 occupied.

REASON: In the interests of visual amenity and the character and appearance of the area (AONB)

9 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 to, or extensions or enlargements of 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 enlargements.

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), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

INFORMATIVE TO APPLICANT:

The applicant would be advised to contact the area office for a vehicle crossover license with details of the proposed access arrangement. The proposal includes alteration to the public highway, 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. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

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.

INFORMATIVE TO APPLICANT:

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

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

INFORMATIVE TO APPLICANT:

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.

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.

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.

31 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 5.30 pm)

The Officer who has produced these minutes is Craig Player of Democratic Services, direct line 01225 713191, e-mail craig.player@wiltshire.gov.uk

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

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NORTHERN AREA PLANNING COMMITTEE MEETING 27.03.19

LATE OBSERVATIONS

Item 8a: 18/07128/FUL + 18/07246/LBC Manor Farm, The Street, Grittleton SN14 6AN

For the avoidance of doubt, the Grittleton Parish Council comments of 02/10/18 have been repeated below, verbatim:

Grittleton Parish Council [GPC] has considered the revised applications for Manor Farm 18/07128/FUL and 18/07246/LBC. As part of these considerations, we ask Wiltshire Council [WC] to note that:

a] GPC has refrained from commenting upon the financial viability analysis detailed by the applicant on the assumption that this will be assessed and verified by suitably qualified and experienced personnel. We have further assumed that this financial assessment will warrant a development of this nature despite it being contrary to the Core Strategy. Should WC's assessment of this conclude that the size of the development, and in particular the number of new builds, is not justified, GPC's preference would be to reduce new builds C1-C4

b] Whilst GPC cannot consider detailed 'engineering' matters such as drainage and highways issues, we should like to draw WC's attention to the natural hazard that exists at the crossroads adjacent to the main access to the development. There have been numerous accidents at this spot and any development must not exacerbate the problem.

c] GPC notes the complexity of these plans and would like the opportunity to comment on any material amendments made.

With regards to the above, on balance, GPC would like to support the application subject to the following:

a] A restrictive covenant is placed on the land to the north of the rear wall of C1-C4, that it is returned to an agricultural field and all farmyard detritus be removed, and furthermore no development may take place on this land in the future. The applicant has given assurances he would be happy with this arrangement.

b] That, as part of the detailed deliberations, full consideration is given to optimising the design and siting of units D1-D2 to minimise the impact on neighbouring properties. We believe the applicant is working to resolve this issue.

For clarification in respect of the Council's Highways Officer comments, whilst they are now satisfied with the proposed parking provision and refuse vehicle swept path analysis, they do maintain their objections to the level of visibility proposed for this development in relation to the use of the existing access points despite the proposed widening of the western access to The Street.

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