

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 9 OCTOBER 2019 AT COUNCIL CHAMBER - 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 Ian Thorn

72 **Apologies**

An apology was received from Cllr Chuck Berry, who was substituted by Cllr Jacqui Lay.

73 **Minutes of the Previous Meeting**

The minutes of the meeting held on 4 September 2019 were presented.

Resolved:

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

74 **Declarations of Interest**

Cllr Tony Trotman declared an interest in agenda item no. 7 – application numbers 18/04202/FUL & 18/04719/LBC – Woodlands Social Club, Woodlands Park, Calne as he was a member of Calne Town Council and had attended a meeting of the Town Development & Planning Committee when these applications were debated. He declared that he would participate in the debate and vote on these applications with an open mind.

75 **Chairman's Announcements**

There were no Chairman's announcements.

76 **Public Participation**

The Committee noted the rules on public participation.

77 **Planning Appeals and Updates**

An update on planning appeals and decisions was received.

Resolved:

To note the contents of the update.

78 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting in respect of applications 18/04202/FUL and 18/04719/LBC as listed in the agenda pack and circulated as a late supplementary to the agenda.

78a 18/04202/FUL and 18/04719/LBC - Woodlands Social Club, Woodland Park, Calne

The Committee received a presentation from the Case Officer which set out the main issues in respect of the application. He drew attention to late representations he had received and also amended conditions which had been sent to members of the Committee. The purpose of the report was to assess the merits of the proposals against the policies of the Development Plan and other material considerations and to consider the recommendation that planning permission and listed building consent be approved.

The Case Officer explained that the key issues in considering the applications were as follows:-

- Principle of the development
- Impact on character and appearance of the area
- Impact on neighbour amenity
- Scale of development
- Impact on the listed building and its setting
- Highways and parking
- Viability

During the process with regard to the initial submission it had been made clear to the applicant about the many design issues as a result of the symptoms of overdevelopment and the Local Planning Authority had encouraged them to reduce the amount of development in order to resolve issues. In the latest set of plans that were consulted upon, the key amendments were as follows:-

- The Coach House (2 units) was replaced with The Bungalow (unit 14) and was reduced to a one bedroom unit – with removal of the car ports previously proposed and removal of the first floor to address overlooking issues.
- The Terrace units (7 – 13) were reduced from 4 bedroom units to 3 bedroom units. This resulted in a reduction in car parking demand.

Members then had the opportunity to ask technical questions after which they

heard statements from members of the public, all of whom spoke in opposition to the proposals, as follows:-

Mr Philip Messam, a local resident
Mr Bob Burns, a local resident
Mr John Boaler, a local resident
Cllr Robert MacNaughton, representing Calne Town Council

Members then heard the views of Cllr Ian Thorn, the local Member, who explained that he had three major areas of concern, namely:-

- Conservation and restoration of existing buildings and wall.
- Viability of the scheme.
- The continued way in which the residents had tried to consult with the applicant with minimal success.

During the subsequent discussion, Members were informed that although there had not been a great deal of contact between the residents and the applicant, their views had been taken into account in drawing up the revised proposals. Members hoped that this would continue and develop further.

It was acknowledged that the proposals would result in a change to the outlook of some existing residents, it was not considered to result in unacceptable overlooking or impacts upon the amenities of the existing occupiers. On balance it was considered that the new building would be an acceptable distance from existing buildings.

Members considered that the merits of the proposals were finely balanced. The applicant had supplied various viability information for consideration. The result showed that the developer's profit output was short of that required to justify viability from the developer's perspective. It was therefore considered that the proposed scheme was not sufficiently viable to provide any affordable housing, public open space or Section 106 contributions.

After further discussion, on the proposal of Cllr Toby Sturgis, which was seconded by Cllr Peter Hutton, together with additional elements to condition 07 to the planning permission so as to require the hours of construction would avoid peak school drop-off and pick-up time and an informative was also to be added so as to request that the applicant consult with the local residents when preparing the Construction Method Statement.

Resolved:

To grant planning permission, subject to the following conditions:-

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

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

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

SITE

- PL100 Location Plan 1:1250@A3
- PL101 A Existing Site Plan 1:200@A1
- PL102 D Proposed Site Plan 1:200@A1
- SK202 B Refuse Truck Turning Site Plan 1:200@A1
- PL103 F Proposed Site Boundary Treatment 1:200@A1
PL104 Proposed & Existing Root Protection Treatment 1:500@A1
- PL105 Existing South-East Boundary Wall to Silver Street 1:100@A1
- PL106 Proposed South-East Boundary Wall to Silver Street 1:100@A1
- PL107 A Existing South-East Site Section 1:100@A1
- PL108 A Existing North-East Site Section 1:100@A1
- PL109 C Proposed North-East Site Section 1:100@A1
- PL110 A Proposed South-East Site Section 1:100@A1
- PL111 A Proposed South-West Site Section 1:100@A1
- PL112 Proposed North-West Site Section 1:100@A1
- PL113 Visual of Proposal NTS
- PL114 Proposed South-West Site Section 1:100@A1
- PL115 Proposed South-East Site Section 1:100@A1
- PL116 Proposed North-West Site Section 1:100@A1
- PL117 Trees Proposed to be Removed 1:200@A1
- PL118 Tree Root Protection Areas of Retained Trees 1:200@A1
- PL119 Proposed North-West Site Section 1:100@A1
- PL120 Extract of Proposed South-East Site Section Including Levels Through the Gate Lodge (Bungalow) 1:100@A3
- PL121 Sun Path Diagrams + Shadow Cast for the Gate Lodge (Bungalow) – 21st June NTS A3
- PL122 Sun Path Diagrams + Shadow Cast for the Gate Lodge (Bungalow) – 21stDecember NTS A3
- PL600 Site Constraints 1:200@A1
- PL603 Proposed Bin Stores to the Front of the Terraces 1:20@A3
- PL604 A Proposed Bike and Bin Stores 1:20@A3
- PL605 A Bike Store – Three Bikes 1:20 @ A3
- PL606 A Bin and Bike Store – Three Bikes

EXISTING SOCIAL CLUB & HOUSE

- PL200 Existing Basement Plan 1:50@A1
- PL201 Existing Ground Floor Plan 1:50@A0
- PL202 Existing First Floor Plan 1:50@A0
- PL203 Existing Roof Plan 1:50@A0
- PL204 Existing Elevation Roadside - NE 1:50@A1
- PL205 Existing Elevation / Section - SW 1:50@A1
- PL206 Existing Elevation Front of Social Club - SE 1:50@A1

- PL207 Existing Elevation Skittle Alley Side - NW 1:50@A1
- PL208 Existing Elevation House Front - SE 1:50@A1
- PL209 Existing Elevation House Rear - NW 1:50@A1
- PL210 Proposed Basement Plan 1:50@A1
- PL211 B Proposed Ground Floor Plan 1:50@A0
- PL212 A Proposed First Floor Plan 1:50@A0
- PL213 Proposed Roof Plan 1:50@A0
- PL214 A Proposed North-East Elevation (Roadside) 1:50@A1
- PL215 B Proposed South-West Elevation (Green) 1:50@A1
- PL216 Proposed South-East Courtyard Elevation 1:50@A1
- PL217 A Proposed North-West Elevation (Skittle Alley Side) 1:50@A1
- PL218 Proposed South-East Elevation (Coachmans Cottage) 1:50@A1
- PL219 A Proposed North-West Courtyard Elevation 1:50@A1

THE TERRACE

- PL300 A Proposed Ground Floor Plan 1:100@A3
- PL301 A Proposed First Floor Plan 1:100@A3
- PL302 A Proposed Second Floor Plan 1:100@A3
- PL303 A Proposed Roof Plan 1:100@A3
- PL304 A Proposed Elevation Front 1:100@A3
- PL305 A Proposed Elevation Rear 1:100@A3
- PL306 A Proposed Side Elevation 1 1:100@A3
- PL307 A Proposed Side Elevation 2 1:100@A3
- PL308 Proposed Front Elevation Materials & Finishes 1:100@A3
- PL309 Proposed Front Elevation Materials & Finishes 1:100@A3
- PL310 Proposed Front Elevation Materials & Finishes 1:100@A3

THE COTTAGES

- PL400 B Proposed Ground Floor Plan 1:100@A3
- PL401 Proposed First Floor Plan 1:100@A3
- PL402 A Proposed Attic Plan 1:100@A3
- PL403 A Proposed Roof Plan 1:100@A3
- PL404 A Proposed Elevation Front 1:100@A3
- PL405 A Proposed Elevation Rear 1:100@A3
- PL406 A Proposed Side Elevation 1 1:100@A3
- PL407 A Proposed Side Elevation 2 1:100@A3
- PL408 Proposed Materials 1:100@A3

BUNGALOW

- PL510 Proposed Floor Plan 1:100@A3
- PL511 Proposed Roof Plan 1:100@A3
- PL512 Proposed Elevation Front 1:100@A3
- PL513 Proposed Elevation Rear 1:100@A3
- PL514 Proposed Side Elevation 1 1:100@A3
- PL515 Proposed Side Elevation 2 1:100@A3

- **PL516 Proposed Materials & Finishes – Front Elevation 1:100@A3**

DOCUMENTS

- **Transport Technical Note (prepared by SK Transport and Highways, dated 25th March 2019)**
- **Phase 1 Habitat Survey and Bat Survey (prepared by Ecology Services, dated November 2017)**
- **Design, Access and Planning Statement - Rev.C (prepared by Alex Oliver Associates, dated 16.07.19)**
- **Heritage Assessment (prepared by Ian Lund, dated August 2019)**
- **Air Quality Assessment (prepared by DustScan AQ, dated 07/08/19)**
- **Arboricultural Method Statement (prepared by WH Landscape, dated April 2018)**
- **Asbestos Management Survey (prepared by Swindon Asbestos Surveying Ltd, dated 9 Jun 2016)**
- **Drainage Strategy (prepared by Simon Jones-Parry, dated 07/02/19)**

SCHEDULE

- **All drawings and reports as detailed in Drawings and Document List Rev C dated 26.09.19.**

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

- 3. Prior to construction to slab level on site the exact details and samples of the materials to be used for all new and existing external walls (for both the new building as well as any new free-standing walls) and roofs have been submitted to and approved in writing by the Local Planning Authority. Such a submission shall include a sample panel to be erected on site for inspection, demonstrating coursing and mortar mix. Development shall be carried out in accordance with the approved details.**

REASON: The choice of final external materials to be used in this development 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 this sensitive location.

- 4. Prior to construction to slab level full and complete details of all hard and soft landscaping to be created on the site shall have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include, but not be limited to, an identification of the position of any trees proposed to be retained and the measures to be employed to secure their protection during construction. The details shall also include an identification of all trees to be removed on the site as well as timing for those removal works. Development**

and landscaping shall be carried out in complete accordance with the approved details.

REASON: To ensure a suitable hard and soft landscaping scheme for this sensitive site and so as to ensure the retention of appropriate trees on the site in the interests of visual amenity.

5. All soft landscaping comprised in the approved as part of the detailed component of the planning application shall be carried out in the first planting and seeding season following 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.

6. No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces (including cycle 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.

7. Prior to construction to slab level on site (including any works of demolition), a Construction Method Statement shall be submitted and approved in writing by the Local Planning Authority. The Statement 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 so as to avoid peak traffic hours, including local school drop-off and pick-up times;
- j) Routing of all vehicles (ie. deliveries, contractors)

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.

8. Prior to occupation a Traffic Order to amend the waiting restrictions on Station Road, Calne shall have been prepared, consulted upon, and advertised, with a final report recommending whether to proceed with the Order prepared for consideration by the Cabinet Member for Highways. In the event that the Cabinet Member for Highways approves the Order the amendments shall be implemented.

REASON: In the interests of achieving improved egress from the development.

Informative: The applicant will bear the costs of condition, irrespective of whether the Order is proceeded with.

9. Prior to construction to slab level a scheme outlining feasibility of the delivery of a soft footway along the access road from the site entrance to a point which meets the junction with Woodlands Park shall be submitted to and agreed in writing by the Local Planning Authority. If delivery of the soft footway is confirmed to be feasible, that scheme shall include a full specification and the timing of its delivery. Development shall be carried out in accordance with the details so agreed.

REASON: In the interest of highway safety.

10. Before the development hereby permitted is first brought into use, at Plot number 14 (two rooflights to be obscure glazed) and a fixed opaque canopy over French doors (obscure glazed), at Plot 16 and 17 ground floor windows, windows shall be obscure glazed. All obscure windows to an obscurity level of no less than level 5. Those windows/ canopy shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy of neighbouring residential occupiers.

11. Other than those already shown on the approved plans, no further windows shall be installed into any elevation of any dwelling hereby approved unless otherwise agreed in the form of a separate planning permission in that regard.

REASON: So as to allow consideration of the effect upon the amenity of surrounding residents from any new windows being inserted.

12. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

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

13. The development hereby permitted shall not be first brought into use until final details of the arrangements to be made for the storage of refuse and recycling from the development, and collection regime have been submitted to and approved in writing by the Local Planning Authority, and; the approved refuse and recycling storage has been completed and made available for use in accordance with the approved details. The approved refuse and recycling storage shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of public health, safety and visual amenity in this sensitive location where it is understood that the internal access road will not be adopted by the Council.

14. Prior to construction to slab level site a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The arrangements for the disposal of surface water from the development is required to be agreed with the Local Planning Authority before development commences in order that it is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

15. Prior to construction to slab level details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: The arrangements for disposal of sewerage from the development is required to be agreed with the Local Planning Authority before development commences in order that it is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

16. Prior to construction to slab level details of the ecological mitigation and enhancement for nesting birds and bats measures shall be submitted to ensure that the proposal be in accordance with the recommendations in Section 5 of the submitted ecology report (Protected Species Survey and Mitigation, 27 November 2017, AD Ecology Ltd), for ecological mitigation and enhancement for nesting birds and bats.

REASON: To ensure compliance with Core Policy 50 Biodiversity and diversity.

17. Prior to first occupation of the dwellings hereby permitted, the Ultra Low Energy Vehicle infrastructure shall have been installed on site

and made available for use in accordance with a final scheme (based upon the general details shown on the approved plans), which shall have been submitted to and agreed in writing by the Local Planning Authority beforehand.

REASON: Core Policy 55; Development proposals, which by reason of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

18. Prior to construction to slab level 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 has been 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 have been 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

19. Prior to construction to slab level, full and complete details of the treatment of all boundaries of the site (based upon the general details shown on the approved plans) shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in complete accordance with those details so agreed.

REASON: So as to secure the amenities of surrounding residential properties and to secure a form of boundary treatment of a suitably high quality in this sensitive area in the Conservation Area and adjoining Listed Buildings.

20. 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 development within Part 1, Classes A-H shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

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

21. No demolition, site clearance shall take place prior to construction to slab level until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837:2012;
- A schedule of tree works conforming to British Standard 3998:2010;
- Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;

- Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, details of the no-dig specification and extent of the areas to be constructed using a no-dig specification;
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- Details of all other activities, which have implications for trees on or adjacent to the site.
- In order that trees to be retained on-site are not damaged during the construction works, no demolition, site clearance or development should commence on site until a pre-commencement site meeting has been held, attended by the developer's arboricultural consultant and the designated site foreman to discuss details of the proposed work and working procedures.

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

22. No demolition, site clearance prior to construction to slab level on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or

lopping approval shall be carried out in accordance British Standard 3998: 2010 “Tree Work – Recommendations” or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

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 enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

INFORMATIVES

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2010 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0845 1300 228, email enquiries@bats.org.uk or visit the Bat Conservation Trust website.

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.

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.

When preparing the Construction Method Statement (CMP) required by condition 07, the applicant is requested to engage with the local community to understand their concerns with regard to the disturbance and inconvenience associated with the construction phase and to tailor the CMP so as to minimise the potential for such impacts.

Consideration was then given to the application for Listed Building Consent,

On the proposal of Cllr Peter Hutton, which was seconded by Cllr Christine Crisp and a change to condition 03 to the LBC was proposed so to also refer to the repair of the boundary wall.

Resolved:

To grant Listed Building Consent, subject to the following conditions:-

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

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

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

SITE

- PL100 Location Plan 1:1250@A3

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- PL102 D Proposed Site Plan 1:200@A1
- SK202 B Refuse Truck Turning Site Plan 1:200@A1
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- PL206 Existing Elevation Front of Social Club - SE 1:50@A1
- PL207 Existing Elevation Skittle Alley Side - NW 1:50@A1
- PL208 Existing Elevation House Front - SE 1:50@A1
- PL209 Existing Elevation House Rear - NW 1:50@A1
- PL210 Proposed Basement Plan 1:50@A1

- PL211 B Proposed Ground Floor Plan 1:50@A0
- PL212 A Proposed First Floor Plan 1:50@A0
- PL213 Proposed Roof Plan 1:50@A0
- PL214 A Proposed North-East Elevation (Roadside) 1:50@A1
- PL215 B Proposed South-West Elevation (Green) 1:50@A1
- PL216 Proposed South-East Courtyard Elevation 1:50@A1
- PL217 A Proposed North-West Elevation (Skittle Alley Side) 1:50@A1
- PL218 Proposed South-East Elevation (Coachmans Cottage) 1:50@A1
- PL219 A Proposed North-West Courtyard Elevation 1:50@A1

THE TERRACE

- PL300 A Proposed Ground Floor Plan 1:100@A3
- PL301 A Proposed First Floor Plan 1:100@A3
- PL302 A Proposed Second Floor Plan 1:100@A3
- PL303 A Proposed Roof Plan 1:100@A3
- PL304 A Proposed Elevation Front 1:100@A3
- PL305 A Proposed Elevation Rear 1:100@A3
- PL306 A Proposed Side Elevation 1 1:100@A3
- PL307 A Proposed Side Elevation 2 1:100@A3
- PL308 Proposed Front Elevation Materials & Finishes 1:100@A3
- PL309 Proposed Front Elevation Materials & Finishes 1:100@A3
- PL310 Proposed Front Elevation Materials & Finishes 1:100@A3

THE COTTAGES

- PL400 B Proposed Ground Floor Plan 1:100@A3
- PL401 Proposed First Floor Plan 1:100@A3
- PL402 A Proposed Attic Plan 1:100@A3
- PL403 A Proposed Roof Plan 1:100@A3
- PL404 A Proposed Elevation Front 1:100@A3
- PL405 A Proposed Elevation Rear 1:100@A3
- PL406 A Proposed Side Elevation 1 1:100@A3
- PL407 A Proposed Side Elevation 2 1:100@A3
- PL408 Proposed Materials 1:100@A3

BUNGALOW

- PL510 Proposed Floor Plan 1:100@A3
- PL511 Proposed Roof Plan 1:100@A3
- PL512 Proposed Elevation Front 1:100@A3
- PL513 Proposed Elevation Rear 1:100@A3
- PL514 Proposed Side Elevation 1 1:100@A3
- PL515 Proposed Side Elevation 2 1:100@A3
- PL516 Proposed Materials & Finishes – Front Elevation 1:100@A3

SCHEDULE

- All drawings and reports as detailed in Drawings and Document List Rev C dated 26.09.19.

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

3. Prior to the works taking place, a full schedule of repair of the former Stable building, the Coachmans Cottage and the perimeter wall fronting New Road and the A3102 shall be submitted to and approved in writing by the Local Planning Authority. The development and all repairs shall be carried out in complete accordance with the agreed schedule.

REASON: To ensure that the repairs to the Coachmans Cottage and for Stable building are of a suitably quality appropriate to the heritage asset.

4. Prior to the works taking place, final details of ceiling layouts affected, and service runs created by the necessary mechanical and engineering and data cabling installations, shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority beforehand.

REASON: To ensure that the proposals will minimise impact on the historic fabric of the building and, where possible, to allow architectural features to continue to be appreciated.

5. Prior to the works taking place, full and complete details of proposals for necessary fire protection measures shall have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: To ensure that the proposals will minimise impact on the historic fabric of the building and, where possible, to allow architectural features to continue to be appreciated.

6. Prior to the works being undertaken, details of the type of all new partitions to be installed within the building shall have been agreed in writing by the Local Planning Authority. Such details shall include confirmation of the method of installation and confirmation that they be of a lightweight construction, reversibly installed and scribed around historic mouldings and architectural features. The

installation of all new partition shall be in accordance with the details so agreed.

REASON: To ensure new partitions are of a suitably lightweight and reversible construction so as to minimise impact upon the historic fabric of the building.

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

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and Listed Building Consent the matter is required to be agreed with the Local Planning Authority before works commence in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

8. No works shall commence on site until details of all new or replacement internal joinery, including doors, door linings, architraves, beading, skirtings and staircases (including balusters, newel posts and handrails), have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and listed building consent 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 preserving the character and appearance of the listed building and its setting.

79 Urgent Items

There were no urgent items.

(Duration of meeting: 3.00 - 4.30 pm)

The Officer who has produced these minutes is Craig Player of Democratic Services,
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