

## REPORT FOR STRATEGIC PLANNING COMMITTEE

<b>Date of Meeting</b>	6 October 2021
<b>Application Number</b>	PL/2021/07229
<b>Site Address</b>	Melksham House, 27 Market Place, Melksham, SN12 6ES
<b>Proposal</b>	Renovation of Grade II Listed Melksham House, with demolition of modern single storey extensions to rear and construction of a new roof extension to provide internal lift access.
<b>Applicant</b>	Wiltshire Council
<b>Town/Parish Council</b>	Melksham Town Council
<b>Electoral Division</b>	Melksham South ED (Cllr Jon Hubbard)
<b>Grid Ref</b>	390280 163592
<b>Type of application</b>	Wiltshire Council R3
<b>Case Officer</b>	Andrew Guest

### Reason for application being considered by Committee

Under the Council's Scheme of Delegation Specific to Planning, planning applications made by Wiltshire Council which generate any representations raising material planning considerations are required to be determined by a planning committee, in the interests of transparency of decision making. As this application is for a development which is related to a community campus, for consistency in approach the relevant planning committee is the Strategic Planning Committee.

#### 1. Purpose of report

To consider the application against the policies of the Development Plan and other material considerations, and the recommendation that planning permission be granted.

#### 2. Report Summary

The main considerations in this application are the principle, the heritage impacts, highway safety and residential amenity.

Melksham Town Council raises no objections although requests additional electric vehicle (EV) charging spaces. One third party representation supports community and workspace related uses, but also seeks additional EV charging spaces and robust landscaping.

#### 3. Site description

The application site comprises Melksham House, elements of its former grounds and the access drive from Melksham Market Place. Melksham House is a grade II Listed building –

presently vacant and in poor condition. Its recent history is summarised in the Heritage Assessment which accompanies the planning application as follows –

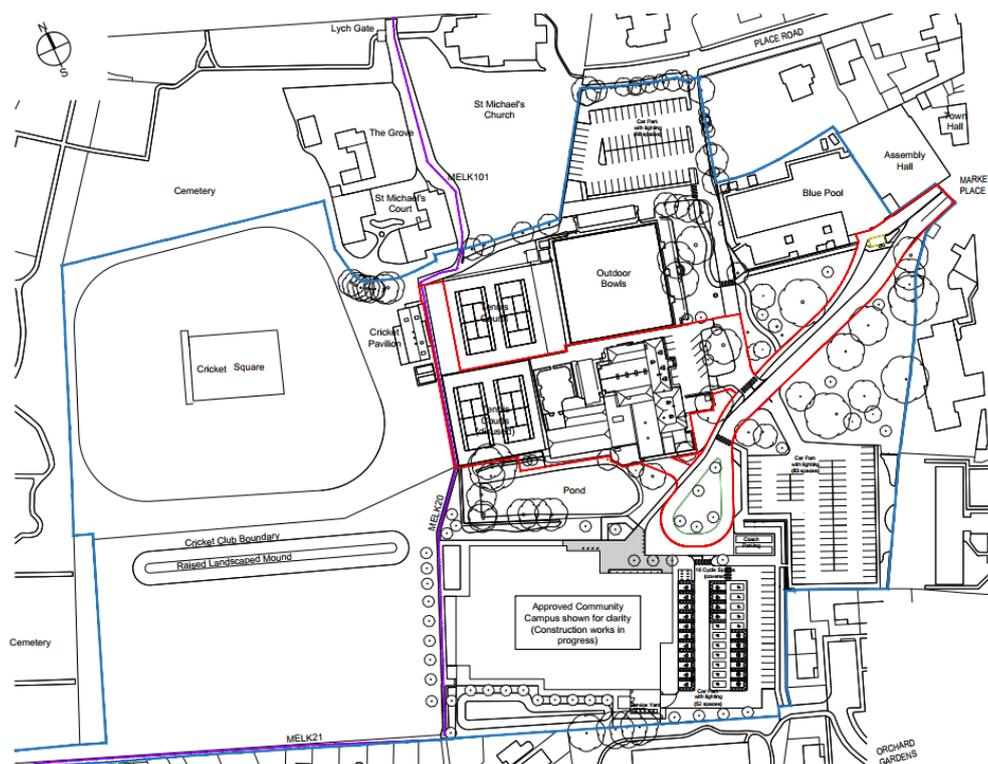
*Melksham House is a two storey structure with an attic, built of stone with a stone slate hipped roof. It was added to the List of Buildings of Special Architectural or Historic Interest on 13 February 1985 at Grade II. After the First World War, the House and grounds were acquired by Cooper (later Avon) Tyres in order to create a sports and social club and the site has been used for leisure purposes since. In 1920, Melksham House was badly damaged by fire and subsequently partially rebuilt and extended. Throughout the latter half of the 20th century the building was subject to further extensions with ancillary buildings constructed in the vicinity.*

Melksham House has been in Wiltshire Council's ownership since 2011.

Surrounding the application site are a number of sports fields or former sports fields, an ornamental pond, bowling greens, tennis courts, pitches for rugby and cricket, and formal parkland along with extant buildings, car parks and lawns. Part of the land to the immediate south (a former sports pitch) benefits from planning permission to construct the Melksham community campus; work has commenced on this. Most of the surrounding land is also in Wiltshire Council's ownership.

In addition to being a Listed building, Melksham House also lies within the Melksham Conservation Area. Within its vicinity there are other Listed buildings – including the gate piers located by the north and east entrances to Melksham House (grade II) and the Church of St Michael (grade II\*), and within the church yard the (James) Turner Memorial (grade II\*) and other Listed monuments and tombs.

In terms of general planning policy the application site lies within the boundaries of the Melksham Market Town.



#### **4. Relevant planning history**

14/00726/FUL - Demolition of modern extensions to Melksham House, removal of existing swimming pool, internal alterations and extensions to Melksham House to provide a new community campus including leisure facilities (2 swimming pools, sports hall, fitness suite, activity studio, indoor bowls, climbing wall) public services (library, multipurpose rooms, offices, cafe) health facility and associated car parking and landscaping. – Approved 14/05/2014

14/02425/LBC – Proposed Campus Building (alterations to Melksham House) – Approved 02/09/2014

The above permissions were not implemented and have now expired. Notwithstanding their expiration, it is of relevance to the current application that the permissions allowed alterations and adaptations to Melksham House to enable its improved use for community/campus related purposes.

19/03329/DP3 - Construction of community campus building, including demolition of curtilage Listed outbuildings of Melksham House – approved 13/11/2019

19/03394/LBC - Re-location of listed gate piers and demolition of curtilage listed outbuildings of Melksham House – Approved 22/01/2020

The above permissions have been implemented. Condition no. 2 of the planning permission states the following –

*The development hereby approved shall not be first brought into use until proposals for the re-use and refurbishment of Melksham House have been submitted to and approved in writing by the Local Planning Authority. The proposals shall include a timetable for their implementation and the approved use and any necessary associated works. The development shall then be carried out in accordance with the approved details.*

*REASON: To secure a viable future for the main listed building within the curtilage of which the campus works are proposed, to ensure that the designated heritage asset is not adversely affected by the proposed works.*

20/09353/VAR - Variation of Conditions 3 and 25 and removal of Conditions 9, 20 and 23 of 19/03329/DP3 – approved 04/02/2021

#### **5. Proposal**

The application seeks planning permission to renovate Melksham House, with demolition of the more recent single storey extensions to its rear and construction of a new roof extension to provide an internal lift access.

The Design and Access Statement (DAS) which accompanies the planning application describes the proposals as follows –

*The building has been unoccupied for several years and is in a poor state of repair. The proposals submitted seek to bring the house back into use as a flexible hub for business and the wider community, whilst safeguarding its cultural and historic value. Works include, but are not limited to, demolition of modern extensions, roofing repairs, window repairs, installation*

of a new lift to provide access to four of the five different floor levels and an associated roof extension to the rear. ....

More specifically on the proposed use the DAS states the following –

The ground floor of the house will be refurbished to provide office, meeting room, co-working spaces and ancillary facilities, with the hall being restored for use by the local community. On the first floor there will be offices, a meeting room, co-working spaces and ancillary facilities with further offices on the second floor. ....

Melksham House is to be refurbished to address the required maintenance and to provide attractive community facilities. The retained house is to be refurbished to provide facilities which meet current expectations to provide valuable community facilities which can be used by all.

The layout will remain similar to the existing, with minimum changes to allow integration of modern toilets, storage, tea rooms and other similar ancillary spaces and to maximise accessibility. Where at all possible, the original features of the building are to be retained both internally and externally. ....

The proposed facilities at Melksham House would link to the new community campus and the established sports facilities via a network of roads and paths. These areas would be treated as public realm, with appropriate hard and soft landscaping.



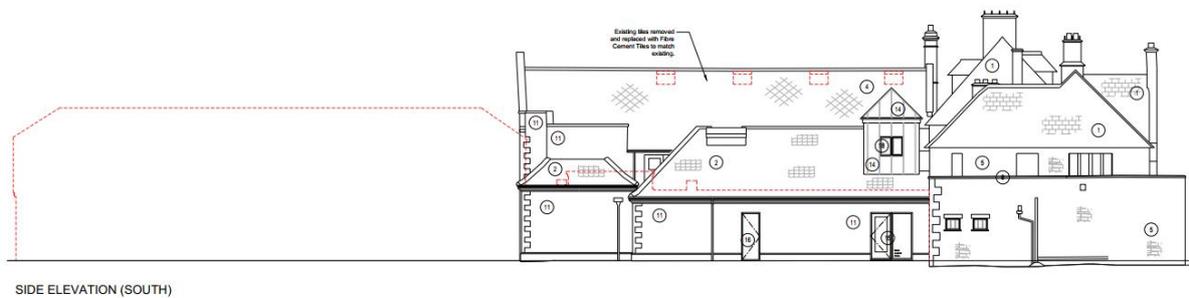
**Proposed site layout**



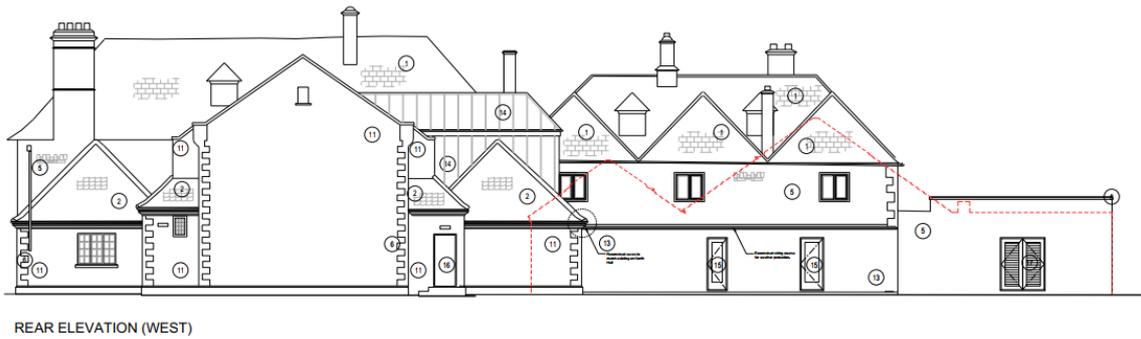
**Proposed demolition plan (demolition elements in red)**



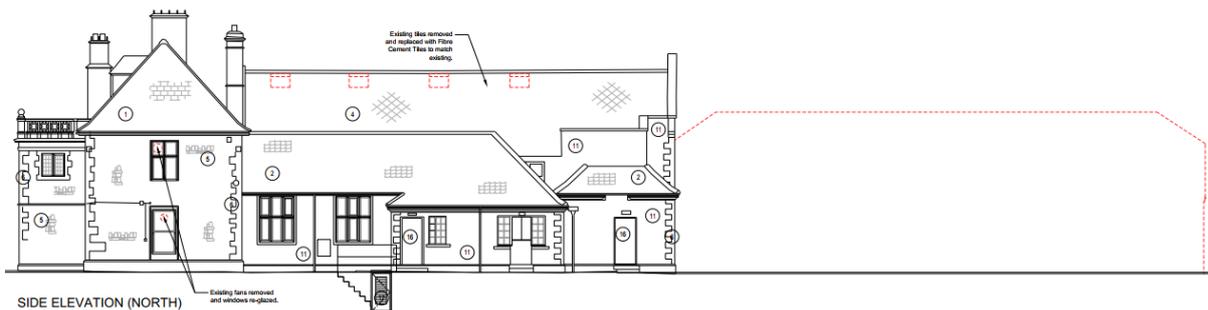
**Proposed front elevation**



**Proposed side (south) elevation – red to be demolished**



**Proposed rear elevation**



**Proposed side elevation (north)**

The alterations to the retained parts of the building would be limited as far as is practicable, removing later alien services and providing new services where these are essential, and carrying out necessary repairs. The most significant alterations would be the elements of demolition (involving the removal of various C20 extensions at the rear of the building), and the insertion of the lift which requires a new raised roof at the rear of the building. On the lift the DAS says the following –

*The form of the new lift enclosure has been selected to provide the minimum volume to incorporate the necessary circulation to link the two levels. It has been expressed as a separate contemporary element to avoid impact on the roof and eaves of the original roof and to allow the intervention to be clearly identified as separate from the older structures. The hipped roof minimises the height of the extension and minimising the impact on the view of the house from the front but at the same time reflecting the hipped form of the roofs to the original house.*

47 car parking spaces are proposed – 7 of these accessible, and 4 with EV points (2 twin units). Access to the car parking areas would be via the roadway to the campus.

On heating and other services, the proposal seeks to comply with Wiltshire Council’s wider sustainable development objectives. The DAS states the following –

*Wiltshire Council have considered this scheme in relation to their sustainability policies and desire to work towards net zero carbon. The extent that this can be achieved are limited by both the constraints of the existing building and available funding. However, the following will be applicable:-*

- *The reuse of the building will be the largest contribution to reducing the carbon impact.*

- *Where roof coverings are to be replaced, the new construction will incorporate insulation and wind protection membranes to improve ventilation.*
- *The building has been reduced in size, there by reducing the amount of energy needed to heat the building*
- *The single glazed windows must be retained, however draft proofing will be considered where feasible.*
- *The proposed heating system will be electric powered using air source heat pumps, supplemented by a ground located photo-voltaic installation in the landscaped area to the west, in lieu of gas heating.*
- *New LED lighting will be installed.*

The proposal includes a potential area in the grounds for installing PV arrays.

The proposals would be delivered in two phases –

- phase 1 being the enabling works (major demolitions, soft strip of retained house, asbestos removal where possible, emergency repairs, additional investigations following demolition/soft strip as required);
- phase 2 being the main refurbishment works and landscaping.

Estimated timetable for the phases is completion of the phase 1 works in the first half of 2022 whilst the Melksham Campus contractor is still on site to reduce impact on the Campus when it opens, and commencement of the phase 2 works in the second half of 2022. At this time this is an estimated timetable as funding streams for the works are yet to be finally confirmed.

## **6. Planning Policy**

Wiltshire Core Strategy –

CP1 – Settlement Strategy

CP2 – Delivery Strategy

CP15 – Spatial Strategy Melksham Community Area

CP50 – Biodiversity and Geodiversity

CP51 - Landscape

CP52 – Green Infrastructure

CP57 – Ensuring High Quality Design and Place Shaping

CP58 – Ensuring the Conservation of the Historic Environment

CP60 – Sustainable Transport

CP61 – Transport and New Development

CP67 – Flood Risk

‘Saved’ Policies for the West Wiltshire District Local Plan –

U1a – Foul Water Disposal

U2 – Surface Water Disposal

## **7. Consultations**

Melksham Town Council: No objection

*No Objection to the Planning Application, however have concerns about only including 2 vehicle charging points in the car park.*

(Officer Note - There are 2 Electric Vehicle Charging points (EVCP) but these are twin units serving 4 bays which exceeds the draft Government Guidance to provide a minimum of 1 EVCP for every non-residential property).

Wiltshire Council Conservation Officer: No objection, subject to conditions

*Policy -*

*Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to have special regard to the desirability of preserving the listed building, its setting, or any features of special architectural or historic interest which it possesses and the settings of neighbouring listed buildings.*

*Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.*

*The NPPF outlines government policy for planning. It sets out three overarching objectives for the planning system in the interests of achieving sustainable development – an economic objective of building a strong economy; a social objective of fostering well-designed, beautiful and safe places and an environmental objective of protecting and enhancing our natural, built and historic environment.*

*Chapter 16 of the NPPF ‘Conserving and enhancing the historic environment’ sets out policies concerning heritage and sustainable development and requires a balanced approach to decision making with harm weighed against the public benefits resulting from proposals.*

*National Planning Practice Guidance provides guidance on interpreting the NPPF.*

*The Council's Core strategy, Policy CP58: Ensuring the conservation of the historic environment requires that designated heritage assets and their settings will be conserved. Policy CP 57: Ensuring high quality design requires a high quality of design in all new developments.*

*Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications.*

*Site –*

*The wider site comprises the Grade II listed Melksham House and its grounds. It is located in the centre of Melksham within Melksham Conservation Area. It is occupied by a number of sports fields, along with extant buildings, car parks and landscaped lawns. The eastern part of the site is centred upon the Grade II Listed Melksham House, with further outbuildings located to the south. The remainder of the site comprises an ornamental pond, bowling greens, tennis courts, pitches for football, rugby and cricket, formal parkland and surfaced car parks. The house incorporates the remnants of a former three bay house of early-mid C17th which became the service core of an C18th house which turned its main elevation towards the church.*

*After the First World War, the House and grounds were acquired by Cooper (later Avon) Tyres in order to create a sports and social club and the site has been used for leisure purposes since. In 1920, Melksham House was badly damaged by fire and subsequently partially rebuilt*

and extended. Throughout the latter half of the 20<sup>th</sup> century the building was subject to further extensions with ancillary buildings constructed in the vicinity.

*The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.*

*In this case the significance of the building lies with its architecture and historic fabric - its form, layout and architectural expression and use of vernacular materials which have significant architectural and aesthetic interest. They also provide evidence of the complex development of the building over time and the whole contributes to the character of the conservation area. It has also acquired a significant communal value in its long history and use as a sports facility at the heart of the town.*

#### *Proposal –*

*The current application follows the approval of a planning application for a new leisure centre to be located to the south of Melksham House on the former football pitch. Associated applications have also approved the demolition of former outbuildings to Melksham House and the alteration of the entrance onto the Market Place via the demolition and relocation of one of the separately listed gate piers to slightly increase the width of the opening.*

*The construction of the campus building was found to involve a level of harm to the setting of Melksham House and a requirement of the approval – which provided mitigation in the form of conservation benefit which was considered to offset this harm – was that a new use was secured for Melksham House, alongside an appropriate scheme for its repair and refurbishment to facilitate this use. The current scheme is intended to fulfil this requirement and seeks consent for repair and alterations to facilitate the use of the building as a flexible hub for business and the wider community, whilst safeguarding its cultural and historic value.*

#### *Assessment –*

*The building is currently in a poor state of repair and the proposals allow for the repairs and refurbishment necessary to bring it back into usable condition. Works include the demolition of modern extensions and repairs to the building. Additional services are required to serve the new functions and the provision of a lift within the south wing of the former dance/concert hall is also proposed to facilitate access across the multiple levels. The latter will involve some additional subdivision and loss of fabric both within the dance hall and to create circulation between this and the main building at first floor. In addition, a localised roof extension is required to create sufficient headroom for the lift. Externally, the demolition of modern extensions will provide a location for a car park to the rear to serve the new functions.*

*Paragraph 194 of the NPPF requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. The proposals are accompanied by a Design and Access Statement and by a Heritage Appraisal which examines the significance of the heritage asset and the contribution made by its setting and which assesses the impact of the proposals on this significance. I am generally in agreement with the submitted documents which provide a thorough background assessment/recording of the site and proposals.*

*Paragraph 197 of the NPPF encourages authorities to “take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses*

consistent with their conservation". In the majority of cases it is acknowledged that continuation in a similar use will usually offer the best chances of sustaining the asset whilst limiting any harm which might result. Melksham House was in use for many years as a base for sports and social facilities serving the town. The land surrounding the house continues to support such activities, as will the new campus building which is in the process of construction. The current proposals for the house will secure its ongoing use for such uses, alongside proposals for the provision of start-up offices within the main house. The proposals will secure the removal of inappropriate and poor-quality modern extensions and the repair of the building whilst also facilitating continuing public access within a relatively low-key use involving only a modest level of change and alteration.

Paragraph 195 of the NPPF requires that local planning authorities should seek to "to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal and the scheme has been developed in conjunction with the architects and planning team with proposals have been revised to address concerns raised.

Paragraph 202 of the NPPF allows that a level of harm may be offset by public benefits, which could include conservation benefits. Whilst the proposals will result in some limited harm to the building via alterations to historic fabric and change within its setting there will be a very significant conservation benefit from securing the repair of the building and providing a viable use which can ensure its maintenance in the long term which more than off-sets the modest harm which may result.

The proposed works will not result in any significant alterations surrounding the listed building and the impact on the setting of neighbouring listed buildings, which are all at some distance, will be seen in the context of the approved campus development and the existing historic situation and will be neutral.

Summary & conclusion –

The impact of the proposals on heritage assets will be largely neutral or positive and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

Conditions –

The addition of conditions to control the following issues is suggested:

*Details of hard & soft landscaping*

*Details of any proposed bin store*

*Details of the proposed ASHP enclosure*

*Details of all free-standing external lighting, cctv cameras and signage associated with the development*

Wiltshire Council Highways: Views awaited

Wiltshire Council Public Protection: no objection, subject to conditions

*My main concerns are in respect of noise and dust from the proposed work. We would look to control vehicle access to the site to the hours agreed for the Melksham Campus development adjacent and also to restrict all construction activity to our standard hours in order to minimise disruption. For reference the vehicle access was agreed to be 7:30am to 6pm Monday to Friday, 8am – 1pm Saturday, no access on a Sunday / Bank Holiday. Construction / demolition activity the same but with an 8am start Mon – Fri.*

*I would also suggest we approve a method statement to cover the demolition / construction activities to ensure that no loss of local amenity is caused as a result of the development. This could be conditioned and also include an agreement to abide by the suggested hours above.*

.....

*I would want to approve the finer detail in respect of the Air Source Heating Pumps to be used at the site including their rating and be sure they are not going to cause ongoing loss of amenity due to their use.*

Historic England: Do not wish to comment on this application. It is a matter for local conservation advice.

National Amenities Societies: no comments received

## **8. Representations**

The application was publicised via neighbour letters, site notices and newspaper advertisement.

One representation, summarised as follows –

- General support for work-space and community use. Appropriate licences should be put in place for bar and related community uses;
- There should be more than two EV charging points in car park;
- Ambitious landscaping should be carried out.

## **9. Planning issues**

The main planning issues to be considered are, firstly, the principle of the proposal; and then, detailed matters, including conservation, highway safety and residential amenity.

### 9.1 Principle

The site is located within the limits of development of Melksham, which is defined as a market town in the settlement strategy of the WCS. In this location, there is a presumption in favour of sustainable development in accordance with policies CP1, CP2 and CP15 of the Wiltshire Core Strategy.

The re-opening and general improvement of the site for community, leisure and recreation related purposes aligns with its historic use, and so is acceptable as a matter of principle. The introduction of flexible work and meeting spaces within the building would further enhance its community offer, and so is also acceptable. Such continued use and re-purposing of the site is effectively 'permitted development' under the terms of the Town and Country Planning (Use Classes) Order.

The proposal satisfies the first requirement of condition 2 of planning permission no. 19/03329/DP3 in that it provides proposals for the re-use and refurbishment of Melksham House in advance of first use of the new community campus. The proposal also broadly satisfies the second part of the condition in that a timetable for delivery has been provided, albeit it is dependent on funding availability. Critical to condition 2 is its requirement for the

development to be carried out in accordance with the approved details (these comprising both the building works *and* the timetable for delivery), and it is against these that compliance will be monitored and sought.

## 9.2 Heritage assets

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon local planning authorities in determining planning applications for development affecting listed buildings to have special regard to the desirability of preserving the special interest and setting of the listed building.

Core Policy 58 (Ensuring the conservation of the historic environment) of the WCS states that new development should protect, conserve and where possible enhance the historic environment.

The Heritage Assessment which accompanies the planning application describes the planned alterations to the building which go beyond those previously approved as follows –

*The proposed changes (from the previous approval) can be summarised as follows:*

- i. Additional service rooms and 'breakout' space proposed to the former dance/concert hall*
- ii. Provision of a lift to the south wing of the former dance/concert hall (including removal of window and additional roof extensions)*
- iii. Re-configuration of ground and first floor plan to provide additional services to the building (WCs and kitchen spaces)*
- iv. Removal of existing modern rear extensions and replacement with a car park*

The demolition elements of the proposal remove unsympathetic later extensions to the original house, and so would enhance its appearance and setting. Where necessary making good works to the retained building would be carried out to match. The demolitions would enhance the Listed building and its setting and the making good works would have a neutral effect.

Alterations to the elements of the original building to be retained are, in general, limited in nature and extent, and primarily seek to make the building more efficient, accessible and safe. Some of these alterations are considered to cause less than substantial harm to the listed building (for example, the removal of a gallery from the C20 rear hall). However, this harm is accepted as being at the lower end of the NPPF's less than substantial harm 'spectrum', and in any event is outweighed by the public benefits arising from the renovation and re-use of the building for community and office related uses.

The most significant change to the building (after the demolitions) is the planned insertion of a lift, this requiring a new roof element at the rear. The Heritage Statement describes these works in the following terms –

*The provision of a lift is required given the building (contrary to the previous approvals) is now designed to stand as a separate entity, detached from the facilities to its south. This has necessitated the provision of a platform lift to deal with a number of level changes within the building and allow access to the ground and first floors. The provision of a lift and the subdivision of the south-wing of the hall will have an impact on the historic plan form of the former open wings.*

*To enable access via the new lift lobby to the main house an existing window ..... will be removed and the cill dropped to form a door. This will result in some (limited) loss of historic fabric probably dating from the 1920s refurbishment and rebuilding.*

*The necessary roof extension (to ensure adequate height for the lift and its access) will project from the hall roof across the roof of the south wing. It has been designed to be finished in zinc cladding as an honest but prominent intervention to the roofscape. From the west, the proposed roof extension will partially obscure one of the triple projecting wings of the south range, an attractive part of the roofscape to the house but (presently) not a principal elevation although a prominent and public one.*

*The lift position has been chosen as it is considered, despite the interventions, to be the least intrusive position for a proposed lift and negates the need for additional lifts within the house which could incur further loss of historically significant fabric. These elements of the proposal will however result in some harm to the historic building including the loss of historic plan form and the loss of historic fabric.*

The lift works would cause less than substantial harm to the Listed building. However, this harm is, again, outweighed by the public benefits arising from providing the lift as part of the renovation and re-use of the building. It is also agreed that the proposed location of the lift is the least intrusive.

Overall, the proposal strikes the right balance between conserving the building and enabling its renovation and re-purposing as a, fit for the 21<sup>st</sup> century, community facility. Critically the proposal would ensure a long-term viable future for the asset. Its future would be potentially less secure otherwise.

In terms of the impact of the proposals on other Listed buildings, their separation from the site means that there would be no impact or neutral impact only. The removal of the unsympathetic rear extensions to the house and the general tidying of the site as part of the renovation works would have a positive impact on the conservation area.

On archaeology, the application is supported by an Archaeological Impact and Mitigation Statement. Its conclusion is as follows –

*The proposed works are relatively restricted, and generally require limited impact into current ground levels: both in terms of footprint and depth. Some detail on groundworks methodology remains to be determined, but the available information has allowed a broad strategy for a suitable archaeological strategy to be recommended.*

*The following key points are concluded:*

- *The completed archaeological works within the Melksham Campus as a whole provide a suitable and proportionate amount of information on the significance of archaeological remains which may be impacted upon by the proposals to inform determination of the application*
- *The required groundworks and anticipated impacts upon archaeological remains are generally limited*
- *Additional archaeological mitigation would be suitable to be implemented as a Condition to any planning approval for the development*

- *The following mitigation measures are considered to be suitable:*
  - *Construction Phase: a programme of archaeological monitoring and recording (a 'watching brief') of any areas of construction below approximately 0.4m bgl, the new car park and the new community garden*
  - *Pre-Commencement Phase: It is further recommended that if excavations deeper than 0.4m bgl are required for the photovoltaic panels then additional archaeological trial trenches may be required prior to the groundworks commencing, in order to supplement the available information on the archaeological remains*

Conditions are recommended accordingly.

### 9.3 Highway safety

The proposal includes car parking facilities and access arrangements which are adequate for the nature of the proposed uses, particularly in the context of the historic use and the nearby town centre location. The proposal raises no highway safety issues.

EV charging facilities are proposed at four of the planned parking spaces (2 twin EVCP units). At this time there is no policy requiring the provision of EV facilities, and so the provision of the two twin units serving 4 spaces is acceptable. Below ground ducting will also be installed to facilitate the installation of further EV Charging Points (total 10 bays), if warranted by future demand.

### 9.4 Residential amenity

In view of the similarities between the proposed uses and the past uses of the building (for community and recreational purposes), the proposals raise no long term amenity issues. This is helped by the separation between the site and all neighbouring properties. The Council's Public Protection Team has requested conditions to control the construction phase (e.g. limits on hours of working), and to ensure new plant/equipment does not exceed reasonable noise levels.

The Public Protection Team have raised no concerns in relation to the 24/7 use of the building.

### 9.5 Other matters

The application is accompanied by a detailed Drainage Strategy Report. It demonstrates that the proposed surface water drainage system will not adversely impact on flood risk both within the development and to surrounding properties.

The application is accompanied by an Ecological Assessment. The Assessment revealed three low status bat roosts for low numbers of bats, and accordingly a low impact bat licence from Natural England would be required. The Assessment sets out mitigation and enhancement measures for both the bats and for birds, which can be conditioned to safeguard these.

The application is accompanied by an Arboricultural Report which sets out measures to protect quality trees during construction.

## RECOMMENDATION

**That the application be approved, 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:

10106L(9)001 - Location Plan  
10106L(9)002G - Proposed Site Plan  
10106L(9)003 - Proposed Site Plan Demolition  
10106L(0)010A - Proposed Ground Floor Demolition Plan  
10106L(0)011A - Proposed First Floor Demolition Plan  
10106L(0)012A - Proposed Second Floor Demolition Plan  
10106L(0)001C - Proposed Ground Floor  
10106L(0)002 - Proposed First Floor  
10106L(0)003 - Proposed Second Floor  
10106L(0)007 - Proposed Roof Plan  
10106L(0)020A - Proposed Elevations  
10106L(0)021A - Proposed Elevations  
10106L(0)022A - Proposed Elevations  
10106A(3)001A - Detailed Sections New Glazed Doors  
10106L(0)006 - Proposed Sections

18665-HYD-00-XX-SK-C-7720 P02 - Swept Path Analysis  
18665-HYD-00-XX-SK-C-7721 P02 - Swept Path Analysis

Tree Protection Plan  
External Services Strategy  
Melksham House - Schedule of Repairs - Rev A  
Design & Access Statement

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

3. 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:

- The movement of construction vehicles;
- The cutting or other processing of building materials on site;
- Wheel washing and vehicle wash down facilities;
- The transportation and storage of waste and building materials;
- The recycling of waste materials (if any)
- The loading and unloading of equipment and materials
- The location and use of generators and temporary site accommodation
- Hours of activity including delivery of materials to the site.

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

REASON: To safeguard amenity and highway safety.

4. No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until tree protection measures are put in place in accordance with the "BS5837:2012 Arboricultural Report and Final Method Statement" by Alan Engley dated 25 June 2021 and the related Tree Protection Plan dated June 2021 which forms part of the planning application, and;

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 practise.

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

5. The development hereby approved shall not be first used 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;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure (including for the ASHP enclosure and any bin store(s));
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting, CCTV etc);
- retained historic landscape features and proposed restoration, where relevant.

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

6. 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.

7. 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 Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

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

8. The development shall be carried out strictly in accordance with the mitigation and enhancement measures specified in the Ecological Assessment by Ethos Environmental Planning dated June 2021.

REASON: To safeguard wildlife.

9. No works will commence on the drainage scheme until a detailed proposal has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure satisfactory drainage of the site in the interests of amenity and safety.

10. Installation of the air source heat pump units shall not commence until a Microgeneration Certification Scheme (MCS) accredited installer has demonstrated the Air Source Heat Pump (ASHP) external units will meet the requirements of the MCS Planning Standard; and the ASHP will produce a noise level of no more than 42dB LAeq (5mins) at the nearest bedroom/lounge window when operating; through source noise level data, distance attenuation and screening calculations etc. MCS compliance certification must be submitted to the LPA within 3 months of installation.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

11. No ground works shall commence on site until an archaeology watching brief has been arranged to be maintained during the course of such works. The watching brief

shall be carried out in accordance with a written specification which shall have been first agreed in writing by the Local Planning Authority, by a professional archaeologist or an organisation with acknowledged experience in the recording of archaeology which is acceptable to the Local Planning Authority.

In the event that excavations deeper than 0.4m below existing ground level are required for the photovoltaic panels in the new community garden, then a Written Scheme of Investigation (WSI) shall be prepared for this area, and submitted to the local planning authority for approval in writing. Thereafter development in this area shall be carried out in accordance with the approved WSI.

REASON: The application contains insufficient information to enable this matter to be considered prior to granting of 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 safeguard the identification and recording of features of archaeological interest.

12. No part of the development hereby permitted shall be first brought into use until the access, 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.