

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	11.07.2012		
Application Number	W/12/00284/FUL		
Site Address	Land North Of The Bungalow Hoopers Pool Southwick Wiltshire		
Proposal	Change of use for full permission to site one mobile home, one utility dayroom and one touring caravan		
Applicant	Mr Jimmy Barney		
Town/Parish Council	Southwick		
Electoral Division	Southwick	Unitary Member:	Francis Morland
Grid Ref	382876 154700		
Type of application	Full Plan		
Case Officer	Mr Matthew Perks	01225 770344 Ext 01225 770207 matthew.perks@wiltshire.gov.uk	

Reason for the application being considered by Committee

This application was originally brought to the Planning Committee on 30 May 2012 with a recommendation of permission with 9 Conditions.

At that meeting, the Committee resolved:

"1. To defer the application until further advice could be received at a meeting of the Western Area Planning Committee regarding the planning status of the applicant.

2. To have a site visit before the application is brought back to the meeting "

This report brings the item back to Committee in the light of the resolution.

Officers have approached the agent and Council's own Senior Traveller Liaison Officer to attempt to establish additional information. The applicant himself has contacted the case officer following the agent's request. The outcome is as follows:

1. The agent re-iterated her personal knowledge of the applicant as a Traveller as indicated in the supporting document to the application which states:

"GYPSY STATUS

The name Barney is a very old well known Romani Gypsy family name, who has resided within Wiltshire for many generations;

Mr Barney is a very nomadic Gypsy - he will travel to most parts of the country, seeking work and attending our traditional horse fairs while living in his touring caravan;

The Barney family are all in the habit of buying and selling horses and have been over the generations;

He will also travel out of his area to cut or lop dead trees on farm land, and if the owner is willing, will stay on the farm logging up the trees in to logs.

The fairs that he will attend are:

Stow -on the Wold May and September--dates can vary

Appleby June

Henley in Arden July

Kenilworth July

Priddy August

Bridgwater September

If he does not own a horse when a fair is due-this is no hardship - he will simply buy a horse or two at the fair and sell them on at a profit."

In view of the discussion at the Committee of 30 May, the agent was however requested to provide more specific information in respect of dates and localities. She in turn contacted the applicant who then telephoned the case officer. Mr Barney gave verbal confirmation that he is of nomadic habit, and gave examples of activities and travelling. He has confirmed that his movements include travel to Surrey, Hereford, Oxford, Gloucestershire, and Devon. Main activities include horsefairs, tree-logging and working for farmers.

2. Council's Senior Traveller Liaison Officer was contacted to ascertain if perhaps the applicant was known to have been resident on a local site. The Officer advised that, whilst Mr Barney is not known to him, he had spoken to another Mr Barney who (in the light of information known about the application) stated that he is a cousin of the applicant, and is a known traveller.

Officers have been unable to discover any evidence to conflict with the applicant's claim to gypsy and traveller status under the planning acts.

As an aide-mémoire to Member discussions, the definition of "gypsies and travellers" in the current national Policy (Planning Policy for Traveller Sites, 2012) is as follows:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

The Report and recommendation as discussed at the meeting of 30 May follows:

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted.

Neighbourhood Responses:

104 representations were received, (some respondents submitting more than one item).

Southwick Parish Council - Objects to the proposals for the reasons cited within section 7 below.

Note: There is a significant degree of overlap in content of this report and that for the Poplar Tree Lane site (12/00537/FUL) elsewhere in this agenda, since consultee as well as objector comments were either repeated or were similar due to the nature and proximity of both cases. Relevant policies are also common to both cases.

2. Main Issues

The main issues to consider are:

- The effect of the proposal on the rural character of the area and effect of the proposal on amenity, including that of neighbours;
- The effect of the proposal on highway safety
- Whether the proposal would represent a sustainable form of gypsy site, including the needs and safety of future occupants and their children; and
- Whether any harm arising from the proposal would be outweighed by other considerations.

3. Site Description

The application site is located in open countryside which is subject to no special landscape designations. It is a portion of land of, at maximum, approximately 98m in width along the Frome Road axis by 22m deep. It is situated to the south of Frome Road, opposite the Dunkirk Business Park, on the eastern side of the intersection with Hoopers Pool. The western extremity of Southwick Village Policy limits is some 600m (0.4 miles) to the north east. Access would be via an existing entrance, some 34m south of the intersection.

The site has natural hedges to its boundaries, barring the access. To the south east there is a field, and to the south west the first dwelling in the linear development to the east of Hoopers Pool. Open land lies to the west on the opposite side of the looped road serving Hoopers Pool.

A hard-surfaced walkway on the south of Frome Road provides a pedestrian link between the site and Southwick Village.

4. Relevant Planning History

None

5. Proposal

This is a planning application for a single private gypsy pitch to include the siting of a mobile home and touring caravan and the erection of a day room. The applicant is a Romani Gypsy whose activities include travelling for the purposes of horse trading and work in tree cutting.

The day room would have a footprint of 5 metres by 6 metres; a height to eaves of 2.35 metres and a height to the ridge of 4 metres. It would be located approximately 42m east of the site access, towards the southern boundary of the property. A 7m gap would be provided between the day room and the mobile home position to the east, which would occupy an area of 12.2m by 6.1m. The existing boundary gates would be re-located to provide for a hard-surfaced access of approximately 15m deep. The area between the gates and the mobile home would be surfaced in stone, with the remainder of the property under grass. There are no other structures on the site. Foul drainage is indicated as being via a sealed unit septic tank towards the northern boundary of the site.

The application includes a site survey and proposed layout plan and a Design and Access Statement prepared by the Liaison Officer for the Romani Gypsy Council.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004)

C1 Countryside Protection

C31a Design

C38 Nuisance

CF12 Gypsy Caravan Sites

Wiltshire Structure Plan 2016

DP15 Accommodation for Gypsies and Travellers

National guidance

National Planning Policy Framework, 2012

Planning Policy for Traveller Sites: Department for Communities and Local Government, March 2012

Wiltshire Core Strategy Pre-Submission Document: Core Policy C47: Meeting the needs of Gypsies and Travellers

7. Consultations

Southwick Parish Council

The Parish Council objects to the proposal, noting that the development would be in open countryside and away from existing settlements. However the Parish notes that there are also two residences "... very close (50m or so) to the proposed site and these would be dominated by this proposed development." The Parish is of the view that this would be contrary to the "...recently issued 'Planning policy for traveller sites' dated March 2012 at Para 6a (Page 2) which states that authorities should strictly limit new traveller site development in open countryside that is away from existing settlements and that LPAs should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community.

The Parish also observes that the Government Guidance states that local planning authorities should pay attention to early and effective community engagement with both settled and traveller communities. The Parish notes that "...there has been no such engagement with the settled community and this planning application has been very poorly advertised. Such advertisement has comprised a single A4 size notice located at the proposed site at a location remote from the settled community. The Parish considers that this lack of engagement is contrary to the Planning policy.

The Parish considers also that the proposal would be contrary to the "...West Wiltshire Development Plan, 1st Alteration ; Policy CF12 Gypsy Caravan Sites" since:

- "a. There are two residences very close to the proposed site and there is the potential for nuisance (noise, pollution etc) to be created.
- b. The proposed development represents an unsightly and alien encroachment into open countryside.
- c. The proposed site is adjacent to the A361, a highly trafficked road (no pavement) with a large proportion of HGVs and a national speed limit of 60 mph. There is an associated high level of noise and pollution. It is an unsafe and unhealthy environment for children.
- d. There are serious concerns regarding highway safety with the ingress and egress of vehicles from the proposed site onto the A361 road.
- e. There is little infrastructure at the proposed site - no mains drainage, no sewerage or on-site treatment or storage of effluent, no gas supply.
- f. There are very few local services available within reasonable proximity of the proposed site.
- g. The proposed site represents valuable and versatile agricultural land that should be protected."

The Parish Council requests that the LPA refuses the application for the reasons outlined above but, in the event of the objections above being overruled and the application permitted, requests that conditions are imposed to the effect that:

- No business operations are to take place on the site ; and
 - The site can only be occupied by an additional single caravan to permit visitors and to allow attendance at family or community events for a maximum of 14 days per year; and
 - There is to be no further development of the site beyond that permitted by this planning application.
- The Parish is of the view that these conditions can be reasonably imposed in terms of the current government policy on travellers.

In a second submission the Parish raised concerns with the accuracy of the site plans. This was discussed with the agents. A revised plan was submitted and a neighbour who raised similar concerns as it affected ownership boundaries was consulted. The revised plan is now correct as far as can be ascertained.

Highway Officers

The Highway officer notes that the existing site access will be improved, with a consolidated apron and set back gates. Further, although outside village limits, a number of existing properties are served from Hoopers Pool and there are also footway facilities from the site into Southwick. Taking this into account the officer raises no objection on transport sustainability grounds. Conditions are however recommended, in the event that permission is granted, with regard to the provision and surfacing of the access, and in relation to surface water disposal.

Spatial Plans

The Spatial Plans Officer advises that the policy context and the assessment of need outlined in the response to the planning application are the same for this proposal and the site at Poplar Tree Lane

(also reported on in this Agenda). There the Officer provided an update of the current policy environment (National and local Development Plan level), given the recent changes that have occurred. The Officer also provided comment on the emerging Wiltshire Core Strategy and noted that there is a recommendation in respect of pitch requirements included in Core Policy 47 of that document. There is a requirement in north and west Wiltshire of 9 pitches for the period December 2011 to December 2016 (and 20 pitches for the following 5 year period). Since the start date of the pitch requirement included in the draft policy, four Traveller pitches have been granted permanent permission. The residual need is at this point, therefore, 5 in the north and west Housing Market Assessment.

It is stressed that the Core Strategy Policy is still "emerging" but the Policy Officer, in noting responses to the consultation process which concluded in April, takes the view that "...the direction of the policy is not challenged, lower targets are not called for and one respondent considered the criteria to be in general conformity with the new Government advice. In these circumstances due weight should be given to the emerging policy."

The Officer notes that the Hoopers Pool site is not constrained by landscape or environmental designation and is not the best and most versatile agricultural land and suggests that it will be appropriate to reinforce the sites boundary to ensure the impact of the site on the surrounding landscape is minimised. Considerations include neighbouring amenity and environmental health. Likewise highways safety, safe access and transport considerations must be addressed. Adequate infrastructure should be available for the site to function for residential use. The Officer further notes that there is a reasonable proximity to services in Southwick. There is a basic range of services including a primary school, a journey to work bus and small shop in the village. (The issues in this paragraph are discussed below).

The Officer finally expresses the view that, provided the policy criteria can be met, the proposals would be consistent with planning policy and the provision of 1 pitch would help to meet the identified need in the north and west Housing Market Area (identified in core policy 47 of the Pre-Submission Core Strategy).

Wessex Water

No Objection, but notes that new connections will be required, and that any development within 3m of the water main would require consent.

Environmental Health

Issues considered: ground water contamination, noise, odour and dust. No objections.

8. Publicity

The application was advertised by site notice, newspaper advert and neighbour notification. Expiry date: 20.04.2012.

Summary of points raised:

- Encroachment onto open countryside;
- lack of access to facilities and services;
- unsafe situation in relation to highway and intersection, in particular with caravans manoeuvring;
- no pavements giving pedestrian access to shops, schools and other facilities;
- impact on Green Belt land;
- visual harm to access to Southwick;
- greater volumes of surface water and sewage harming local services;
- questions exist on how the application was handled procedurally. Council failed to advise residents properly, too little time to comment;
- seems decision has already been made;
- loss of prime agricultural land;
- outside of Southwick development boundary;
- a business will be run from the site;

- reduction in property values in the area, especially with other site in the vicinity;
- traveller site would compromise peaceful community with problems associated with such sites;
- No proper assessment of impact on the landscape and neighbours;
- extension to accommodate additional families a possibility and unacceptable;
- harm to trees and hedges on and around the site;
- applicant already resides in an unauthorised site;
- insufficient details on type of mobile home, should blend with the proposed dayroom;
- parking only for two vehicles, no indication of parking for commercial vehicles;
- village already under pressure from existing development;
- applicant's occupation of tree lopper and horse trader suggests nuisance to adjoining land owners;
- the nearest hospital, secondary schools, medical services etc.. are in Trowbridge;
- risk of flooding due to hard surfaces;
- permanent building should not be allowed under a "traveller" application;
- site very near to existing Camping and Caravan site;
- site is too small for the proposed use;
- need for constructive communication on travellers;
- there is a traveller site on the outskirts of Trowbridge that isn't full to capacity;
- traveller way of life is "different" and application should be for a site not surrounded by houses or affecting others;
- it seems that the applicants don't have to have a local connection as would be the case for someone applying for affordable housing;
- planning rules are inconsistent;
- if this goes ahead council tax contribution will be withheld;
- the site will become one for all travellers in the area with the LPA unable to resist;
- increase in crime and harm to local business; and
- Council has a conflict of interests in deciding for the application where it will receive a "bounty" of £6000 per consented dwelling unit;
- the ownership of all of the application site "red-line area" in the original plan is questioned.

9. Planning Considerations

9.1 Policy background

The Government's 2012 "National Planning Policy Framework" is a material consideration in planning decisions. In terms of Paragraph 214 in Annex A to the NPPF the saved policies of the West Wiltshire District Plan, 1st Alteration 2004, until March 2013, are to be given weight in decision-making. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The new national policy for travellers was introduced In March 2012, replacing the previous guidance (Circular 01/2006 - Planning for Gypsy and Traveller caravan sites and Circular 04/2007 Planning for Travelling Showpeople). The April 2012 NPPF replaces previous guidance in planning policy statements and planning policy guidance.

Current adopted policy and current guidance relating to Gypsy and Traveller Sites is, therefore, primarily provided by:

- * Planning policy for traveller sites, DCLG, March 2012
- * National Planning Policy Framework, DCLG March 2012
- * Policy DP15 (as saved) of the adopted Wiltshire and Swindon Structure Plan 2016;
- * Policy CF12 (as saved) of the adopted West Wiltshire Local Plan 2011;

Emerging guidance and policy is contained in:

- * the emerging Wiltshire Core strategy.
- * Draft South West Regional Spatial Strategy (SWRSS)
- * Issues and General Approach report published in April 2010 which was the initial stage of consultation for the Wiltshire Gypsy and Traveller Site Allocations DPD.

Government's stated aim in the 2012 "Planning Policy for Traveller Sites" is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. In terms of the development plan Policy DP15

of the Structure Plan acknowledges the need for additional caravan pitches for gypsies and CF12 of the District Plan says that proposals for such uses will be permitted in appropriate locations subject to a range of criteria being met.

9.2 Potential Impacts on the Rural character of the area and on neighbouring amenity

A common theme in a number of neighbour objections and the parish comment on this application is that the site is located outside of village policy limits of Southwick and is therefore by definition unacceptable in terms of Policy. Some objectors perceive this as an unfair situation. However, neither of the Local Plan policies stipulates that new sites for Gypsies and Travellers should be within existing developed boundaries, with policy Structure Plan Policy DP15 stating 'Suitable sites may be found both within and outside settlements' and WWDP policy CF12 only referring to 'appropriate locations'. Each site is considered on its merits. Both Policies have criteria requiring that sites in rural areas do not unacceptable harm the appearance of the countryside and do not "dominate" the nearest settled community. The document "Planning Policy for Traveller Sites: Department for Communities and Local Government", March 2012 also does not constrain new pitches to localities within established settlements. The Policy Officer comments on the other case in this agenda (12/00579/FUL) also clearly reflect that the proposal would meet a requirement that is identified under the emerging Core Strategy.

In this instance the proposal is limited to a single-family (parents and three children) pitch on a portion of land almost wholly surrounded by a screen of hedging, trees or shrubbery. The amount of development being proposed is quite typical of a single, private gypsy application including a mobile home, a touring caravan and a dayroom. The proposed dayroom and mobile home would be at least 70m from the nearest neighbouring dwelling, with hedges, open land and domestic outbuildings in the intervening space. The proposals would in no way be dominantly visual to the surrounding area, nor prominent to the screened road frontage on the approach to Southwick.

The Hoopers Pool road is characterised in the vicinity by linear development of detached dwellings that stretches some 250m to the south, beyond which there are interspersed farmyards. The existing residential development is situated to the south and on the opposite side of the Frome Road Dunkirk Business Park, creating a semi-urbanised area outside, but in fairly close proximity to, the edge of Southwick itself.

Given the scale of the proposals, the particular setting including natural screening and the distance from the nearest properties it is not considered that harm would arise to the appearance of the countryside from the surrounding public realm or that it would have a dominating effect on nearby properties. With regard to visual harm to the approach to Southwick this would be minimal, especially seen in the context of the existing palisade fencing, open frontage and large buildings on the business park. Objections include the potential impact of further development on the site, or its alternative use, but the proposals must be addressed on the basis of the plans as submitted.

Objectors also raise concerns with the potential loss of prime agricultural land. The site is only some 2200m² in extent and is uncultivated ground separated by well established hedges from the fields to the south east. There are no proposals for business development on the site by the applicant, or for the removal of boundary vegetation. Objectors also suggest that the site is Green Belt land, but this is not the case. Objections that relate to the personal circumstances of an applicant are not considered to be planning considerations. Similarly, speculation on potential nuisance resulting from uses that are not being applied for are not within the scope of this application.

With regard to a lack of detail on the design of the mobile home, recent case history on other sites has confirmed the view that the siting of caravans, by definition including mobile homes, is not operational development, and that, over time, caravans may be replaced without the need for submission of details. The mobile home would therefore not be treated as a permanent building that requires assessment of design. On the other hand it (and any replacement) would need to conform to the definition of a "caravan", i.e. inter alia being limited in size and remaining capable of being removed from site by being towed or transported on a motor vehicle or trailer.

The day room would have a footprint of 5m x 6 m with a maximum height of 4m. This would not be prominently visual to the surrounds not have any overbearing presence in the landscape. The touring

caravan would also be sited within the confines of the screened site. Standard building materials of brick under clay tile are annotated on the plans.

Seen in the above context the proposal is not considered to be harmful to the rural character of the area.

9.3 The effect of the proposal on highway safety

The site is within easily walkable distance of Southwick, along a paved walkway on the same side of Frome Road as the application site. This pathway also provides pedestrian access from the Village to Hoopers Pool and beyond to "Rode Common Farm" some 500m west of the site. The Highway Officer has noted the presence of the walkway and raises no objections.

The site gains access onto Hoopers Pool via an existing entrance that would be extended by moving the gates further onto the property and new surface treatment is proposed. The intersection between Hoopers Pool and Frome Road is well established and is utilised by other residential and rural land units served by Hoopers Pool and its extensions. The Highway Officer has noted the proposals for the improvement in depth and surfacing to the site access and has no objections subject to conditions. No sustainability issues in relation to transport and access to facilities are raised by the Highways Officer. (Village facilities are discussed further below).

It is considered that the application can be supported in terms of highway considerations subject to the conditions recommended by the Highways Officer.

9.4 Sustainable form of gypsy site, including the needs and safety of future occupants and their children

The NPPF and latest Government Guidance on Traveller sites as well as gypsy site policies in the Development Plan allow for sites outside of settlements. However, access to services and facilities remains a consideration in respect of sustainability. In particular Policy CF12 of the District Plan includes the proximity of local services as an assessment criterion. The application states that part of the requirement of the family will be to provide for the education of two school age children and pre-schooling for a third child. The proposal would establish a settled base would facilitate access to local services.

The proposals indicate the provision of sewerage treatment facilities on the site as a sealed septic tank. It is noted that Wessex water raises no objection to the proposals as submitted, advising only that new connections will be necessary. It is considered reasonable to require the submission of foul water drainage details by condition. In the unlikely event of any pollution occurring then this would be subject to other legislation to control. In terms of electricity for the site then it is noted that the site is close to other development that has electricity and therefore this factor poses no significant concern. Environmental Health has raised no objection to the proposals.

The site is less than a half-mile from Southwick Village policy limits and under a mile from its centre. The village is accessible via the paved footway on the south side of the road, albeit unlit outside of the village and the road being heavily trafficked. Central Trowbridge is less than 3 miles away. Southwick has local facilities and services including convenience goods, church, public houses and the primary school. Buses run past the site and onward from Southwick to Trowbridge, where there is the higher range of facilities and services. Transport Direct information indicates that there are bus-stops on either side of the road in the vicinity of the site and Dunkirk Business park. The site itself occupies a locality directly between an employment area and the rural residential properties that make up Hoopers Pool. Wessex Water has confirmed that there is water supply in close proximity. The site does not fall within any Environment Agency zone subject to flooding.

In this locality and given the relative accessibility of local services the site is considered to be a sustainable form of gypsy development.

9.5 Occupancy of the site

The site is located in the countryside where general residential development is subject to policy restrictions and a condition restricting occupancy to gypsies and travellers is therefore considered appropriate and reasonable in the event that permission is granted. Also reasonable would be a condition on the number and type of caravans, so as to constrain the use to a maximum of two units (the mobile home and the touring caravan) to ensure that the site is occupied in accordance with the proposals as submitted. It is considered reasonable to impose a condition as requested by the Parish Council not allowing any commercial development on the site, given that that has been made clear in the supporting documentation, and there would potentially be amenity and highway safety concerns over such a use.

9.6 Issues raised with regard to Advertising and Consultation, and other objections

Objectors and the parish raise the issue of consultation and advertising. Again, this is an individual application advertised in the normal manner as for any other planning proposal of a similar scale, i.e. with a site notice and consultation with immediately abutting neighbours. An advert was also placed in the press, given that there is a Public Right of Way traversing the land to the south of the site.

Objections are also raised with regard to the requirement under national guidance for Community involvement and consultation to reduce tensions between local and travelling communities. It is considered that this aspect of the guidance relates to the formulation by the Planning Authority of the wider strategy to meet gypsy and traveller accommodation requirements. At present this forms part of the preparation of the Core Strategy and the supporting documentation thereto. This individual case is considered on its own merits and in the light of the current Development Plan and consultation/advertising took place at a level normally associated with standard minor planning applications.

The applicant has provided a revised red-line plan showing the correct application area as it relates to land ownership.

9.7 Previous Appeal Decision

Members will recall that an application for a gypsy site for three pitches at Semington was refused by the committee last year. An appeal against this decision was allowed in February this year. That site was also outside of the limits of development for the village of Semington and three miles from Trowbridge. However, the Inspector found the site to be 'a sufficiently sustainable location'. He also found that there was a 'fairly substantial existing unmet need' in this part of Wiltshire, a matter to which he attached 'significant weight'. He found the proposed site, which like this one, was adjacent to the A361, to be an acceptable location for such a use.

As there is still an unmet need in this part of Wiltshire for such sites, and as previous experience confirms that sites of this nature, located outside of a village but close to it and well connected by a public footpath, are acceptable, the evidence suggests that any appeal on this site would have a high probability of success.

9.8 Conclusion

The proposals are considered to be in accordance with the criteria set out for such sites in the development plan policies for the area and in accordance with national guidance in the "Planning Policy for Traveller Sites" DCLG, March 2012. There is an acknowledged shortfall in traveller and gypsy provision as detailed in the emerging Core Strategy. Given that there is an acknowledged need for further sites, and that the Council has not made any allocations to date then individual applications must be given significant consideration in that context. The application is recommended for permission in light of the considerations above.

Recommendation: Permission

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

- 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 site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 to the Department for Communities and Local Government document "Planning Policy for Traveller Sites" published in March 2012.

REASON: Planning permission has only been granted on the basis of a demonstrated unmet need for accommodation for gypsies and travellers and it is therefore necessary to keep the site available to meet that need.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: CF12

- 3 No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, of which no more than 1 shall be a static caravan, shall be stationed on the site at any time.

REASON: In the interests of the amenity of the area and in order to define the terms of this permission.

West Wiltshire District Plan 1st Alteration (2004) POLICY CF12.

- 4 No development shall commence on site until details of the works for the disposal of sewage have been submitted to and approved in writing by the Local Planning Authority. The site shall not be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U1a

- 5 No commercial activities shall take place on the land, including the storage of materials.

REASON: In the interests of the amenity of the area and in the interests of highway safety.

West Wiltshire District Plan 1st Alteration (2004) POLICY CF12.

- 6 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, 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 and in the interests of highway safety.

West Wiltshire District Plan 1st Alteration (2004) POLICY CF12.

- 7 The development hereby permitted shall not be first occupied until the access up to the gates, 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.

West Wiltshire District Plan 1st Alteration (2004) POLICY CF12.

- 8 A scheme of landscaping for the site, which shall include details of the proposed treatment of the boundaries of the site, including any proposed retention of existing boundary features, shall be submitted to and approved in writing by the local planning authority before the use is commenced. The approved scheme shall be implemented within 6 months of the commencement of the use and any trees in the scheme that die or are removed within five years of the commencement shall be replaced with others of a size and location to be agreed beforehand with the local planning authority.

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

- 9 The development hereby permitted shall be carried out in accordance with the details shown on the following plans:
- Site Plan (Revised) : Received on 15 May 2012;
 - Drawing 2010/02 : Received on 15 February 2012; and
 - Drawing 2010/03 : Received on 15 February 2012

REASON : In order to define the terms of this permission.

Informative(s):

- 1 The applicant is advised to contact Wessex Water (01225 526000) with regard to connection to, and protection of, water infrastructure.

Appendices:	
Background Documents Used in the Preparation of this Report:	