

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	24.10.2012		
Application Number	W/11/03231/FUL		
Site Address	78A Whaddon, Hilperton, Wiltshire		
Proposal	Change of use of former agricultural buildings to B8 and B2 uses		
Applicant	Mr David Tucker		
Town/Parish Council	Hilperton		
Electoral Division	Hilperton	Unitary Member:	Ernie Clark
Grid Ref	388011 161336		
Type of application	Full Plan		
Case Officer	Mr James Taylor	01225 770344 Ext 01225 770249 james.taylor@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Ernie Clark has requested that this item be determined by Committee due to:

- * Scale of development
- * Relationship to adjoining properties
- * Environmental/highway impact
- * Other: "a) Inappropriate use of buildings in a rural area.
b) 'Industrialisation' of a rural area.
c) Sustainability concern re encouragement of vehicle journeys.
d) The B2 use is surely wholly unacceptable in this rural location and would set a dangerous precedent.
e) If you are minded to permit the B8 use, this should be conditioned for indoor storage only."

1. Purpose of Report

This application was deferred at 3rd October 2012 planning committee for site visit and to allow officers to look at conditions 2 and 3 again. The application is still recommended for planning permission subject to conditions; with conditions 2 and 3 amended.

Neighbourhood Responses:

The formal public consultation process resulted in 10 parties objecting to the proposals and 5 parties supporting the proposals.

Parish/Town Council Response:

Hilperton Parish Council objects to the proposals.

2. Report Summary

The main issues to consider are:

- * Whether the building is substantial, sound and of permanent construction;
- * Whether the proposals would safeguard and enhance the essential form, structure, character and features of the building and the countryside;

- * Whether it can be satisfactorily serviced and does not create highway safety problems;
- * Whether it would harm the natural environment including the water environment;
- * Impact on residential amenity; and
- * Relevant planning history.

3. Site Description

The application site is located in open countryside and accessed only by Whaddon Lane. It is occupied by 2 buildings, both lawfully agricultural buildings. Building A is a low profile, single storey, former poultry house and building B is a steel framed farm machinery storage building.

To the north are residential properties, with a natural hedge on the boundary. To the east and south is open countryside with a nearby public footpath running through it. To the west / front is Whaddon Lane and a farmhouse opposite.

4. Relevant Planning History

94/00013/FUL – Change of use from chicken house to stonemason’s workshop – Permission on 15 February 1995.

05/01085/FUL – Change of use of agricultural building to domestic storage (on Whaddon Lane) – Refused (Allowed at appeal on 19 December 2005)

06/00633/FUL – Change of use of agricultural building to domestic storage units (on Whaddon Lane) – Permission on 21 March 2007

5. Proposal

This is a retrospective application seeking to regularise the existing change of use which has occurred to 2 former agricultural buildings. Building A is a former poultry house that has been subdivided into 11 units and is occupied by 7x domestic storage users, 3x commercial storage users and 1x B2 private auto servicing user. Building B is one unit being used for commercial storage by Northern Lights Fireworks Company.

The proposals have been submitted with a supporting statement and during the course of the application this has been supplemented by another supporting statement, a hard and soft landscaping plan, letters of support, an updated occupants list, and an additional highway improvement plan.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004)

C31a: Design

C38: Nuisance

E8: Rural conversions

National guidance

National Planning Policy Framework

Circular 11/95

7. Consultations

Hilperton Parish Council

Objection: “This application was discussed at the Parish Council meeting held on the 17th January. The Parish Council objects to this application. It is felt that the proposed change of use to B8 and B2 will be unsuitable for this rural area and will cause a problematical nuisance to neighbours, creating

an increase in traffic along a road which already has problems with its inadequate infrastructure. In addition, if – for any reason – the canal bridge needs to be closed, this will again create a potential nuisance. The proposed change of use will not be in character with the surroundings and more intensive use of the buildings will highlight the lack of utilities. If, for any reason, the planning authority is minded to grant permission, the Parish Council would wish to see a condition imposed stating that the hours of operation/access must be between 8am and 10pm. I have copied Councillor Ernie Clark in on this e-mail, with a request that, should you decide to grant permission, he calls in the application for determination by the full planning committee.”
Reiterated the objection in June 2012.

Highways

No objection subject to conditions.

Environmental Health

No objection to B8 use, but objection to B2 use: “Whilst I would have no objection to the application with regards to B8 use in view of the fact that there are neighbouring residential properties very close to the site I would object to B2 use. If B8 use is to be permitted then the hours of use should be restricted. Recommendation: I would recommend that the hours of use of the development be restricted from 0800 until 2000 and that only B8 use is permitted”.

Subsequently visited the site and confirmed that the B2 use occurring is low key and as long as a personal permission is granted to this user with a reversion to B8 thereafter then no objection is raised.

Police Crime Prevention Officer, Wiltshire Police

No objection: “I have been out to the site, looked at the crime stats and spoken at length with the local PC. As you know the area is rural and quite isolated, and I have noticed from the statistics an increase in crime over the last 12 months. I can understand the residents' concerns regarding commercial use of the buildings which may increase the amount of non-residents attending this otherwise quiet and undisturbed area. However, if the action you have outlined in relation to the granting of the B8 commercial storage and the B2 Auto repairs to the persons currently running the businesses, to cease when their tenancy ends, is taken, I can see no reason why this would increase the crime in the area. Indeed, I believe formalising the current arrangement, and giving the residents the confidence that no increase or changes will take place may well result in a reduction in the current levels of crime and ASB.”

8. Publicity

The application was advertised by site notice and neighbour notification.

Expiry date: 3rd February 2012

10 parties object to the proposals raising the following issues in summary:

- * There has been a significant increase in traffic due to this development;
- * The uses have not all being occurring for the length of time and continuously as implied in the submission;
- * units are actually empty;
- * The car repairs are a very noisy and smelly activity;
- * Repairs to the building have occurred only in the past 18 months;
- * There are trees on the site and the application form is completed incorrectly in this regard;
- * Whaddon Lane is a single track road , very narrow with dangerous bends;
- * The bridge over the Kennet and Avon Canal has a weight limit;
- * The road surface is broken despite many repairs by the Council;
- * Junction with rest of road network is poor and hard for large vehicles to manoeuvre;
- * The applicant does not live as close to the activity as other residents of Whaddon Lane;
- * Long lorries are using the lane and there are inappropriate facilities for them;
- * Impact on residential amenity;
- * Crime is on the increase in the area;
- * Whaddon lane is an important recreation facility for walkers, cyclists and riders;

- * Disturbance from industrial activity is unacceptable;
- * A survey for bats should be done;
- * Badgers and deer are seen in the area;
- * A survey for asbestos should be done;
- * Amount of fireworks stored on site is dangerous;
- * Retrospective manner of proposals is reprehensible from a parish councillor;
- * Had this not of been retrospective the application would be turned down;
- * Increase in traffic and associated safety implications;
- * Commercial activity and associated traffic is not acceptable off of this road;
- * The local environment has been degraded by it with damaged verges and grassed areas;
- * Waste storage and collection needs careful attention;
- * Commercial waste disposal and storage must be provided for;
- * Parking arrangements are not acceptable;
- * There is no foul sewerage detailed;
- * Operational hours need to be considered and restricted;
- * Fire safety and spread is a concern especially with a motor repair unit – do the buildings meet necessary regulations;
- * Canal bridge is being affected and large cracks can be observed in the underside;
- * Want assurance that other poultry houses with domestic storage uses will not become commercial;
- * Anecdotal evidence and photos showing large lorries, damage to lane and verges etc;
- * If vehicles fall into ditches when vehicles try to pass this will result in a flooding problem;
- * A vague and ambiguous application;
- * The site needs to be properly enforced;
- * Retrospective application should not be allowed;
- * Domestic storage users will vary in frequency of visits and depending on time;
- * Limited passing spaces;
- * No speed limit for the lane;
- * Surface water drainage has not been adequate considered;
- * Outside storage is occurring including caravans;
- * This is not a farming activity and not connected to farming or diversification to support a farm;
- * The auto servicing uses was never mentioned in the recent certificate of lawfulness application, so it can have only recently started;
- * The development is causing a nuisance;
- * Traffic is already a significant problem in the area, this is making it worse;
- * The site is an eyesore with rubbish dumped and burned on it;
- * Loss of privacy as units look directly to private property;
- * Being used 24/7;
- * They have complained regarding local engineering uses and noise to no avail;
- * trees and hedging have been removed;
- * There is no sound proofing on the buildings;
- * noise and smell from vehicle repairs appears more than simply repairs for friends and family;
- * Noise complaints have been on-going for many years (solicitor's letter to this affect during the sale of one property);
- * Length, configuration, narrow width and lack of passing spaces make the use of the road harmful to residential enmity from noise, disturbance, vibration, exhaust fumes and loss of privacy;
- * Very untidy site;
- * Why does a hobby car repair use pay business rates;
- * Sheer Glass appears to be manufacturing on site;
- * There is a systematic widening of the lane occurring with new passing places being created by heavy commercial vehicles;
- * 1 official passing space would be inadequate;
- * Highway officer obviously visited on a different day to when all the activity occurs;
- * Location for waste dumping and toilets next to residential property is entirely inappropriate;
- * Compromising is not an option as the Council does not have the resources to effectively enforce conditions;
- * If permitted it will not be long before residents are living on an industrial estate;
- * Other units are not effectively managed in terms of vetting those that hire the units. Cannabis growing equipment and hard core pornographic materials have been found at the site;
- * Short term nature of rentals increases comings and goings from the site; and
- * Decent tenants will be put off by the chance of crime.

5 parties support the proposals raising the following issues in summary:

- * These units are invaluable to people needing temporary storage facilities at reasonable costs;
- * An intelligent and popular use of an otherwise redundant building;
- * Use the facilities and do not go there often;
- * There is usually no-one there when I visit;
- * Been brought into use with no environmental damage, no external visual damage and no new build;
- * These are not industrial units operating unseemly hours and causing out of hours problems;
- * Cannot understand concern about traffic – the lane is usually empty;
- * Rather see the sheds put to good use than fall into disrepair;
- * Farmers should be able to earn a living in austere times;
- * Increased traffic is due to invasion of townies to the countryside; and
- * Access can be obtained at any time.

9. Planning Considerations

* Introduction.

The principle policy of the local plan on which to assess applications such as this is Policy E8. This details that the conversion of rural buildings in the open countryside to business use will be permitted subject to detailed criteria. There are similar policies in both the Wiltshire Structure Plan 2016 and the national guidance.

The retrospective nature of the proposals and the Council's decision to refuse a certificate of lawfulness for the existing B8 storage use at the site are not significantly relevant to the determination of these proposals. Obviously the retrospective nature of the application and the fact that uses have been on-going unlawfully are deeply regrettable, but the application must simply be assessed on its own merits against the relevant policy of the development plan and any other material planning considerations.

* Whether the building is substantial, sound and of permanent construction.

The local plan policy E8 usually requires the submission of a structural survey on applications such as this. The fact that this is a retrospective application though is material as to whether such a request is reasonable. Given the length of time that the building has been in use unlawfully beyond agriculture, combined with the on-site inspections which indicates that building B is clearly in good repair and building A is in need of general maintenance but appears structurally sound; then a structural survey is not required in this instance.

On balance it can be concluded that the building satisfies criterion A of policy E8, in that the buildings are substantial, sound and of permanent construction.

* Whether the proposals would safeguard and enhance the essential form, structure, character and features of the building and the countryside.

There are no physical works being proposed as part of this retrospective application beyond general hard and soft landscaping, the erection of a portable toilet cabin and the siting of 3 storage containers and a waste skip. These details have emerged late in the application process and were submitted as the applicants response to the publically available consultation responses and after discussion with officers.

These landscaping works would cause no harm to the character of the buildings and would cause no harm to the character of the rural scene at this point. In fact the site has a rather unkempt appearance and so the general landscaping proposals would go some way to improving this situation. Furthermore there is outside storage occurring at the site as part of the wider unlawful activity. To regularise the principle use is an opportunity through planning conditions to specify what external storage in this rural location can on balance be accepted. The plans detail that 3 containers will be retained at the rear of the site and painted green. On balance this would be acceptable as they would be largely screened by the buildings on site. They would be visible from the public right of way, but this is itself not a significant harm. The same can be said for the proposed portable WC. The skip proposed for waste again is not ideal, but it is not considered to be of significant harm to the character of the area, certainly not over and above any lawful agricultural use which can be very unsightly.

The harm that has been occurring from large vehicles using Whaddon Road and damaging the verges is very regrettable, but if the use were limited to domestic storage this situation is less likely to occur. Smaller vehicles are likely with domestic storage. It is also considered that other existing and lawful commercial uses in the locality may be contributing to this problem, and that is beyond the scope of this matter.

It is not considered that the proposals cause any harm to the countryside more generally and both local and national policy is permissive of reusing rural buildings in isolated locations once their agricultural use has ceased. Arguably it is better that then the site falls into significant neglect and it makes a small contribution to the diversification of the rural economy.

* Whether it can be satisfactorily serviced and does not create highway safety problems. The proposals are located in a remote position but there is known to be electricity. Connection to sewerage is more problematic and the applicant suggests the erection of a portable toilet. This is not an ideal solution to the applicants desire to provide facilities. For a storage use it is not considered essential to provide toilet facilities as visitors would not necessarily be at site for significant periods; they would be visitors. However the existing B2 use on the site does require proper sewerage facilities in order to prevent pollution of the natural environment and or to protect public health.

A portable toilet would be an acceptable temporary solution whilst the existing B2 use remains. This could be achieved by condition. It is not considered necessary to have a toilet facility for B8 uses, so whilst a permanent and suitable option would not be objectionable, a temporary portable WC may not be justified purely for a storage facility. The portable toilet can be reasonably limited by condition to be a temporary feature whilst the personal B2 use remains.

Surface water drainage is not likely to be significantly affected by any change of use. However as any hard landscaping could affect this issue a condition is necessary to control this matter.

Highway considerations have been a significant issue during the consideration of this application and they have raised considerable public feeling on the suitability of Whaddon Lane to accommodate traffic from the development over and above the lawful agricultural site traffic. It has to be stressed that this is the fall back consideration, and the lawful agricultural use of poultry houses is likely to have attracted quite large vehicles to the site. This conclusion is reached in light of a planning inspector's findings in 2005 for a very similar case on Whaddon Lane.

The planning history in the area and the highway officer comments are relevant considerations in this matter too. In 2005 planning permission was granted at appeal for the use of former poultry houses to domestic storage purposes, and then subsequently in 2006 planning permission was granted at planning committee for conversion of other poultry houses to domestic storage purposes. All of this occurred in the vicinity of the site using Whaddon Lane for access. It was concluded that the use of domestic storage was likely to be a relatively low profile traffic generator and no worse than the lawful agricultural use. Much of this proposal is for a domestic storage use, with only 4 commercial storage uses being proposed and 1 industrial use.

The highway officer has raised no objection to the proposals on the basis that generally domestic storage would have a low traffic generation and those existing uses that are not domestic storage would too have a low traffic generation. These uses could in their view be controlled by condition. The approach they advocate would be pragmatic and reasonable; further the applicant has agreed to such an approach in discussion. The highway officers have suggested conditions to enhance the safety issues and also required a passing place to be provided. Further details and implementation of this can be achieved by condition.

On balance given the planning history in the area, the expert highway officer comments and the public objection to the scheme it is concluded that long term a domestic storage use should be achieved. It is noted that the commercial B8 uses and B2 use are relatively low profile, but other users under these use classes could be far more intensive and potentially harmful to planning interests. Personal permissions may be granted to those commercial B8 and private B2 users so that once their occupation ceases the use of the vacant unit reverts to a domestic B8 storage only. This is considered a pragmatic compromise.

* Whether it would harm the natural environment including the water environment. The development is not likely to cause any significant harm in this regard.

The felling of trees and premature landscaping works could likely have occurred beyond the scope of this application anyway. This work will be rectified through implementation of the approved landscaping plans which can be secured by condition.

The buildings have long been converted and this is a retrospective application. In light of that and since there are therefore no physical works proposed a bat and barn owl survey is not considered necessary, despite the public requests for this detail. Furthermore there are controls on this consideration under other legislation.

* Impact on residential amenity.

The proposals do include a B2 use, which is claimed to be a relatively low key affair to what could be carried out under a B2 use class. In this rural location a B2 operation does pose some significant planning concerns in regard to noise and the potential for pollution of the natural environment. In this case it is assessed that the proposals may also have a significant impact in terms of highways and also the local residential amenity. There are residential dwellings in close proximity to the application site and noisy vehicle repairs could cause harm. On balance and in light of on-site inspection by environmental health officers a personal permission to limit this activity would be acceptable. A condition would require the use to revert to B8 domestic storage once the current occupant leaves the unit.

* Relevant planning history.

In reaching many of the conclusions above, regard has been had with the previous planning decisions on similar matters in the locality. Whilst the maxim of each case being assessed on its merits has been applied there are striking similarities and so consistency has been considered to be important. The inspector in 2005 stated that "I conclude that its use for domestic storage purposes only, excluding other commercial and industrial uses, would constitute an appropriate alternative use for this redundant building, and an acceptable form of farm diversification, without resulting in unacceptable impact on highway safety."

In addition the history of the site is noted. The recent certificate of lawfulness is not substantially relevant. The partial change of use of the poultry house to a stone mason is of some interest though as this too could have had an amenity impact, however since nearly 20 years have passed and the use has now been abandoned it is not considered to have very great weight. It is noted though that a stone mason use is industrial in character and could have generated significant nuisance issues. It does therefore support the compromise proposed here to allow a personal permission for the existing B2 user which is relatively low key.

* Other matters

Finally the issue of crime has been raised and is a material consideration. To this end the planning liaison with Wiltshire Police has been contacted, and taken the time to visit the site and area, discuss the matter with the local officer and pass comment on the proposals. These are detailed above. They have advised that reported crime in the area generally has increased in recent years and they do have some concern with the proposals. However they do not have evidence to link any reported increase in crime with these retrospective proposals. In conclusion they do not feel able to substantiate any objection and have concluded that formalising the current arrangements would be beneficial in ensuring crime does not increase. Taking this in context with national and local planning policy which encourages the economic reuse of isolated redundant farm buildings; then this concern does not represent reasonable grounds for refusal. The proposals do not represent a significant crime risk.

* Summary

In summary and very much on balance a pragmatic approach is advocated on this site in order to regularise a long standing unauthorised use of these former agricultural buildings. The development can be adequately controlled by condition to allow the current uses to continue, and long term move

toward a blanket B8 domestic storage use on the site akin to other operations on Whaddon Lane. As such permission is recommended subject to conditions.

Recommendation: Permission

For the following reason(s):

The development is hereby approved as subject to appropriate mitigation, that can be secured through the imposition of appropriate planning conditions, the development accords with the development plan and would cause no significant demonstrable harm to any acknowledged planning interests.

Subject to the following condition(s):

- 1 The development shall be carried out in accordance with the hereby approved plans:
Drawing: LDC.1603.005 received on 22 May 2012;
Drawing: LDC.1603.004 B received on 22 May 2012;
Drawing: LDC.1603.003 received on 12 December 2011; and
Drawing: LDC.1603.002 received on 12 December 2011.

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

- 2 The occupation of Building A and Building B within the specified areas below as identified on drawing LDC.1603.002 shall be for those named below and their use . In the event that the below occupation(s) ceases the lawful use of those specific areas shall revert to B8 domestic storage only as detailed in condition 3:
Building A, Unit 1 – Sheer Glass – B8 Commercial Storage;
Building A, Unit 7 – Mr D.J. Mould – B8 Commercial Storage;
Building A, Unit 10 – Mr Wisniewski – B8 Commercial Storage;
Building A, Unit 11 – Mr Bryan Boughen – B2 Private Auto Servicing; and
Building B – Northern Lights Fireworks Company – B8 Commercial Storage.

REASON: In order to define the terms of this permission, allow the on-going occupation by present 'low-key' users which exceptionally do not cause significant harm, and long term to retain control over uses that are otherwise likely to cause harm to the amenities of the surrounding area and highway safety.

POLICY: West Wiltshire District Plan 1st Alteration (2004) policies C1, C38 and E8.

- 3 Subject to the details in condition 2, buildings A and B shall be used for the storage of domestic goods owned by the tenant(s) of the building and for no other purpose (including storage in connection with any commercial or industrial activity or any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: In order to protect the amenity of the area and highway safety.

POLICY: West Wiltshire District Plan 1st Alteration (2004) policies C1, C38 and E8.

- 4 There shall be no outside storage or display of goods, materials, plant, machinery, equipment, waste or other items other than specifically detailed on drawing LDC.1603.004B i.e. three storage containers, a portable WC and a waste storage skip. Furthermore within one month of this permission details of the green colour that the storage containers will be painted and a timetable for the works shall be submitted to and approved in writing by the local planning authority.

REASON: In order to protect the amenity of the area.

POLICY: West Wiltshire District Plan 1st Alteration (2004) policies C1 and E8.

- 5 All soft landscaping comprised in the approved details of landscaping, drawing LDC.1603.004B (or other details submitted to and approved in writing by the local planning authority) shall be carried out in the first planting and seeding season following the grant of this planning permission. 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 as detailed on drawing LDC.1603.004B (or other details submitted to and approved in writing by the local planning authority) in accordance with a timetable that must be submitted to and approved in writing by the local planning authority within one month of the date of this permission.

REASON: To ensure a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan 1st Alteration 2004 – policies C1 and E8.

- 6 The B8 uses of the site and all deliveries to and collections from the site shall be limited to be between 08.00-20.00 Monday to Saturday and 09.00-18.00 on Sundays and bank holidays.

REASON: In the interest of residential amenity.

POLICY: West Wiltshire District Plan 1st Alteration (2004) – policies C38 and E8.

- 7 The B2 use of the site (including any associated deliveries to and collections from the site) shall be limited to be between 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays and not at all on Sundays and bank holidays.

REASON: In the interests of residential amenity.

POLICY: West Wiltshire District plan 1st Alteration (2004) – policies C38 and E8.

- 8 The portable WC on drawing LDC.1603.004B shall be brought to the site and made available for use within one month from the date of this permission and maintained in a condition suitable for use and in accordance with the manufacturer's specification thereafter. Within one month of the below occupation ceasing, the portable WC shall be removed from site and the land restored to its former condition:

Building A, Unit 11 – Mr Bryan Boughen – B2 Private Auto Servicing.

REASON: In order to prevent pollution.

POLICY: West Wiltshire District Plan 1st Alteration (2004) policies C1, C38 and E8.

- 9 Within one month of this planning permission, full engineering details for the carriageway widening (as generally shown on drawing number LDC.1603.005), shall be submitted to and approved in writing by the Local Planning Authority. The said details shall include a timetable for the works and the works shall be completed in accordance with the approved details and timetable.

REASON: In the interests of highway safety and amenity.

POLICY: West Wiltshire District Plan 1st Alteration (2004) Policies C1, C38 and E8.

- 10 Within one month of this planning permission, a timetable for works to ensure the first five metres of the access, measured from the edge of the carriageway, shall be consolidated and surfaced (not loose stone or gravel), shall be submitted to and approved in writing by the Local

Planning Authority. The works shall be carried out in accordance with the agreed timetable and maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY: West Wiltshire District Plan 1st Alteration (2004) Policy E8.

- 11 Within one month of this planning permission, visibility splays shall be provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 35 metres to the north and south from the centre of the access. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 0.9 metres above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

POLICY: West Wiltshire District Plan 1st Alteration (2004) Policy E8.

- 12 Within one month of this planning permission, details of a parking scheme to provide parking of six vehicles, together with a vehicular access thereto, shall be submitted to and approved in writing by the Local Planning Authority. The said details shall include a timetable for the works and the works shall be completed in accordance with the approved details and timetable. The said spaces shall not be used other than for the parking of vehicles or for the purpose of access.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

POLICY: West Wiltshire District Plan 1st Alteration (2004) Policy E8.

- 13 Within one month of this planning permission, details of surface water drainage works (to prevent its discharge onto the highway), shall be submitted to and approved in writing by the Local Planning Authority. The said details shall include a timetable for the works and the works shall be completed in accordance with the approved details and timetable, and maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY: West Wiltshire District Plan 1st Alteration (2004) Policy E8.

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