

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	24.10.2012		
Application Number	W/12/01675/FUL		
Site Address	Land At Smallbrook House, Smallbrook Gardens, Staverton, Wiltshire		
Proposal	Erection of 3 houses and garages off Smallbrook Gardens; and erection of a terrace of 3 houses off Marsh Road after demolition of Brookfield House		
Applicant	Mr Andrew Huxham		
Town/Parish Council	Staverton		
Electoral Division	Holt And Staverton	Unitary Member:	Trevor Carbin
Grid Ref	385896 160304		
Type of application	Full Plan		
Case Officer	Mr Kenny Green	01225 770344 Ext 01225 770251 kenny.green@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Carbin requested that this item be determined by Committee due to:

Scale of development
 Relationship to adjoining properties
 Design - bulk, height, general appearance
 Environmental/highway impact

1. Purpose of Report

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

Neighbourhood Responses - Letters of objection received from 4 parties/neighbouring properties.

Parish/Town Council Response - Object for the reasons summarised in section 7 below

2. Report Summary

The main issues to consider are:

Principle of Development / Design and Detailing / Site Servicing / Impact on neighbours and immediate surroundings / Impact on Trees/Landscape (including TPO) / Impact on Archaeological and Ecological Interests and Financial Contributions.

3. Site Description

The application site is located on the northern periphery, but within the defined Town Policy Limits of Trowbridge and to the southern side of the public highway (New Terrace/Marsh Road). The identified site is an irregular shaped parcel of land located within a predominantly residential area of Staverton.

There are two properties on the site which measures just under 0.4 ha. Smallbrook House is a large, unlisted two-storey 8-bedroomed traditionally built Victorian house which is set back from the public

highway. The property has been licensed by Wiltshire Council for up to 20 people, occupying it as a large HMO (House in Multiple Occupation).

Following the Committee's approval of application W/11/00726/FUL, a material start has been made in terms of converting Smallbrook House into 3 flatted residential units. There is a planning condition which prevents the three flats from being used as an HMO (without requiring the express permission from the planning authority).

The frontage of the site (facing New Terrace) has several well established trees, which are subject to a TPO. The Smallbrook property currently has three separate access points (one off Marsh Road and two off Smallbrook Gardens).

Brookfield House (No. 50a New Terrace) is a 1970s chalet bungalow and is located to the west of Smallbrook House. It is similarly set back from the public highway with a treed boundary. Brookfield House has a parallel access with Smallbrook House off Marsh Road.

Towards the south-west part of the site, there are two substantial outbuildings comprising a large former commercial greenhouse and an ornate double height conservatory.

The site backs onto residential properties located along Smallbrook Gardens to the east, Warren Road to the south and the Old Vicarage Care Home to the west.

During the course of visiting the site over the past few years, there have always been numerous vehicles recorded (comprising cars, vans and even a mini bus) parked both within the site at the front and rear and even along Smallbrook Gardens itself. However, during the course of visiting the site in connection with this application, it is to be stressed that the case officer did not encounter any parking along Smallbrook Gardens.

4. Relevant Planning History

96/01452/FUL - Erection of glasshouse - Permitted 27.02.97 97/01479/FUL - Erection of conservatory - Permitted 29.01.98 03/00069/FUL - Erection of 1 four-bedroomed house with parking area - Refused 14.03.2003 03/00766/FUL - Erection of 1 four-bedroomed coach house with parking - Approved - 13.02.2004 04/00436/FUL - Three bedroomed house and two parking spaces - Permitted 05.05.2004 10/03883/FUL - Conversion of Smallbrook House into 3 flatted dwellings, demolition of Brookfield House, a large greenhouse and conservatory and erection of 2 detached dwellings, 4 terraced dwellings, garages and car ports - Withdrawn 28.01.2011. W/11/000726/FUL - Conversion of Smallbrook House into 3 dwellings; demolition of Brookfield House; large greenhouse and conservatory and erection of 2 detached dwellings, 2 semi-detached dwellings, garages and access - Permitted at Committee on 22.06.2011. W/12/00938/FUL - Erection of a terrace of four dwellings off Smallbrook Gardens and a terrace of three dwellings off Marsh Road/New Terrace after demolition of Brookfield House - Withdrawn 20.07.2012.

5. Proposal

Under this application, permission is sought for the erection of 6 new residential units - which equates to two more residential units compared to that which was approved in June 2011 under application W/11/00726/FUL. The 2011 permission is now extant following the commencement of building works on site to bring about the conversion of Smallbrook House. For the avoidance of any doubt therefore, the site identified in red on the submitted location plan is no longer time barred in terms of building / providing 7 new residential units.

The new residential development would be in the form of a terrace of three (to replace Brookfield House) and three detached dwellings within the rear grounds of Smallbrook House. Privacy distances have been observed throughout the scheme with appropriate separations between new and existing dwellings. The separation between the unit on plot 9 and the existing houses along Warren Road maintain what was previously approved under W/11/00726/FUL; and similarly, the separation between plots 7, 8 and 9 and No's 8 and 9 Smallbrook Gardens (two existing neighbouring properties) exceeds 20 metres and is appropriate. Plot 9's end gable would have no wall openings and as such there would be no detriment caused to the occupiers of the neighbouring Warren Road properties.

Also, the separation between plots 7-9 and the Care Home is considered acceptable. Adequate private garden areas have also been carefully planned, as each dwelling hereby proposed has both a single garage and one space on individual drives. The recent change to Wiltshire Council's car parking requirements means that three parking spaces are necessary for 4-bed units. As a consequence, nineteen spaces shall to be provided overall (with 6 spaces provided within two garages having extant permission - serving the Smallbrook House conversion).

Since granting permission for application W/11/00726/FUL, the applicant has undertaken further market research which has indicated that the previously approved larger new build element is not viable at this location. The applicant therefore has revised the plans, reducing the size of the housing and proposed two extra units - with one served off Smallbrook Gardens and the other served directly off Marsh Road/New Terrace.

Note: The numbering of the plots follows on from the extant conversion of Smallbrook House which when complete shall provide three flatted units (i.e. plots 1 - 3).

6. Planning Policy

West Wiltshire District Plan - 1st Alteration - C31a - Design; C32 - Landscaping; C35 - Light Pollution; C38 - Nuisance; C40 - Tree Planting; H1 - Further Housing Development Within Towns; H2 - Affordable Housing Within Towns and Villages; H24 - New Housing Design; U1a - Foul Water Disposal; U2 - Surface Water Disposal; T10 - Car Parking; and I1- Implementation.

Supplementary Planning Guidance - Residential Design Guide (adopted November 2005)

Government Guidance - The National Planning Policy Framework (NPPF)

The Emerging Wiltshire Core Strategy - Strategic Objectives: Delivering a thriving economy; addressing climate change, providing everyone with access to a decent, affordable home, helping to build resilient communities, protecting and enhancing the natural, historic and built environment, and, ensuring that adequate infrastructure is in place to support our communities.

Core Policies: Policy 41 - Sustainable Construction and Low-Carbon Energy; Policy 45 - Meeting Wiltshire's Housing Needs; Core Policy 50 - Biodiversity and Geodiversity; Core Policy 51 - Landscape; Core Policy 52 - Green Infrastructure; Core Policy 57 - Ensuring High Quality Design and Place Shaping; Core Policy 60 - Sustainable Transport; Core Policy 61 - Transport and Development.

7. Consultations

Staverton Parish Council - The Council has no objection in respect to the proposed terrace of three houses replacing Brookfield House, accessed off Marsh Road. However, the proposed three new houses to be built off Smallbrook Gardens to the rear of Smallbrook House (to replace the previously approved two units) constitutes overdevelopment of the site and would put an unnecessary and additional traffic burden on the small close of houses accessing the already busy Marsh Road.

On the basis of the above objection, Cllr Trevor Carbin has been asked to call-in this application.

Highways - The history of the site is acknowledged along with recognising that permission was granted under planning application W/11/00726/FUL for the conversion of Smallbrook House into 3 units and the erection of 4 additional dwellings.

Following on from negotiations with the applicants agent and the submission of revised plans, no objections are raised. The proposed / revised parking and turning arrangements for this development are satisfactory, subject to the turning area note being added. The size of the proposed garages are acceptable and address previous concerns. No Highway objection is therefore raised, subject to conditions being attached to any permission granted.

Wessex Water - New water supply and waste water connections will be required from Wessex Water to serve this proposed development. New regulations will require all sewer connections serving more

than a single dwelling to be subject to a signed adoption agreement with Wessex Water before the connection can be made. These new regulations will be confirmed by DEFRA later this year.

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Wessex Water Sewer Protection Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Wessex Water.

Natural England - No objection. This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. It appears that Natural England has been consulted on this proposal to offer advice on the impact on a protected species. It is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

The protected species survey has identified that bats, a European protected species may be affected by this application.

Our Standing Advice Species Sheet: Bats provides advice to planners on deciding if there is a 'reasonable likelihood' of bats being present. It also provides advice on survey and mitigation requirements. Following a review of the impacts, it is reported that permission can be granted in this particular case. The Council should consider requesting biodiversity enhancements.

The standing advice has been designed to enable the Council to assess protected species surveys and mitigation strategies without needing to consult us on each individual application. As far as badgers, barn owls and breeding birds, water voles, widespread reptiles or white-clawed crayfish are concerned, these are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species.

Council's Archaeologist - An archaeological evaluation had been undertaken with regard to an earlier application on this site (W/10/03883/FUL refers), as there are a number of HER entries in the area. Following on from that evaluation, my colleague did not recommend any further archaeological work. The previous evaluation is sufficient to indicate the potential for this development to affect significant archaeological features. No further archaeological works are necessary with regard to this application.

Council's Housing Team - This proposed development generates no affordable housing contribution.

Council's Tree and Landscape Officer - No objection. All protection fencing should be erected prior to undertaking any work on site and a robust landscape scheme is required, which can be addressed via condition.

Council's Ecologist - No additional ecology comments to make following on from the assessment and approval of application w/11/00726/FUL and it is therefore recommended that the same ecological condition is issued with any new permission.

The Wiltshire Fire & Rescue Service - It is submitted that this proposed development would impose an additional burden on the Service's infrastructure, critical to the delivery of an effective response. It is recommended that the developer/applicant should burden the cost of £228.39 (two hundred and twenty eight pounds and thirty nine pence).

It is further recommended that consideration should be given to ensure that the property can be accessed by the Fire & Rescue Service in case of an emergency. Domestic sprinkler systems are encouraged, and the applicant/developer is further encouraged to contact the Fire Authority to ensure that the site has access to adequate water supplies for the use of the fire service, should the need ever arise.

8. Publicity

The application was advertised by site notice and neighbour notification.

Expiry date: 3 October 2012

Summary of points raised:

4 letters of objection received raising the following representations:

- The 3 storey houses are not in keeping with Smallbrook Gardens or Smallbrook House as they are all 2 storey properties. The upper floor windows of these new houses will look directly into neighbouring bedrooms and reduce privacy.
- The 20-60cm gap between the proposed garage building serving plots 8 & 9 from the southern boundary fence is not enough space to maintain it or to carry out repairs and general maintenance. By being so close to the boundary fence, the foundations of the garage will have an impact on its stability when the garage is being constructed.
- We see from the plans that a new hedge will be planted along the boundary of 8 Smallbrook Gardens and wonder why this hasn't been extended along the southern boundary?
- The proximity of mature trees at the adjoining Old Vicarage Care Home should be taken into consideration. A 'no dig' construction in the tree root protection areas should again be imposed on any permission granted.
- Consideration should be given to the privacy of the elderly dementia patients in the garden to the rear of Staverton House (Plot 9 only) bearing in mind that Plot 9 is a 3-storey property.

A Suggested Revision

Could the roof style on the garage that sits directly against our rear garden fence be changed from a "trussed" roof to a "hipped" roof in order for it to be more pleasant visually from the rear of our property?

Some Positive Local Comments

- The 3 houses at the rear of our property are much better in this new proposal than the last one; and this will, hopefully, reduce the volume of traffic into Smallbrook Gardens.
- The proposed plans also seem to be more considerate with regard to the parking issues which we, as residents, very much need to be right before this Planning Application gets any sort of approval. If we all (residents and planners) ignore the problems that have been previously raised about parking in Smallbrook Gardens i.e. causing congestion when large vehicles try to gain access, we could all live to regret it.

9. Planning Considerations

Principle of Development

The site is located entirely within the defined town policy limits of Trowbridge and under saved Policy H1 of the West Wiltshire District Plan, proposals for new housing development in this area may be permitted provided, inter alia, that the siting, layout and design considerations are satisfactory, and that they are in keeping with the character of the surrounding area and that providing such development does not give rise to highway problems or create inappropriate backland or tandem development.

Policy H24 leads on to state that new housing should face onto, with windows and doors overlooking, the street or other public areas. Whilst offering some innovative design opportunities in new developments, the policy also states that details, materials and finishes should complement the local characteristics.

West Wiltshire District Plan Policy C31a states that all new development, residential or otherwise, is required to respect or enhance the townscape features and views, existing patterns of movement, activity and permeability and historic layout and spatial characteristics. Policy C38 further states that new development will not be permitted if neighbouring amenities and privacy values are significantly detrimentally affected.

The Brookfield House property has limited architectural quality and the proposed demolition raises no 'in principle' policy objection. In approving application W/11/00726/FUL, the Council accepted the proposed demolition of Brookfield House and to be replaced by two semi-detached dwellings. The proposed increase to three units accommodated within a terrace of three, utilising a similar footprint to that which was previously approved, is considered accepted.

The Council's tree and landscape officer, archaeologist and ecologist have all carefully considered the potential impacts of the proposal; and as reported above, no objections are raised, subject to conditions.

Following on from the withdrawal of application W/12/00938/FUL, the applicant's agent has made revisions to the scheme, reducing the number of residential units as well as the scale and massing of the new buildings. Through further negotiations and meetings with Highway officials, the on-site parking provision has been amended to satisfy the Council's adopted standards and the garage serving plots 8 & 9 has been set back 1 metre from the boundary fence separating the site and Nos 17 & 19 Warren Road.

Although no longer a national requirement, the proposed development would constitute a site density of 17 units per hectare. This level of housing density was encouraged at the pre-application stage which dates back to 2010. Officers submit that this density would respect the local urban character, the modest increase in traffic generation would be of an acceptable level; and, the new housing would not compromise the well established and protected trees on site.

The site is considered to be an appropriate 'windfall' site suitable for limited infill residential development. The principle of erecting the six new houses, after demolishing Brookfield House is considered acceptable.

Design and Detailing

The design of the proposed new houses is contemporary and reflective of the local built vernacular. The scale and massing of the 2.5 storey terraced block (accommodating units 4, 5 and 6) has been the subject of negotiations following the withdrawal of application reference W/12/00938/FUL. It is noted that the Parish Council offer no objection to this proposed element. The building (which would replace Brookfield House) would respect and reflect the immediate architectural vernacular of Smallbrook House and would be sympathetic to the extensive buildings forming the old vicarage care home facility, located to the immediate west of the site. The building would be respectful of the informal building line and would not harm the appearance of the street scene. Each of the three units would benefit from a rear garden and sufficient on-site parking provision to the front of the property (as is the case at present).

Although the three unit terrace would be a completely separate entity to Smallbrook House, the applicant's agent has deliberately kept the eaves and ridge lower than it and has broken up the roof mass with appropriately scaled gables. The proposed fenestration detailing, the use of stone quoins and window surrounds reflect and respect the architectural integrity of the immediate neighbouring properties, including the old vicarage.

The three detached dwellings to be sited to the rear of Smallbrook House would be consistent with the surrounding residential character and built form. Each unit would have adequate external amenity ground and their own dedicated parking provision. The new housing would not cause significant loss of light or overshadowing. The new houses on plots 7, 8 and 9 would be visible from the existing properties along Warren Road, but by virtue of their revised scale, siting and orientation, they would not result in demonstrable harm.

The garaging is acceptable in design terms, subject to the submission of exact building materials. If granted, the garages should be subject to a condition restricting their use and to prevent them being converted to domestic accommodation.

The detailing and use of materials throughout the proposed development is considered acceptable and reflective of the local surroundings.

The dwellings have been designed to satisfy Code 3 Energy Efficiency and include solar eaves tiles which would provide hot water. Grey water and rainwater harvesting is intended throughout to accord with the aim of producing robust low emission, adaptable dwellings.

Site Servicing

The Council's Highways Authority has no objections, subject to planning conditions.

An informative is required to cover Wessex Water guidance. Notwithstanding the previously raised local concern about the capacity of the public sewer, Wessex Water maintain that subject to agreeing the connection points, the proposed new housing can connect to the sewage infrastructure.

The site is not recorded to be at risk of flooding. During heavy rainfall, excess surface water may have created standing water in the past on the area of hard standing. Appropriate surface water drainage treatment (subject to a planning condition) and provision of permeable paviers to the access drives and domestic forecourts should address this matter.

Impact on neighbours and immediate surroundings

It is duly noted that the applicants agent has made every effort, where possible, to address local concern and objection.

Notwithstanding the above, through discussions and negotiation, the proposed new houses (units 4-9) have been sited in such a manner to ensure that they create no demonstrable detriment to neighbouring amenity. No windows are proposed in those gables which would face neighbouring properties. The new buildings are sited to ensure that habitable rooms face and overlook their own grounds, and where habitable room windows face existing properties, there would be adequate and appropriate separation to prevent loss of privacy. To ensure that the privacies of existing and future residential occupiers are protected, a planning condition removing PD rights is considered necessary in terms of further extensions and/or new wall openings.

It is duly noted that during the processing of previous applications at this site, several local residents raised concern about the existing HMO use and sporadic parking issues. The granted conversion of Smallbrook House and the new build development within its grounds was/is subject to a planning condition requiring the cessation of the HMO use and it is further recommended that if this revised application is to be supported, a planning condition is again necessary to restrict the proposed 6 new units to be solely for Use Class C3 - single residential households.

In addition, and for the avoidance of any doubt, a previous allegation made in respect to their being a covenant in place affecting this site, the applicants solicitor (Goughs Solicitors, Trowbridge) researched the claim; and, confirmed that:

"the title to the property is not burdened by any covenants relating to windows or overview of adjoining land".

Impact on Trees/landscape (including TPO)

The Council's Tree and Landscape officer raises no objection to this much revised and re-worked scheme. With appropriate planning conditions, the existing trees identified for retention on site can be adequately protected during both the construction stage and thereafter with the requisite maintenance and on-site management.

Archaeological and Ecological interests

The Council's Archaeologist accepts the recommendations made within the respective archaeology survey submitted with the previous application. The Council's Ecologist fully supports the recommendations cited within CTM Wildlife's bat search and assessment survey in terms of maximising the ecological and biodiversity interests at this site. The survey recommends within paragraph 5.2 (page 8) that "opportunities to enhance the site for bats will need to be maximised" and that "the hanging of bat boxes on [retained] trees to the front/north of the [Smallbrook] house would enhance the site for crevice roosting bats". Suitable long-lasting types would be Schwegler boxes facing south west - south east with an unobscured flight line to/from them and not be lit at night. With an appropriately worded planning condition, the ecological interests should not be compromised by this development.

Financial Contributions

The Wiltshire Fire & Rescue Service have requested that the application be subject to a s106 legal agreement to require the developer/applicant to provide a financial contribution to the sum of £228.39 (two hundred and twenty eight pounds and thirty nine pence). This request is not considered reasonable for the following reasons:

The request fails to appreciate that the site benefits from extant planning permission (reference w/11/00726/FUL which was approved at Committee on 22 June 2011) and works have commenced on site. This permission allows for the conversion of Smallbrook House to form three flats and following the demolition of Brookfield House, two semi-detached houses can be built as well as two detached dwellings within the rear grounds (amounting to seven units in total). It should be noted that no such request for financial contributions was submitted previously by the Fire & Rescue Service for this approved, extant development.

Notwithstanding the above, it is accepted that under this application, the applicant seeks to erect two additional units within the site beyond that which was approved in 2011. The adopted policy covering and seeking financial contributions (Policy I1) is very clear in stating that provision/requests should be "commensurate with the scale and nature of the individual development". In this particular case, the sum of monies being sought is considered to be insufficient to warrant a s106. Whilst it is reported that the above request does not meet the tests of reasonableness, in the future, the Fire & Rescue Service's needs should be fully accounted for and factored into the Council's move towards adopting their CIL (Community Infrastructure Levy).

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 No development shall commence on site until details and samples of the materials to be used for all the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Policy: West Wiltshire District Plan - 1st Alteration policies H1 and C31a.

- 3 The development hereby permitted shall not be occupied until the first five metres of the accesses, measured from the edge of the carriageway, have been consolidated and surfaced (not loose stone or gravel). All three accesses adjoining the public highway shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 4 The dwellings hereby approved shall only be occupied as single private residential units and shall not be occupied as an HMO (House in Multiple Occupation). Before any of the dwellings hereby approved are first occupied, the use of Smallbrook house as and HMO shall permanently cease.

Reason: In the interests of highway safety and in order to define the terms of this permission.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order with or without modification, no development falling within Schedule 2, Part 1 Classes A-E of the Order, shall be carried out without the express planning permission of the Local Planning Authority.

Reason: In order to define the terms of this permission and to ensure that the Local Planning Authority has control over future extensions on this site.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order with or without modification, no windows or door openings, other than those hereby approved, shall be added to any of the gables forming plots 4, 6, 7, 8 and 9 without the express planning permission of the Local Planning Authority.

Reason: In order to define the terms of this permission and in the interests of protecting residential amenity and privacy.

- 7 The development hereby permitted shall not be brought into use until the recommendations cited within paragraph 5.2 of the submitted bat search and assessment survey (produced by CTM Wildlife dated February 2011) have been implemented on site and that the bat enhancement measures are maintained on site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of maximising ecological and biodiversity interests.

Policy: PPS9: Biodiversity and Geological Conservation.

- 8 The garages hereby approved shall be used solely for the purpose of housing private motor vehicles or other uses incidental to the enjoyment of the dwellings/flatted units and that the garages shall not be converted to habitable accommodation and that no trade or business shall be carried out in or from the garage buildings.

Reason: In order to define the terms of the permission and in the interests of highway safety and local amenity.

Policy: West Wiltshire District Plan - 1st Alteration policy C38.

- 9 Details of any external lighting shall be submitted to and approved in writing by the local planning authority before the dwelling houses hereby approved have been brought into use. Development shall be carried out in accordance with the approved details.

Reason: In the interests of preventing light pollution and nuisance

Policy: West Wiltshire District Plan - 1st Alteration policies C35 and C38.

10 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- indications of all existing trees and hedgerows on the land;
- details of any to be retained, together with measures for their protection in the course of development;
- all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- finished levels and contours;
- means of enclosure;
- car parking layouts;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

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

11 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.

12 The development shall be carried out as specified in the approved Arboricultural Method Statement (AMS) prepared by Phil Goldsmith and shall be supervised by an arboricultural consultant.

Reason: To prevent trees on site from being damaged during construction works.

13 No part of the development hereby permitted shall be occupied until the access 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

14 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

Policy: West Wiltshire District Plan - 1st Alteration policy U2.

- 15 No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C38

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

LOCATION PLAN - drawing no. 2451-08 received 03.09.2012

SITE PLAN - drawing no. 2451-01 Rev L received 02.10.2012

PLOTS 4, 5 AND 6 ELEVATIONS AND FLOOR PLANS - drawing no. 2451-20 received 03.09.2012

PLOTS 7, 8 AND 9 ELEVATIONS AND FLOOR PLANS - drawing no. 2451-21B received 03.09.2012

GARAGING PLANS FOR PLOTS 8 & 9 - drawing no. 2451-22 received on 12.09.2012

Reason: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the Local Planning Authority.

Informative(s):

- 1 The attention of the applicant is drawn to the contents of the attached letter from Wessex Water.
- 2 The developer/applicant is encouraged to use / make provision for residential sprinkler systems within the new build development hereby granted permission. The Wiltshire Fire and Rescue Service actively supports and encourages their installation. They are inexpensive to install (particularly in new buildings), they cannot be accidentally activated, and in new builds such as this, they can be designed to sit flush with ceiling (behind a cover) so as not to be unsightly. When required, they also cause less water damage than standard fire fighting methods. Should further information be required on this particular aspect, you are advised to make contact with the Wiltshire Fire _ Rescue Service on tel. no. 01225 756 500 or via email at planning@wiltshire.gov.uk.

It should be stressed that the above guidance / recommendation should be read in conjunction with Building Regulation requirements.

The applicant/developer is further encouraged to make contact with the Fire Authority to ensure that the site is able to provide adequate water supplies for the use of the fire service in case of any emergency. Such arrangements may include a water supply infrastructure, suitable siting of hydrants and/or access to appropriate open water. Consideration should be given to the National Guidance Document on the Provision of Water for Fire Fighting and specific advice of the Fire Authority on the location of fire hydrants.

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