

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	12.06.2013		
Application Number	W/13/00050/FUL		
Site Address	Land At Farleigh Rise, Monkton Farleigh, Wiltshire		
Proposal	Change of use to small camping facility, conversion of existing building to toilet/shower facilities and erection of stable block and associated works		
Applicant	Mr Adrian Orchard		
Town/Parish Council	Monkton Farleigh		
Electoral Division	Holt And Staverton	Unitary Member:	Trevor Carbin
Grid Ref	380101 166093		
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 Trevor Carbin has requested that this item be determined by Committee due to:

- * Visual impact upon the surrounding area; and
- * Environmental/highway impact.

1. Purpose of Report

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

Neighbourhood Responses – 2 neutral letters received and 1 objection.

Parish/Town Council Response – Monkton Farleigh Parish Council objects.

2. Report Summary

The main issues to consider are:

- * Principle of development;
- * Green Belt;
- * Area of Outstanding Natural Beauty / Landscaping;
- * Neighbouring amenity;
- * Loss of agricultural land;
- * Ecology and Nature Conservation;
- * Archaeology;
- * Highway safety; and
- * Water supply, drainage, flooding and sewerage disposal.

3. Site Description

The application site is a brownfield site having in the past been used for MoD activity. However with the exception of various areas of hard standing, tracks and a pill box the evidence of MoD activity has

been largely removed. Natural succession has resulted in the intervening period meaning the site has an open and rural character with areas of open grass and copses of trees.

The periphery of the site is demarked by hedges and planting of varying degrees of quality. It is also noted that some bunding (up to 1 metre in height) has been created adjacent to the highway. Access to the site is existing directly onto an unclassified highway.

The site is located to the north of Monkton Farleigh which has facilities including a pub and a shop/post office. There is a limited rural bus service in this area.

The application site is located within designated Green Belt, and the Cotswold Area of Outstanding Natural Beauty. The site is within proximity of designated natural conservation interests and there are known to be protected species at the site.

The site is designated as part of a groundwater protection area and Wessex Water records indicate a water main and rising main running through the site.

4. Relevant Planning History

In the vicinity:

08/02910/FUL - Change of use of land to form camping and caravan site (for seasonal use) with 26 no pitches, 3 no temporary portacabins to provide toilet and office facilities – Withdrawn on 02.12.2008

At the site:

02/00749/FUL - Small building for office/store to serve proposed plant nursery, two polytunnels and a pond – Refused on 02.07.2002

5. Proposal

The proposal is for the change of use of the land to a camping facility comprising of 10 camping 'pods' (moveable timber structures) with ancillary development including a facilities block. The facilities block would include toilets, showers and washing up area.

After some negotiation the facilities block is a new build structure that would be approximately 3.6 metres by 3.6 metres by 3 metres in height. This would be a standard stable type structure with shiplap boarding to the walls under a black Onduline corrugated roof.

The proposal is also for the change of use of land for equestrian use with the erection of a stable building and construction of a ménage. The stable building would have U-shaped footprint to facilitate 2x stable, 2x corner box, 2x hay barn and tack room.

The stable building would be 16.2 metres by between 3.6 metres and 8.5 metres; the roof would be up to 3.1 metres in height with shiplap boarding to the walls under a black Onduline corrugated roof. The ménage would be 40 metres by 18 metres; raised 150mm above the existing area of hard standing; and enclosed by a 1.2 metre high post and rail fence.

Access to the site is proposed to be as existing except with some alterations to ensure a visibility splay of 53 metres to the west and 90 metres to the east. The access gates would be set back 10 metres from the carriageway edge. This has been improved after some negotiation.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004) (WWDP)

C1: Countryside Protection

C2: Areas of Outstanding Natural Beauty

C31a: Design

C32: Landscaping
C38: Nuisance
E10: Horse Related Development
TO4: Camping, Caravans and Holiday Homes
U1a: Foul Water Disposal
U2: Surface Water Disposal

National Planning Policy Framework (2012) (NPPF)

7. Consultations

Monkton Farleigh Parish Council

Objection:

"Monkton Farleigh Parish Council met last night to consider this submission. It was an open meeting and well attended by local residents. It was unanimously opposed by the Parish Councillors present by 5 votes against with none supporting. There was a wide ranging discussion and the principal objections were:

- * Transport: The major objection related to traffic and parking around the site and through the village - vehicles will take the shortest route and not New Road.
- * Security: The applicant has no intention of living on site [lives in Staverton] and could offer no assurance on trespassers.
- * Wildlife: Habitat, wildlife and endangered species [bats, badgers, etc] no assurance was offered for their welfare.
- * Design: The type of pods and the use of the pillbox as suitable for showers, and washing facilities is highly questionable.
- * Need: Similar facilities are available within the parish and further provision is not desirable.

As organised by Trevor Carbin, we believe within the matter should be considered by the Full Planning Committee. We trust the application will be refused and await your confirmation."

Revised plans:

"I have consulted all our councillors again and their views and objections remain unaltered. After examining the existing site plan of the 29th January and the proposed site plan of the 23rd April the basic proposals appear to remain the same.

There has been no reappraisal and the main elements have in no way been addressed. This Council still strongly and unanimously objects and trusts the application will formally be refused."

Cotswolds Area of Outstanding Natural Beauty

No objection.

Ecology

Comments on revised plans on 10.05.2013:

No objection subject to condition.

"I note that revised plans have been submitted for this application. The current proposals are to erect a new wash block and not to use the pill box for associated campsite use. This removes the risk of potentially disturbing bats in the pill box provided that light spill can be controlled. It isn't clear from the application whether there will be any external lighting. Perhaps therefore it would be appropriate to apply an appropriate condition so as to require any external lighting to be submitted as a separate application.

The new wash block is sufficiently far from the badgers and the pond so as not to present a risk to the badger sett or the pond."

Environment Agency

No objection subject to condition and informatives.

Environmental Protection

No objection –

“There is often a potential loss of amenity from the keeping of horses unless manure is adequately managed and disposed of; therefore I am recommending.... conditions....”

Natural England

This application falls within The Cotswolds Area of Outstanding Natural Beauty (AONB). Natural England has no comments to make on this proposal as we do not believe that this development is likely to impact on the reasons for which the site is designated.

Wessex Water

No objections however a public water main and rising main runs through the site. Wessex Water states that “Building over existing water mains or rising main will not be permitted (without agreement) from Wessex Water under Building Regulations. No building will be permitted within the statutory easement width of 3 metres from the pipeline or 6 metres from a rising main without agreement from Wessex Water.”

Highways

Comments on revised plans on 22.05.2013:

“On the basis of earlier highway observations, I would not wish to raise a highway objection to this application. I agree that a pedestrian link from the western corner of the site frontage to the existing paved footway is acceptable. I therefore recommend that no highway objection be raised to this application appropriate planning conditions being attached.

8. Publicity

The application was advertised by site notice/press notice /neighbour notification.

Expiry date: 8 May 2013.

3 letters received. Summary of points raised:

- * Noise disturbance.
- * Use of local facilities such as play park
- * Waste water and sewage disposal
- * Landscaping /screening from adjoining properties
- * 08/02910/FUL (similar case in the vicinity) was strongly opposed by the highways authority
- * Highway safety
- * Inadequate existing footpaths and accessibility
- * Existing fly tipping may be exacerbated.

9. Planning Considerations

Principle of development

The principle of the camping element of this scheme is principally determined under policy TO4 of the local plan, and the equestrian development under policy E10 of the local plan.

Policy TO4 details that proposals for new or extensions to existing camping, static and touring caravan, and holiday chalet sites will be permitted provided that set criteria are met. These detailed considerations will be addressed below.

Policy E10 details that proposals for equestrian facilities and changes of use will be required to have regard to minimising their effects on the appearance of the countryside and to highway implications. All such building proposals should have special regard to siting, design materials and construction to ensure they blend in with their surroundings and do not have an adverse impact on the countryside and the natural environment including the water environment. These detailed considerations will be addressed below.

In addition it is noted that the NPPF is a material consideration in the assessment of this application. The NPPF is silent on specific detail on camping and equestrian development proposals. However it provides detailed guidance on the need to protect Green Belt land from inappropriate development, protect our outstanding landscapes and protect wildlife interests whilst supporting outdoor recreation, healthy lifestyles, promotion of rural employment generation and use of rural facilities. It also guides that development that is likely to generate significant increases in traffic should only be refused where residual impacts after appropriate mitigation are evidenced as being severe. The document clearly states it needs to be read as a whole, but the government is also clear that it currently has an unashamedly pro-growth agenda. In short the document is supportive in principle too and there is compliance between it and the local plan in general terms.

Green Belt

The NPPF is the main policy instrument on which to make an assessment on this key issue; this sets out in very general terms what is considered to be inappropriate development. It states that the use of land within the Green Belt should fulfil positive roles and objectives including providing opportunity for the urban population to access the countryside, opportunity for outdoor recreation near urban areas, retain attractive landscapes, to improve derelict and damaged land around towns, secure nature conservation interests and retain land in agricultural, forestry or related uses. In short the proposals achieve in whole or in part all of these objectives.

In principle the proposal to use the site as a camp ground and for private equestrian use would accord with policy. It is considered that the proposals would not be inappropriate because they consist of the provision of appropriate facilities for outdoor recreation. Therefore as long as the proposals meet the purpose of including land within the Green Belt, i.e. protecting its openness, then the proposals would be reasonable.

The camping pod structures are considered to be moveable and not permanent therefore they do not constitute development. Therefore there is limited control that can be had of these structures and their affect on openness is a mute point.

The building proposed for wash facilities is very modest, it is commensurate with the amount of use proposed on the site i.e. 10x camping pods. It would have the appearance of a typical stable building, very modest in scale and has materials that are recessive and would harmonise and weather to the landscape. No significant harm to the openness at this point would occur.

The location and details of the stable block and menage are a slight concern given that they would be visible from the highway however they are reasonable in scale and clearly designed for function and they are not excessive at all. As such any loss of openness is not considered to be a significant issue and outweighed by the benefit of the development and its compliance with the purpose of green belt land.

Area of Outstanding Natural Beauty / Landscaping

The supporting text of Policy TO4 states that “due to the importance of conserving the special landscape character of Areas of Outstanding Natural Beauty and Special Landscape Areas, small and well screened sites only will be appropriate in these areas.”

The application area for the camping is relatively small scale and the proposals have been presented and submitted as a camping site for 10 ‘pods’. It is on this basis that the application is considered to consist of only a “small” site. A condition may be reasonably impose to limit the number of camping pitches (i.e. 1x tent or 1 x pod) to only 10. It is assessed that the site is generally well screened, however it is accepted that at points the camping development would be visible, however with an appropriate landscaping scheme this could be mitigated for. An indicative landscaping scheme indicates this and a proper scheme can be conditioned.

Further the pods themselves are timber structures and as such would blend far better than many modern tents which can be rather obtrusive due to colours. Given the existing landscaping, the potential for further landscaping enhancement, and the small number of pods being proposed it is assessed that the impact on the landscape would be negligible. However a condition to deliver enhanced screening and a condition to limit the use of the site to only the specified number of pitches is necessary.

In terms of design, the pods are considered to be acceptable. They are timber structures and of very modest proportions and scale. Technically as they can be moved around the site they do not constitute development.

The wash facility is of a suitable scale, form, materials and design and would cause no harm to the landscape.

The equestrian proposals arguably are located at a point that will be more visible from public vantage points. However equestrian uses are typical of the rural scene at this point. The proposals are of a typical utilitarian design and form. As such they do not pose significant concern in terms of landscape impact or their design. Again though, additional strategic landscaping would mitigate any residual impact, so a landscaping condition on this basis too would be reasonable and necessary.

It is noted that Natural England, who have responsibility to protection of AONB landscapes raised no objection. It is also noted that the Cotswolds AONB office has no objection.

Neighbouring amenity

Residual property is not located in very close proximity to the development and it is assessed that noise nuisance is not a significant issue on the basis of reasonable behaviour. This must be assumed as it is not for the planning system to anticipate anti-social behaviour that is covered under other legislation. The equestrian and camping use would be compatible with the adjoining land uses which are predominantly agricultural in nature.

Details of a manure clamp have been provided and are acceptable addressing the environmental health comment on this matter. It has been sited so as to avoid nuisance to adjoining land users including the proposed camp site users and the more distant residential property of Farleigh Rise.

Loss of agricultural land

The site is a former MoD facility and littered with various tracks and areas of hard standing. Without remediation it would not be suitable for agricultural purpose other than possibly a farm yard. Such remediation is unlikely to be financially worth-while if it is simply intended to farm the area. Given its current state and former uses then the land cannot be considered best and most versatile agricultural land, so its loss is not at issue.

Ecology and Nature Conservation

This proves to be an area of significant contention and has necessitated negotiation and discussion with the applicant. The proposals have been submitted with an ecological assessment (phase 1 habitat and protected species survey). This has identified that bats are using the pill box as a night roost and badgers are using the site and have a sett. The report then goes on to identify precautionary measures to avoid harm and disturbance.

The initial submission was deemed to be unacceptable and it was assessed that the most appropriate approach was to retain the pill box and enhance it for bat roost opportunity. Hence the application now including a small and modest new build wash room. This, subject to appropriate lighting of the site should ensure that bats would not be harmed and indeed enhancements to habitat for them can be conditioned. Furthermore the impact on other species is not considered to be an issue as these impacts are likely to be nominal. This conclusion is reached in light of the expert ecological advice received. A condition to enhance opportunities for protected species is recommended.

Archaeology

The site is not known to have any archaeological significance and it is noted that its former use by the MoD would have likely had a significant impact on any interests anyway. As such the proposals pose no concern in this regard.

Highway safety

The proposals have been considered by a highway officer who has consistently raised no objection from pre-application advice through to application stage subject to conditions on visibility.

The application has been negotiated to enhance visibility splays to 90 metres to the east and 53 metres to the west. This is the maximum that can be achieved and would be an enhancement over

the existing arrangement. It is substandard though in a westerly direction according to the highway advice, however they do not object. On the basis that the use is relatively modest and that this is an unclassified highway then the concern is slight. In light of the NPPF guidance this is not of itself grounds for refusal.

The highway officer also initially sought improvements to extend the footway from the west up to the entrance of the site. This is likely to be a relatively expensive request given the scale and nature of development being proposed and it would benefit users of the site only. An alternative is to have a pedestrian access on the western boundary of the site frontage and this should be able to make use of the existing formal footway overcoming the highway officer concern in this regard. This can be achieved by condition and the highway officer is satisfied with this suggestion.

It is noted that there was a camp site proposal in the vicinity in 2008 and that this was subject to an adverse highway recommendation. Furthermore highway safety has been raised as a concern by the parish and by the public. However the maxim of each case being assessed on its own merits applies.

The site is limited in terms of the number of users likely to visit the site by the number of pitches, this can be conditioned. A maximum of 10 users (which could in theory include more than 1 car each, but that seems unlikely) would camp at the site, plus the owners/employees may be visiting the site to look after guests and service facilities and the private equestrian facilities could be in use. This amounts to approximately 12-14 cars maximum at any point. However at any time the total number of cars is likely to be lower as maximum occupation has been assumed in this estimate and it has been assumed that all visitors will be using a private car. Even on the basis of the worst case scenario it is assessed that the traffic associated with this specific proposal would not be significant within the meaning of the NPPF. The use proposed is relatively modest. Furthermore the impacts would be mitigated by improved visibility at the entrance and the residual impact of a modest increase of traffic on the rural road network would not be a 'severe' impact within the NPPF meaning.

Based on the expert highway officer comments and an assessment against the NPPF then it is not considered that an objection could be reasonably sustained. However it is agreed that intensification above what has been proposed may mean that a significant traffic increase would occur. In such cases the NPPF indicates that a transport assessment should be provided to inform decision making. As such a condition to limit the camping facilities to just the number of pitches proposed is justified.

Turning to the equestrian use, given the potential for towing vehicles with this use it is considered prudent to ensure any gates to the site are set back from the highway by 10 metres so that they may be clear of the highway when entering or leaving the site. This has been indicated in the revised plans.

Water supply, drainage, flooding and sewerage disposal

The site, due presumably to its former MoD use has water supply and sewerage facilities. Given the level of hard standing existing on site and the type of development proposed then surface water drainage is not a significant concern.

The revised wash block has been located away from Wessex Water infrastructure and so there is no concern in terms of retaining access for servicing etc.

The site is located within flood zone 1, the lowest probability of fluvial flood risk. The Environment Agency has requested a condition to secure a surface water strategy by condition. However this is not reasonable or necessary given the amount of development proposed. Surface water is unlikely to be significantly affected by the development. However the highway condition seeking to prevent water going onto the highway would improve the existing situation and can be imposed.

Other material considerations

The concerns raised by the Parish Council include transport, security, wildlife, design and need. It is detailed in the local plan under the supporting text of TO4 that there is a need for further provisions such as this in the west Wiltshire area. This is a beautiful landscape in proximity to urban areas and any facility that helps to support outdoor recreation in such locations is reasonable. The potential issue for competition between existing facilities and this proposed is not material. The issues of transport, wildlife and design have been addressed in the comments above. The concern over

security on the site is noted, however it is not considered to be grounds for refusal. It is considered that a 24/7 on-site presence is unjustified and the planning system cannot work based on predicting anti-social or criminal behaviour. However it is necessary to ensure that all reasonable and necessary steps are taken to design out crime. It is considered that all reasonable steps have been taken to minimise potential crime at the site such as having gates that may be locked out of season or when the site is not occupied. When the site is occupied that of itself would act as a deterrent.

The public consultation resulted in questions and/or concern being raised over noise, use of local facilities, planning history and landscaping. The latter two issues have already been addressed. The former two though are noted. It is considered that anti-social behaviour, like crime more generally cannot be predicted by the planning system. In the event of such noise disturbance there are other measures to control such behaviour such as the police and environmental health. In terms of campers using local facilities such as play parks then that is not an issue, these are public facilities, for use by the public which is not only those local to the area.

Summary and conclusions

In summary the proposals are considered to be a small scale camping facility and a private equestrian facility that would be consistent with the recreational use of the countryside without significant harm to planning interests including the nationally important landscape, green belt, highway safety, flooding, nature and local residents. Subject to conditions they are therefore recommended for approval.

Recommendation: Permission

For the following reason(s):

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the West Wiltshire District Plan 1st Alteration (2004), namely Policies C1, C2, C31a, C38, E10 and TO4.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

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 development shall be carried out in accordance with the following plans:

Drawing: Location map;
Drawing: Site plan (received on 8 April 2013);
Drawing: Equestrian, wash facilities and access plan (received on 8 April 2013);
Drawing: Cross section A-B existing;
Drawing: Cross section A-B proposed;
Drawing: Washing facility elevations;
Drawing: Stables elevations; and
Drawing: Stables floor and roof plan.

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

- 3 In accordance with the details submitted and assessed under this application no more than 10 pitches (either tents or pods or caravans) shall be sited and in use on the land at any time.

REASON: In order to define the terms of this permission, highway safety and protect the rural scene.

POLICY: West Wiltshire District Plan 1st Alteration (2004) Policies C1, C2 and TO4.

- 4 The development hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10.

- 5 Any gates shall be set back 10 metres from the edge of the carriageway, such gates to open inwards only, in perpetuity.

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10 and TO4.

- 6 No development shall commence on site until visibility splays have been provided between the edge of 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 a point on the edge of the carriageway 90 metres towards east and to the north-western corner of the site frontage towards the west. Such splays shall thereafter be permanently maintained free of obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10 and TO4.

- 7 No development shall commence on site until details and samples of the materials to be used for 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C1, C2, E10 and TO4.

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

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- 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);
- retained historic landscape features and proposed restoration, where relevant.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C1, C2, E10 and TO4.

- 9 No development shall commence on site until details of the storage of refuse, including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the approved refuse storage has been completed and made available for use in accordance with the approved details and it shall be subsequently maintained in accordance with the approved details thereafter.

REASON: In the interests of public health and safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: TO4.

- 10 No development shall commence on site until details of a scheme for the enhancement of ecological interests on the site has been submitted to and approved in writing by the local planning authority. The enhancements shall be carried out in accordance with a timetable that shall be submitted as part of the scheme.

REASON: In order to maintain and enhance nature conservation interests on the site.

West Wiltshire District Plan 1st Alteration (2004) POLICY TO4 and the National Planning Policy Framework (2012).

- 11 No development shall commence until details of a pedestrian access to the existing public footway on Farleigh Rise has been submitted to and approved in writing by the Local Planning Authority. The camp site shall not be first brought into use until the pedestrian access has been provided in accordance with the approved details.

REASON: In the interests of highway safety.

West Wiltshire District plan 1st Alteration (2004) POLICY: TO4.

- 12 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 scheme shall include details to demonstrate that no surface water will be discharged to the highway. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

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

West Wiltshire District Plan 1st Alteration (2004) POLICIS: E10, TO4 and U2.

- 13 Before the development is first brought into use, the manure clamp shall be completed in accordance with the approved details and shall subsequently be maintained in accordance with the approved details. No storage of manure and soiled bedding shall take place outside of the storage area approved under this condition.

REASON: In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10 and C38

- 14 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

- 15 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details thereafter and no additional external lighting shall be installed.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: TO4 and the National Planning Policy Framework 2012.

Informative(s):

- 1 The applicant should note that there may be badger setts in the vicinity of the site, and as a consequence compliance with certain requirements and provisions of the Badgers Act 1991 may be necessary. If this is the case the applicant is advised to contact Natural England who are responsible for issuing licences relating to development on the site of badger setts.
- 2 The applicant should note that under the terms of the Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds or roosting bats. You should note that the work hereby granted consent does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that the demolition would disturb any protected species. For further advice, please contact the district ecologist at Wiltshire Council.
- 3 Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:
 - the use of plant and machinery
 - oils/chemicals and materials
 - the use and routing of heavy plant and vehicles
 - the location and form of work and storage areas and compounds
 - the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

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