

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

|                     |  |                |                              |
|---------------------|--|----------------|------------------------------|
| Date of Meeting     | 10 July 2013   |                |                              |
| Application Number  | N/13/00011/FUL & N/13/00012/CAC  |                |                              |
| Site Address        | Hazelwood Farm, Seagry Road, Sutton Benger, Wiltshire SN15 4RX   |                |                              |
| Proposal            | Proposed Redevelopment of Redundant Farm Buildings & Paddock to Provide Residential Development Comprising 21 Houses With Associated Gardens, Parking, Pumping Station, Drainage & Landscaping |                |                              |
| Applicant           | Miss Thorpe, Gleeson Developments Ltd  |                |                              |
| Town/Parish Council | Sutton Benger  |                |                              |
| Electoral Division  | Kington  | Unitary Member | Cllr Howard Greenman         |
| Grid Ref            | 394513 178879  |                |                              |
| Type of application | Full Planning and Conservation Area Consent  |                |                              |
| Case Officer        | Chris Marsh  | 01249 706657   | chris.marsh@wiltshire.gov.uk |

## Reason for the application being considered by Committee

The application was previously deferred by the Committee in order to obtain further information regarding the capacity of the Seagy Brook and the impacts of runoff from the M4 motorway.

### 1. Purpose of Report

To consider the above application and to recommend that the decision be delegated to the Area Development Manager to GRANT planning permission, subject to conditions and completion of a Section 106 Agreement, and conservation area consent subject to conditions.

Sutton Benger Parish Council has not objected to the application, but has raised a number of concerns, as summarised in this report. 6 objections and 5 comments have been received from local residents.

### 2. Main Issues

The main issues in considering the application are:

- Principle of development under Policies C3, HE1 and H3 of the adopted North Wiltshire Local Plan 2011
- Impact on the character and appearance of the area and Conservation Area
- Impact on the privacy and amenity of existing neighbours and potential occupants
- Impact on site ecology and biodiversity
- Impact on site drainage
- Affect on highway safety
- S106 contributions

### 3. Site Description

The application relates to an area of land located at the northern edge of the village of Sutton Benger, within the development framework boundary and principally accessed from the C-classified Seagry Road. The site comprises a total of approximately 0.7ha of agricultural land currently used in conjunction with Hazelwood Farm, incorporating associated buildings and hard

standing but predominantly comprised of informal grazing land used for keeping ponies, although site drainage is restrictive in this regard.

The site's unusual shape is dictated by the exclusion of Hazelwood Farmhouse, which occupies a substantial plot inset from the midpoint of the site boundary with Seagry Road, from the application site, along with the meandering route of the brook that defines its northern limit. The western edge of the land is separated from the highway by a narrow grass verge and traditional stone wall. A public footpath runs in close proximity along the southern boundary to the West of the farmyard, turning northwards around the western end of the paddock, and is understood to be used mainly by dog-walkers.

Due to drainage issues attributable partially to recent poor weather, the dependency on untreated surface runoff from the adjacent factory site and inadequate maintenance of the brook by the landowner, the site and environs have been liable to flooding in recent weeks and in one instance a considerable amount of damage was caused to a nearby property. The extent of flood risk zones 2 and 3 insofar as they relate to the application site has recently been clarified by the Environment Agency; ending roughly in line with the northern boundary of Hazelwood Farmhouse across the span of the paddock.

Mirrored by low-density but high-quality housing on the opposite, Eastern side of Seagry Road, the site is located within the framework boundary for Sutton Benger, of which the northern site boundary forms the furthest extent. Additionally, the village Conservation Area extends as far as the northernmost point of the established farmyard, incorporating a traditional brick and slate cow byre and, further West, similarly fashioned stables amongst other more modern utilitarian farm buildings. These include a large open-sided barn along with a smaller reconstituted stone and timber chicken shed.

| <b>4. Relevant Planning History</b> |   |                  |
|-------------------------------------|---|------------------|
| <b>Application Number</b>           | <b>Proposal</b>   | <b>Decision</b>  |
| <b>N/05/02883/OUT</b>               | <b>Demolition of Existing Farm Buildings and the Residential Redevelopment of Existing Farmyard</b> | <b>Withdrawn</b> |
| <b>N/05/00264/OUT</b>               | <b>Outline Residential Development</b>  | <b>Refused</b>   |

Fundamental to the refusal of previous outline applications for residential development of the land has been the issue of incompatibility with the adjacent industrial use and associated loss of residential amenity. Having reached the end of its serviceable lifespan and identified as an allocated housing site in the Local Plan, the adjacent facility is currently subject of a separate reserved matters planning application (N/12/04072/REM refers) for residential development as approved in outline under application reference N/11/02286/OUT.

## **5. Proposal**

The proposal comprises the development of 21no. detached and semi-detached residential dwellings, utilising both the previously developed and paddock land in the southern portion of the site.

A strip of land approximately 8m in width is to be retained as an open but actively maintained ecological area adjacent to the brook at the northern boundary, linking to the larger area that includes the balancing ponds and pumping station at the northeast corner.

## **6. Consultations**

Sutton Benger Parish Council has raised the following concerns:

- Impact on local highways in terms of traffic volume and pedestrian safety;
- Potential to exacerbate drainage issues in the vicinity;

- Overprovision of affordable housing, delivering more units than are required locally;
- Incompatibility of the proposed density, design and layout with the existing village;
- Provision of a distinct pathway route between the site and the neighbouring Faccenda site; and
- Targeting of S106 contributions towards local infrastructure

Highways – no objection, subject to conditions

Landscape – no objection, subject to conditions

Urban Design – no objection, subject to conditions

Drainage – no objection, subject to conditions

Ecologist – no objection, subject to conditions

Environment Agency – no objection, subject to conditions

The Housing Officer has accepted the applicant's submission that a 50% on-site affordable housing provision would exceed the level of local need, although not necessarily render the scheme unviable. It is instead proposed that a contribution of 30% provision, comprising 80% social rented and 20% affordable market accommodation, should be required.

The County Education Officer has concluded that on the basis of the dwelling mix proposed and availability of existing facilities within the village, the development generates a requirement for a contribution of £140,185 toward the provision of local primary and secondary education facilities.

As no public open space is to be provided on site, the substantive areas of non-residential land being essential to site drainage, ecological conservation and maintenance of the brook, a contribution of £111,111 is to be sought, equating to an off-site provision of 0.126Ha.

## **7. Publicity**

The application was advertised by site notice, press advert and neighbour consultation.

6 letters of objection and 5 letters lending support in principle but raising certain concerns have been received from local residents

Summary of key relevant points raised:

- Impact on traffic volume and local highway safety;
- Impact on local flood risk and adequacy of drainage;
- Impact on local infrastructure and services;
- Design, layout and impact on the Conservation Area;
- Level of affordable housing provision.

## **8. Planning Considerations**

### Principle of development

Policy H3 of the adopted North Wiltshire Local Plan 2011 makes clear that residential development in this location is supported in principle within the framework boundary for Sutton Benger, which this site is located. Whilst the land in question abuts the current development framework boundary for the village, it is notable that Sutton Benger is identified in the emerging Wiltshire Core Strategy as a large village toward which limited infill residential development should be targeted. The application should further be considered in context with the adjacent Faccenda site, at which outline permission for 63no. dwellings remains extant, with implementation a realistic prospect.

### Impact on the character and appearance of the area and Conservation Area

The developed yard area at the southeast corner of the site falls within the northern boundary of the Sutton Benger Conservation Area, and owing to its scale and significance, it is reasonable to consider the impact of the development as a whole on the designated heritage asset.

Amongst several lower-quality structures, the proposal includes the removal of a pair of traditional agricultural buildings – a stables and cattle byre – both of which offer some benefit to the setting of the Conservation Area despite their dilapidated condition. Echoing the approach of its predecessor, PPS5, Paragraph 130 of the National Planning Policy Framework emphasises that in any cases, the deliberate neglect of such buildings should not be considered a material factor supporting the case for their removal. The question, therefore, is whether the proposed redevelopment of this part of the site serves to conserve or enhance the Conservation Area.

It is considered that the historic farm buildings should be considered in context with their operational neighbours, namely the large open-sided barn, small reconstituted stone building, large timber shed and even the severely dilapidated building immediately South of the site boundary (the replacement of which has recently been approved, subject to a legal agreement – N/12/03709/FUL refers), in order to assess their collective value. As a grouping, the array of buildings at the existing farmyard does little to enhance the street scene of Seagry Road, with the brick building making the only meaningful contribution in this regard. On balance, therefore, no objection is raised to the buildings' removal, subject to a suitable redevelopment of the land.

It is considered that the area of foremost importance in terms of visual impact is the site frontage directly adjoining Seagry Road. To this end, the applicant has proposed a generally high-quality finish to the proposed dwellings, which are the smaller semi-detached two-bedroom units, featuring a predominance of traditional materials. Natural stone is to be used extensively, drawing upon the materials already observed in the vicinity, with traditional cottage-style proportions and appropriate detailing to the road-facing elevations. Slate tiles are to be used for both the main roofs and canopy porches of these eight buildings, consistent with the local vernacular.

Further West, into the site itself, the palette of materials varies with the introduction of limestone-through-colour render, reconstituted stone and clay roof tiles, particularly for the larger detached properties at plots 12, 14, 18 and 19. Although these properties are undoubtedly very large, this is not an alien form of development in the context of the local area and does not compromise the sense of a distinct street scene within the development. It is considered that the proposed design approach also makes some concession to this issue with the introduction of set-backs and varied scale that serves to break up what might otherwise appear as expansive elevations.

Efforts have been made to secure suitable boundary treatments and integral garden storage outbuildings to the smaller units, in order to provide a suitable setting for the development as a whole. The modest timber and clay tile garden buildings are subservient but of a high quality design in themselves and make reference to the kind of historic structure found in the area. Likewise, the introduction of stone walls where appropriate will reinforce the built pattern of the development as a whole and increase legibility.

#### Impact on the privacy and amenity of existing neighbours and potential occupants

The scheme has been considered to provide adequate residential amenity to future occupants and neighbouring properties, with the siting and orientation of properties within the application site arranged in such a way as to avert any overlooking or overbearing effect. The proposed dwellings all maintain adequate amenity space and separation from one another so as to provide a definitive street frontage without any sense of overcrowding.

Consideration has been given to the impact of the dwelling to be sited on plot nos.7 and 8 of the development site on the building to the immediate South, which has permission for residential conversion, and vice-versa. Whilst it is apparent that the interaction of these properties will be somewhat closer than elsewhere, with some limited potential for overlooking, it is considered that this would not result in a detrimental loss of amenity and that due to the timings of development prospective occupiers would be aware of the arrangements.

For these reasons, it is considered that the development affords an acceptable level of amenity.

### Impact on site ecology and biodiversity

The site's most recent use has been as a working farm, comprising buildings and hard standing with associated pasture/paddock to the North. Owing to its substantial scale, which includes demolition works, the proposed development will impact upon on breeding birds and reptiles likely to inhabit the site to a significant extent. The proposal includes the provision of two ponds at the northeast corner of the site together with a reasonably wide landscape buffer running alongside the river, reinforcing this element as an ecological corridor. On balance, therefore, the landscaping measures employed in tandem with the scheme itself offer sufficient mitigation for the loss of habitat likely to occur elsewhere on the site. The ongoing maintenance of these elements of the scheme can be secured by condition.

### Impact on site drainage

The site lies in part within flood risk zones 2 and 3, and this has heavily influenced the emerging scheme. It is appreciated that in recent months in particular, most notably in December 2012, the nearest section of Seagry Road and environs were subject to prolonged flooding, which incurred substantial damage to one property in particular. Whilst it could be argued that recent weather events have been exceptional, this is nonetheless an issue that warrants careful consideration.

It is important that the drainage implications of the proposal are considered in the context of the redevelopment of the Faccenda site, given that at present the latter takes in substantial areas of concrete with no managed drainage provision as such. The scheme approved in outline incorporates substantial areas of green space as well as SUDS measures that represent a significant improvement in respect of the management of surface water, in particular reducing its uncontrolled runoff. This obviously has beneficial implications for the Hazelwood Farm site.

Further to the initial application submission, the applicant has undertaken further studies and analysis into the site's drainage capacity and anticipated impact of the development. Owing to the extent of development and the mitigation measures proposed, it is possible to control discharge of surface water without placing undue strain on the adjacent watercourse. Further detailed information is to be provided as part of a comprehensive drainage strategy to be secured by condition; however at this time the Council's Drainage Engineer is satisfied in principle that a realistic drainage solution can be implemented, mitigating against the impact of the development.

It is considered possible to manage the drainage of the site in such a way that does not exacerbate the risk of flooding through suitable conditions, protecting both the proposed dwellings and nearby properties from adverse impact in this respect and thereby complying with the relevant policy, as set out in Section 10 of the National Planning Policy Framework. The Environment Agency has approved this approach and recommended Conditions 9-11. When taken in context with the adjacent site, it is likely that the development could afford a marginal benefit to flood risk.

**Further to the application's consideration by Committee on 19 June 2013, the applicant has prepared further information in respect of the discharge of surface water from the M4 motorway and the assessment of the capacity of the adjacent Seagry Brook. This information is contained in an explanatory note attached at Appendix 1.**

### Impact on highway safety

The site is relatively well connected in terms of public transport availability, with a bus service running from the stop close to All Saints Church at the Southern end of Seagry Road at regular intervals on weekdays, with a reduced service on Saturdays and no service on Sundays. The regular routes run variously between the village and Chippenham, Malmesbury, Seagry, Kington Langley and Great Somerford, with a single return service to Swindon and Castle Combe on Fridays.

The proposed access arrangements are considered adequate in terms of their visibility and the relative levels of pre-existing and anticipated transport movements along Seagry Road. A visibility splay of at least 43m in either direction can be achieved at the site entrance, with the adjoining boundary walls kept to a height of 600mm to preserve this in perpetuity. The area shown as tarmac toward the Eastern end of the site on the layout plan is to be adopted by the local authority, enabling refuse collection, etc, with the shared surfaces to the South and West to remain the responsibility of the developer.

The proposed site arrangement makes adequate provision for parking, in line with countywide standards. Spaces are incorporated to the rear of each of the street-facing properties, with driveways and private garages within the larger plots. Parking areas are to be surfaced in resin-bonded gravel as per the unadopted areas of highway, softening their appearance whilst maintaining highway safety by avoiding any loose surface that could spill onto the access. An additional unallocated visitor parking provision of four spaces is also included in the scheme.

Whilst concerns have been raised in respect of the cumulative impact of the proposed development and that of the neighbouring Faccenda site, it is not considered that the existing road network should be incapable of accommodating the combined additional traffic generated. Unlike this scheme, the Faccenda site's only vehicular access to the village is directly onto the High Street, alleviating pressure on the junction between the High Street and Seagry Road. A 30mph speed limit remains in force throughout the village and any issues of speeding would be a pre-existing problem and not relevant to the determination of the application.

In recognition of the circulation of the site and its relationship to the adjacent Faccenda site, a link footpath has been incorporated at the southwest corner of the site, at the turning head between plots 8 and 9, providing pedestrian access to the adjacent public footpath and anticipated public open space. This measure will further alleviate pressure on the junction with Seagry Road, which does not benefit from a pavement, with a consequent benefit to highway safety.

### S106 contributions

The Council has accepted a reduced level of affordable housing provision on the site, on the basis that the application site and the neighbouring site have the combined capacity to accommodate the immediate local affordable housing need. This equates to a level of on-site provision of 6no. affordable units, equivalent to a 30% allocation. No off-site contribution is sought in respect of affordable housing in addition to this provision.

Other off-site contributions have been calculated on the basis of the Council's general approach and consistent with Core Policy C2 of the adopted Local Plan (Community Infrastructure Core Policy). Public open space and leisure provision are calculated as a proportion of the number and size of the units, with a cost multiplier applied and local sites targeted to accommodate the immediate demand of the development. Education contributions have been sought as a standard cost multiplier in respect of all 15 units of open market housing. This makes provision for four secondary places at the local secondary school, Hardenhuish, which is consistently at capacity, whilst generating a requirement for five places at the local primary school, Sutton Bengel, less the single available space on the current roll.

These contributions are summarised in the following schedule:

| <b>Area</b>       | <b>Contribution (£)</b> | <b>Target</b>                                 |
|-------------------|-------------------------|---|
| Education         | £140,185                | 5no. primary places and 4no. secondary places |
| Public Open Space | £111,111                | 0.126Ha off-site provision (target site TBC)  |
| Leisure           | £10,731                 | Sports hall, artificial turf pitch            |

These heads of terms form the basis of the draft Section 106 Agreement and have the agreement of the applicant to pursue if the application is successful.

## 9. Conclusion

The proposed development addresses all relevant policy considerations and meets an acceptable standard of S106 provision that meets the immediate needs of the village. The design and layout reflects the flooding limitations of the site and achieves the best balance of pragmatism and visual quality. Access, drainage and ecological measures are considered adequate and can be addressed fully through suitable conditions. The scheme is of a good quality overall and as such, the proposed development is considered acceptable in planning terms.

## 10. Recommendations

### N/13/00011/FUL

Planning Permission be delegated to the Area Development Manager to be GRANTED, subject to completion of the Section 106 Agreement for the following reason:

The proposed development, by reason of its siting, layout, access, design and materials, will not harm the character or appearance of the site or its setting in a Conservation Area. The proposed drainage and ecological mitigation measures are adequate, as is the level of S106 provision. As such, the proposal accords with Policies C3, NE11, HE1, H3, H6 and CF3 of the adopted North Wiltshire Local Plan 2011 and Sections 7, 10, 11 and 12 of the National Planning Policy Framework.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs of the development hereby permitted 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.

- 3 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 buildings 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.

- 4 No part of the development hereby permitted shall be first brought into use until the access (road width at entrance to site 5.5m width), and layout have been completed in accordance with details shown on the approved plans ITB6118-GA-006 Revision B 'Proposed Site Access Arrangements'. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 5 No part of the development hereby permitted shall be first brought into use and parking spaces have been completed in accordance with the details shown on the approved plans (drawing ITB6118-GA-010 Revision A titled 'Proposed Parking Arrangements' and parking schedule included in Table 1 of the Technical Note – Post Application Matters). The areas shall be maintained for those purposes at all times thereafter.

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

- 6 No part of the development shall be first occupied until the visibility splays shown on the approved plans have been provided with no obstruction to visibility as detailed on drawing ITB6118GA-009 Revision B 'Proposed Site Access Arrangements'. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

- 7 The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway. In line with (Drawing 'Service Margin Provision' numbered ITB6118-GA-12 Rev B).

REASON: To ensure that the development is served by an adequate means of access.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area and mitigate against flood risk.

- 9 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 extensions, fencing, walls, outbuildings, sheds, greenhouses or any other type of building shall be erected, no orchards or other extensive planting, and no raising of ground levels, shall be permitted within Flood Zone 3, as delineated on the Flood Map in Appendix D and the Site Layout Plan in Appendix E of the Flood Risk Assessment.

REASON: To ensure that there will be no increased risk of flooding to other land/properties due to impedance of overland flood flows and/or reduction of flood storage capacity and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions.

- 10 No materials, including spoil arising from the excavation of the conservation ponds, shall be deposited (either permanently or temporarily) within Flood Zone 3 as delineated on the Flood Map in Appendix D and the Site Layout Plan in Appendix E of the Flood Risk Assessment during the course of development.

REASON: To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.



- 11 No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of how the scheme shall be maintained and managed after completion. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

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

- 12 No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 13 The development hereby permitted shall not be first occupied until the approved sewage disposal works proposed have been completed in accordance with the submitted and approved details.

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

- 14 No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

- Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.
- Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment shall be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.
- Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

15 Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) Full details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls / walls, service routes, surface water outfall, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture, including timetable for provision of such works unless an alternative timetable is agreed in the approved details;
- (ii) Submission of a Landscape and Ecological Management Plan, to include details of pre and post-construction measures together with monitoring details; and
- (iii) Full details and samples of all external materials.

The works shall be carried out in accordance with the approved details.

REASON: In the interests of the character, appearance, amenity and highway safety of the area.

16 Notwithstanding the approved drawings, the development hereby permitted shall not be first occupied until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) Full details of the improvements to Public Footpath 8 (including specification details and in line with drawing titled 'Indicative Footpath 8 Improvements' numbered ITB6118-GA008 Revision A); and
- (ii) Full details of the Seagry Road traffic calming measures including specification details (in line with drawing titled 'Potential gateway feature and visual narrowing on Seagry Road' numbered ITB6118-GA-007 Revision C).

The 10<sup>th</sup> (tenth) dwelling shall not be first occupied until the Seagry Road traffic calming measures have been provided in accordance with the approved details;

The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

17 Finished floor levels shall be set no lower than 55.305 metres above Ordnance Datum.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

18 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- (iii) the parking of vehicles of site operatives and visitors;
- (iv) loading and unloading of plant and materials;
- (v) storage of plant and materials used in constructing the development;
- (vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vii) wheel washing facilities;
- (viii) measures to control the emission of dust and dirt during construction;
- (ix) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- (x) measures for the protection of the natural environment.
- (xi) hours of construction, including deliveries; and

(xii) demolition works and disposal of demolition materials

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

19 The development hereby permitted shall be carried out in accordance with the following approved plans:

121207-HF-TPP rev A-AM - Tree Protection Plan

Received 21 December 2012

1117.11 A - House Type 'B': Plot nos. 15, 16, 17, 20 & 21  
1117.12 A - House Type 'C1': Plot nos. 1 & 9  
1117.13 A - House Type 'C2': Plot nos. 2 & 3  
1117.14 A - House Type 'E': Plot nos. 8 & 13  
1117.15 A - House Type 'F1': Plot no. 19  
1117.16 A - House Type 'F2': Plot no. 14  
1117.17 A - House Type 'G1': Plot no. 18  
1117.18 A - House Type 'G2': Plot no. 12  
1117.20 A - Garages to Plot nos. 13, 14 & 19

Received 11 February 2013

MWA 1117.22 - Garden Stores: Typical Design

Received 27 February 2013

274/P4 rev B - Landscape Strategy

Received 11 March 2013

1117.10 B - House Type 'A': Plot nos. 6 & 7  
1117.19 B - House Type 'D': Plot nos. 4, 5, 10 & 11

Received 19 March 2013

1117.06 H - Proposed Site Plan  
1117.21 C - Proposed Site Plan

Received 15 May 2013

ITB6118-GA-006 Revision B - Proposed Site Access Arrangements  
ITB6118-GA-010 Revision A - Proposed Parking Arrangements  
ITB6118-GA-009 Revision B - Proposed Site Access Arrangements  
ITB6118-GA-008 Revision A - Indicative Footpath 8 Improvements  
ITB6118-GA-007 Revision C - Potential gateway feature and visual narrowing on Seagry Road

Received 21 June 2013

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

## INFORMATIVES:

- 1 Any alterations to the submitted and approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 2 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.  
  
If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.
- 3 There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.
- 4 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws the prior written consent (Flood Defence Consent) of the Environment Agency is required for any proposed works (permanent or temporary) or structures (including any surface water drainage outfall) in, under, over or within 8 metres of the top of the bank of the Sutton Benger Brook, designated a 'main' river. The need for this consent is over and above the need for planning consent. The applicant is advised to contact Daniel Griffin on 01258 483421 to discuss the scope of the Environment Agency's controls.

## N/13/00012/CAC

Conservation Area Consent be GRANTED, for the following reason:

The proposed development, by virtue of the extent, type and quality of buildings to be demolished and prospect of a suitable replacement, will not harm the character or appearance of the Conservation Area or its setting. As such, the proposal accords with Policies C3 and HE2 of the adopted North Wiltshire Local Plan 2011 and Section 12 of the National Planning Policy Framework.

And subject to the following conditions:

- 1 The works for which Conservation Area Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.  
  
REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 No building operations shall commence on site until all the existing buildings on site have been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.  
  
REASON: In the interests of the character and appearance of the area and neighbouring amenities.
- 3 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- (xiii) the parking of vehicles of site operatives and visitors;
- (xiv) loading and unloading of plant and materials;
- (xv) storage of plant and materials used in constructing the development;
- (xvi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (xvii) wheel washing facilities;
- (xviii) measures to control the emission of dust and dirt during construction;
- (xix) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- (xx) measures for the protection of the natural environment.
- (xxi) hours of construction, including deliveries; and
- (xxii) demolition works and disposal of demolition materials

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Red Line Plan

Received 21 December 2012

1117.21 C - Proposed Site Plan

Received 15 May 2013

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

## **Appendices**

### **Appendix 1 – Supplemental Note on Drainage (26 June 2013)**

