

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 18 FEBRUARY 2015 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Chris Hurst, Cllr Mark Packard, Cllr Sheila Parker, Cllr Toby Sturgis, Cllr Nick Watts, Cllr Philip Whalley, Cllr Terry Chivers (Substitute) and Cllr Jacqui Lay (Substitute)

Also Present:

Cllr Chuck Berry, Cllr Howard Greenman, Cllr Bob Jones MBE and Cllr Alan Hill

16 Apologies

Apologies for absence were received from:

Cllr Simon Killane, who was substituted by Cllr Terry Chivers.

Cllr Mollie Groom, who was substituted by Cllr Jacqui Lay.

17 Minutes of the Previous Meeting

Hilary Ford spoke against the accuracy of the minutes of the last meeting in relation to item 14d. The Chairman made a statement explaining how the determination of the application was reached at the meeting and the content of the minutes. Amendments to be made to the minutes were explained.

Resolved:

To confirm as a true and correct record and sign the minutes of the meeting on 28 January 2015 subject to the following amendments in relation to item 14d:

- ***'Margaret Carey, Box Parish Council'***;
- **A reference to *'grey crested newts'* to be corrected to *'Great crested newts'***;
- **To amend condition 2 from:**

'Within three months of the date of this permission the hard standing, access, mobile home (including any fixtures and ancillary pipe work), horse trailer and any other trailers or buildings not shown as approved on the approved plans shall be removed from the site.'

to read:

'Within 3 months of the date of this permission, the hard standing, access, the mobile home (including any fixtures and ancillary pipe work), horse trailers or buildings and any other trailers or buildings not shown on the approved plans together with the 2 containers on site shall be fully removed from the site.';

- To add the following to the summary of the debate:

'Advice given by the legal officer and planning officer allowed members to come to a majority decision to accept the officer's recommendation'.

18 **Declarations of Interest**

There were no declarations of interest.

19 **Chairman's Announcements**

There were no Chairman's announcements.

20 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

21 **Planning Applications**

21a **14/11864/VAR- Westinghouse Recreation Ground, Park Avenue, Chippenham, Wiltshire, SN15 0HB- APPLICATION WITHDRAWN**

This application was withdrawn in advance of the meeting.

21b **14/08305/REM - Marden Farm, Calne, Wiltshire, SN11 0LJ**

The officer introduced the report which recommended that planning permission be granted, subject to conditions, as amended by the late observations. It was explained the application was for reserved matters following the granting of Outline planning permission at appeal. There was a legal dispute over ownership on the site however the Committee was advised it could proceed to determine the application. A layout was shown and the officer commented a high quality level of public open space was provided.

There were no technical questions.

Cllr Alan Hill spoke in objection to the application and requested determination be deferred.

The planning offer confirmed permission granted at appeal did not link the outline permission for housing in a planning or legal agreement with the full permission for the Dementia care facility and so permission could be granted separately by the Committee for the housing.

The local member, Cllr Christine Crisp, spoke in objection to the development without the Dementia Care facility and expressed disappointment in the behaviour of the developer and the consequences of the decision made at appeal.

In the debate that followed the Committee expressed frustration that the Dementia care facility was not part of the plans but did not agree on planning reasons for refusal.

Resolved:

To grant planning permission 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. The development hereby permitted shall be carried out in accordance with the following approved plans:**

ESD0806 - Free Standing Wall Detail

ESD0900 - Post and Rail Detail

ESD0906 - Close Board Fence Detail

ESD0922 - Ball Top Railing Details

Received 29 August 2014

SS001 rev B - Street Scenes

SS002 rev B - Street Scenes

APT_01 rev A - Apartments Plan 01

APT_02 rev A - Apartments Plan 02

APT_03 rev A - Apartments Elevation

BR001 - Bat Roost

Parking Schedule

Received 19 November 2014

House Type Booklet (C) [unless otherwise superseded]

EF_LETC_S.1.0 rev C - Letchworth (Plan)

EF_LETC_S.1.0 rev A - Letchworth V1 (stone)

Received 6 January 2015

SL001 rev M - Site Layout

EP001 rev D - Enclosures Plan

MP001 rev E - Materials Plan

SH001 rev D - Adoption Plan

AP001 rev D - Storey Heights Plan

SL002 rev E - Slab Level Plan

TP001 rev C - Vehicle Tracking Plan

TF001 rev B - Indicative Surface Finishes Plan

394-P-04 rev C - Drainage Strategy

394-P-07 rev C - Bus Vehicle Tracking

394-P-06 rev A - Visibility (Planning)

Received 21 January 2015

RED19412-11 rev I - Landscape Proposals 11 (1of6)

RED19412-11 rev I - Landscape Proposals 11 (2of6)

RED19412-11 rev I - Landscape Proposals 11 (3of6)

RED19412-11 rev I - Landscape Proposals 11 (4of6)

RED19412-11 rev I - Landscape Proposals 11 (5of6)

RED19412-11 rev I - Landscape Proposals 11 (6of6)

RED19412-13 rev F - Landscape Proposals 13 (1of2)

RED19412-13 rev F - Landscape Proposals 13 (2of2)

RED19412-14 rev E - Landscape Proposals 14 (1of2)

RED19412-14 rev E - Landscape Proposals 14 (2of2)

RED19412-15 rev F - Landscape Proposals 15 (1of6)

RED19412-15 rev F - Landscape Proposals 15 (2of6)

RED19412-15 rev F - Landscape Proposals 15 (3of6)

RED19412-15 rev F - Landscape Proposals 15 (4of6)

RED19412-15 rev F - Landscape Proposals 15 (5of6)

RED19412-15 rev F - Landscape Proposals 15 (6of6)

RED19412-16 rev B - Landscape Proposals 16

RED19412-spec rev A - Landscape Specification

BX01 5500 Removable Bollard Specification

Received 30 January 2015

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

- 3. 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.

- 4. No dwelling hereby approved shall be first occupied until the allocated parking area shown on the approved plans (titled 'Site Layout' numbered RHSW.5375.02.SL001 revision L and Parking schedule B) has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.**

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

- 5. 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), the garages hereby permitted shall not be converted to habitable accommodation.**

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

6. 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.

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

7. No development shall commence on site until details of traffic calming features to be formed on the access road have been submitted to, and approved in writing by, the Local Planning Authority (indicative locations on drawing 'Site Layout' numbered RHSW.5375.02.SL001 revision L). No part of the development shall be occupied or first brought into use until the traffic calming features have been provided in accordance with the approved details. The traffic calming features shall be kept clear of obstruction and available at all times thereafter.

REASON: To enable vehicles to pass/stand clear of the highway in the interests of highway safety.

8. No development shall commence on site until details of the footway / (Hogging path) connecting to the bridge to the location of the diverted Public Footpath (CALW 20) have been submitted to, and approved in writing by, the Local Planning Authority. The construction of the footway shall be constructed in accordance with a programme to be agreed with the Local Planning Authority. The footway shall be provided in accordance with the approved details and programme. The footway shall be kept clear of obstructions at all times thereafter.

REASON: To provide pedestrian and cycle access to local facilities.

9. No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

REASON: To ensure that the roads are laid out and constructed in a

satisfactory manner.

10. The allotment car parking shall be secured by gates. The gates shall open inwards and away from the highway only. The gates shall be locked at all times and only accessible by authorised members related to the allotment (titled 'Site Layout' numbered RHSW.5375.02.SL001 revision M).

REASON: In the interests of highway safety and to prevent abuse by unauthorised car parking.

11. No part of the allotment hereby approved shall be first brought into use until the allotment parking area shown on the approved plans (ten car parking spaces) has been consolidated, surfaced and laid out in accordance with the approved details (titled 'Site Layout' numbered RHSW.5375.02.SL001 revision L). This area shall be maintained and remain available for this use at all times thereafter.

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

12. No more than 94 dwellings shall be occupied until the controlled access link on The Rise has been completed in accordance with drawing ref 394-P-05 rev A ('Restricted Access – Planning, received 22 January 2015). Prior to the opening of the controlled access link onto The Rise a full package of construction details shall be submitted and approved in writing by the Local Planning Authority. The removable bollard shall be secured in situ and only removed only to allow access by vehicles as authorised under a Prohibition of Driving Traffic Order under the Highways Act, after which time it shall be immediately replaced in situ. This arrangement shall be maintained as such thereafter in perpetuity, unless otherwise warranted by the extension of bus routes through the site and agreed in writing by the Local Planning Authority.

REASON: To ensure the access between the site and The Rise is not used by vehicles to the detriment of residential amenity.”

13. No development shall commence on site until a scheme of phasing of landscaping has been approved in writing by the Local Planning Authority. The landscaping shall be carried out in the first planting and seeding season following occupation of the buildings or the completion of the development, whichever is the sooner within that particular phase; 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.

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

- 14. The mitigation measures detailed in the approved Landscape, Ecological and Arboricultural Management and Monitoring Plan (EAD Ecological Consultants, December 2014) shall be carried out in full prior to the first occupation of the development or in accordance with the approved timetable detailed in the Ecological Assessment.**

REASON: To mitigate against the loss of existing biodiversity and nature habitats. **POLICY:** National Planning Policy Framework paragraph 118.

- 15. No development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. In particular, the method statement must provide the following:**
 - a) A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;**
 - b) A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2013;**
 - c) A schedule of tree works conforming to British Standard 3998: 2010;**
 - d) Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;**
 - e) Plans and particulars showing the siting of the service and piping infrastructure;**
 - f) A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works and the method of construction of access including details of any no-dig specification;**
 - g) Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and**
 - h) Details of all other activities, which have implications for trees on or adjacent to the site.**

All works shall subsequently be carried out in strict accordance with the approved details.

REASON: In the interests of protecting important trees on site.”

16. INFORMATIVE TO APPLICANT:

As part of the Section 38 Agreement (Highways Act), the council will require the following legal orders:

- Prohibition of Driving Traffic Order at the emergency access.
- A scheme of waiting restrictions in order that a bus can negotiate the site without parked vehicles obstructing access.
- A traffic order for a 20mph Zone.

17. INFORMATIVE TO APPLICANT:

Any alterations to the 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.

18. INFORMATIVE TO APPLICANT:

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.

19. INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

20. INFORMATIVE: As part of the Section 38 Agreement under terms of the Highways Act, the council will require a Prohibition of Driving Traffic Order at the controlled access onto the Rise.

21c 14/08888/OUT - Land at Arms Farm, High Street, Sutton Benger, SN15 4RE

Mr Dury spoke on behalf of Mr and Mrs Richardson in objection to the application.

Hugh Bellars and Arlene Warren spoken in objection to the application.

Nathen McGloghlin spoke in support of the application.

Norman Davis, Sutton Benger Parish Council, spoke in objection to the application.

The planning officer introduced the report which recommended that planning permission be refused and drew attention to an additional reason for refusal in the late observations. The application had originally been for 60 dwellings and had been reduced to 28. The indicative layout of the site was shown in addition to photographs of the street scene and a description of the surrounding area.

The Committee then had the opportunity to ask technical question and it was confirmed the development was outside the settlement boundary and there was a five year land supply.

Members of the public then addressed the Committee as detailed above.

The local member, Cllr Howard Greenman, spoke in objection to the application.

Following comments raised the planning officer confirmed the outline application demonstrated the development would be far enough from existing neighbouring properties to avoid an adverse impact on them. It was noted issues such as the retention of hedges could be resolved at a reserved matters stage and comments from the Conservation officer were considered a material consideration.

In the debate that followed Members considered there had been much development in this area and this application may constitute overdevelopment. The planning officer advised he could not confirm whether the boundary treatment approved under the previously consented scheme was close-boarded fencing. Councillors advised the community to develop a Neighbourhood Plan to help ensure housing was provided in appropriate locations. Some Members expressed concerns the site could be of archaeological importance. The Committee noted relatively few houses needed to be found in the wider Chippenham area, this application was outside the framework boundary and considered overdevelopment of the site in the village with inadequate services and facilities to support additional residential development.

Resolved:

To refuse planning permission for the following reasons:

- 1. The site is located in the countryside outside of the limits of development of Sutton Benger as defined on the Policies Map and by virtue of its scale and location would conflicts with the sustainable development strategy of the plan as expressed in Core Policies 1, 2 and (community area strategy policy) of the Wiltshire Core Strategy. The proposed residential development does not fall to be determined under any of the 'exception policies' defined at paragraph 4.25 of the**

plan within Core Policies 10 & 44 of the Core Strategy, or relate to a site allocated in the development plan for residential use. It would therefore constitute unsustainable development in the countryside.

2. In light of the above, the Council has been unable to secure a Section 106 Agreement in respect of financial contributions associated with the proposed development, contrary to Policies CP43 & CP3 of the Wiltshire Core Strategy and policies H4, CF3 & CF2 of the adopted North Wiltshire Local Plan 2011.
3. Whilst it is acknowledged that some new housing needs to be built in Wiltshire, the location, quantity of new structures and means of access would be harmful to the setting and integrity of the heritage assets. The proposals are thereby contrary to the NPPF para 17 (10) as they would not conserve the heritage assets in a manner appropriate to their significance, paragraph 131 as they would not sustain or enhance the significance of the heritage assets or put them to a viable uses consistent with their conservation, would not make a positive contribution to local character and distinctiveness, para 132 as the proposed development would not conserve the heritage assets due to the harm caused within their setting, and para 134 as the development would lead to less than substantial harm to the significance of the designated heritage assets and although there is some public benefit by building new housing, this does not outweigh the harm caused to the heritage assets and will not secure their optimum viable use, the proposal would therefore be contrary to Core Policy 58 in the Wiltshire Core Strategy Adopted 2015.

21d 14/10601/FUL- Chelworth Lodge, Cricklade, Swindon, Wiltshire, SN6 6HP

Mark Clarke spoke in objection to the application.

Cllr John Coole, Cricklade Town Council spoke in objection to the application

The officer introduced the report which recommended that the application be refused. The application was for the construction of 7 employment buildings; aerial photographs and a site plan were shown. It was explained planning permission existed for gypsy and traveller pitches on the site, however the current application was considered new build development in open countryside and unsustainable. The officer drew attention to the late observations.

The Committee then had the opportunity to ask technical questions during which it was verified the permission would not permit residential occupancy and the existing permission did not establish a precedent for the development proposed by this application. Work on the gypsy site had not commenced.

Members of the public then addressed the Committee as detailed above.

The local member, Cllr Bob Jones, spoke in objection to the application.

In the debate that followed the Committee expressed support for the officer's reasons for refusal and requested inclusion of inconsistency with Core Policy 19 of the Wiltshire Core Strategy in the reasons for refusal. Additionally, Members anticipated an increase in HGV use on the site and considered the road network unsuitable to this use. It was considered the design of the site would not be a positive contribution to the character of the area.

Resolved:

That planning permission be refused for the following reason:

- 1. The proposal is not within or adjacent to any settlement identified in the plan and is located in the open countryside, nor will it support sustainable farming and food production. It is therefore inconsistent with criteria i, ii, and iii of Core Policy 34 and Core Policy CP19 of the Wiltshire Core Strategy. In addition, it is not considered that the proposal would be of strategic importance to the Wiltshire economy, and therefore does not qualify as an exception to the general approach to employment land provision under criteria iv of Core Policy 34. The proposal does not meet provisions for additional employment land and is therefore contrary to Core Policy 34 of the Wiltshire Core Strategy**
- 2. The proposal does not fall into any of the circumstances set out in Core Policy 48 under which development in rural areas will be supported. The proposal is for new industrial units in the open countryside and therefore is contrary to Core Policy 48 of the Wiltshire Core Strategy.**
- 3. The proposal, located remote from residential areas and services, and poorly served by public transport, is contrary to Core Policy 60 of the WCS as well as the key aims of NPPF which seek to promote sustainable development and reduce growth in the length and number of motorised journeys.**
- 4. The character of existing local countryside in this area is permanently changing into a sprawling urban area, which pays little respect to appropriate local distinctiveness in terms of design or character. Further incremental and piecemeal industrial development at this site or at other local green field infill locations along the rural roads in this area will eventually lead to unacceptable cumulative change. Local receptors will experience to varying degrees, changes in views of additional industrial units, a new formal highway access and entrance splay with entrance signage, security fencing, outdoor storage of materials and parked vehicles, additional lighting, noise and moving traffic, which on balance is considered to generate unacceptable change and harm to the character of the countryside. Accordingly, the development is considered to be in conflict with Core Policy 51 and 57**

of the WCS as well as the key aims of NPPF which seek to deliver high quality design and enhance local landscape character and distinctiveness and also biodiversity wherever clear opportunities exist.

21e 14/04529/FUL- Home Farm Business Centre, Minety, Malmesbury SN16 9PL

Geraint Jones spoke on behalf of Mr and Mrs Freedman in objection to the application.

Andrew Pywell spoke in support of the application.

The planning officer introduced the report which recommended that planning permission be granted, subject to conditions, as amended by the late observations and verbal submissions. It was explained there was a related but separate application, 14/04555/FUL, as item 6f on the agenda. The application currently under consideration was retrospective and locally contentious; attention was brought to the objections in the late observations. Aerial photographs and a site plan with access were shown. It was highlighted that the legal status of passing bays was disputed however land ownership was not a material planning consideration. The application was for the re-use of existing buildings and was, on balance, considered sustainable. Highways officers had not raised an objection to the scheme. Conditions, amendments to conditions and issues raised in the late observations in relation to both this application and application 14/04555/FUL were explained.

There were no technical questions.

Members of the public then addressed the Committee as detailed above.

The local member, Cllr Chuck Berry, spoke in objection to the application.

In the debate that followed the Committee agreed traffic movement as a result of the application would cause significant harm to the residential amenity of neighbours. It was considered that lorries would obstruct the bridleways and, even with the provision of passing bays, the access road would not be suitable for the passing of two HGVs, access to the site was therefore inadequate. The Committee felt the economic benefit of the development was not significant enough to outweigh harm caused to the amenity of residents and bridleway users. It was commented the development was, on balance, unsustainable.

Resolved:

To refuse planning permission for the following reason:

The development proposed would generate traffic movements to and from the site utilising a site access that results in significant harm to existing residential amenities and the amenities of users of the right of way through disruption, disturbance and vehicular conflict on the site access route. The significant harm to residential amenities and the amenities of users of the

rights of way is not outweighed by the economic benefits of development and the proposals are on balance considered to be unsustainable. The proposals are contrary to Paragraphs 14, 17 & 58 of the National Planning Policy Framework and Policies CP34, CP48 and CP57 of the Adopted Wiltshire Core Strategy January 2015.

21f 14/04555/FUL- Home Farm Business Centre, Minety, Malmesbury SN16 9PL

Geraint Jones, speaking on behalf of Mr and Mrs Freeman, raised no objection to the application.

Andrew Pywell spoke in support of the application.

The officer introduced the report which recommended that the application be granted subject to conditions as amended by the late items and verbal submissions. The application was retrospective and photographs of the covered parking were shown. No concerns had been raised by the highways officer and it was confirmed the parking would service the wider site, not only activities in the B1 and B8 uses considered under the previous agenda item for application 14/04529/FUL.

There were no technical questions.

Members of the public then addressed the Committee as detailed above.

The local member, Cllr Chuck Berry, spoke in support of the application.

In the debate that followed the Committee expressed support for the officer recommendation and it was confirmed that the covered parking area could not be used for storage.

Resolved:

To grant planning permission subject to the following conditions:

- 1. Within two months of the date of the decision notice the parking areas shown on the approved plans (Block Plan 0823/13/06 A dated May 2014 and Existing Parking and Turning Areas, Figure 4) shall be consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.**

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

- 2. Within two months of the date of the decision notice full construction details for the widening of the vehicle access of the private road and / Hornbury Hill C76 (as outlined in PFA Technical Note para 2.12) shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be constructed in accordance with the**

approved details, within two months of the date of approval in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

3. Within two months of the date of the decision notice a full and detailed scheme of signage along the private road requesting motorists to give way to bridleway users shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be constructed in accordance with the approved details, within two months of the date of approval in writing by the Local Planning Authority and retained in perpetuity thereafter.

REASON: In the interests of highway safety.

4. The use hereby permitted shall only take place between the hours of 08.00am and 18:00pm on Mondays to Saturdays and not on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

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

0823/13/04

0823/13/05/A

0823/13/06/A

0823/13/07/A

PFA Technical Note 1 Fig 4

All dated May 2014

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

INFORMATIVES:-

WP6 ALTERATIONS TO APPROVED PLANS

1. Any alterations to the 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.

WP13 PUBLIC SEWERS

2. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

WP18 PERMISSION NOT AUTHORISING WORK ON LAND OUTSIDE THE APPLICANT'S CONTROL & PARTY WALL ACT

3. 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.

4. The applicant is advised that the Permission granted does not relate to the Shipping

Containers located on site at the time of determination and that the matter has been referred to the Council's Enforcement Team for Investigation.

22 Urgent Items

There were no urgent items.

(Duration of meeting: 3.00 - 5.10 pm)

The Officer who has produced these minutes is Libby Beale, of Democratic Services, direct line 01225 718214, e-mail elizabeth.beale@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

This page is intentionally left blank