

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 5 AUGUST 2015 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Mollie Groom, Cllr Mark Packard, Cllr Sheila Parker, Cllr Toby Sturgis, Cllr Philip Whalley (Substitute), Cllr Desna Allen (Substitute) and Cllr Chuck Berry

73 Apologies

Apologies for absence were received from Cllrs Terry Chivers and Howard Marshall.

Apologies for absence were also received from Cllr Chris Hurst who was substituted by Cllr Glenis Ansell and Cllr Howard Greenman who was substituted by Cllr Philip Whalley.

It was also noted that Cllr Christine Crisp gave her apologies for any part of the meeting that occurred after 4.15pm due to other council business; A substitute had been requested but was not available.

74 Minutes of the Previous Meeting

The minutes of the meeting held on 15 July 2015 were presented.

Resolved:

To confirm as a true and correct record the minutes of the meeting held on 15 July 2015.

75 Declarations of Interest

Cllr Philip Whalley declared that he had previously considered items 6c, 15/05372/FUL and 15/05824/LBC - 8 Pound Pill, Corsham, Wiltshire, SN13 9HZ, and 6e, 15/03367/FUL - Neston Gospel Hall, Chapel Lane, Neston,

Wiltshire, SN13 9TD, as a member of Corsham Town Council but confirmed that he would be considering these applications with an open mind.

76 **Chairman's Announcements**

There were no Chairman's announcements.

77 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

78 **Planning Applications**

79 **15/03136/OUT - Ridgeway Farm, Tetbury Lane, Crudwell, Wiltshire, SN16 9HB**

James Griffin spoke in support of the application.

Tim Roberts and Alex Stewart spoke in opposition to the application.

The Planning Officer introduced the report which recommended that authority be delegated to the Area Development Manager to grant planning permission subject to the completion of Section 106 agreement and conditions. The application was for the erection of 10 dwellings, associated parking, public open space, landscaping and associated works.

The Planning Officer drew attention to late items and explained that, although the application related to a greenfield site, the site had several large agricultural barns of a standard modern construction, with some smaller general purpose outbuildings and associated hardstanding. It was highlighted that the application included a new public right of way and the provision of a surfaced footpath on Tetbury Lane and 40% affordable housing.

The Committee then had the opportunity to ask technical questions and it was confirmed that all agricultural buildings were excluded from the definition of previously developed land in the National Planning Policy Framework (NPPF); this was why the site was referred to as greenfield land, despite the existing areas of hardstanding.

The Planning Officer explained that the site was completely outside of the settlement boundary for Crudwell. It was also clarified that a section of the right of way (RoW) did not appear to be in the land ownership of the applicant. The Planning Officer explained that the plan was an indicative layout and the RoW provision to be secured through the Section 106 agreement would be limited to land within the applicant ownership.

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

The Planning Officer responded to comments from the public and explained that Wessex Water considered the area to have sufficient capacity for foul drainage. The Planning Officer noted that there were representations that highlighted foul drainage issues in the area but explained that Wessex Water had been consulted and had no objections. It was highlighted that drainage was conditioned in the officer recommendation and this would require further drainage details to be submitted and approved prior to the commencement of development.

The Planning Officer drew attention to the fact that Highways had no objections to the proposal and that a footpath was to be provided on Tetbury Lane. It was also clarified that the proposed gift of land to neighbouring properties was not a material consideration in the determination of this planning application.

The local member, Cllr Chuck Berry, highlighted that the proposals extended deep into the countryside and slightly beyond the existing concreted area. It was explained that there were nearly 100 letters in opposition to this proposal and that local residents were concerned about sewerage issues. The local member drew attention to the strict control of development outside the settlement boundary set out in Wiltshire Core Strategy Core Policy 1 and urged the Committee to consider the appropriateness of this proposal in the current time and location.

The Planning Officer confirmed that the Housing Sites Development Plan Document and the Neighbourhood Plan would be able to bring forward sites for development in the future. However, it was explained that these were both at an early stage of development and neither had submitted plans or documents yet. As such, little weight could be given to them in determining planning applications at present. Attention was also drawn to the fact that the proposal was an outline application and was considered, on balance, to justify a departure from the development plan.

In the debate that followed, the Committee considered the sewerage issues in the local area and the potential impact on health. The Committee also noted that Wessex Water had made no objection to the proposals and that further drainage detail was required to be submitted and approved. Members also considered the positive impact of increased affordable housing in the area and the provision of a footpath on Tetbury Lane.

Resolved:

To DELEGATE authority to the Area Development Manager to grant planning permission subject to the completion of a section 106 agreement and the following conditions:

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

expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 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 of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The layout of the development;
 - (b) The external appearance of the development;
 - (c) The landscaping of the site;The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. The development hereby permitted is limited to up to a maximum of 10 dwellings.

REASON: In the interests of amenity having regard to the characteristics of the site and surrounding development.

5. No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority.

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

6. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

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

- 7. 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 information on peak flow/volume control/flood risk within development/structural integrity/design for maintenance considerations, has been submitted to and approved in writing by the Local Planning Authority.**

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

- 8. 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

- 9. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:**
- 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;**
 - finished levels and contours;**
 - means of enclosure;**
 - car park layouts;**
 - other vehicle and pedestrian access and circulation areas;**
 - all hard and soft surfacing materials;**
 - minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**
 - proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);**
 - retained historic landscape features and proposed restoration, where relevant.**

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 10. 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.

11. No development shall be occupied until self closing 'access for all' gates (or similar approved) are provided on the proposed Right of Way.

REASON: In order to retain livestock at each end of the new section of connecting public right of way crossing the adjoining field.

12. No part of the development hereby permitted shall be first occupied until the access layout and the visibility splays shown approved plans "Proposed Site Access with potential Footway Link to Village Hall, 1503-72 Figure 4.1" have been provided with no obstruction to visibility at or above a height of 0.6m above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

13. No development shall commence on site until details of the estate roads, footways, footpaths, junctions, street lighting, sewers, drains, surface water outfall, visibility splays, carriageway 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, junctions, street lighting, sewers, drains, surface water outfall, visibility splays, carriageway 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.

14. No dwelling on the development hereby approved shall be occupied until sufficient parking spaces in accordance with current standards together with vehicular access thereto have been provided in

accordance with details submitted to and approved in writing by the Local Planning Authority. The said spaces shall not be used other than for the parking of vehicles or for the purpose of access.

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

15. No development shall commence on site until full construction details of the proposed footway link (including provision for verge/ hedge) to the village hall have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied before that footway link been constructed and laid out in accordance with the approved details ("Proposed Site Access with potential Footway Link to Village Hall, 1503-72 Figure 4.1").

REASON: To ensure that the new footway is provided and constructed in a satisfactory manner.

16. 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.

17. The dwellings hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate for it has been issued and submitted to, and approved in writing by, the local planning authority certifying that Code Level 4 has been achieved.

REASON: To ensure that the objectives of sustainable development set out Policy CP41 of the Wiltshire Core Strategy are achieved.

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

Drawing No: A-P-100-01d (June 2015)

Drawing No: A-P-100-01e (June 2015)

Drawing No: A-P-100-02b (June 2015)

Drawing No: A-P-100-03b (June 2015)

Drawing No: A-P-100-04 (June 2015)

Drawing No: A-P-100-05b (June 2015)

Drawing No: A-P-100-06b (June 2015)

Drawing No: A-P-100-07b (June 2015)

Drawing No: A-P-100-08b (June 2015)

Drawing No: A-P-100-09a (June 2015)

Drawing No: A-P-110-01f (June 2015)
Drawing No: A-P-600-01e (June 2015)
Drawing No: A-P-600-023 (June 2015)
EVZYGO Flood Risk Assessment Report (April 2015)
EVZYGO Flood Risk Assessment Drawings (April 2015)
EVZYGO Flood Risk Assessment App. 1, 2 & 3 (April 2015)
TPA Transport Assessment Report (April 2015)
Sustainable Energy Statement (July 2015)

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

- 19. 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.
- 20. 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.
- 21. 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.
- 22. INFORMATIVE TO APPLICANT:** The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

80 **15/03573/FUL - 5 Mead Villas, High Street, Box, Corsham, Wiltshire, SN13 8NB**

The Planning Officer introduced the report which recommended that planning permission be granted subject to conditions. The application was for the erection of a three storey side extension located within the Area of Outstanding Natural Beauty and the Box conservation area. It was highlighted that, due to

the gradient of the land, the extension would appear as a two storey extension from streetview. It was confirmed that the access to the property remained the same, parking was provided, and Highways had no objections. The Case Officer and Highways advised that a decking area now existed to the rear of the property and this would have to be removed in order to meet parking requirements; a condition to this effect was attached to the officer recommendation.

The application was considered to be of high quality and appropriate to the location. The Planning Officer explained that there were some concerns from residents and Box Parish Council about privacy, mass, bulk and scale but considered the proposals to be sufficiently set back to avoid overlooking or an overbearing impact.

The Committee then had the opportunity to ask technical questions and it was confirmed that, should the Committee be mindful to grant planning permission, it was possible to insert a condition that would tie the proposed extension to the host dwelling.

The local member, Cllr Sheila Parker, highlighted that local opposition mainly related to the size of the proposed extension and the car parking provision. Concern was expressed that there would be insufficient space for vehicles to attend the site during construction and that this would negatively affect local residents. The local member urged the Committee to consider the impact of the proposal on local residents and, if necessary, to add an informative about considerate construction.

In the debate that followed, it was proposed and seconded to add a condition requiring the extension to remain ancillary to the host dwelling. The Committee noted the importance of minimising the impact of building works on the local community and agreed to add an informative to the applicant to encourage liaison with Box Parish Council.

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:
Existing Plans & Elevations Drg.VL.2015/04/02 (received 27 April 2015),
Location &**

**Block Plan Drg.VL.2015/04/01 rev.A and Proposed Plans & Elevations
Drg.VL.2015/04/03 rev.A (both received 5 June 2015)**

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

- 3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.**

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

- 4. No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans (drawing VL 2015/04/01 rev.A) 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. To provide 2 spaces in accordance with Wiltshire parking standards of 3 spaces for a 4+ bedroom house.**

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

- 5. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 5 Mead Villas, High Street, Box and it shall remain within the same planning unit as the main dwelling.**

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

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.

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.

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.

INFORMATIVE TO APPLICANT: It is recommended that the applicant/developer considers and utilises the guidance within the UK Construction Group's 'The Good Neighbour Site Guide' available online.

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 parking of vehicles on land outside their control and under private ownership. Prior to the commencement of development the applicant is requested to contact the Parish Council to discuss parking arrangements for the contractors working on site.

81 **15/05372/FUL and 15/05824/LBC - 8 Pound Pill, Corsham, Wiltshire, SN13 9HZ**

Peter Frost and David Pearce spoke in support of the application.

The Planning Officer introduced the report which recommended that planning permission be refused. The application was for the partial demolition of a garden wall, the erection of a two bay car port and gate to the rear garden. The Planning Officer drew attention to late items and it was confirmed that Highway safety had not been a reason for the call in. The building was a Listed building and largely maintained its original form and design. The Planning Officer noted that there were concerns about the location of garage, and the size, scale, and mass of the proposal.

It was explained that the Conservation Officer considered the current garden wall, although not the original, to add to the historical importance of the property.

The Planning Officer explained that the applicant had submitted a revised site plan which maintained the position of the original wall. It was highlighted that this plan had not been subject to the required 21 day period of consultation and it was not possible to determine whether this revision satisfied the concerns of the Conservation Officer. As such, the plan could not be allocated significant weight in determining the application.

There were no technical questions.

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

The local member, Cllr Philip Whalley, highlighted that the revised plans submitted by the applicant constituted a significant amendment. It was suggested that these changes were intended to address the concerns of the Conservation Officer and the local member urged the Committee to defer consideration of this application in order to allow officers to address and be consulted on the revised scheme.

In the debate that followed, members considered whether there was insufficient information to make a decision, it was proposed and seconded that the item should be deferred for one cycle in order to fully consult on the amended plans.

Resolved:

To DEFER for one cycle in order to ensure that appropriate consultation was undertaken in relation to the amended plans submitted by the applicant, specifically to consult with the Conservation Officer who had objected to the original plans.

82 **15/03266/FUL - Land off Shirehill Lane, West Kington, Chippenham, Wiltshire, SN14 7AR**

David Pearce spoke in support of the application.
Suzanne Holdem spoke in opposition to the application.

Cllr Jeanne Bush, Nettleton Parish Council, and Cllr Bob Veitch, Marshfield Parish Council, spoke in opposition to the application.

The Planning Officer introduced the report which recommended that planning permission be granted subject to conditions. The application was for the erection of a general purpose agricultural building in the Cotswold Area of Outstanding Natural Beauty. The Planning Officer noted that the Cotswolds Conservation Board had objected to the original application but had withdrawn this objection following changes to the scheme.

Attention was drawn to a number of late items and the Planning Officer explained that North Wraxall Parish Council objected to the proposal due to the prominent position in the Area of Outstanding Natural Beauty and the impact on the surrounding road network. It was highlighted that Highways and South Gloucester Council had been consulted and both considered the access to be acceptable.

The Committee then had the opportunity to ask technical questions and the Planning Officer explained that there was no intention in the proposal to connect the agricultural building to services; it was assumed that water was to be brought onsite and that sewerage was to be taken offsite.

It was also confirmed that the description of the development as a general purpose agricultural building was a technical planning term. The Planning

Officer explained that the information in the application set out the more specific use to accommodate the calving of cows. Though it was added that the building may have other uses for storage depending on the time of the year. Members of the public then addressed the Committee as detailed above.

The Planning Officer responded to comments from the public and confirmed that no objections were raised by Highways or the Archaeological Officer. Cllr Toby Sturgis spoke on behalf of the local member, Cllr Jane Scott OBE, and expressed sympathy with the objections of North Wraxall Parish Council. It was explained that the two main concerns were the effects on the landscape and the road network. It was noted that the Cotswold Conservation Board and the Landscape Officer had no objections but highlighted that the site was highly visible and improvements could be made to reduce the visibility of the site.

Concern was expressed that the large, modern machinery was not appropriate for the roads in the area. It was also highlighted that there were limited facts available regarding the potential traffic issues in the area should the proposal be granted.

In the debate that followed, the Committee considered whether there was sufficient information to properly assess the visual impact of the proposal and its potential effect on local road networks.

Resolved:

To DEFER for two cycles to obtain further information about:

- 1. The traffic issues specific to the site;**
- 2. The height of the bund;**
- 3. Question 5 of the application form specifically relating to the split between arable land, grassland, and woodland;**
- 4. Question 9 of the application form, specifically what items were to be stored in the building.**

83 **15/03367/FUL - Neston Gospel Hall, Chapel Lane, Neston, Wiltshire, SN13 9TD**

Steve Briggs spoke in support of the application.

The Planning Officer introduced the report which recommended that planning permission be refused. The application was for the conversion of a redundant chapel as extension to an existing dwelling with an associated upgrade of parking facilities. It was explained that this application had been previously deferred in order to receive additional information in relation to the marketing exercise in Wiltshire Core Strategy Core Policy 49. The Planning Officer drew attention to the report produced by Savills and communicated the opinion that this was not a typical marketing exercise that would satisfy Core Policy 49.

The Committee then had the opportunity to ask technical questions and it was explained that Highways had no objections to the proposal. It was also

confirmed that it was possible for the Committee to delegate authority to the Area Development Manager to grant permission subject to section 106 agreements and that some boundary treatment was permitted.

The Planning Officer also clarified that the marketing exercise for alternative use was required by the Wiltshire Council Core Strategy Core Policy 49.

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

The local member, Cllr Richard Tonge, expressed concern that hall had been deteriorating since services ceased in 2011 and that many local residents were concerned for the future of hall.

The local member considered the reasons for refusal as set out in the officer's recommendation. Regarding reason 1, it was explained that the Hall Trustees had endeavoured to find an alternative use for a long period of time. It was also highlighted that there had been little record of any marketing as the Hall Trustees and Neston Park Trust were unaware of the marketing exercise required by the Wiltshire Core Strategy Core Policy at the time. The local member also advised that there were two other unused halls in the area.

In respect of reason 2, the local member drew attention to the example photos provided which evidenced that similar applications were considered appropriate and had been accepted in the area. It was emphasised that the proposal included minimal floor height and that the floor was to be painted matt black in order to reduce the visual impact.

For reason 3, it was explained that the proposals would involve sealing the door that directly opens onto the burial ground. It was suggested that this would have a greatly reduced impact on the amenity of the burial ground.

The local member accepted that the marketing exercise had not been formally completed but urged the Committee to remove reasons 2 and 3 of the officer recommendation.

In the debate that followed the Committee recognised that some marketing had been undertaken by the applicant and that not all of this had been documented.

It was also noted that the building had been disused for a number of years and that it was important to preserve this non-designated heritage asset. Some members expressed concern regarding the visual impact of the proposed floor.

The Committee discussed that the proposal might have a lesser impact than a community use which could provide sufficient amenity for those who attended the adjoining burial ground.

Resolved:

To DELEGATE authority to the Area Development Manager to grant planning permission subject to conditions to be confirmed by Planning Officers.

84 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.05 - 5.40 pm)

The Officer who has produced these minutes is Fiona Rae, of Democratic Services, direct line 01225 712681, e-mail fiona.rae@wiltshire.gov.uk

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