

THE PROPOSED DIVERSION OF FOOTPATH NO.53

MERE

Key

Length of footpath to be deleted: A _____ B

Lengths of footpath to be added: A - - - - - C

Connecting Paths: ○○○○○○○○

*Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office, Crown Copyright reserved. Licence Number 100023455
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.*

*George Batten, BSc(Hons), C. Eng FICE FIHT, Director of Environmental Services,
 Wiltshire County Council*

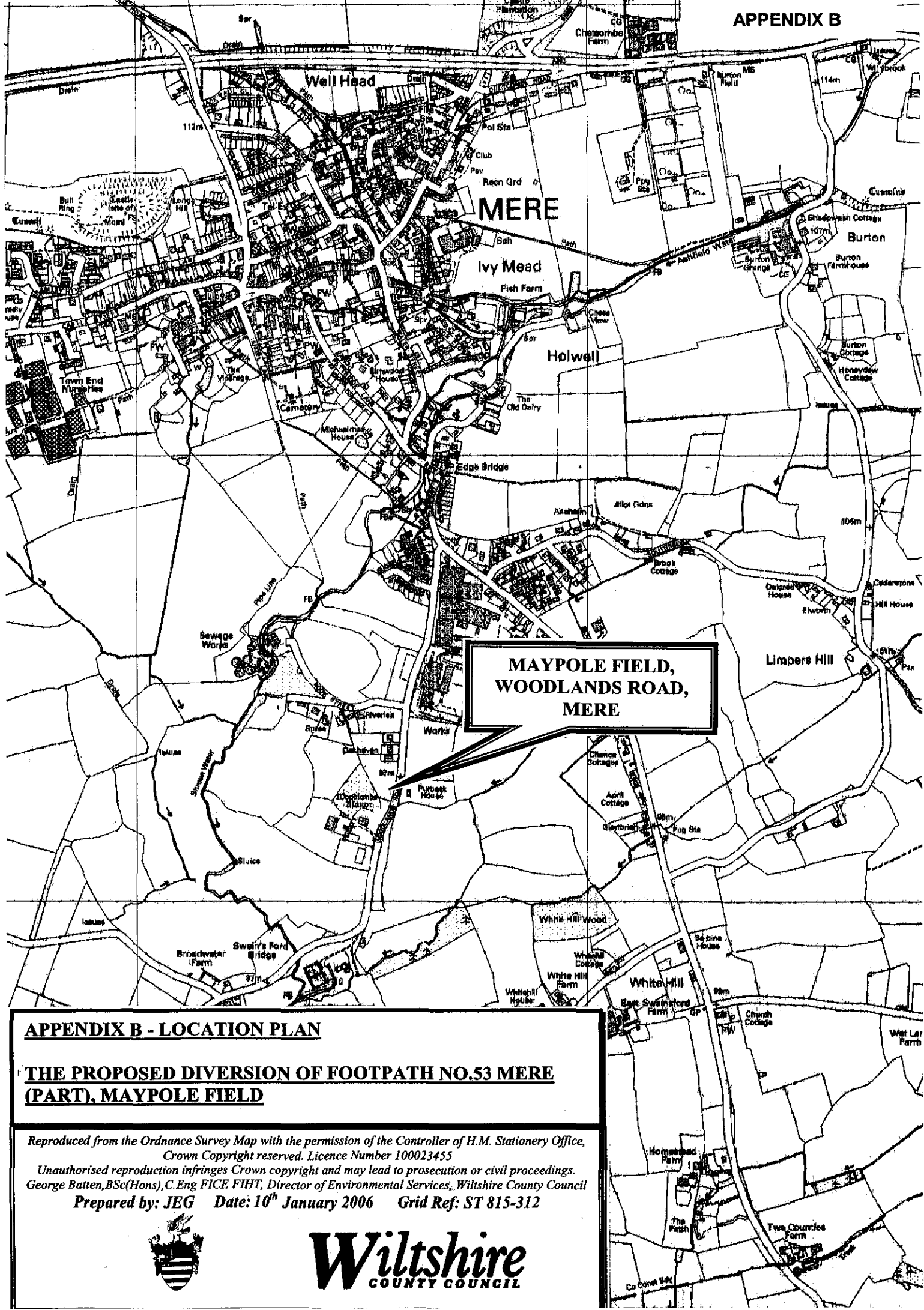
Prepared by: JG Date: 4th August 2004 Scale: 1:1250

Grid Ref: ST 815-312



Wiltshire
 COUNTY COUNCIL

APPENDIX A



**MAYPOLE FIELD,
WOODLANDS ROAD,
MERE**

APPENDIX B - LOCATION PLAN

**THE PROPOSED DIVERSION OF FOOTPATH NO.53 MERE
(PART), MAYPOLE FIELD**

Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office,
Crown Copyright reserved. Licence Number 100023455
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 George Batten, BSc(Hons), C.Eng FICE FIHT, Director of Environmental Services, Wiltshire County Council
 Prepared by: JEG Date: 10th January 2006 Grid Ref: ST 815-312



Wiltshire
COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF MATTERS RESERVED FOLLOWING GRANT OF OUTLINE PLANNING PERMISSION

Name and address of applicant:

DR & MRS MCCALLUM
THE THATCHES
NORTON FERRIS
BA127HT

Reference No: S/2003/1969
Date Registered: 16/09/2003

PROPOSAL: RESERVED MATTERS - FORM ACCESS AND ERECT
HOUSE
LOCATION: OS FIELD 5428 (MAYPOLE FIELD) WOODLANDS
ROAD MERE WARMINSTER

SALISBURY DISTRICT COUNCIL
HEREBY GRANTS APPROVAL OF MATTERS RESERVED
FOLLOWING GRANT OF OUTLINE PLANNING PERMISSION
REF: S/2274/1340
(Subject to the conditions overleaf / attached)

Signed :

Stephen Thomas

(Authorised Officer)

A

Date: 30 DEC 2003

Please refer to the notes attached
to this decision

1. This approval of matters reserved discharges Condition No1 of outline planning permission Mere & Tisbury 2274/1340 dated 21/09/1961 but does not by itself constitute a planning permission.
2. No development shall take place until details and samples of all the external facing and roofing materials to be used in the construction of the building hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
3. Notwithstanding the submitted details, no development shall commence until a scheme for the discharge of surface water from the dwelling, areas of hard standing, land and the future maintenance thereof has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall subsequently be carried in its entirety prior to the first occupation of the dwelling.
4. The proposals for the landscaping of the site, as shown on the approved plans (including provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels) shall be carried out as follows:
 - a) the approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the dwelling or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;
 - b) all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;
 - c) the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and
 - d) the whole scheme shall be subsequently retained.
5. The existing natural hedgerow along the Woodlands Road boundary of the site shall be retained, except where it is required to be removed to form the new vehicular access and visibility splays, and reinforced where necessary in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority. Any such reinforcement shall be carried out during the planting season October-March inclusive following the first occupation of the dwelling hereby approved and properly maintained for a period of five years including replacement of any plants which die, are removed or become damaged or diseased within this period with plants of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation, and the approved scheme thereafter retained. The Local Planning Authority shall be advised in writing when the planting has been undertaken so that initial compliance with the condition can be checked.
6. No development shall commence until a stockproof post and wire fence has been erected between the public footpath and the land edged in BLUE.
7. All public rights in respect of footpath Mere 53 shall be safeguarded.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further development permitted by Part 1 and Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, including the conversion of the garage into living accommodation, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

9. The dwelling, hereby approved, shall not be brought into use until the access driveway and parking/garaging shown on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

10. Before the dwelling hereby permitted is first occupied and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, the visibility splays indicated on the approved plan fronting the site shall be cleared of all obstructions over 1.0 metres above the level of the adjoining carriageway, including the reduction in level of the land if necessary, and nothing over that height shall be permitted to remain, be placed, built, planted or grown on the land so designated at any time.

The reasons for the above conditions are listed below:

(1) For the avoidance of doubt and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. To ensure that the external appearance of the dwelling, hereby approved, is satisfactory.

3. To ensure that the development is provided with a satisfactory means of surface water disposal.

4. In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants.

5. In the interests of visual amenity and to maintain and enhance the appearance of the site.

6. To safeguard the rights of users of the public footpath.

7. To protect the integrity of the public right of way.

8. To enable the Local Planning Authority to retain control over the development in the interests of the character and appearance of the open countryside and Special Landscape Area.

9. In the interests of highway safety.

10. In the interests of highway safety.

Informative Notes:

(1) This permission has been taken in accordance with the following Policies of the Adopted Replacement Salisbury District Local Plan: P1, C2, C3, D2, H23, C6, R1 and R2.

(2) The applicants attention is drawn to the requirements/comments of the Environment Agency, particularly in respect of pollution prevention, a copy of which are attached to this notice of decision.

(3) Prior to commencing the development the applicants are advised to contact Nick Cowan, Wiltshire County Council, Footpaths & Rights of Way Officer (Tel: 01722 746371) to agree the precise width and alignment of Footpath Mere 53.

IMPORTANT NOTE : Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

End of Decision.

S/03/1969



Maypole House Site Plan Scale 1:2,000

Sudbury District
Planning Department
Rec. 15 SEP 2003
Acknowledged
Checked
Approved