

Agenda Item 6

INDEX OF APPLICATIONS ON 23/09/2009

	APPLICATION NO.	SITE LOCATION	DEVELOPMENT	RECOMMENDATION
01	09/01355/FUL	Former Calne Service Station, London Road, Calne, Wiltshire, SN11 0AQ	Demolition of Former Calne Service Station, Proposed Residential Development Comprising 9 Dwellings and Associated Access	Delegated to Area Development Manager
02	09/01102/FUL	Highfield Farm, Foxley, Malmesbury, Wiltshire, SN16 0JJ	Erection of Detached Agricultural Workers Dwelling, Replacement Double Garage Block and Associated Works	Refusal
03	09/00598/FUL	Derry Brook Farm, (Formally Part of Gryphon Lodge Farm), Braydon Road, Leigh, Wiltshire, SN6 6RQ	Temporary Agricultural Workers Dwelling and General Purposed Agricultural Building Including New Access and Yard	Permission

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 6(1)

Date of Meeting	23rd September 2009		
Application Number	09/001355/FUL		
Site Address	Former Calne Service Station, London Road, Calne		
Proposal	Demolition of former Calne Service Station and proposed residential development comprising 9 units and associated access		
Applicant	Comparo Ltd		
Town/Parish Council	Calne		
Electoral Division	Calne South and Cherhill	Unitary Member	Alan Hill
Grid Ref	400112 170294		
Type of application	FULL		
Case Officer	Tracy Smith	01249 706642	tracysmith@wiltshire.gov.uk

Reason for the application being considered by Committee

The application is submitted to Committee for decision at the request of Cllr Alan Hill in order to consider density, overlooking and highways issues.

1. Purpose of Report

To consider the above application and to recommend that planning permission be DELEGATED to the Area Manager to grant upon completion of a legal agreement in respect of public open space contributions and subject to conditions.

2. Main Issues

The main issues in considering the redevelopment of this site for residential development are:

- principle of development
- scale, density and character and appearance of the area
- residential privacy and amenity
- highways impact
- open space requirements

3. Site Description

The application site comprises 0.11ha and contains a former and now derelict service station on the western side of London Road. The application site is located within a residential area with two commercial properties to the immediate north.

Residential dwellings in the vicinity, along London Road comprise two and two and a half storey dwellings in terraced form. Immediately opposite the site is a terrace of some 22 dwellings. To the north is a three storey property with single storey lean to which contains shops at ground floor. To the north of that the terrace extends to some 19 properties.

Newly constructed dwellings at Woodland View, which front onto London Road, comprise two and a half storey dwellings in terrace and semi-detached form.

4. Relevant Planning History

The following is of relevance to this application.

Application Number	Proposal	Decision
09/00780FUL	Demolition of Former Calne Service Station; Proposed Residential Development Comprising Nine Dwellings and Associated Access	Withdrawn

5. Proposal

The application is seeking permission for the redevelopment of the former garage site for residential development comprising 9 units comprised of 5 three bedroom properties and 4 two bedroom properties (two dwellings, one apartment and one maisonette) in the form of a terrace.

The units are predominantly two and a half storeys in height (7 total) with two being two storey dwellings (Plots 8 and 9).

A parking courtyard is to be provided with a total of 18 spaces. It is proposed to be accessed at ground floor level beneath Plot 1 and adjacent to the existing shop.

The dwellings are proposed to be constructed of reconstructed stone and tiles with windows having stone cills and headers.

The previous application which was withdrawn proposed 7 three bedroom properties and 2 two bedroom properties with a parking area which ran to the rear of seven of the properties and which was more centrally located. The scheme comprised a mix of two and two and a half storey dwellings.

Following the withdrawal of the previous application, the case officer and highways officer have been in discussions to seek appropriate amendments to the scheme. The current proposal reflects the discussions thus far.

6. Consultations

Calne Town Council – object on grounds of C3 i) v) and vii).

Highways Officer – no objections subject to conditions

Environmental Health – requested further information from the applicant.

7. Publicity

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

11 objections have been received on the following grounds:

- Scale/density of development
- Highway and pedestrian safety
- Noise and security issues due to location of car park
- Potential damage to existing fence through removal of outbuildings

Objections have been received from the CPRE on the following grounds:

- Failure to meet sustainable codes for dwellings
- Provision of two parking spaces per dwelling
- No need for further housing sites
-

8. Planning Considerations

Principle of development

The application site is located within the framework boundary of Calne and is not located within a conservation area.

Accordingly, the principle of development is acceptable in accordance with Policy H3 and subject to other relevant policies and their relevant criteria being satisfied, namely Policy C3.

It is important to note in considering this application the existing commercial use which could be recommenced at any time and which also has two points of accesses onto London Road.

Character and appearance of the area

As mentioned above the area is heavily characterised by two and two and a half storey dwellings fronting London Road. The proposed development is entirely consistent with the built form on London Road. The proposed development makes the most efficient use of land and is dens. However, it is no denser than many of the other terraces in the vicinity some of which also have relatively small rear gardens.

The proposed development is in keeping with the character and appearance of the area and accords with Policy C3 i).

Furthermore, the proposed development will improve the character and appearance of the area given its current conditions.

Privacy and amenity of adjacent residential properties

The proposed dwellings are sited some 23 metres from dwellings immediately opposite. This distance which is in excess of the generally regarded 21 metres is considered to be acceptable given that it is the distance between frontages and is evidently replicated elsewhere along London Road.

In respect of properties to the rear, these are modern estate properties on Azalea Close and comprise two storey dwellings. These also occupy a slightly elevated position from the application site. The distance between the existing dwellings and the proposed is 33 metres. This is considered to be wholly acceptable having regard to privacy and would not result in the development having any overbearing impact.

Objections have also been received on the grounds of potential damage to a rear fence in current poor condition and being supported by building proposed to be demolished. This is not a material planning consideration. However, details of boundary treatments will be controlled via conditions in order to ensure appropriate boundaries are secured around the site.

Objections have also been raised in respect of noise and security from the parking area and proposed between some of the proposed dwellings and the rear of properties on Azalea Close. The area will be screened via fencing and will be set at a lower level than the adjacent properties. This issue must be considered in the context of the existing commercial use. Furthermore, it is noted that all properties fronting London Road have rear vehicular access to their properties. Such accesses are between the rears of properties.

Accordingly, it is considered that the parking of vehicles in this location would not be significantly detrimental to the residential amenities of existing or proposed properties.

Highway Issues

The proposal provides 18 off street car parking spaces to be accessed underneath Plot 1 which is a two and a half storey two bedroom apartment. The scheme provides two parking spaces per unit which accords with the adopted standards.

The proposed access to the parking area is in a similar position to the existing access and this is a material consideration.

Along this stretch of frontage are double yellow lines prevent on street parking. It is noted that there are two parking spaces outside of the shops and on street parking opposite the site.

Plots 1 and 2 have been set back from the edge of the pavement to enable visibility of both pedestrians and vehicles.

The Highways Officer as mentioned above, has been involved in pre-application discussions in respect of this scheme and thus raises no objections.

Open Space Requirements

In accordance with Policy CF3 and the Council's Open Space Study the proposed development is required to make an off-site contribution towards the ongoing management of open spaces in the vicinity. The contribution is to be secured via a legal agreement which at the time of preparing this report, is being finalised.

Other matters

The CPRE objection has raised the issue of the sustainability credentials of the homes. The planning process cannot explicitly require homes to exceed sustainability codes nor can developments be reasonably refused where minimum standards are achieved.

Sustainability codes are controlled under Building Regulations and minimum Government standards are applied as part of that process and separate from the planning process.

In terms of housing need, the strategic requirement set for the former North Wiltshire Area outside of Chippenham and west of Swindon is some 5,200 dwellings. The application site will play an important role in the delivery of this strategic requirement and contributes towards achieving development on brownfield sites reducing the need for development on greenfield sites.

9. Conclusion

The proposed development by reason of its scale, design and siting is considered to be in keeping with the character and appearance of the area and would not result in any detrimental impact on the privacy and amenity of existing and proposed residents or highway safety.

10. Recommendation

Planning Permission be DELEGATED to the Area Development Manager to grant Permission subject to the completion of a legal agreement and conditions for the following reason:

The proposed development by reason of its scale, design and siting is considered to be in keeping with the character and appearance of the area and would not result in any detrimental impact on the privacy and amenity of existing and proposed residents or highway safety. Accordingly, the proposed development complies with Policies H3 and C3 of the adopted North Wiltshire Local Plan 2011.

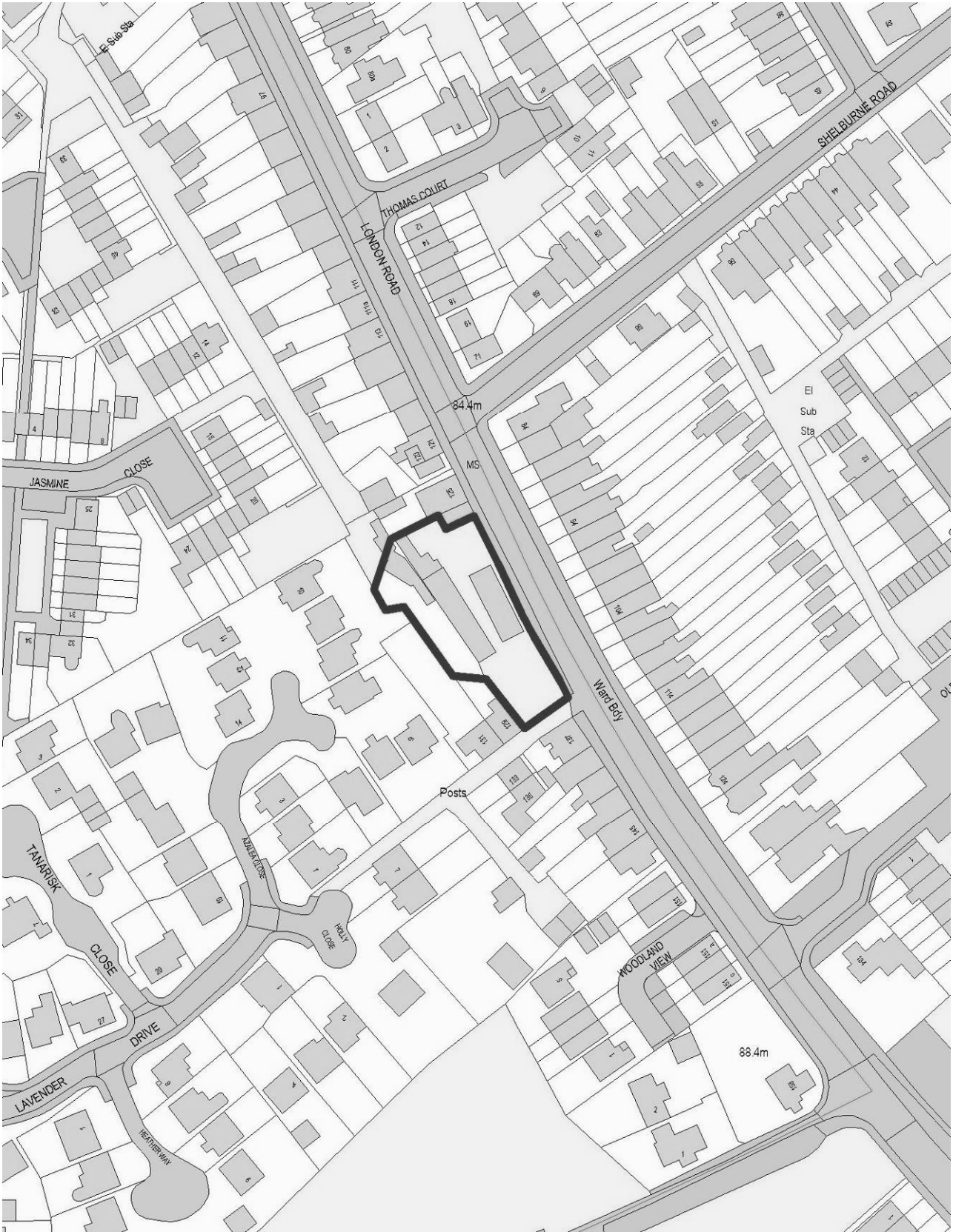
Informatives:

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan References

Topographical survey, 01A, 1B, 02A, 03A date stamped 29 July 2009.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20; 2.02; 2.24; 3.03; 4.03; 4.03; 4.04; 4.06; 5.01



REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 6(2)

Date of Meeting	23 rd September 2009		
Application Number	N09/01102/FUL		
Site Address	Highfield Farm, Foxley, Malmesbury, Wiltshire, SN16 0JJ		
Proposal	Erection of Detached Agricultural Workers Dwelling, Replacement Double Garage Block and Associated Works		
Applicant	H J Irvine & Son		
Town/Parish Council	Norton & Foxley		
Electoral Division	Sherston	Unitary Member	Councillor John Thomson
Grid Ref	390135 185587		
Type of application	FULL		
Case Officer	Christine Moorfield	01249-706 686	Christine.moorfield@Wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been submitted to the committee for decision at the request of Councillor John Thomson to assess the functional needs of this agricultural operation.

1. Purpose of Report

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

2. Main Issues

This application is for the erection of a single storey detached agricultural workers dwelling, the replacement of a double garage block and associated works.

The main policy issues are as follows:

- Implications on Local Plan Core Policy C3.
- Implications on Local Plan Policy H4

Policy CF3 (Provision of Open Space) is applicable and a draft 106 has been issued to the applicant.

3. Site Description

The site forms part of the garden of the existing agricultural workers dwelling on the unit. The existing house is located at the end of a long drive. To the east is Cowage Grove Wood. There is an existing dilapidated garage building adjacent to the house and this is to be removed. The applicant owns 39ha and with leased and jointly owned land the total holding covers an area of 450ha.

Footpath runs adjacent to the access track and then follows the boundary of the adjacent woodland.

4. Relevant Planning History

Application Number	Proposal	Decision
09.00402	Erection of detached agricultural workers dwelling and associated works	Withdrawn
84.00719	Erection of dwelling.	Permission
80.00591	Erection of dwelling	permission

5. Proposal

The proposed new dwelling will be sited to the east of the existing house a new double garage is to be constructed between the two units.

The new, detached single storey dwelling will be in the garden of the existing farm house and has 2 bedrooms; the footprint is in the region of 140 m2.

6. Consultations

Nature Conservation issues as site adjacent to woodland.

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation. One letter of support has been received. The function of this unit is relied on by other businesses/people.

8. Planning Considerations

Principle of development.

The site is within the countryside. In principle residential development is only considered appropriate in certain circumstances. Under policy H4 of the local plan 2011 residential development for agricultural workers dwellings are only acceptable where it is in connection with the essential needs of agriculture or forestry or other rural based enterprise. The applicant's agent has submitted a thorough statement in relation to the operations of this unit. This information has been considered by the Councils advisor in relation to agricultural operations.

When the application was previously submitted 09.00402FUL the applicants supporting statement was considered. The existing operations of the unit have been fully considered and no substantial changes to the operations are proposed. In this instance the holding is made up of land which is freehold owner occupied, along with land held under a company arrangement and land held on full agricultural tenancy. Any consent granted for such a proposal would have to ensure the holding is kept together thus avoiding fragmentation and the ability to sell the house on with or without land. In this instance the ability to secure a unilateral undertaking on land that is held on either a tenancy and/or under a farming agreement would be very difficult and it is this land that makes up the majority of the holding. There is a functional need for a dwelling on this site but it is met by the existing dwelling. The proposed dwelling is not warranted under Annex A of PPS7.

In a similar situation at Tockenham Court Farm such a proposal was refused by this Council and the decision was upheld at appeal. The inspector concluded that in the absence of an essential need on agricultural grounds to justify such a dwelling approval of the proposal would conflict with the national policy objective of protecting the countryside and would be contrary to Local Plan policy. Any additional dwelling must be based on agricultural need rather than the personal circumstances of the applicants.

Impact on the character and appearance of the locality

The proposed unit is modest in its size and scale and is considered to respect the character and appearance of the adjacent farm house which was built in the 1980s. The two dwellings are sited next to each other but there is adequate space to provide residential amenity for both properties. The garage is designed in keeping with the two dwellings.

The dwelling is sited between the existing house and the adjacent woods and therefore will not have a detrimental impact on the wider area but will be visible from the adjacent footpath.

Other Issues

It is not considered that the proposal would impact on the adjacent footpath.

The proposed dwelling is 5m from the site boundary and therefore it is not considered that the unit would impact on the adjacent woods.

Public Open Space contributions would be required in relation to an agricultural workers dwelling and therefore a draft has been issued to the applicant.

9. Conclusion

It is considered that there are no issues in relation to the siting, mass, scale and design of this proposed dwelling, and in this respect the dwelling would satisfy the requirements of policy C3 of the North Wiltshire Local Plan 2011. However the erection of a second agricultural workers dwelling on this holding cannot be justified in terms of the requirements as set out in government advice PPS7. This is also contrary to policy H4 of the North Wiltshire Local Plan 2011.

10. Recommendation

Planning Permission be Refused for the following reason:

1. The need for an additional agricultural workers dwelling has not been justified in this instance and therefore the proposal conflicts with policy H4 of the North Wiltshire Local Plan 2011.

Informatives:

1. This decision relates to documents/plans submitted with the application, listed below.

Supporting statement which includes plans of the proposed development plan nos.

2009/02/01,02,03,04,05,06,07,08,09 all date stamped 24/07/09.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20, 4.03, 4.04, 4.09, 5.01, 5.05, 6.02



REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 6(3)

Date of Meeting	23 September 2009		
Application Number	09/00598/FUL		
Site Address	Derry Brook Farm (formerly part of Gryphon Lodge Farm), Braydon Road, Leigh		
Proposal	Temporary agricultural workers dwelling with general purpose agricultural building including new access and yard		
Applicant	Miss Gainey and Mr Gillham		
Town/Parish Council	Leigh		
Electoral Division	Minety	Unitary Member	Councillor Carole Soden
Grid Ref	404168 190432		
Type of application	FULL		
Case Officer	Tracy Smith	01249 706642	Tracy.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been submitted to the Committee at the request of Cllr Carole Soden to consider the performance figures in the submission.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Main Issues

The application is for a temporary agricultural workers dwelling with associated general purpose building and new access and yard. The main points to consider are:

- Implications for Policies C3, H4 and NE15 of the Local Plan and Planning Policy Statement 7.
- The functional need and financial tests
- Impact on the character and appearance of the area
- Impact on residential amenity
- Impact on highway safety

3. Site Description

The application site lies in the open countryside immediately west (approximately 200 metres) of Gryphon Lodge Farm and north of the railway line.

The application site forms part of the 21.44 ha holding at this location

A mobile home is already located on the site.

The dwelling and associated development will be sited on different parts of the site but within close proximity of each other.

The site is located within the designated Braydon Forest (Policy NE12).

4. Relevant Planning History

There is no history of relevance to the application site.

5. Proposal

The proposal is for a temporary agricultural workers dwelling (in the form of a mobile home) together with a general purpose agricultural building, new access and yard.

The residential and farming elements are on separate parts of the site but in close proximity.

The agricultural building is to be 6.2 metres high to the ridge and measure approximately 24 metres by 12 metres. It is proposed to be constructed of Yorkshire Boarding with cement sheet roofing and sheeted gates at ground floor level.

The farm has a lamb and beef enterprise. At present there are some 200 ewes and 40 young cattle. The calf rearing is to be undertaken for a local farmer.

The business is proposed to expand to 300 ewes and a cattle enterprise will be developed with some 120 calves to be reared annually.

6. Consultations

Leigh Parish Council – object as follows:

- No accounts show that the holding would be viable
 - No access to the site apart from the small bridleway
 - Application is based on supporting an income on contract farming and rearing someone else's animals
 - The need is questioned given the main holding is in Brinkworth
 - The siting of the mobile home is not in keeping with the surrounding area
- Other buildings are available in the local area.

Minety Parish Council – express concern over the access and requirement for new services in this area which would harm a greenfield site. The Council has received complaints about the existing mobile home which is unsightly. The bridleway is used by vehicular traffic contrary to regulations and is a hazard for dog walkers and horse riders.

Highways Officer - notes the access track is narrow but serves four dwellings. The main junction has good visibility and no highway objection is raised.

Environment Agency – no objections

Wessex Water – comments awaited.

Thames Water – comments awaited.

Environmental Health - comments awaited.

7. Publicity

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

Six letters of objection have been received on the following grounds:

- Out of keeping with the character and appearance of the countryside, visible from the B4040
- Sporadic development/difficult to blend in
- Unsustainable
- Access along a ½ mile track, part of which is a bridleway and unsuitable for normal vehicles
- Poor Council control over mobile homes development in the vicinity
- Loss of privacy and amenity to Gryphon Lodge Farm
- Potential damage to hedgerow and trees
- Lack of energy supply and waste disposal
- Noise and fumes from generators due to lack of power supply
- Ewes not received 24 hour care on applicants father site which is also the subject of a temporary agricultural workers dwelling
- Standard man days and information in the budget contradict each other
- Building proposed is inadequate for its purpose
- Ecological impact

8. Planning Considerations

Principle of development

Agricultural dwellings in the countryside are supported in Policy H4 of the Local Plan where they meet the functional and financial tests set out in PPS7.

The site is located within the designated Braydon Forest to which Policy Ne12 relates. In this area the creation, conservation, enhancement and positive management of woodlands is supported.

Whilst the site is located within this policy designation is it clearly not woodland.

Other policy considerations are Policy C3 which sets out core development control policies and Policy NE15 which relates to landscape character.

Functional and financial need

The information provided by the applicant in this respect has been considered by the Councils Agricultural Consultant. A copy of his report is on the application file and the website.

In respect of functional need the following is confirmed:

“6.1 The ewes present a functional requirement for close attendance during lambing. The lambing period is proposed to cover four months, December, January, March and April. During lambing ewes may require close attention at very short notice and it is essential for a person to be on site to provide that care. It is noted that to meet the functional test there must be a requirement for close attention at “most times”.

6.2 As indicated above, in addition to the lamb enterprise it is proposed to begin a calf rearing enterprise, comprising some 120 animals per year. It is recognised that young calves can require close attention at short notice and that a level of mortality is inevitable in the course of the enterprise. The provision of accommodation on the unit would enable close attention to be provided to the animals.

6.3 On balance it is my opinion that the proposed business is likely to meet the functional test, provided it is fully implemented in accordance with the proposals described above.”

In relation to the financial test the consultant confirms the following:

“The applicants have submitted a business plan to accompany the planning application. The business plan sets out the proposed returns from the farming activities. The enterprise gross margins and fixed costs are drawn from nationally published farm management data and indicate that the proposed business (described above) will generate a return to cover the labour requirement of one full time and one part time unit, together with a small profit.”

Further general comments are provided as follows:

“8.1 The proposed business is planned with a calf rearing enterprise as the enterprise that will generate the largest single amount of income from the unit. Calf rearing is notoriously variable and over the years returns have peaked and troughed. At present, calf rearing is relatively profitable, however, the recent history of foot and mouth and BSE has resulted in severe financial hardship for many producers. Aside from the recent problems of the livestock sector, calf rearing has been associated with variable returns over the years.

8.2 Calf rearing is a relatively intensive livestock activity and it is dependent on the availability of suitable buildings. At the time of inspection there were no farm buildings on the site, however, I understand that the applicant plans to erect a building 23m x 12m to accommodate livestock and to provide general purpose storage. Based on the applicant’s own calculations, the building that is proposed is significantly smaller than will be required by the proposed enterprises.

8.3 It is noted that at paragraph 12 of Annex A to PPS7 “significant investment in new farm buildings” is cited as a “good indication of intentions” in the context of implementing a new business proposal. In this case the applicants have indicated that they wish to establish the determination of the planning permission for the dwelling before committing to investment in the proposed farm building.

8.4 Whilst the business proposal indicates the budget for the business at maturity, there is no indication of the cash flow for the period in establishing the business to demonstrate whether the business can be established within the 2-3 year period identified by the applicants.”

The officer wholly accepts the advice of the Council’s consultant. In the event of the application being submitted for a permanent dwelling, the functional and financial tests will be revisited and subject to further scrutiny.

Impact on the character and appearance of the area

The site is located within the open countryside in an area characterised by an existing farmhouse and associated agricultural buildings which range in scale and design. It is understood that Gryphon Lodge Farm is no longer a working farm having been disused for the last few years. Its use could be reprised without the need for planning permission. It was recently sold in various lots with the main house and associated land being in one lot and separate parcels of land including the application site.

The application site is clearly seen within the context of Gryphon Lodge Farm and established grouping of buildings and other dwellings are in the vicinity.

For this reason the development is not out of keeping with its surroundings.

Impact on residential amenity

By reason of the siting of the development and its distance from Gryphon Lodge Farmhouse, the proposed development would not result in the loss of privacy. It is accepted that the access along the bridleway passes the grounds to Gryphon Lodge Farmhouse, however it is also noted that this is a public right of way and the garden serves the front of the property adjacent the access.

There is no doubt that there will be increased activity on the site, however, it is not unreasonable for such activity to be located within such a rural area adjacent an existing but unused farmhouse and agricultural buildings.

The development will not be detrimental to the residential amenity of any nearby properties.

Highways Impact

The development will in the main use the existing access track which serves a number of dwellings and a former working farm. The additional traffic associated with the new business will not be detrimental to highway safety.

It is noted that access to the site will also involve use of the bridleway. The section to be used is minimal and the rights of way officer does not find the proposal objectionable.

9. Recommendation:

Planning Permission be GRANTED for the following reason:

The proposed temporary mobile home satisfies the functional and financial tests of PPS7. Furthermore, the proposed development by reason of its scale, design and siting is considered to be in keeping with the character and appearance of the countryside at this location and would not be detrimental to the privacy and amenities of nearby properties or highway safety. Therefore the proposed development accords with Policies C3, H4 and NE15 of the adopted North Wiltshire Local Plan 2011.

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 occupation of the residential caravan hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990 or in any provision equivalent to that Act in any statutory instrument revoking and re-enacting that Act with or without modification), or in forestry, or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture, or forestry, is not normally permitted and this consent is only granted on the basis of there being demonstrated an essential and overriding need for a new dwelling/residential accommodation in this location.

POLICY: H4 of the North Wiltshire Local Plan 2011.

3. The residential caravan hereby permitted and any ancillary works or structures shall be removed and the land restored to its former condition within three years of the date of this permission, in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

REASON: Permission has been granted on a temporary basis to enable the applicant and the Local Planning Authority to establish whether there is a functional need for permanent on site residential accommodation on this agricultural holding.

POLICY: H4 of the North Wiltshire Local Plan 2011.

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

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

POLICY: C3 and NE15 of the North Wiltshire Local Plan 2011.

5. The development hereby permitted shall be used only for the purposes of agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990 or in any provision equivalent to that Act in any statutory instrument revoking and re-enacting that Act with or without modification).

REASON: To ensure that the development is used only for the purposes of agriculture.

POLICY: C3 and NE15 of the North Wiltshire Local Plan 2011.

6. Should the use of the building and/or structures hereby approved cease within a period of 10 years from the date of this permission, then the building shall be removed and the land shall, within a period of three months from the date of the substantial demolition of the said building, be restored to its condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

REASON: These buildings are only permitted because of the agricultural need of the holding. This condition ensures that the specialist agricultural buildings or structures are removed on cessation of their agricultural purposes in the interests of protecting the rural character of the area.

POLICY: C3 and NE15 of the North Wiltshire Local Plan 2011.

INFORMATIVE:

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

DWG NOS: 2120/02 AND 03 date stamped 2 April 2009

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20 2.02 2.25 4.02 4.03 4.04 6.02

