

**MINUTES OF THE PLANNING COMMITTEE  
ON 16 NOVEMBER 2006**

**06/01354/FUL  
Bradford On Avon  
27.04.06  
Full Plan**

**Erection of 5 detached houses, carports and cul de sac access with a  
new road entry**

**Land Off Elms Cross Drive Bradford On Avon Wiltshire**

**Applicant: Oakfield Farm Products Ltd**

**Decision: PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections on planning grounds.**

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the appearance of the development is satisfactory.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 4 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

6 Details of existing and proposed land levels across the site, illustrated by means of spot heights, contours and sections across the site, and demonstrating the relationship between the proposed development and the surrounding land shall be submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details. There shall be no land raising unless approved under the terms of this condition.

REASON: In the interests of proper planning of the area.

7 Prior to the commencement of the development hereby permitted, an ecological survey, investigating and recording details of all protected species and their habitats, likely to be affected by the development, and measures to mitigate the effect of the development on them, shall be submitted to and approved by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.

REASON: In the interests of natural species which have statutory protection.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C7.

8 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

9 Before the development is occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

10 The gradient of the proposed access within 4.5 metres of the carriageway edge shall not exceed 1 in 15.

REASON: In the interests of highway safety.

11 No development shall take place until full structural details of the proposed supports for the mine, as shown in Fig. 9 of the Ground Conditions report, to be prepared by a fully qualified structural engineer have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the stability of the land is maintained

Note(s) to Applicant:

- 1 The applicant is advised that they are required to protect the integrity of Wessex Water systems. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. With respect to water supply, there are water mains in the vicinity of the proposal, connection can be agreed at a later date.
- 2 You are advised that all rights in respect of FP38 must be safeguarded. The footpath must be made available at all times while the works are taking place and appropriate signage and guarding erected to allow free passage for pedestrians. Failure to do so could result in the Highway Authority stopping the works, unless a public order diversion is in place.

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**06/01795/FUL  
Melksham (Town)  
09.06.06  
Full Plan**

**A derelict coach house with commercial use being converted into 3  
small dwellings  
16A Union Street Melksham Wiltshire SN12 7PR**

**Applicant: S J Orchard**

**Decision: PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.**

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 Details of the elevations of all new or replacement external windows, rooflights and doors shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To protect and preserve the appearance of the Conservation Area.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C17.

- 4 Details of the design of all railings, fences and gates shall be submitted to and approved by the Local Planning Authority prior to their construction. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the appearance of the Conservation Area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C17.

Note(s) to Applicant:

- 1 The applicant is advised to satisfy himself regarding any agreement that may be necessary with affected property owners in respect of the right of way to the east of the building have been entered into prior to the commencement of any works.

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**06/02053/LBC  
Trowbridge  
06.07.06  
Listed building**

**Erection of four dwellings after demolition of brick-built extension  
Land Rear Of Ethendune Hilperton Road Trowbridge Wiltshire**

**Applicant: Keylock Homes Ltd**

**Decision: CONSENT**

**REASON(S) FOR CONSENT:**

**The proposed works are in accordance with the Development Plan, and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as the proposed works would preserve the building or its setting or any features of special architectural or historic interest it possesses.**

Condition(s):

- 1 The works hereby authorised shall begin not later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 Details of the elevations of all new or replacement external windows, rooflights and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1 :2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

- 3 Details of all new or replacement rainwater goods, which shall be of cast iron or cast aluminium construction and finished in black, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

- 4 Details of the design, external appearance and finish of all railings, fences, gates, walls, bollards and other means of enclosure shall be submitted to and approved by the Local Planning Authority prior to their construction. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & 28.

- 5 The area shown as "Communal Garden" on the approved plan No 1423/10/B Rev B shall remain as shared amenity space and shall not be subdivided or fenced-off into separate units of garden space.

REASON: To protect and preserve the setting of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

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**06/02054/FUL  
Trowbridge  
06.07.06  
Full Plan**

**Erection of four dwellings (revised proposal)**

**Land Rear Of Ethendune Hilperton Road Trowbridge Wiltshire**

**Applicant:**

**Keylock Homes Ltd**

**Decision:**

**PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- REASON: To ensure that the development harmonises with its setting.
- POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.
- 3 Details of the elevations of all new external windows and doors including any glazing shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.
- REASON: To protect and preserve the character of the listed building.
- POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.
- 4 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.
- REASON: To provide a satisfactory landscaped setting for the development.
- POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.
- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- REASON: To provide a satisfactory landscaped setting for the development.
- POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.
- 6 Before any development is commenced on site, including site works or storage of any description, a scheme for the protection of all trees to be retained on site must be submitted for written approval to the Local Planning Authority.
- REASON: To ensure that existing trees of value and/or subject to Tree Protection Orders are adequately protected.
- POLICY: West Wiltshire District Plan - 1st Alteration - Policy C40.
- 7 The area shown as "Communal Garden" on the approved plan No 1423/10/B Rev B shall remain as shared amenity space and shall not be subdivided or fenced-off into separate units of garden space.
- REASON: To protect and preserve the setting of the listed building.
- POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.
- 8 The parking and servicing areas indicated on the approved plans together with the means of access thereto shall be completed and made available for use before the premises are occupied and shall be maintained as such thereafter.
- REASON: To ensure that an adequate area for parking and/or servicing is available in the interests of highway safety.
- POLICY: West Wiltshire District Plan - 1st Alteration - Policy T10.
- 9 During development and construction for the site, the hours of operation shall be limited between 0700 and 1800 on Mondays to Fridays and 0730 and 1300 on Saturdays and at no time on Sundays and Bank Holidays.
- REASON: In order to safeguard the amenities of the area in which development is located.
- POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C36 and C38.

**06/02086/LBC  
Codford  
10.07.06  
Listed building**

**Refurbishment of the existing outbuilding and conversion to form residential accommodation together with construction of a timber frame carport/garage**

**The Old Rectory High Street Codford Wiltshire BA12 0NQ**

**Applicant: Lieutenant Colonel J DV Woolley**

**Decision: CONSENT**

**REASON(S) FOR CONSENT:**

**The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections on planning grounds.**

Condition(s):

- 1 The works hereby authorised shall begin not later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the character and fabric of the listed building is protected.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C27 and C28.

- 3 Details of all new or replacement rainwater goods, which shall be of cast iron or cast aluminium construction and finished in black, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

- 4 Details of the elevations of all new or replacement external windows, rooflights and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

- 5 Details of all new or replacement internal doors, door linings, architraves, beadings, skirtings, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

- 6 Further details of the internal treatment of the walls shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of these works on site.

REASON: In order to protect the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

- 7 Details of the existing roof structure, and proposals for its reconstruction including the retention where possible of existing members, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works to the roof. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & 28.

- 8 A full schedule of any repairs shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works to the listed building, and subsequently the works shall be carried out strictly in accordance with the approved details.

REASON: To ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

- 9 Details of the fixing methods of the existing timber doors to be used as the shutters shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

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**06/02087/FUL**  
**Codford**  
**10.07.06**  
**Full Plan**

**Refurbishment of the existing outbuilding and conversion to form residential accommodation together with construction of a timber frame car port/garage**

**The Old Rectory High Street Codford Wiltshire BA12 0NQ**

**Applicant: Lieutenant Colonel JDV Woolley OBE**

**Decision: PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections on planning grounds.**

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting and that the character of the curtilage listed building is protected.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A, C27 and C28.

- 3 Details of the elevations of all new or replacement external windows, rooflights and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

- 4 The property as a whole shall be occupied as one dwelling unit, with the accommodation hereby permitted occupied as part of, or an extension to, the main dwelling and it shall not be let or sold as separate accommodation.

REASON: Because the creation of a separate dwelling unit would be unacceptable in this area by reason of harm to highway safety.

- 5 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

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**06/02414/FUL  
Melksham Without  
04.08.06  
Full Plan**

**Double garage**

**109A Beanacre Wiltshire SN12 7PZ**

**Applicant:**

**Mr Richard S Andrews**

**Decision:**

**PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.



POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 The development hereby approved shall not be commenced until a plan showing a turning space for vehicles has been submitted to and approved in writing by the Local Planning Authority. The garage shall not be first brought into use until the turning area has been constructed and approved in writing by the Local Planning Authority. The turning space shall be kept clear of obstruction at all times.

REASON: In the interests of highway safety.

**06/02520/FUL  
Melksham Without  
01.08.06  
Full Plan**

**Distribution warehouse (use class B8) with associated office, pumphouse, gatehouse and car parking, together with the provision of a link road from A350 to serve the development**

**Land Adjacent Semington Bypass Melksham Wiltshire**

**Applicant: Cereal Partners UK**

**Decision: PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections on planning grounds.**

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 Details, including samples where appropriate, of the materials for the surface of all roads, footways and pedestrian areas, cycleways and all other hard surfaced areas shall be submitted to and approved by the Local Planning Authority prior to the commencement of development, or prior to the commencement of any relevant phase of the development, whichever is appropriate. The development shall be carried out in accordance with approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C31A.

- 4 Prior to the development hereby approved being first brought into use for its intended purpose, the access road shown on the submitted and approved plans between the A350 Semington Bypass and as far as and abutting the eastern site boundary shall be completed to the satisfaction of the Local Planning Authority approval of which shall be given in writing.

REASON: To ensure that the development is completed in a satisfactory manner and to enable the future servicing of the adjoining development sites.

POLICY: Policy E2 of the West Wiltshire District Plan First Alteration 2004.

- 5 No development approved by this permission shall be commenced until a scheme for the provision of foul surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans before occupation.

REASON: To prevent pollution of the water environment.

- 6 Details of lighting to the site (including measures to minimise sky glow, glare and light trespass) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall only be carried out in accordance with the approved details.

REASON: In the interests of pollution prevention.

POLICY: West Wiltshire District Plan First Alteration - Policy C35.

- 7 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the appearance of the development is satisfactory.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 8 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 10 No site works or clearance shall be commenced until protective fences which conform with British Standard 5837:1991 have been erected around any existing trees, including the oak tree, and other existing or proposed landscape areas in positions which have previously been approved in writing by the Local Planning Authority. Until the development has been completed these fences shall not be removed and the protected areas are to be kept clear of any building, plant, material, debris and trenching, with the existing ground levels maintained, and there shall be no entry to those areas except for arboricultural or landscape works.

REASON: To safeguard the areas to be landscape and the existing trees and planting within the site.

POLICY: West Wiltshire District Plan First Alteration 2004 - Policy C32.

- 11 Prior to the commencement of any form of site works or clearance the Local Planning Authority shall be given not less than two weeks notice in writing of these works to ensure that appropriate measures of landscape protection required under Condition 10 have been implemented in accordance with the approved plans.

REASON: To safeguard the areas to be landscape and the existing trees and planting within the site

POLICY: West Wiltshire District Plan First Alteration 2004 Policy C32.

- 12 The proposed estate roads, footways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, car parking and street furniture shall be constructed and laid out in accordance with the details to be submitted and approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

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

- 13 Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to the development shall have been submitted to and approved by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

REASON: To ensure that proper provision is made for the disabled.

- 14 There shall be no outside storage or display of goods, materials, plant, machinery, equipment, waste or other items.

REASON: In the interests of safeguarding the appearance of the site.

- 15 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%; or 25% of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage systems of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground, where possible, and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards in the bund.

REASON: To prevent pollution of the water environment.

- 16 Prior to being discharge into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles, including commercial lorry parks, shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor

REASON: To prevent pollution of the water environment.

- 17 There shall be no discharge of foul or contaminated drainage or trade effluent from the site into either groundwater or any surface waters, whether direct or via soakaways.

REASON: To prevent pollution of the water environment.

- 18 Details of recycling facilities on the site shall be submitted to and approved by the Local Planning Authority, and the approved facilities shall be installed prior to the first use of the premises and maintained at all times thereafter.

REASON: To encourage the recycling of materials.

- 19 A wheel washing facility, of a specification approved in writing by the Local Planning Authority, shall be provided on the site throughout the period of construction of the bund(s).

REASON: To ensure that materials from the site are not deposited on public roads.

- 20 The development hereby permitted shall not begin until a scheme of suitable noise attenuation works has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before the premises are first occupied and maintained in effective condition at all times thereafter.

REASON: In order to safeguard the amenities of the area in which the development is located.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C36 & C38.

- 21 No development shall take place until the recommendations set out in the ecological report attached to the application have been undertaken to the satisfaction of the Local Planning Authority. Specifically:

The ditch supporting water voles should be retained have a 6-8 metre vegetated buffer either side. This area should be fenced during construction to prevent accidental damage to burrows.  
Hedgerows and other bird nesting habitat should be retained wherever possible. Where this is not possible, bird nesting habitat should only be removed outside of bird nesting season (March to August inclusive).  
Mature trees with the potential to support bats should be retained wherever possible. Where this is not possible, trees with bat potential should be re-surveyed and the ecologist's advice followed.  
Any tree surgery or removal works should be preceded by an updated assessment of their potential to support bats.

REASON: To ensure the protection of any wildlife on the site.

- 22 Prior to the occupation of the site, the Applicants and their successors, shall be required to submit a Travel Plan to the Local Planning Authority for their approval. This Plan shall include details of the number of vehicles visiting the site, their destinations and the routes they will normally take. The Travel Plan should include the aim that wherever possible, heavy goods vehicles should avoid the use of inappropriate roads.

REASON: In the interests of ensuring that heavy goods vehicles are kept off roads incapable of accommodating them comfortably.

POLICY: Wiltshire Structure Plan 2016 Policy T10.

Note(s) to Applicant:

- 1 The Applicant is reminded of the need to secure the diversion of a footpath across the site by way of a diversion order under Section 257 of the Town and Country Planning Act 1990.
- 2 The applicant is reminded to seek the advice of English Nature in respect of any development that may affect species protected under the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats \_c) Regulations 1994 and the Protection of Badgers Act 1992.
- 3 The applicant is advised to contact Wessex Water on 01225 526000 with regard to connection to water and sewerage infrastructure.

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**06/02532/FUL  
Westbury  
16.08.06  
Full Plan**

**Section 73 application for variation of time limit in relation to approved application 04/01476/FUL**

**Land South Of Storridge Road Westbury Wiltshire**

**Applicant: Prospect Land Limited**

**Decision: PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development confirms with the Development Plan and there have not been any material changes in planning circumstances since the proposal was renewed in 2001.**

Condition(s):

- 1 The development hereby permitted shall begin 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, whichever is the later.

REASON: In accordance with Section 92 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: In accordance with Section 92 of the Town & Country Planning Act 1990.

- 3 Application for approval 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: In accordance with Section 92 of the Town & Country Planning Act 1990.

- 4 Phase 1 of the development shall be taken to mean the area shown on the illustrative layout plan 414-001D, received on 22 October 1997, as including units A, B, C, D, E, P, Q, R and S, or an equivalent developable floorspace together with their access roads and parking areas. Phase 2 shall be taken to mean all that part of the development not forming part of the Phase 1 development.

REASON: In order to regulate the development of the site and its infrastructure, and for the avoidance of doubt.

- 5 The site and each unit shall be landscaped in accordance with a landscaping scheme which shall be subject to the prior approval of the Local Planning Authority. The approved scheme for Phase 1 shall be implemented in the first planting season following the commencement of Phase 1 and the approved scheme for Phase 2 shall be implemented in the first planting season following the commencement of Phase 2 and the approved scheme for each unit shall be implemented in the first planting season following the commencement of construction of that unit. The landscaping scheme for each phase and/or unit shall use trees and/or shrubs of approved species and height and shall be maintained thereafter for a period of not less than five years. Any trees or shrubs which fail within that period shall be replaced to the satisfaction of the Local Planning Authority and maintained for a further period of five years.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 6 The details submitted pursuant to Condition 01 shall include details of surface water attenuation, and upon approval, no development shall commence until such time as the surface water attenuation facility has been designed and constructed to the written satisfaction of the Local Planning Authority .

REASON: In the interests of flood prevention.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy U3.

- 7 The details submitted pursuant to Condition 01 shall provide for:

- a. A separate surface water drainage system;
- b. The level of all new development to be above the 1 in 100 year flood level;
- c. Floor levels of all buildings to be a minimum of 600mm above the 1 in 100 year flood level;
- d. The temporary flood retention facility for Phase 1 to have a capacity of 600 cubic metres; and
- e. Existing drainage channels and ditches to be enhanced.

REASON: In the interests of flood prevention and to ensure that the development is designed to meet the 1 in 100 year flood level.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy U3.

- 8 No development in Phase 2 as defined in Condition 02 shall take place until a comprehensive scheme of surface water attenuation for the area has been designed and installed in accordance with details approved by the Local Planning Authority. Subsequently the development shall be constructed in accordance with the approved details.

REASON: In the interests of flood prevention.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy U3.

- 9 Development shall not be commenced until details of petrol/oil interception have been submitted to and approved in writing by the Local Planning Authority and installed in the surface water disposal system to its satisfaction. Such petrol/oil interception(s) shall be permanently retained and maintained thereafter.

REASON: To minimise the risk of pollution to the water environment.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies U1a, U2 and U4.

- 10 Any above ground oil/chemical storage tanks shall be surrounded by an impervious bund and integral base with a retention capacity of at least 110 per cent of the largest tank within the bunded area. There shall be no working connections outside the bunded area.

REASON: To minimise the risk of pollution to the water environment.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies U1a, U2 and U4.

- 11 The details submitted pursuant to Condition 01 shall include a scheme of hedgerow retention and upon approval, no hedgerow shall be removed without the further approval in writing of the Local Planning Authority.

REASON: In the interests of the appearance of the area.

- 12 Detailed plans of the parking and servicing areas, together with the means of access thereto, shall be submitted to and approved by the Local Planning Authority before development commences. The detailed proposals shall indicate the provision to be made for the draining of the parking and servicing areas, the individual marking of car parking spaces, the landscaping of the parking and servicing areas where appropriate, and full details of the method of construction. All works referred to in this condition shall be completed, and the parking and servicing areas shall be available for use before the premises are occupied.

REASON: To ensure that an adequate area for parking and/or servicing is available in the interests of highway safety.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy T10.

- 13 Prior to the submission of reserved matters for each phase, an archaeological evaluation of that phase shall be undertaken and the results submitted to the District Council and County Archaeologist; details of appropriate archaeological mitigation measures shall be agreed prior to the submission of the reserved matters, and thereafter implemented.

REASON: In order to safeguard any archaeological deposits within the site.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C14, C15 and C16.

- 14 No development shall take place on the land shown hatched and designated Phase 1a on the plan numbered 414-001D, received on 22 October 1997, until such time as a right turn lane and associated works, generally as shown on Peter Finlayson's drawing numbered P141/3A and a three metre wide (or such other width as the public highway permits) pedestrian/ cycleway and associated works along Storridge Road from the proposed access to the Brook Lane roundabout have been completed.

REASON: In order to ensure that proper access is available to serve the industrial park.

Note(s) to Applicant:

- 1 Your attention is drawn to the following agreements under Section 106 of the Town and Country Planning Act 1990, which relate to the application site. The Agreement dated 7 October 1998 between Henry James Corp and Mabel Louise Corp and Prospect Land Limited and West Wiltshire District Council; and the Agreement dated 16 December 1998 between Prospect Land Limited, Wiltshire County Council and Henry James Corp and Mabel Louise Corp.

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**06/02810/FUL  
Warminster  
13.09.06  
Full Plan**

**Three bedroom detached house with integral garage  
Land Adjacent 35 Daniell Crest Warminster Wiltshire**

**Applicant: Mr And Mrs Brumby**

**Decision: PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 The parking spaces shown on the approved plan, together with any access thereto, shall be provided concurrently with the development to which they relate.

REASON: To ensure that an adequate area for parking and/or servicing is available in the interests of highway safety.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy T10.

- 4 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

- 5 The boundary treatment to the eastern boundary of the property shall make provision for measures to prevent vehicular access from Christchurch Street and/or the encroachment onto the parking area of no. 12 Christchurch Street.

REASON: In the interests of highway safety.

- 6 The upstairs bathroom windows in the eastern elevation shall be obscure glazed prior to the first occupation of the development hereby permitted and shall be maintained as such at all times thereafter.

REASON: In the interests of amenity and privacy.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C38.

- 7 No works in relation to the development hereby permitted shall commence until improvements to the turning head and pedestrian access to the school have been carried out in accordance with drawings which shall be approved in writing by the Local Planning Authority in consultation with the Highway Authority

Note(s) to Applicant:

- 1 The applicant is advised to contact Wessex Water (01225 526000) with regard to connection to water and sewerage infrastructure.

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**06/02990/FUL  
Trowbridge  
02.10.06  
Full Plan**

**Change of use of land from amenity space to garden  
Land Adjoining 91 College Road Trowbridge Wiltshire**

**Applicant: Mr Phillip Gray**

**Decision: PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, as amended, Part 2, Class A, no gate, fence, wall or other means of enclosure shall be erected other than that submitted to and approved in writing by the Local Planning Authority prior to its installation.

REASON: In the interests of amenity.

POLICY: West Wiltshire District Plan 1st Alteration (2004) - Policy C31a.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, as amended, Part 2, Class B, no access to the highway shall be constructed without the express consent of the Local Planning Authority.

REASON: In the interests of amenity and highway safety.

POLICY: West Wiltshire District Plan 1st Alteration (2004) - Policy C31a.

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**06/01395/FUL  
Bratton  
02.05.06  
Full Plan**

**Two storey detached dwelling using a shared access**

**Land Between 1A Millhouse And 1 Lower Road Bratton Wiltshire**

**Applicant:**

**Miss L Broom**

**Decision:**

**PLANNING PERMISSION BE GRANTED AT A FUTURE DATE IN THE EVENT OF THE DEVELOPMENT CONTROL MANAGER BEING SATISFIED AS TO THE PRIOR AGREEMENT OF A LEGAL AGREEMENT TO ENSURE THE PROVISION OF A COMMUTED SUM TOWARDS AFFORDABLE HOUSING IN THE DISTRICT IN ACCORDANCE WITH THE SUPPLEMENTARY PLANNING GUIDANCE - AFFORDABLE HOUSING.**

**JUSTIFICATION REASON(S):**

**The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.**

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.



- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the appearance of the development is satisfactory.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 4 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, with particular regard to the trees on the eastern boundary of the site.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 6 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway or the adjacent property.

REASON: In the interests of highway safety.

- 7 Details of the alterations to the access to the site shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance before the dwelling is occupied. The access area shall be properly consolidated and surfaced (not loose stone or gravel).

REASON: In the interests of highway safety.

- 8 The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow the archaeologist to observe the excavations and record items of interest and finds.

REASON: To protect the archaeological heritage of the area.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C16.

- 9 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U1A.

- 10 The development hereby permitted shall not be commenced until surface water drainage works have been carried out and completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U2.

- 11 Sufficient space for two parking spaces together with a vehicular access thereto shall be provided for the proposed dwelling, before it is occupied, in a position approved by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles or the provision of access.

REASON: In the interests of highway safety

- 12 Development shall not take place until the area between the nearside carriageway edge and lines drawn between a point 2 metres back from the carriageway edge along the centre line of the access and points on the carriageway edge 45 metres from this point shall be cleared of obstruction to visibility at and above a height of 900mm and thereafter maintained free of obstruction at all times. Please note, the hedging and posts must be reduced in height as indicated on the submitted plan and maintained thereafter.

REASON: In the interests of highway safety.

- 13 No development shall take place until further plans of the levels and details of earthworks have been submitted to and approved in writing by the Local Planning Authority. The details shall show the relationship of proposed dwelling to the existing surrounding landform. Development shall be carried out in accordance with the approved details.

REASON: because the submitted plans are inadequate in this respect

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C31a

Note(s) to Applicant:

- 1 The applicant is advised that they are required to protect the integrity of Wessex Water systems. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. With respect to water supply, there are water mains in the vicinity of the proposal, connection can be agreed at a later date.

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**06/02784/OUT  
Melksham (Town)  
07.09.06  
Outline Plan**

**Development of 4 no. houses and 4 no. bungalows with 15 no. car parking spaces**

**Recreation Ground Berkshire Green Melksham Wiltshire**

**Applicant: West Wiltshire District Council**

**Decision: REFUSAL**

Reason(s):

- 1 The proposal would result in the loss of an open area and visual gap important to recreation, would not respect the streetscene, townscape or landscape character of the locality, would provide insufficient parking, and would detract from the amenities of local residents, contrary to Policies H1, C31a, C38 and T10 of the West Wiltshire District Plan - 1st Alteration 2004.
  - 2 The proposal would result in the loss of existing play spaces and other recreational land, and it has not been demonstrated that there is an excess of sports provision and public open space in the area, contrary to Policy R2.
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