

**MINUTES OF THE PLANNING COMMITTEE
ON 22 SEPTEMBER 2005**

**04/02156/OUT
Warminster
15.11.04
Outline Plan**

Application for outline planning permission for residential development and associated infrastructure

Land North Of Victoria Road Warminster Wiltshire

Applicant: Persimmon Homes (Wessex) Ltd

Decision: THE DEVELOPMENT CONTROL MANAGER BE AUTHORISED TO GRANT PLANNING PERMISSION ONCE THE APPLICATION HAS BEEN REFERRED TO THE FIRST SECRETARY OF STATE UNDER THE TERMS OF THE GREENFIELD DIRECTIVE AS ONE WHICH THE COUNCIL HAS RESOLVE TO GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS ITEMISED BELOW AND ONCE A LEGAL AGREEMENT UNDER SECTION 106 OF THE 1990 TOWN AND COUNTRY PLANNING ACT TO SECURE THE PROVISION OF:

- 1. A NEW BUILDING TO ACCOMMODATE THE NOAH'S ARK NURSERY SCHOOL AT PRINCECROFT SCHOOL SITE.**
- 2. A FINANCIAL CONTRIBUTION OF £15,200 PER ANNUM FOR 5 YEARS TO ENHANCE SCHOOL TRANSPORT.**
- 3. PROVISION OF AT LEAST 30% OF THE TOTAL DWELLINGS TO MEET AFFORDABLE HOUSING NEEDS AT WARMINSTER.**
- 4. PROVISION OF ENHANCED CONTRIBUTIONS TOWARDS OFF-SITE PEDESTRIAN AND CYCLE LINK IMPROVEMENTS.**
- 5. A CONTRIBUTION TOWARDS THE PROVISION OF PUBLIC ART.**
- 6. PROVISION OF RELEVANT ECOLOGICAL MANAGEMENT PLANS.**

JUSTIFICATION REASON(S):

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

Condition(s):

- 1 Approval of the details of the siting, design and external appearance of the building(s), means of access within the site and a second access from Virginia Drive and the landscaping of the site ("the reserved matters") in each phase of the development shall be obtained from the Local Planning Authority in writing before any development in that phase is commenced.**

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

- 2 Application for approval of the first reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and all reserved matters for the remainder of the site submitted before the expiry of six years from the date of this permission.**

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

- 3 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the first of the reserved matters to be approved, whichever is the later.**

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

- 4 The development hereby granted permission shall be carried out in accordance with the principles of the approved Development Guide dated October 2004, unless otherwise approved in writing by the Local Planning Authority.

REASON: In order to ensure the development is satisfactory.

POLICY: West Wiltshire District Plan policy H12.

- 5 The number of dwellings to be constructed pursuant to this permission shall be in the range of 185 to 195.

REASON: In order to comply with the Development Plan.

POLICY: West Wiltshire District Plan policy H12.

- 6 No new dwelling shall be occupied prior to April 2006.

REASON: In order to comply with the Development Plan.

POLICY: West Wiltshire District Plan policy H12.

- 7 Prior to the commencement of any work on site and in association with the submission of the first reserved matters, details of a phasing plan for the development as a whole, the infrastructure and facilities to be provided shall be submitted to and approved in writing by the Local Planning Authority. The phasing shall provide for the provision of affordable housing, construction of the Access Road, implementation of the surface water attenuation and works to the water course, provision of the local shop, provision for recycling, recreation facilities, public open space, provision of cycle way and pedestrian facilities, provision of traffic calming, provision of bus stops and shelters, provision of a building heights plan adjoining the existing housing, and the identification and implementation for the individual residential areas. The development shall be carried out in accordance with the approved details.

REASON: In order to ensure the development is carried out in a satisfactory manner.

POLICY: West Wiltshire District Plan policy H12.

- 8 Pursuant to condition No 7, the development hereby granted permission shall ensure that no more than 100 dwellings are occupied until the main public open space is completed and available for use, unless otherwise agreed in writing with the local Planning Authority.

REASON: In order to ensure the facilities are provided and to meet the needs of the development.

POLICY: West Wiltshire District Plan 1st Alteration policy H12.

- 9 The reserved matters for each phase shall, include where relevant any related provision for public open space, amenity areas, play areas and strategic landscape areas. The plans submitted shall define the boundaries of such areas, their proposed uses, the age groups for which they are intended, and any items of equipment, means of enclosure and all other structures which it is proposed to install. The plans shall also provide for the landscaping of all such areas and the landscaping shall be maintained for a period of five years. Any trees and shrubs which die within that period shall be replaced to the satisfaction of the Local Planning Authority and be maintained for a further period of five years. The amenity spaces, play areas and landscaping for each respective phase shall be completed and available for use by the public before 50% of the houses in that phase are occupied.

REASON: To ensure that adequate recreation space is provided to meet the needs of the development.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy R4.

- 10 Before any development is commenced on site, including site works or storage of any description, all trees to be retained on site must be protected. The protective fencing should be at minimum, weld mesh panels (Heras or similar) erected on a scaffold framework driven in to the ground by a minimum of 600mm. Alternatively a three-bar post and rail fence should be erected with galvanised livestock mesh attached to it.

The protective fence should be erected at a minimum of 2 metres outside the canopy of each tree or hedgerow. If a group of trees are to be protected the fence should be erected a minimum of 5 metres outside the group canopy.

Within the areas so fenced off the existing ground level shall neither be raised or lowered and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon.

If trenches for services are required within the fenced off area, they shall be excavated and back-filled by hand avoiding any damage to the bark and any principal tree roots encountered shall be left unsevered. Where excavations do expose roots, should be surrounded with sharp/grit sand before replacing soil or other material in the vicinity. For further details relating to Tree in relation to construction the applicant should refer to BS 5837: 1991.

The fences shall not be removed without the consent of the Local Planning Authority until the respective phase of the development referred to in condition Nos. 7 and 8 has been completed.

REASON: To ensure that existing trees of value are adequately protected.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C40.

- 11 No hedge shall be felled, uprooted or otherwise removed before, during or after the construction period, except where removal is indicated on the approved plans or on an approved landscaping scheme, or where removal is required to construct a road, footpath or cycleway in accordance with the approved plans.

REASON: To ensure that existing hedges of value are adequately protected.

- 12 Pursuant to condition No 7, a programme for the phased implementation of the hard and soft landscaping of each phase of the site shall be submitted to the Local Planning Authority. No development shall take place in any phase until full details of the landscape works for that phase 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. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with a programme of implementation; and any trees or plants which within a period of five years from planting 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 otherwise agreed by the Local Planning Authority.

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

POLICY: West Wiltshire District Plan - 1st Alteration - Policy H12 and C40.

- 13 Prior to the commencement of work on each phase pursuant to Condition No 7, a schedule of the materials to be used in the external surfaces of all buildings in each phase of the development shall be submitted to and approved by the Local Planning. The submitted details shall provide for the phased implementation of the development which shall be carried out in accordance with the approved details.

REASON: In order to ensure the development is satisfactory.

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

- 14 Prior to the commencement of development details of the secondary access to the site from Virginia Drive shall be submitted to and approved in writing by the Local Planning Authority. The submitted details will provide for either:

- a) Pedestrians and cyclists only or
- b) Pedestrians, cyclists and emergency vehicles only

The development will be carried out in accordance with these approved details.

REASON: In order to ensure that the access to site is satisfactory.

POLICY: West Wiltshire District Plan 1st Alteration.

- 15 Development of each phase shall not begin until details of the design, layout, levels, gradients and finished surface materials of all roads including public transport routes and footways forming part of each phase of the development have been submitted to and approved in writing by the Local Planning Authority. No new building shall be occupied until that part of the vehicular and pedestrian access thereto has been constructed to a standard agreed in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.

REASON: In the interest of highway safety and to ensure the development is satisfactory.

- 16 No development approved by this permission shall be commenced until a scheme for the phased provision and implementation of surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved programme and details.

REASON: To prevent the increased risk of flooding.

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

- 17 All construction traffic associated with the development of the site shall enter and leave the site via Victoria Road access only.

REASON: In the interest of highway safety.

- 18 Before work starts on site, detailed plans of the parking and servicing areas for the construction compound, deliveries and personnel, together with the means of access thereto, shall be submitted to and approved by the Local Planning Authority. Any such site shall be located at a position easily accessible from the Victoria Road entrance to the site. This land should be restored to its former condition or in accordance with any approved scheme whichever is appropriate once construction work has been completed.

REASON: In order to ensure that an adequate area for parking and/or servicing is available during the construction phase and in the interests of highway safety.

- 19 No work shall commence on site until the Local Planning Authority has agreed with the developer an arrangement for establishing the site name and local direction signing, both temporary and permanent.

REASON: In order to avoid confusion for those requiring access to the site, and to ensure that a comprehensive arrangement of local destinations is established at the outset of development.

- 20 A strip of land a minimum of 4 metres wide adjacent to the top of the banks of all watercourses fronting or crossing the site must be kept clear of all new buildings and structures (including gates, walls, fences etc). Ground levels must not be raised within such a strip of land.

REASON: To preserve access to the watercourse for maintenance and improvement

- 21 Prior to the commencement of any work on site, details of the Local Shop shall be submitted to and approved by the Local Planning Authority. The development shall be carried out strictly in accordance with the details submitted.

REASON: To ensure that the scale of the proposed Local Shop is appropriate for the proposed development and the surrounding area.

POLICY: West Wiltshire District Plan 1st Alteration Policy SP6

- 22 Prior to the commencement of any work on site, details of a wheel washing facility shall be submitted to and approved in writing by the Local Planning Authority. Such a facility shall be located on the site at a convenient point to the access from the existing highway network and shall be retained throughout the period of construction.

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

Note(s) to Applicant:

- 1 The applicant is advised that there are species in the vicinity which are protected under the Wildlife and Countryside Act 1981 and you should contact English Nature and the Wiltshire Wildlife Trust before and during construction.
- 2 All reasonable steps, including damping down site roads, should be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.
- 3 Any stopping up or diversion to a public footpath or bridleway will require a separate consent and you are advised to contact from Wiltshire County Council
- 4 The applicant is advised to consult with the Environment Agency Technical Services Department regarding the drainage strategy and the works to Berryfield Brook may require formal consent under the land Drainage Act 1991.

- 5 It is recommended that at least 25% of the houses should be built to 'very good' BREEAM standards in order to mitigate greenhouse emission contributions
- 6 The developer should contact Wessex water for approval of water supply and foul drainage connections.

**04/02303/OUT
Staverton
06.12.04
Outline Plan**

Residential development and associated works

Land At Staverton Triangle Staverton Wiltshire

Applicant: Persimmon Homes (wessex) Ltd

Decision: PLANNING PERMISSION BE GRANTED AT A FUTURE DATE SUBJECT TO CONDITIONS AND TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT/AGREEMENTS TO SECURE THE FOLLOWING:

- 30% AFFORDABLE HOUSING
- PROVISION OF PUBLIC OPEN SPACE INCLUDING RETENTION OF AN AREA OF WOODLAND, A LANDSCAPED RIVER CORRIDOR IN RELATION TO THE HILPERTON BROOK AND A FULLY EQUIPED CHILDREN'S PLAY AREA TOGETHER WITH A FINANCIAL CONTRIBUTION TO SECURE ITS FUTURE MAINTENANCE.
- AN INDEX LINKED AND BONDED CONTRIBUTION BY THE DEVELOPER TO THE COUNTY EDUCATION AUTHORITY TOWARDS THE COSTS OF PROVIDING ADDITIONAL EDUCATION PROVISION WITHIN THE LOCALITY.
- PROVISION OF A CONTRIBUTION TOWARDS PUBLIC ART.
- PROVISION OF A CONTRIBUTION TO PUBLIC TRANSPORT FACILITIES THROUGH THE PROVISION OF BUS STOPS, TOGETHER WITH APPROPRIATE BUS STOP KERBING AND BUS SHELTERS.
- PROVISION OF FOOTPATHS AND CYCLEWAYS CONNECTING INTO THE EXISTING NETWORK.
- PROVISION OF TRAFFIC CALMING WITHIN THE LOCALITY.
- PROVISION OF A RECYCLING MINI-BANK STATION.
- A CONTRIBUTION TOWARDS INFRASTRUCTURE TO SERVE THE DEVELOPMENT INCLUDING OFF SITE WATER MAINS AND SEWERAGE REINFORCEMENTS AS REQUIRED BY WESSEX WATER, AND THE PROVISION OF A SURFACE WATER ATTENUATION BASIN.

JUSTIFICATION REASON(S):

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

Condition(s):

- 1 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.

- 2 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.

- 3 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

- 4 Approval of the details of siting, design, external appearance, means of access, and landscaping ("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.

- 5 No development shall take place until samples of the materials to be used in the construction of the external surfaces in any relevant phase 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 & E2.

- 6 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.

- 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 Before any development is commenced on site, including site works or storage of any description, all trees to be retained on site must be protected. The protective fencing should be at minimum, weld mesh panels (Heras or similar) erected on a scaffold framework driven in to the ground by a minimum of 600mm. Alternatively a three-bar post and rail fence should be erected with galvanised livestock mesh attached to it.

The protective fence should be erected at a minimum of 2 metres outside the canopy of each tree or hedgerow. If a group of trees are to be protected the fence should be erected a minimum of 5 metres outside the group canopy.

Within the areas so fenced off the existing ground level shall neither be raised or lowered and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon.

If trenches for services are required within the fenced off area, they shall be excavated and back-filled by hand avoiding any damage to the bark and any principal tree roots encountered shall be left unsevered. Where excavations do expose roots, should be surrounded with sharp/grit sand before replacing soil or other material in the vicinity. For further details relating to Tree in relation to construction the applicant should refer to BS 5837: 1991.

The fences shall not be removed without the consent of the local Planning Authority until the whole of the development is complete

REASON: To ensure that existing trees of value are adequately protected.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C40.

- 11 No hedge shall be felled, uprooted or otherwise removed before, during or after the construction period, except where removal is indicated on the approved plans or on an approved landscaping scheme, or where removal is required to construct a road, footpath or cycleway in accordance with the approved plans.

REASON: To ensure that existing hedges of value are adequately protected.

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

REASON: To ensure that the roads are laid out and constructed to the satisfaction of the Local Planning Authority.

- 13 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.

- 14 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.

- 15 Details of any balancing ponds shall be submitted to and approved by the Local Planning Authority, and the scheme constructed in accordance with the approved details prior to the first occupation of any building of the development.

REASON: In the interests of flood prevention.

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

- 16 Prior to the commencement of the development hereby permitted, a scheme for the construction, landscaping and ecological management of the pond and its adjacent area shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed prior to the first use or occupation of the development.

REASON: In order to protect wildlife habitats.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C1.

- 17 Prior to the commencement of the development hereby permitted, a method statement shall be submitted to retain and safeguard the badger sett, badgers and links to foraging resources, and to safeguard against disturbance. The mitigation measures shall include a 20m buffer strip around the sett, protective planting or fencing, and the enhancement of hedgerows. The method statement, shall be submitted to and approved in writing by the Local Planning Authority together with a programme of implementation and a watching brief. The scheme shall be carried out in accordance with the approved details.

REASON: In order to protect Badgers and their habitat.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C1.

- 18 Prior to the commencement of the development hereby permitted, a scheme of conservation and enhancement of all wildlife habitats, and details of species to be used in the creation of new habitats, shall be submitted to and approved in writing by the Local Planning Authority together with a programme of implementation. The scheme shall be carried out in accordance with the approved programme.

REASON: In order to protect wildlife habitats.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C1.

- 19 Prior to the commencement of the development hereby permitted, an ecological survey, investigating and recording details of all reptiles 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 Council - 1st Alteration 2004 - Policy C7.

- 20 Before work starts on site, detailed plans of the parking and servicing areas for the construction compound, deliveries and personnel, together with the means of access thereto, shall be submitted to and approved by the Local Planning Authority. Any such site shall be located at a position easily accessible from the main entrance to the site. This land should be restored to its former condition or in accordance with any approved scheme whichever is appropriate once construction work has been completed.

REASON: In order to ensure that an adequate area for parking and/or servicing is available during the construction phase and in the interests of highway safety.

- 21 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. 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 system 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 into the bund. Full details 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: To minimise the risk of pollution of the water environment.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U4.

- 22 No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved programme and details.

REASON: To prevent the increased risk of flooding.

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

- 23 No new dwelling shall be occupied prior to April 2006.

REASON: In order to comply with the Development Plan

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy H7A.

- 24 The detailed drawings to be submitted for approval under reserved matters shall include a topographical survey related to Ordnance Datum of existing ground levels contoured at 0.1 metre intervals, together with details of proposed finished levels.

REASON: To enable the Local Planning Authority to assess the effects of the proposed development on flood defence/land drainage.

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

- 25 No development approved by this permission shall be commenced until details of the proposed finished floor levels have been submitted to and approved by the Local Planning Authority. Floor levels should be set at least 600mm above the estimated 1% risk flood level in Hilperton Brook at the site, including an allowance for possible climate change effects. The risk of blockage of the downstream railway culvert shall also be considered. The scheme shall be completed in accordance with the approved plans.

REASON: To ensure that the development is subject to minimum risk of flooding.

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

- 26 No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved programme and details.

REASON: To prevent the increased risk of flooding.

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

- 27 No development approved by this permission shall be commenced until a scheme for the provision and implementation of compensatory flood storage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

REASON: To alleviate the increased risk of flooding.

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

- 28 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 system 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 into the bund.

REASON: To prevent pollution of the water environment.

- 29 The development shall not commence until an assessment of the impacts of railway and industrial noise, including vibration, has been carried out and a scheme of noise attenuation and mitigation measures have been agreed in writing with the Local Planning Authority. The works shall be carried out strictly in accordance with the approved scheme and shall be completed prior to the first occupation of the dwellings.

REASON: In order to minimise nuisance.

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

- 30 Prior to the commencement of any work on site, details of a wheel washing facility shall be submitted to and approved in writing by the Local Planning Authority. Such a facility shall be located on the site at a convenient point to the access from the existing highway network and shall be retained throughout the period of construction.

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

- 31 The detailed drawings to be submitted for approval under reserved matters shall include no buildings in excess of two storeys high along the canal frontage.

REASON: In the interests of safeguarding the visual amenity of the area.

Note(s) to Applicant:

- 1 You are advised that under the terms of the Water Resources Act 1991 and the Land Drainage Bylaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Hilpert Brook, designated a 'main river'.
- 2 The Environment Agency has advised that the proposed development is partially situated within 250 metres of a known landfill site. Before commencement of the development, the developer must ensure that all reasonable steps have been taken to investigate and where appropriate, remediate against the possibility of gas migration affecting the development site.
- 3 The Applicants are reminded that there are trees on the site which are the subject of Tree Preservation Orders and that any development should ensure their continued welfare.
- 4 The Applicants are advised that the layout of the site should take into account any public footpaths that cross the site and should ensure that all necessary footpath diversion orders are made where necessary.

**05/01352/FUL
Staverton
04.07.05
Full Plan**

Erection of 22 dwellings, associated landscaping, public open space, footpaths, roads, access, vehicle manoeuvring and parking

Land South West Of Elmfield Staverton Wiltshire

Applicant:

Persimmon Homes (Wessex) Ltd

Decision:

DEVELOPMENT CONTROL MANAGER BE AUTHORISED TO GRANT PERMISSION ON CONCLUSION OF A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING:

- 1. THE PROVISION AND FUTURE MAINTENANCE OF AN AREA OF PUBLIC OPEN SPACE.**
- 2. A CONTRIBUTION TOWARDS EDUCATIONAL NEEDS IN THE AREA.**
- 3. A CONTRIBUTION OF £5,000 FOR BUS RELATED INFRASTRUCTURE.**

JUSTIFICATION REASON(S):

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 be begun before the expiration of five years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 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 & E2.

- 3 Details, including samples where appropriate, of the materials for the surface of all roads, footways and pedestrian areas, 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 The parking spaces shown on the approved plan, together with any access thereto, shall be provided concurrently with the development to which they relate and shall be retained 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.

- 5 Before the development is occupied, the access roads and car parking areas shall be surfaced in a bound material (not loose stone or gravel) to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 6 The road linking the new development with the existing development shall have a carriageway measuring 5.5 metres in width with 2 metre wide footways on both sides.

REASON: In the interests of highway safety.

- 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 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, there shall be no pedestrian or other direct form of access from the dwellings, plots 9 - 18, onto the canal towpath, which would create a visual disruption to the hedge and boundary, without the express planning permission of the Local Planning Authority.

REASON: In the interests of the visual amenity of the canal, and the safety and amenity of pedestrians and canal users.

- 9 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.

- 10 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.

- 11 The existing hedgerow adjacent to the towpath shall be retained, reinforced where necessary with native hedgerow species, and maintained as a continuous hedgerow adjacent to the towpath, and maintained in perpetuity thereafter. There shall be no individual access points onto the canal towpath from the dwellings.

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

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

- 12 No hedge shall be felled, uprooted or otherwise removed before, during or after the construction period, except where removal is indicated on the approved plans or on an approved landscaping scheme, or where removal is required to construct a road, footpath or cycleway in accordance with the approved plans.

REASON: To ensure that existing hedges of value are adequately protected.

- 13 No development, hereby permitted, shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the archaeological heritage of the area.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C14 & C15.

- 14 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. 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 system 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 into the bund. Full details 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: To minimise the risk of pollution of the water environment.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U4.

- 15 During construction the hours of operation shall be limited to between 07.30 hours and 18.00 hours Mondays to Fridays and 07.30 hours to 13.00 hours on Saturdays and at no time on Sundays and Bank Holidays.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C38.

- 16 Before any development is commenced on the site, including site works or storage of any description, a protective fence shall be erected at a minimum of 2 metres outside the canopy of the hedgerows which are shown as being retained, and a similar fence shall be erected on either side of the maintenance access easement for the watercourse and along the back edge of the canal towpath. The protective fencing should be at minimum, Weldmesh panels (Heras or similar) erected on a scaffold framework driven into the ground by a minimum of 600mm, alternative a 3-barred post and rail fence should be erected with galvanised livestock mesh attached to it.

Within the area so fenced-off the existing ground level shall be neither raised or lowered and no materials, temporary buildings or surplus of any kind shall be placed or stored thereon.

If trenches for services are required within the fenced-off area they shall be excavated and back-filled by hand avoiding any damage to any tree roots and any tree roots encountered shall be left unsevered. Where excavations do expose roots these shall be surrounded with sharp grit/sand before replacing soil or other material in the vicinity.

The fences shall not be removed without the consent of the Local Planning Authority until the whole of the development is complete.

REASON: To ensure that existing hedgerows and the watercourse are adequately protected.

- 17 Prior to the commencement of the development hereby permitted, a scheme for the protection and enhancement of habitats for nesting birds and water voles shall be submitted to and approved in writing by the Local Planning Authority together with a programme of implementation. The scheme shall be carried out in accordance with the approved programme.

REASON: In order to protect wildlife habitats.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C1.

- 18 Prior to the commencement of any work on site, details of a wheel washing facility shall be submitted to and approved in writing by the Local Planning Authority. Such a facility shall be located on the site at a convenient point to the access from the existing highway network and shall be retained throughout the period of construction.

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

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, as amended, no development on Plots 17 and 18 falling within Schedule 2 of the Order shall be carried out without the express planning permission of the Local Planning Authority.

04/02307/OUT
Staverton
06.12.04
Outline Plan

Residential development and associated works

Land Between New Terrace And Marina Drive Staverton Wiltshire

Applicant: **Persimmon Homes (wessex) Ltd**

Decision: **REFUSAL**

Reason(s):

- 1 The proposal would by reason of the weight given to the emerging Structure Plan 2016 Policy DP4 be premature in that the cumulative effect of the proposal together with the other greenfield sites allocated in the Local Plan would be so significant as to prejudice the proposed reduction in the future housing supply to the detriment of the emerging Development Plan Policy in the interests of the proper planning of the area.
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