

MINUTES OF THE PLANNING COMMITTEE ON 6 OCTOBER 2005

05/01910/REM
Melksham Without
25.08.05
Reserved Matters

Approval of reserved matters for outline planning permission
04/02430/OUT
Land Adjacent And South Of 410a The Spa Bowerhill Wiltshire

Applicant: **Mr And Mrs A Wood**

Decision: **APPROVAL**

REASON(S) FOR APPROVAL:

The proposed development would not result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.

Note(s) to Applicant:

- 1 The applicant is advised that this approval should be read in conjunction with the outline permission (reference 04/02430/OUT) granted 21 March 2005 and the conditions included in with that decision.

05/00640/FUL
Melksham Without
04.04.05
Full Plan

Detached house
Land Adjoining 353 Snarlton Lane Melksham Wiltshire

Applicant: **Mr R Bray**

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 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 Before the development is occupied, the driveway 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.

- 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 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.

- 7 Contaminated water shall not be discharged to any stream, watercourse or underground strata, whether direct or via soakaways.

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

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

- 8 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.

- 9 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.

**05/01720/FUL
Heytesbury Imber &
Knook
05.08.05
Full Plan**

Conservatory

Chapel House 175 Tytherington Wiltshire BA12 7AD

Applicant: Mr And Mrs N Hindle

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 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 A sample wall panel, not less than 1 metre square, shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

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

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

05/01719/LBC
Heytesbury Imber &
Knook
05.08.05
Listed building

Erection of conservatory

Chapel House 175 Tytherington Wiltshire BA12 7AD

Applicant: Mr And Mrs N Hindle

Decision: CONSENT

REASON(S) FOR CONSENT:

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 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 A sample wall panel, not less than 1 metre square, shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

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

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

- 4 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.

05/01186/FUL
Heywood
22.06.05
Full Plan

Demolish existing temporary office and construct new office, change of use of unit 3 from Class B1 to B8, and access and parking alterations

Mill Lane Farm Buildings Mill Lane Heywood Wiltshire

Applicant: Rigg Construction (Southern) 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 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 The parking spaces and turning head as shown on the approved plan shall be provided prior to the first occupation of the office building hereby approved, and shall be maintained free of obstruction thereafter.

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

POLICY: West Wiltshire District Plan - Policy T10 and West Wiltshire District Plan - 1st Alteration (2004) - Policy T10.

- 3 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.

- 4 No plant machinery or equipment shall be operated or repaired so as to be audible at the site boundary outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:30 Saturdays, or at any time on Sundays or Bank Holidays.

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.

- 5 Commercial vehicles (including forklift trucks) shall only be started up, manoeuvred, operated, loaded or unloaded between the hours of 08:00 and 18:00 Mondays to Fridays and between 08:00 and 13:30 on Saturdays and at no time on Sundays or Bank Holidays.

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.

- 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 the 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 - 1st Alteration - Policy C35.

- 7 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.

- 8 All surface water drainage from impermeable parking areas and hardstandings for vehicles, commercial lorry parks and petrol stations 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 minimise the risk of pollution of the water environment.

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

- 9 Contaminated water shall not be discharged to any stream, watercourse or underground strata, whether direct or via soakaways.

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

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

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

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

POLICY: West Wiltshire District Plan - 1st Alteration - Policies E2, E4 & E6.

- 11 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.

Note(s) to Applicant:

- 1 The applicant is advised to contact Wessex Water (01225 526000) with regard to any new or altered arrangements with regard to water supply and infrastructure on the site.
- 2 The Environment Agency advises that, where the proposed development is situated within 250m of a known landfill site, the applicant should take all reasonable steps to investigate and (where appropriate) remediate against the possibility of gas migration affecting the site. The Agency further advises that there are no Water Quality objections to the proposal to drain the foul effluent from this development to the existing treatment plant provided that:

- The foul drainage is kept separate from clean surface and roof water; and
- The foul drainage is dealt with entirely by the existing disposal system;

Should the existing system not be adequate to accept the increased flows generated by the development the applicant may be required to apply for a formal Consent to Discharge from the Environment Agency.

05/01717/LBC
Westbury
05.08.05
Listed building

Reinstate mullion window with handmade glass and move main gas feed in to property

8 Bratton Road Westbury Wiltshire BA13 3EN

Applicant: Mr C Kirk

Decision: CONSENT

REASON(S) FOR CONSENT:

Subject to the attached conditions, the proposal is considered to preserve and enhance the character and appearance of both the listed building and conservation area.

Condition(s):

- 1 The consent hereby granted shall be begun before the expiration of five years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The gas pipe shall not be painted or treated with any substance that changes its colour.

REASON: To protect the character and appearance of the listed building and conservation area.

POLICY: West Wiltshire District Council - 1st Alteration 2004 - Policies C17, C27 & C28.

05/01426/FUL
Heywood
11.07.05
Full Plan

Two storey side extension, with single storey rear and front extension

28 Hawkeridge Park Westbury Wiltshire BA13 4HJ

Applicant: Mr P White

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 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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

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

- 3 Notwithstanding the approved plans, two parking spaces no less than 4.8 metres in length shall be provided on the site before the development hereby permitted is first brought into use.

REASON: In the interests of Highway safety

05/01407/FUL
Melksham (Town)
07.07.05
Full Plan

To extend garage and build dining room
12 Clover Close Melksham Wiltshire SN12 7SL

Applicant: Mr R Roberts

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 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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

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

05/01694/FUL
Sutton Veny
28.07.05
Full Plan

Annexe extension to dwelling
Pink Cottage 60 Duck Street Sutton Veny Wiltshire BA12 7AL

Applicant: Mr And Mrs R Gray

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 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 The property as a whole, Pink Cottage, 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: The creation of a separate dwelling unit would not be appropriate in this location.

POLICY: West Wiltshire District Plan 1st Alteration 2004 policy H17

**05/01762/FUL
Hilpertown
11.08.05
Full Plan**

**Two storey side extension
3 Faverolle Way Hilpertown Wiltshire BA14 7QE**

Applicant: Mr A McConaghy

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 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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

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

Note(s) to Applicant:

- 1 The applicant should note that this permission does not convey or imply any civil consents or directions in respect of land ownership or for work outside the applicant's ownership.

**05/01422/FUL
Melksham Without
11.07.05
Full Plan**

Demolition of fire damaged section of building and replacement with new extension all as detailed on drawing No. 1888/01

43 Lancaster Road Bowerhill Wiltshire SN12 6SS

Applicant: Investy 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 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 No development shall take place until full details of the parking spaces and access have been submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be 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.

**05/01570/FUL
Warminster
25.07.05
Full Plan**

**Wooden holiday self-catering chalet
Land Rear Of 96 Victoria Road Warminster Wiltshire**

Applicant: Marilyn Diane Piper

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 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 The chalet hereby granted permission shall only be used as holiday accommodation and not as permanent residential accommodation, and it shall not be occupied during the month of February.

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

POLICY: West Wiltshire District Plan - 1st Alteration - Policies H1 and TO3.

- 3 The property as a whole shall be occupied as one dwelling unit, with the holiday let accommodation hereby permitted occupied as ancillary residential accommodation to the main dwelling (No.96 Victoria Road) and it shall not be sold or transferred as separate accommodation.

REASON: In the interests of residential amenities and the proper planning of the area.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies H1 and C38.

- 4 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, no extensions or alterations to the chalet hereby permitted, or additional incidental buildings shall be erected within the shaded area as shown on plan no.05/01570/FUL PLAN A without the express planning permission of the Local Planning Authority.

REASON: The implementation of permitted development rights on this site would be unacceptable.

- 5 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 - Policy C31A.

- 6 The holiday let unit hereby permitted shall not be first occupied until a passing bay is provided on site in accordance with details submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policies TO3 and T10.

- 7 Before the holiday let hereby permitted is first occupied, 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 the extremities of the site frontage shall be cleared of obstruction to visibility at and above a height of 1 metre above the nearside carriageway level and thereafter maintain free of obstruction at all times.

REASON: In the interest of highway safety.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policies TO3 and T10.

**05/01666/FUL
Great Hinton
29.07.05
Full Plan**

First Floor extension and detached garage

2 Bleet Great Hinton Wiltshire BA14 6EA

Applicant: Mr And Mrs J Franklin

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 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 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.

- 4 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.

- 5 The detached garage hereby granted permission shall be used for purposes incidental to the enjoyment of the dwelling house and shall not be used as separate living accommodation.

REASON: In order to define the permission.

**05/01014/FUL
Warminster
31.05.05
Full Plan**

Erection of four one bedroom flats, eight two bedroom flats and two office suites

Land To Rear Of 62 And 66 Market Place Warminster Wiltshire

Applicant: C Barkshire Esq

Decision: PLANNING PERMISSION BE GRANTED AT A FUTURE DATE IN THE EVENT OF THE HEAD OF REGULATORY SERVICES BEING SATISFIED AS TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT TO

(1) SECURE A DEVELOPERS CONTRIBUTION TOWARDS THE PROVISION/MAINTENANCE OF PUBLIC OPEN SPACE FACILITIES IN WARMINSTER PARK.

(2) TO SECURE AN APPROPRIATE TRAFFIC MANAGEMENT SCHEME, TO CONTROL THE OPERATION AND MANAGEMENT OF THE ACCESS COURTYARD WHICH SERVES THE DEVELOPMENT SITE.

(3) TO RETAIN THE 12 RESIDENTIAL UNITS AS CAR FREE DWELLINGS WITH NO VEHICULAR RIGHTS OF ACCESS ONTO THE SITE OR AUTHORITY TO PARK ANY VEHICLE THEREIN.

AND SUBJECT TO THE FOLLOWING CONDITIONS:

JUSTIFICATION REASON(S):

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 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 A schedule of the materials to be used in the external surfaces of the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

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

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

- 4 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.

- 5 A sample wall panel, not less than 1 metre square, shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

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

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

- 6 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.

- 7 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.

- 8 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

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

- 9 The western boundary wall shall not be demolished before a contract for the carrying out of the works of re-development to the site has been entered into, and planning permission has been granted for the re-development for which the contract provides.

REASON: To ensure that the character and appearance of the conservation area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C17 and C18.

- 10 In demolishing the western boundary wall referred to in Condition 9 above, the stonework shall be carefully dismantled, set aside and stored in a safe place for reuse in the replacement boundary wall as shown on the approved plans.

REASON: To ensure that the character and appearance of the conservation area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C17 & C18.

- 11 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.

- 12 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.

- 13 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 the 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 - 1st Alteration - Policy C35.

- 14 Before the development hereby permitted is occupied, the first 5 metres of the existing access to the site, as measured from the back of footpath, shall be properly consolidated and surfaced (not loose stone or gravel), in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and maintained as such thereafter.

REASON: In the interest of highway safety.

- 15 Any gate, bollard or other form of barrier provided to close the proposed access shall be set a minimum distance of 5 metres from the back of the highway and shall not open outwards.

REASON: In the interest of highway safety.

- 16 The proposed pedestrian access route through the development shall be safeguarded in perpetuity.

REASON: In the interest of sustainability.

POLICY: West Wiltshire District Plan Policy T11 and West Wiltshire District Plan (as Modified) Policy T11.

- 17 Notwithstanding the submitted plans, full details of the proposed access gates to be erected at the entrance to the courtyard shall be submitted to and agreed in writing by the Local Planning Authority before any development is commenced. The works shall be carried out strictly in accordance with the approved details.

REASON: To ensure that the character and appearance of the conservation area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C17 & C18.

Note(s) to Applicant:

- 1 The applicant is advised to consult with Wessex Water regarding agreement to a point of connection to Wessex infrastructure, the investigation of alternative methods for the satisfactory disposal of surface water, the provision of a minimum 3m easement width on either side of apparatus and the protection of their infrastructure crossing the site.
- 2 The applicant is advised that should any part of the proposed access gates at the front of the site or the proposed screen wall at the rear of No 66 Market Place abut the adjoining property, listed building consent will be required for their construction.
- 3 With reference to Condition 17 above, the applicant is advised that the proposed access gates shall be of an open design to permit visibility into the courtyard.

**05/01033/LBC
Warminster
31.05.05
Listed building**

Demolition of remains of boundary wall to allow development of site

Land To Rear Of 62 And 66 Market Place Warminster Wiltshire

Applicant:

C. Berkshire Esq

Decision:

THAT THE DEVELOPMENT CONTROL MANAGER BE AUTHORISED TO GRANT CONSENT IN ASSOCIATION WITH AND AT THE SAME TIME AS THE APPLICATION REFERENCE 05/01014/FUL.

JUSTIFICATION REASON(S):

The proposed development is required in connection with the redevelopment of the site which would enhance the character and appearance of this part of the conservation area.

Condition(s):

- 1 The consent hereby granted shall be begun before the expiration of five years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 No work shall be commenced until a full survey and photographic record of the listed walls has been submitted to and approved in writing by the Local Planning Authority, and a copy has been deposited with the Wiltshire County Records Office.

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

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

- 3 The building(s) shall not be demolished before a contract for the carrying out of the works of redevelopment of the site has been entered into, and planning permission has been granted for the redevelopment for which the contract provides.

REASON: To ensure that the character and appearance of the conservation area is conserved.

Policy: West Wiltshire District Plan - 1st Alteration - Policies C17 & C18.

**05/00414/FUL
Bradford On Avon
02.03.05
Full Plan**

Mixed use development comprising of the erection of three houses, eight flats and one commercial unit with associated infrastructure

Saxon Garage 46 New Road Bradford On Avon Wiltshire BA15 1AP

Applicant:

Woodstock Homes/Renrod Group

Decision:

PLANNING PERMISSION BE GRANTED AT A LATER DATE IN THE EVENT THAT THE DEVELOPMENT CONTROL MANAGER IS SATISFIED AS TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT TO:

1 SECURE A DEVELOPER'S CONTRIBUTION TO THE PROVISION/MAINTENANCE OF PUBLIC OPEN SPACE FACILITIES IN THE NEAR VICINITY.

2 SECURE A DEVELOPER'S CONTRIBUTION TOWARDS THE COST OF CONSTRUCTION OF A DOUBLE MINI-ROUNDBOUT AT THE JUNCTION OF WOOLLEY STREET AND NEW ROAD.

3 SECURE A DEVELOPER'S CONTRIBUTION TOWARDS IMPROVEMENTS TO THE NEARBY BUS STOP IN THE FORM OF A BUS STOP AND SHELTER.

4 SECURE A TRAFFIC REGULATION ORDER FOR PARKING RESTRICTIONS IN THE IMMEDIATE VICINITY OF THE APPLICATION SITE.

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 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 A schedule of the materials to be used in the external surfaces of the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

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

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

- 4 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 in writing prior to the commencement of development. The 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 - Policy C31A.

- 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.

- 7 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, details of the positions, design, materials and type of boundary treatment to be erected, including all internal and external boundaries, railings, fence, gates, bollards and other means of enclosure. The works shall be carried out in accordance with the approved details before the buildings are occupied or in accordance with a timetable agreed in writing by the Local Planning Authority.

REASON: To ensure that the development harmonises with its setting and in the interests of visual and residential amenity.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & C38.

- 8 No development approved by this permission shall be commenced, until a site investigation has been undertaken to determine the nature and extent of any contamination present. The investigation should include the following stages:

- A desk study, which should include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

If the potential for significant contamination is confirmed, this information should be used to produce:

- A detailed water interest survey to identify all wells, boreholes, springs and watercourses within 100 metres of the site boundary.

- A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors.

- A site investigation, designed for the site, using this information and any diagrammatical representations (Conceptual Model) undertaken. The investigation must be comprehensive enough to enable:

- a) a suitable risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, and

- b) refinement of the Conceptual Model, and

- c) development of a Method Statement detailing the remediation requirements.

REASON: To prevent pollution of the water environment.

- 9 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.

- 10 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.

- 11 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.

- 12 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 the 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 - 1st Alteration - Policy C35.

- 13 Before the development hereby approved is first occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed, details of which shall have been submitted to and approved in writing by the Local Planning Authority .

REASON: In the interests of highway safety.

- 14 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety

- 15 Before the access hereby approved is first brought into use, the turning space shown on the submitted plan shall be properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning space shall be kept free of obstruction at all times.

REASON: In the interests of highway safety.

- 16 The development hereby approved shall not be occupied until 17 parking spaces (10 spaces and 7 garages) have been provided within the curtilage of the site.

REASON: In the interests of highway safety

- 17 The development hereby permitted shall not be brought into use until visibility splays have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be maintained free of obstruction at all times.

REASON: In the interests of highway safety

- 18 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order with or without modification, no windows or doors, including rooflights, other than those hereby approved shall be added to the development hereby permitted.

REASON: In the interests of amenity and privacy.

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

- 19 The first floor windows in the southwest facing elevation of that unit located to the rear of the site shall be obscure glazed in accordance with the approved details and shall be maintained as such as all times thereafter.

REASON: In the interests of amenity and privacy.

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

- 20 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order with or without modification, the garage(s) shall at all times remain available for the garaging of cars, and shall not be converted for use as living accommodation.

REASON: To ensure that adequate provision is made for parking.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies H1, H7, H20 & H21.

- 21 Details of storage areas for wheeled refuse bins, designed so as to minimise their impact on the appearance of the street scene shall be submitted to and approved in writing by the Local Planning Authority. The approved storage area shall be provided prior to the development being first occupied and shall be maintained as such thereafter.

REASON: In the interests of the appearance of the street scene.

- 22 The finished floor level in the proposed development shall be in accordance with the details shown on Drawing No 414/105F received by the Local Planning Authority on 9 September 2005.

REASON: In the interests of visual and residential amenity

POLICY: West Wiltshire District Plan - 1st Alteration - 2004 - Policies H1, C31A, H24 and C38

- 23 The commercial unit hereby approved shall be used for B1 and B8 purposes only and for no other use.

REASON: To ensure the retention of employment accommodation on this site in a form which would be compatible with surrounding residential amenity.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies E5 & C38.

- 24 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, no development falling within Schedule 2, Part 1, Class(es) A-E & Part 2, Class A of the Order shall be carried out without the express planning permission of the Local Planning Authority.

REASON: The implementation of permitted development rights on this site would be unacceptable.

Note(s) to Applicant:

- 1 The applicant is advised to consult with Wessex Water regarding agreement to a point of connection to Wessex systems for disposal of foul flows, the satisfactory disposal of surface water, a minimum 3m easement width on either side of Wessex apparatus and the protection of their infrastructure crossing the site.
- 2 The applicant is advised to consult with English Nature on the detail of the submitted bat survey.

05/01709/FUL
Hilperton
04.08.05
Full Plan

Erection of public house with ancillary staff flats, car parking, landscaping and access arrangements

Land Adjacent Hackett Place Hilperton Wiltshire

Applicant: **Wolverhampton And Dudley Breweries Plc**

Decision: **REFUSAL**

Reason(s):

- 1 Insufficient parking provision and the consequent conflict between motor vehicles and pedestrians would be to the detriment of highway safety contrary to policy T10 of the West Wiltshire District plan - 1st Alteration 2004.
 - 2 There is insufficient alternative land within the control of the Developer for the relocation of the doctors surgery and as a consequence there is no basis to amend the S106 Agreement to permit this development.
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