

MINUTES OF THE PLANNING COMMITTEE ON 1 JUNE 2006

**06/01036/FUL
Staverton
30.03.06
Full Plan**

Construction of link road

Land Between New Terrace And Marina Drive Staverton Wiltshire

Applicant: Persimmon Homes (Wessex) Ltd

Decision: PERMISSION

REASON(S) FOR PERMISSION:

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

Condition(s):

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

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

- 2 Notwithstanding the submitted plans no work for the construction of the proposed road shall commence on the development site until the design and specification, including full details of the construction and materials, have been approved in writing by the Local Planning Authority and the works shall be fully implemented to the satisfaction of the Local Planning Authority.

REASON: To secure the proper development of the site in the interests of road safety.

- 3 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 2004 - Policy U2.

- 4 No development shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant 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 2004 - Policy C16.

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

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

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

Note(s) to Applicant:

- 1 There must be no interruption to the surface water drainage system of the surrounding land. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

Any culverting of a watercourse requires the prior written approval of the Environment Agency under the terms of the Land Drainage Act 1991 or Water Resources Act 1991. The Environment Agency resists culverting on conservation and other grounds, and consent for such works will not normally be granted except for access crossings.

If there are any problems, or the developer would like to discuss the above matter further, you are advised to contact Dave Hughes - Development Control Engineer at the Environment Agency on 01278 484727.

- 2 The existing public foul sewer crossing the site carries flows that are prone to septicity. Whilst the new link road scheme will not require a connection, any subsequent development will have to take special precautions in connecting to the pipeline. There may also be smell nuisance from this sewer.

Wessex Water is concerned that excavation of the existing ground by 750mm will reduce the cover to the sewer and put the pipeline at risk during road construction.

Special protection measures will therefore be required, including before and after CCTV condition surveys. These measures will need to be agreed with Wessex Water prior to construction.

It is understood that the developer intends to seek approval to divert the foul sewer. It is recommended that the developer contacts Wessex Water's Development Engineer, Peter Weston, as early as possible to discuss these matters.

- 3 You are advised with reference to Condition 2 of this permission, that any significant changes to the position of the pedestrian crossing and/or the speed cushions will be referred back to the planning committee prior to the discharge of this condition.

**05/02476/REM
Melksham (Town)
21.10.05
Reserved Matters**

Three single storey dwellings with garages and associated new access and drive

Land To Rear Of 37 Southbrook Road Melksham Wiltshire

Applicant: Smith Kinneir Ltd

Decision: APPROVAL

Condition(s):

- 1 All planting which shall include heavy standard trees, the seeding or turfing comprised in the approved details of landscaping shown on drawing number 342.004 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 10 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.

- 2 Notwithstanding the provisions of the Town & Country Planning (GPD) Order 1995, or any Order revoking and re-enacting that Order with or without modification, there shall be no rooflights or other openings in the roof of the dwelling hereby permitted without the express planning permission of the Local Planning Authority.

REASON: In the interests of amenity and privacy.

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

06/00745/FUL
Bradford On Avon
13.03.06
Full Plan

Two storey and single storey extension to rear and side

17 Elmfield Bradford On Avon Wiltshire BA15 1RH

Applicant: Mr Greg Baird

Decision: PERMISSION

REASON(S) FOR PERMISSION:

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

Condition(s):

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

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

- 2 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 provisions of Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted on the first floor of the southern side elevation of the two storey rear extension.

REASON: In the interests of neighbouring amenity

POLICY: C38 of the West Wiltshire District Plan 1st Alteration 2004

06/00975/FUL
Horningsham
23.03.06
Full Plan

Removal of existing garage and shed and replace with new structure

208 - 210 Pottle Street Horningsham Wiltshire BA12 7LX

Applicant: Mr And Mrs J Brewster

Decision: PERMISSION

REASON(S) FOR PERMISSION:

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

Condition(s):

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

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

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

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

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

- 3 The hedge on site, at the south east of the curtilage bordering Pottle Street, shall be retained to a height of not less than 2.5 metres. No part of the hedge shall be uprooted without prior written consent from the Local Planning Authority. Any part of the hedge which is uprooted, dies or becomes diseased, shall be replaced before the end of the next available planting season with a species details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development harmonises with its setting within the curtilage of a Listed Building in the Conservation Area.

POLICY: West Wiltshire District Plan 1st Alteration (including proposed modifications) - Policies C17, C27, C31, C2 and C32.

**06/00603/FUL
Steeple Ashton
21.02.06
Full Plan**

Vehicle access

24 High Street Steeple Ashton Wiltshire BA14 6EL

Applicant: Dr And Mrs P Williams

Decision: PERMISSION

REASON(S) FOR PERMISSION:

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

Condition(s):

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

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

- 2 The brickwork and its pebbledash finish that is to be removed to create the new access shall be carefully dismantled and re-used to block off the existing access alongside the Grade II Listed Building.

REASON: To ensure no harm is caused to the setting of the Grade II Listed Building and the Steeple Ashton Conservation Area.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policies C17, C18, C27 and C31a.

Note(s) to Applicant:

- 1 This is a Grade II Listed Building and any works to structures within the curtilage of such buildings will need Listed Building Consent prior to any works being started.
- 2 Any alterations to the garage will need Listed Building Consent and may also need a planning application.
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05/02979/FUL
Trowbridge
19.12.05
Full Plan

Erection of detached bungalow

Land To The Rear Of 45 Victoria Road Trowbridge Wiltshire

Applicant: Mr P N Clarke

Decision: PERMISSION

REASON(S) FOR PERMISSION:

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

Condition(s):

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

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

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

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

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

- 3 No development shall take place until 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 Notwithstanding the details shown on the submitted plan, no development of any sort, including the formation of a driveway and turning area shall take place within 10 metres of the Sycamore tree located on the adjoining grass verge: this area shall remain uncompacted and laid to grass.

REASON: To ensure that this existing protected tree is adequately protected.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C40.

- 6 Before any development is commenced on site, including site works of any description, the Sycamore tree identified on the plans attached to and forming part of this permission, shall be fenced off using "Heras" weldmesh or similar erected on a scaffold frame in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. These details shall also include all measures being undertaken to protect the root protection area for the tree that measures 612 metres squared. The approved fence shall be erected in a circle around the tree at a radius of at least 10 metres from the trunk, in a position which shall be agreed with the Local Planning Authority. Within the area so fenced off and within the approved root protection area, the existing ground level shall be neither raised nor lowered, no materials or temporary building or surplus sort of material of any kind shall be placed or stored thereon, and no work of any kind shall take place within it. The works shall be undertaken in accordance with the approved details.

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

REASON: to ensure that this existing protected tree is adequately protected.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C40.

- 7 A recessed entrance having a minimum width of 3 metres shall be constructed 4.5 metres back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway edge. The area between the entrance and the edge of carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

- 8 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.

- 9 The driveway between the edge of carriageway and the gates 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.

REASON: In the interests of highway safety.

- 10 The development hereby approved shall not be occupied until two parking spaces have been provided within the curtilage of the site.

REASON: In the interests of highway safety.

- 11 The dwelling(s) hereby approved shall not be occupied until the turning space shown on the submitted plan has been properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning space shall be kept clear of obstructions at all times.

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

- 12 Notwithstanding the provisions of the Town & Country Planning (GPD) Order 1995, or any Order revoking and re-enacting that Order with or without modification, no development falling within Schedule 2, Part 1, Classes A to E of the Order shall be carried out without the express planning permission of the Local Planning Authority.

REASON: In the interests of amenity and privacy.

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

Note(s) to Applicant:

- 1 You are advised to contact Wessex Water to agree points of connection onto their infrastructure.
- 2 You are advised that the landscaping scheme should include a beech hedge to the front boundary of the site.

05/01664/FUL
Bradford On Avon
01.08.05
Full Plan

Demolishing of existing office and warehouse, construction of 2/3 storey offices, studios, workshops and 4 three storey houses

Former Depot Frome Road Bradford On Avon Wiltshire

Applicant:

Wela Invest (UK) Ltd

Decision:

DEFERRED

05/02470/CON
Bradford On Avon
20.10.05
Conservation Area

Demolition of existing office and warehouse, construction of 2/3 storey office/studios/workshops and 4 three storey houses

Former Depot Frome Road Bradford On Avon Wiltshire

Applicant: **Wela Invest (UK) Ltd**

Decision: **DEFERRED**

06/00899/FUL
Bradford On Avon
16.03.06
Full Plan

Erection of 1.8 metre high close board fence and gate

18 Widbrook View Bradford On Avon Wiltshire BA15 1HH

Applicant: **West Wiltshire Housing Society**

Decision: **DEFERRED**

06/00378/FUL
Warminster
02.02.06
Full Plan

Installation of compressors and enclosure

2 Northlands Industrial Estate Copheap Lane Warminster Wiltshire BA12 0BG

Applicant: **Trans Oceanic Meat Company Southwest Ltd**

Decision: **DEFERRED**

06/01065/FUL
Melksham (Town)
30.03.06
Full Plan

Erection of two semi detached dwellings with parking

Land Rear Of 1 To 1b Sarum Avenue Melksham Wiltshire

Applicant: **Westhead Estates Ltd**

Decision: **DEFERRED FOR SITE INSPECTION**

05/01561/FUL
Trowbridge
21.07.05
Full Plan

Erection of 4 (no) terraced houses and conversion of public house to apartments

The Black Swan 1 Adcroft Street Trowbridge Wiltshire BA14 8PF

Applicant: **Palladium Estates Ltd**

Decision: **REFUSAL**

Reason(s):

- 1 The proposal by reason of the siting and design of the new dwellings would not respect the traditional form or features of neighbouring buildings and as such would be harmful to the streetscene, the character and appearance of the conservation area and setting of the listed building contrary to policies C17, C18, C27, C28 and C31A and H24 of the West Wiltshire District Plan - 1st Alteration 2004.
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05/03022/LBC
Trowbridge
29.12.05
Listed building

Conversion of public house to 4 no apartments

The Black Swan 1 Adcroft Street Trowbridge Wiltshire BA14 8PF

Applicant: Mountside Estates Ltd

Decision: REFUSAL

Reason(s):

- 1 The proposal resulting in the loss of the frontage wall within a conservation area and demolition of the rear extension to the listed building would be harmful to the historic environment without an appropriate scheme first being granted for the redevelopment of the site, contrary to policies C17, C18, C27 and C28 of the West Wiltshire District Plan - 1st Alteration 2004.
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06/00630/FUL
Westbury
23.02.06
Full Plan

Erection of bungalow and construction of parking bay

Land Rear Of 4 Green Lane Westbury Wiltshire

Applicant: Mr S Tilling

Decision: REFUSAL

Reason(s):

- 1 The proposed vehicular access onto Green Lane by reason of the configuration of the parking bay, site levels and position of retaining walls resulting in poor visibility onto a single track road would be prejudicial to highway safety.
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