

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 3 AUGUST 2006**

Held in: **THE COUNCIL CHAMBER, COUNCIL OFFICES,
BRADLEY ROAD, TROWBRIDGE**

Present:

Councillors: Newbury (Chairman), Burnan OBE, John Clegg, Marion Clegg, Cunliffe-Jones (part), Fortescue, James, Knight, Lovell (part), Manasseh (part), March (part), Mounde, Oakman (part), Osborn, Repton (part), Phillips OBE (part) and Rosier

Also present: Cox (part), Davis (part) and Oldrieve (part)

Officers: Development Control Manager, (DH), Principal Planning Officers (RM and PW), Principal Housing Enabling Manager (KG) (part) and Member Support Officers (MS)

88. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Carbin, Clark, Hawker and Viles.

The following temporary changes to the membership of the committee were made:

Councillor Clark was replaced by Councillor Phillips OBE.
Councillor Viles was replaced by Councillor Mounde

89. OPEN FORUM

For Open Forum presentations in respect of planning applications please refer to minute number 93.

90. MINUTES

The minutes of the meeting held on 13 July 2006 were approved as a correct record and signed by the Chairman.

Cllr Cunliffe-Jone asked reassurance that the minutes clearly stated that she had left the Council Chamber for application 06/01355/FUL – 1 Bradford Road, Winsley. The committee felt that this had been sufficiently minuted under 'Member Attendance'.

91. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor	Reason
06/01216/FUL – Land Adjacent 38 Queensway, Warminster	March and Davis	Lobbied
06/01320/FUL – Woodmarsh Farm, 18 Woodmarsh, North Bradley	Phillips OBE	Parish Councillor for North Bradley
06/00420/FUL – Land to Rear of 23 – 24 Beanacre	Fortescue and Oakman	Lobbied
05/02488/FUL – 14 The Halve, Trowbridge and 05/02485/LBC- 14 The Halve, Trowbridge	Burnan OBE, Knight and Rosier Fortescue James Oldrieve	Lobbied Lobbied and had involvement in the past as the previous Housing Portfolio Holder and member on the Wiltshire Supporting People Board Personal Interest as Housing Portfolio Holder and a member on the Wiltshire Supporting People Board. Would speak and vote. Lobbied and would be speaking on application as the local member
06/01378/FUL – Glenthorne, 15A Church Lane, Limpley Stoke	J Clegg Burnan OBE, M Clegg, Fortescue, Knight, Manasseh, March, Oakman, Repton and Rosier	Spoken to applicant and given advice on procedure All lobbied
06/01573/FUL – Land Adjacent 50 Silver Street Lane, Trowbridge	Knight	Lobbied
06/01605/FUL – Jobcentre, 28 Station Road, Warminster	Lovell	Was a patient at the doctors surgery
06/01671/FUL – 31 Ashley Place, Warminster	March and Davis	Lobbied

06/01745/FUL – 186 College Road, Trowbridge	Burnan OBE and Knight Osborn	Lobbied Personal and prejudicial interest. Had called the application before the committee and then realised that applicant had assisted with Cllr Osborns last election campaign. Would leave the council chamber for the application.
Warminster Applications	Lovell and Davis	Members of Warminster Town Council Planning Committee
Melksham Applications	Oakman	Vice-Chairman of Melksham Town Council Planning Committee
Trowbridge Applications	Burnan OBE Knight and James	Members of Trowbridge Town Council Planning and Development Committee and had discussed various applications at its meetings.
Various Applications	M Clegg, James, Fortescue, Lovell, Manasseh and Osborn Cunliffe-Jones	All lobbied Lobbied by letter, would consider all applications with open mind.
West Wiltshire Housing Society Applications	Lovell Osborn	West Wiltshire Housing Society Board Members

92. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman made no announcements.

93. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
06/01216/FUL – Land Adjacent 38 Queensway, Warminster	Miss. Maureen Hiscock Mrs. Deidre Welch Mrs Margaret Purkiss
05/02488/FUL – 14 The Halve, Trowbridge	Mrs. Sarah McLeod Mrs. Jo-Hanna Lyons Mr. Anthony Higgins Mrs. Fiona Watson

	Ms. Morven Lamont
06/00420/FUL – Land to Rear of 23 – 24 Beanacre	Mr. Nicholas Keen
06/01433/FUL – Land Adjoining Hayleyan Farm, East Lane, Holt	Mr. Paul Oakley
06/01378/FUL – Glenthorne, 15A Church Lane, Limpley Stoke	Dr. Kate Parker Mr. Graham Parker
06/01671/FUL – 31 Ashley Place, Warminster	Mr. Marc Sprangle
06/01745/FUL – 186 College Road, Trowbridge	Mr. Alan Watts Mr. Shaine Kinnaird

Decisions made against officer's recommendation

06/01216/FUL – Land Adjacent 38 Queensway, Warminster

Officers recommended that planning permission be granted. However the Committee resolved that permission be refused for the following reason:

The proposal would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and prejudice the safety of road users at this park.

06/01378/FUL – Glenthorne, 15A Church Lane, Limpley Stoke

Officers recommended that the above application be refused. However the Committee resolved that:

The First Secretary of State be informed that the Council is minded to approve the proposals because of the very special circumstances that exist to outweigh any harm to the Green Belt.

REASON: The increase in volume to rationalise the layout of the dwelling, because of its secluded position, would not prejudice the openness of the Green Belt and would represent the very special circumstances necessary to justify the granting of permission as a Departure from the Development Plan, with the following conditions recommended:

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.

06/01573/FUL – Land Adjacent 50 Silver Street Lane, Trowbridge

Officers recommended that planning permission be granted. However the Committee resolved that permission be refused for the following reason:

The proposal by reason of its scale, character and siting would have a detrimental impact on the amenity of the area and the street scene contrary to Policies H1, H24 and C31a of the West Wiltshire District Plan First Alteration 2004.

Amended/Additional conditions/informative

05/02488/FUL – 14 The Halve, Trowbridge

The Committee agreed with the Officer's recommendation subject to an amendment to the informative:

~~Any further works to the building, including such works as intercom systems, would require Listed Building Consent, and may require planning permission.~~ **You are advised that Listed Building consent would be required for any alterations to the interior layout of the building including the forming of any opening or doorway between No 14 and the next door hostel No 15.**

06/00420/FUL – Land to Rear of 23 -24 Beanacre

The Committee agreed with the officer's recommendation of permission, subject to an amendment to condition 13:

13. No work shall commence on the development site until the improvements to the junction of the private lane with the junction of the A350, **including removal of the conifers**, have been carried out in accordance with details, which shall have been submitted to and approved in writing by the local Planning Authority.

Applications Deferred

06/01320/FUL – Woodmarsh Farm, 18 Woordmarsh, North Bradley

Officers recommended that permission be granted, however the Committee resolved to defer the application for the following reasons:

- 1) To allow consultation with the Ministry of Agriculture
- 2) To investigate the exact materials which will be used in the construction of the drainage works.

RESOLVED:

- (a) **That the list of delegated decisions made since the last meeting be received and noted.**
- (b) **To make decisions on planning and related applications as set out in the appendix to these minutes.**

- (c) That the following application be deferred for those reasons as listed - the application would then be considered by the Committee at a future date:

06/01320/FUL – Woodmarsh Farm, 18 Woordmarsh, North Bradley

Recorded Vote

05/02488/FUL – 14 The Halve, Trowbridge

Cllr Rosier requested that his vote against the decision to grant permission, be recorded.

05/02485/FUL – 14 The Halve, Trowbridge

Cllr Knight requested that his vote be recorded against the decision that the Secretary of State be informed that this Council raises no objection to the proposal and recommends that listed building consent be granted at a future date in the event of the Developmental Control Manager being satisfied that the Secretary of State remits the application to this Council for decision.

06/00899/FUL – 18 Widbrook View, Bradford on Avon

Cllrs Osborn and Lovell requested that their votes of abstention be recorded.

NOTE: VOTE TO CONTINUE

During consideration of the planning applications after determining application 06/01320/FUL, 3 hours having elapsed, the Committee took a vote in accordance with the Constitution on whether or not to continue with the meeting.

RESOLVED:

To continue with the meeting.

Member attendance

Cllr Cunliffe – Jones left and returned to the meeting during the officer's presentation and Cllr Manasseh left and returned to the meeting during the debate of 06/01216/FUL – Land Adjacent 38 Queensway, Warminster.

Cllr Cox entered the Council Chamber during the debate of 06/01216/FUL – Land Adjacent 38 Queensway, Warminster and left the Council Chamber during the debate of 05/02488/FUL – 14 The Halve, Trowbridge and did not return.

Cllr Rosier and Davis both left the meeting following the determination of 06/01216/FUL – Land Adjacent 38 Queensway, Warminster. Cllr Rosier returned to the meeting during the officers presentation of 05/02488/FUL – 14 The Halve, Trowbridge. Cllr Davis did not return.

Cllr Phillips OBE left and returned to the meeting during the debate of 05/02488/FUL – 14 The Halve, Trowbridge.

Cllr James left the meeting following the determination of 05/02488/FUL – 14 The Halve, Trowbridge and returned to the meeting during the debate of 06/00899/FUL – 18 Widbrook View, Bradford on Avon.

Cllrs Cunliffe-Jones and Phillips OBE left the meeting during the officers presentation of 06/00420/FUL – Land to Rear of 23-24 Beanacre. Cllr Phillips OBE returned during the debate of the same application. Cllr Cunliffe-Jones returned during the officer's presentation of 06/01422/FUL – Land Adjoining Hayleyan Farm, East Lane, Holt.

Cllr Phillips OBE left the meeting during the officers presentation and Cllr Knight left the meeting following the determination of 06/01378/FUL – Glenthorne, 15A Church Lane, Limpley Stoke. Cllr Knight returned to the meeting during the debate of 06/01745/FUL – 186 College Road, Trowbridge. Cllr Phillips OBE returned to the meeting at a time which was unfortunately not noted.

Cllrs Mounde, Oakman and Cunliffe-Jones left the meeting during the officer's presentation of 06/01353/FUL – 15 Priory Park, Bradford on Avon. Cllr Mounde returned during the open forum and Cllr Oakman returned during the debate of the same application. Cllr Cunliffe-Jones returned during the officer's presentation of 06/01745/FUL – 186 College Road, Trowbridge.

Cllr Osborn left the meeting following the determination of 06/01353/FUL – 15 Priory Park, Bradford on Avon and returned to the meeting during the officer's presentation of 06/01320/FUL – Woodmarsh Farm, 18 Woodmarsh, North Bradley.

Cllr Oakman left the meeting during the open forum of 06/01745/FUL – 186 College Road, Trowbridge and Cllr James left the meeting at a time which unfortunately was not noted. However both returned to the meeting during the debate of 06/01745/FUL – 186 College Road, Trowbridge.

Cllr Manasseh left the meeting following the determination of 06/01745/FUL – 186 College Road, Trowbridge and returned to the meeting during the officers presentation of 06/01320/FUL – Woodmarsh Farm, 18 Woodmarsh, North Bradley.

Cllrs Lovell, Manasseh and Oakman left the meeting following the determination of 06/01353/FUL - 06/01353/FUL – 15 Priory Park, Bradford on Avon and did not return to the meeting.

Cllr Phillips OBE left the meeting during the debate of 06/01573/FUL – Land Adjacent 50 Silver Street Lane, Trowbridge and did not return to the meeting.

Cllrs Cunliffe-Jones, Repton and March left the meeting during the discussion of agenda item 'Planning Appeals Update'. Cllrs Cunliffe-Jones and Repton did not return to the meeting. Cllr March returned to the meeting during the open forum of agenda item 'Planning Appeals Decisions'. Cllr March left the meeting again during the open forum of the same agenda item and did not return to the meeting.

Order of applications considered

The Chairman varied the order of the applications and dealt firstly with those where the public had registered to speak. Consequently, the applications were dealt with in the following order (numbers refer to the application number on the agenda):

1, 6, 7, 2, 5, 8, 9, 13, 14, 3, 4, 10, 11 and 12

94. PLANNING APPEALS UPDATE

At its last meeting the committee resolved that due to the late hour the Planning Appeals Update Report 10 June – 28 June 2006 would be deferred to this meeting of the Planning Committee. Therefore the Development Control Manager presented two reports. The first report was an appeals update report for 10 June – 28 June. The second report was an appeals update report for 28 June – 20 July 2006.

RESOLVED: That the reports be noted.

95. PLANNING APPEALS DECISIONS

OPEN FORUM SPEAKER: Mr. Francis Morland

The Development Control Manager presented the Committee with a report on planning appeals decisions which had been made during April – June 2006.

RESOLVED:

That the report be noted and;

The Portfolio Holder and Development Control Manager discuss those points raised during the open forum regarding appeals.

DATE OF NEXT MEETING

The next ordinary meeting of the Planning Committee would be held on **Thursday 24 August 2006** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge at **7pm**

(7.00pm – 10.50pm)

These minutes were prepared by Melanie Stimpson; Member Support Officer who can be contacted on direct line 01225 770322 or email

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**DECISIONS OF THE PLANNING COMMITTEE
ON 3 AUGUST 2006**

06/00899/FUL **Erection of 1.8 metre high close board fence and gate**
Bradford On Avon
16.03.06 **18 Widbrook View Bradford On Avon Wiltshire BA15**
Full Plan **1HH**

Applicant: **West Wiltshire Housing Society**

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 A schedule of the materials to be used in the external surfaces of the proposed fence 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.

06/01327/FUL **Timber single garage**
Warminster
26.04.06 **48 Virginia Drive Warminster Wiltshire BA12 8RR**
Full Plan

Applicant: **Mr H E Birdseye**

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.

**06/00420/FUL
Melksham Without
06.02.06
Full Plan**

**Dwelling and garage
Land To Rear Of 23 - 24 Beanacre Wiltshire**

Applicant: N. Keen Esq

Decision: PERMISSION

REASON(S) FOR PERMISSION:

The proposed development would not materially affect the amenities of the neighbours and any planning objections have been overcome by conditions.

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 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.

- 6 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. These details should prevent the discharge of surface water onto the highway.

REASON: To ensure that the development can be adequately drained and in the interests of highway safety.

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

- 7 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.

- 8 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.

- 9 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, other than those hereby approved, shall be added above ground floor level to the south elevation of the development hereby permitted.

REASON: In the interests of amenity and privacy.

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

- 10 The first floor window on the south elevation hereby permitted shall be glazing with obscure glass prior to the first occupation of the dwelling and shall be maintained as such thereafter.

REASON: In order to protect the amenity of occupiers of neighbouring dwellings to the south.

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

- 11 The proposed access follows the route of a public footpath (MELW 85) and therefore the proposed driveways shall incorporate splays on both sides to the rear of the existing access lane based on co-ordinates of 2.4 metres by 2.4 metres and which shall be kept free of obstruction above a height of 600mm.

Reason: In the interests of highway safety.

- 12 The development hereby permitted shall not be commenced until the existing wall to the front of 23 and 24 Beanacre is lowered to and maintained at a height not exceeding 900mm above the nearside carriageway edge.

REASON: In the interests of highway safety

- 13 No work shall commence on the development site until the improvements to the junction of the private lane with the junction of the A350, including removal of the conifers, have been carried out 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.

Note(s) to Applicant:

- 1 The applicant is advised that they must agree in writing with Wessex Water prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. The developer should also agree a point of connection onto Wessex Water systems.
- 2 You are advised that this permission does not convey any civil consent for works on land that is outside the ownership or control of the applicant.
- 3 The applicant is advised that a public footpath exists within the site. In connection with Condition 11 if any alterations to the footpath are required the applicant should contact the Footpath Diversion Officer at the County Council on telephone number 01225 713000.

05/02488/FUL
Trowbridge
24.10.05
Full Plan

**Alterations and change of use to provide hostel
accommodation for homeless persons**

14 The Halve Trowbridge Wiltshire BA14 8SD

Applicant: Stonham - A Division Of Home Group Limited

Decision: PERMISSION

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.

Note(s) to Applicant:

- 1 The use of the building as a hostel for homeless persons is a sui generis use class. Therefore planning permission would be required for any change of use, even to another form of hostel use.
- 2 Any external changes to the building, including such works as intercom systems, would require Listed Building Consent and may require planning permission.

**06/01433/FUL
Holt
05.05.06
Full Plan**

Change of use of two agricultural buildings to B1/B8 use and the provision of car parking and turning area

Land Adjoining Hayleyan Farm East Lane Holt Wiltshire

Applicant: Charterhouse Standard Holdings

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 development hereby approved shall not be occupied until 26 car parking spaces have been provided within the curtilage of the site.

REASON: In the interests of highway safety.

- 3 No building shall be occupied or otherwise used for any purpose until a properly consolidated and surfaced parking and turning space for vehicles has been constructed to the satisfaction of the Local Planning Authority within the site in accordance with details which shall have been submitted to and approved by the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.

REASON: In the interests of Highway Safety.

- 4 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.

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

REASON: To prevent pollution of the water environment.

- 6 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 bunding 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.

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

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

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

Note(s) to Applicant:

- 1 Any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations ("The Control of Pollution (Oil Storage) (England) Regulations 2001"), a copy of which has been forwarded to the Applicant/Agent.

The following informatives and recommendations should be included in the Decision Notice.

There are no water quality objections in principle to drain the foul effluent from the development via septic tanks provided that the applicant applies for and is granted a Consent to Discharge from the Agency under the Water Resources Act 1991 Schedule 10. Application Forms can be obtained by telephoning 01278 48414.

The applicant should be advised that during Consent to Discharge application they will need to demonstrate that:

- (i) The foul drainage will be kept separate from clean surface and roof water,
- (ii) The soakaway(s) is/are located at a safe distance from any watercourse, any other foul soakaway or any source of water supply.
- (iii) Percolation tests on the irrigation area confirms adequate porosity in accordance with BS 6297:83.

For information this process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of an application until all the investigations associated with the determination have been completed and an evaluation of the proposal has been made.

If off-site waste disposal is utilised it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994.

06/01353/FUL
Bradford On Avon
27.04.06
Full Plan

2 storey rear extension

15 Priory Park Bradford On Avon Wiltshire BA15 1QU

Applicant: Mr And Mrs Isgrove

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 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, other than those hereby approved, shall be added to the west elevation of the development hereby permitted.

REASON: In the interests of amenity and privacy.

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

- 3 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.

- 4 In order to protect the trees within and adjacent to the site, details of the foundations, which shall be designed so as to prevent any damage to the roots of these trees, shall be submitted to and approved in writing by the Local Planning Authority prior to any excavations taking place on the site.

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

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

- 5 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, or at a distance to be agreed in writing with the Local Planning Authority following site inspection. 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.

06/01605/FUL
Warminster
22.05.06
Full Plan

Change of use from A2/B1 to D1/B1 and alter shop front
Jobcentre 28 Station Road Warminster Wiltshire BA12
9ND

Applicant: **Wylve Vale Health Limited**

Decision: **PERMISSION**

REASON(S) FOR PERMISSION:

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

Condition(s):

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

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

- 2 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 The building shall not be occupied or otherwise used for any purpose until a properly consolidated and surfaced turning space has been constructed to the satisfaction of the Local Planning Authority within the site according with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.

REASON: In the interests of highway safety.

- 4 A drop off/pick up zone shall be created to the front of the surgery in accordance with details to be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: In the interests of highway safety.

06/01671/FUL
Warminster
26.05.06
Full Plan

Rear conservatory

31 Ashley Place Warminster Wiltshire BA12 9QJ

Applicant: Mr & Mrs Guy

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.

06/01745/FUL
Trowbridge
06.06.06
Full Plan

**To build a single storey rear dining room extension,
demolish a utility room and construct a front/side
shower/wc, entrance hall and kitchen extension**

186 College Road Trowbridge Wiltshire BA14 0EP

Applicant: S Kinnaird

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 rear extensions side (eastern elevation).

REASON: In the interests of neighbouring amenity

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

**05/02485/LBC
Trowbridge
24.10.05
Listed building**

Alterations to provide Hostel accommodation for homeless people

14 The Halve Trowbridge Wiltshire BA14 8SD

Applicant: Stonham- Division Of Home Group Ltd

Decision: THE SECRETARY OF STATE BE INFORMED THAT THIS COUNCIL RAISES NO OBJECTION TO THE PROPOSAL AND RECOMMENDS THAT LISTED BUILDING CONSENT BE GRANTED AT A FUTURE DATE IN THE EVENT OF THE DEVELOPMENT CONTROL MANAGER BEING SATISFIED THAT THE SECRETARY OF STATE REMITS THE APPLICATION TO THIS COUNCIL FOR DECISION.

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

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

- 2 Details of the finishes of the stud walling, and the method of fixings used to fix the new stud walling to the historic fabric, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the fabric of the listed building is conserved.

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

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

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

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

- 4 Details of the replacement soil pipe and the method and details of its concealment shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

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

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

- 5 Details of the works to strengthen the structure of the spine wall shall be submitted to and approved in writing by the Local Planning Authority following investigative works and 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 fabric of the listed building is conserved.

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

- 6 Details of the method of blocking up the openings in the basement, and the finishes of those walls, 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 fabric of the listed building is conserved.

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

- 7 Details of the formation and finish of the opening in the rear boundary wall, including details of the gate, shall be submitted and approved in writing by the Local Planning Authority. The bricks to be removed shall be carefully dismantled, set aside and stored in a safe place for potential re-use in works to the listed building.

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

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

Note(s) to Applicant:

- 1 You are advised that Listed Building consent would be required for any alterations to the interior layout of the building including the forming of any opening or doorway between No 14 and the next door hostel No 15.

**06/01378/FUL
Limpley Stoke
02.05.06
Full Plan**

Extensions to dwelling

**Glenthorne 15A Church Lane Limpley Stoke Wiltshire
BA3 6ED**

Applicant:

Mr And Mrs G Parker

Decision:

**THE FIRST SECRETARY OF STATE BE INFORMED THAT THE COUNCIL IS
MINDED TO APPROVE THE PROPOSALS BECAUSE OF THE VERY SPECIAL
CIRCUMSTANCES THAT EXIST TO OUTWEIGH ANY HARM TO THE GREEN
BELT.**

JUSTIFICATION REASON(S):

The increase in volume to rationalise the layout of the dwelling, because of its secluded position, would not prejudice the openness of the Green Belt and would represent the very special circumstances necessary to justify the granting of permission as a Departure from the Development Plan, with the following conditions recommended:

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.

**06/01320/FUL
North Bradley
26.04.06
Full Plan**

Land drainage works

**Woodmarsh Farm 18 Woodmarsh North Bradley
Wiltshire**

Applicant: Mrs S K Brown

Decision: DEFERRED

**06/01216/FUL
Warminster
18.04.06
Full Plan**

**Conversion/extension of existing end terrace dwelling to
form two flats and two 2 bed dwellings**

Land Adjacent 38 Queensway Warminster Wiltshire

Applicant: D S Windows

Decision: REFUSAL

Reason(s):

- 1 The proposal would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and prejudice the safety of road users at this park.
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**06/01573/FUL
Trowbridge
18.05.06
Full Plan**

Two No 2 storey dwellings with internal garages

**Land Adjacent 50 Silver Street Lane Trowbridge
Wiltshire**

Applicant: Corleigh Ltd

Decision: REFUSAL

Reason(s):

- 1 The proposal by reason of its scale, character and siting would have a detrimental impact on the amenity of the area and the street scene contrary to Policies H1, H24 and C31a of the West Wiltshire District Plan First Alteration 2004.
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