

MINUTES OF THE PLANNING COMMITTEE ON 3 AUGUST 2006

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: **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
Warminster
26.04.06
Full Plan

Timber single garage
48 Virginia Drive Warminster Wiltshire BA12 8RR

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.

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

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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