

MINUTES OF THE PLANNING COMMITTEE ON 14 SEPTEMBER 2006

**05/02400/FUL
Upton Scudamore
18.10.05
Full Plan**

**New 40 bedroom hotel, spa, function facility and ancillary activities and
demolition of existing function suite building, associated car parking,
servicing and landscaping**

**Thoulstone Park Golf Club Thoulstone Chapmanslade Wiltshire
BA13 4AQ**

Applicant: Classic Lodges

Decision: PERMISSION

REASON(S) FOR PERMISSION:

The proposed development would not materially affect the amenities of the neighbours 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 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 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

- 4 No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans before development commences.

REASON: To prevent pollution of the water environment.

- 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.

- 6 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.

- 7 No development shall take place until full details of a comprehensive landscaping scheme for both the 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, details of any to be retained and details of all earth mounding and associated works.

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

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

- 8 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.

- 9 The parking and servicing areas indicated on the approved plans together with the means of access thereto shall be completed and made available for use before the premises are occupied and shall be maintained as such thereafter.

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

POLICY: West Wiltshire District Plan - 1st Alteration - Policy T10.

- 10 Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to the development shall have been submitted to and approved by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

REASON: To ensure that proper provision is made for the disabled.

- 11 Prior to the premises being brought into use, a scheme providing for the adequate storage of refuse shall be submitted to and approved by the Local Planning Authority. The scheme shall then be carried out in accordance with the approved details, prior to the commencement of use, and shall be maintained at all times.

REASON: In the interests of public health and safety.

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

- 12 No live or amplified music or any other amplified sound shall be produced so as to be audible at the boundary of any inhabited premises either attached to or in the vicinity of the site to which this permission refers.

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

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

- 13 No sound reproduction or amplification equipment (including public address systems and loudspeakers) which is audible at the site boundary shall be installed or operated on the site without the prior written approval of the Local Planning Authority.

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

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

- 14 No development shall take place until details of the refurbishment of the golf course, club house, driving range and all associated golf related development at the site have been submitted to and approved by the Local Planning Authority.

REASON: To ensure that the refurbishment will harmonise with the proposed building on the site.

- 15 The refurbished golf course, club house and driving rang shall be brought into use prior to the first occupation of the hotel hereby permitted.

REASON: In the interests of ensuring that the golf course is directly related to the proposed hotel building.

Note(s) to Applicant:

- 1 The applicant is reminded to seek the advice of English Nature in respect of any development that may affect species protected under the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats) Regulations 1994 and the Protection of Badgers Act 1992.
- 2 The Applicant is reminded that, pursuant to Condition 15, the advice of the Local Planning Authority should be sought if, when bringing the golf course back into use, there is any need to divert or alter the footpaths across the site in anyway.

**06/00546/FUL
Trowbridge
15.02.06
Full Plan**

Alteration to existing roof to form a mansard roof, provide a second floor flat above an existing first floor flat

5 - 9 Duke Street Trowbridge Wiltshire BA14 8EA

Applicant: Aristo Holdings 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 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 Notwithstanding the annotation on the approved drawings, the existing faced blockwork at ground floor level and rebuilt first floor shall be finished with a lime-based render, details of which shall be agreed in writing with the Local Planning Authority, and the cills, lintels and quoins to the first floor window surrounds shall be in natural Bath Stone.

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

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

**06/00880/FUL
Brixton Deverill
16.03.06
Full Plan**

**Use of land for model aircraft flying
Summerslade Down Lords Hill Longbridge Deverill Wiltshire**

Applicant: Pertwood Partners

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 The flying of any model aircraft shall only take place between 09.00 hours to 21.00 hours, or dusk, whichever is the sooner. There shall be no flying of any model aircraft during the hours of darkness.

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

POLICY: West Wiltshire District Plan - Policy C26 and the West Wiltshire District Plan - 1st Alteration (including Proposed Modifications)- Policy C38.

- 3 No structures or facilities shall be erected or positioned on the site, either permanently or temporarily. Any such proposals will need to be the subject of a planning application.

REASON: In order to protect the landscape character of the area.

POLICY: West Wiltshire District Plan - Policy C2, and the West Wiltshire District Plan - 1st Alteration (including Proposed Modifications).

- 4 The use hereby permitted shall be discontinued and the land restored to its former condition on or before 15 September 2011, in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

REASON: Because this is a form of development which would not be appropriate on a permanent basis.

Note(s) to Applicant:

- 1 Both horse riders and aircraft fliers should be made aware of each other's presence by way of notices to be displayed before and during flying sessions.
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**06/01192/FUL
Steeple Ashton
13.04.06
Full Plan**

Single storey breakfast room extension to south east elevation and two storey extension for staircase enclosure at north east corner

The Sanctuary 9 Dark Lane North Steeple Ashton Wiltshire BA14 6EY

Applicant: Mr J Angel

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 extensions 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 character of the listed building is preserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C27, C28 and C31a.

- 3 Full details of all plaster and render composition and finishes, internal and external, shall be submitted to, and approved in writing by, the Local Planning Authority. 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 The works to the windows shall only be carried out strictly in accordance with those approved window schedule details, submitted with the application. Details of the elevations of all new or replacement external windows, rooflights and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

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

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

- 5 Details of the services required internally and externally in the building, including all new or replacement, flues, extract ducts, vents, grilles, meter housings and like features 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 protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C27 & C28.

- 6 All existing timber and other materials from the existing porch shall be carefully dismantled, set aside and stored in a safe place for re-use in the approved porch.

REASON: To ensure that the character and appearance 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 no works should commence on the implementation of this permission until the parallel listed building consent, the subject of 06/01181/LBC, has been granted.

06/01256/FUL
Codford
19.04.06
Full Plan

Ten houses

Land Adjacent Quinton Place Codford Wiltshire

Applicant: Wiltshire Rural Housing Association

Decision: PERMISSION

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan 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 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.

- 4 Notwithstanding the submitted details, 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, the planting belt on the southern side of New Road 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.

- 5 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.

- 6 Before any works starts on site details of all the external lighting, including those in the highway, shall be submitted to and approved in writing by the Local planning Authority. The work shall be carried out in accordance with the approved details only. There shall be no other form of external lighting other than that approved as part of this condition.

REASON: In order to ensure the development is satisfactory and that there is no detrimental effect on the visual appearance of the Area of Outstanding Natural Beauty.

POLICY: West Wiltshire District Plan - 1st Alteration, 2004, policy C2

- 7 No dwelling hereby granted shall be occupied until the visibility splay at the junction of Green Lane and new Road has been provided in accordance with the details in the approved plans. The visibility splay shall be maintained free of obstruction

REASON: In the interest of road safety

POLICY: West Wiltshire District Plan - 1st Alteration policy H22

- 8 Details, including samples where appropriate, of the materials for the surface of all roads, footways and pedestrian areas, cycleways and all other hard surfaced areas shall be submitted to and approved by the Local Planning Authority prior to the commencement of development, or prior to the commencement of any relevant phase of the development, whichever is appropriate. The development shall be carried out in accordance with approved details.

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

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

- 9 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.

- 10 The parking and servicing areas indicated on the approved plans together with the means of access thereto shall be completed and made available for use before the premises are occupied and shall be maintained as such thereafter.

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

POLICY: West Wiltshire District Plan - 1st Alteration - Policy T10.

- 11 The development hereby permitted shall not be commenced until surface water drainage works have been carried out and completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

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

- 12 The development hereby permitted shall not be occupied until the sewage disposal works proposed as part of the development scheme have been completed in accordance with the submitted and approved plans.

REASON: To ensure that the development can be adequately drained.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U1A.

- 13 No dwelling shall be occupied until a scheme has been agreed and completed to dedicate the existing bridleway from the frontage of the development to the junction with New Road as highway.

REASON: To ensure suitable access is provided to the development

POLICY: West Wiltshire District Plan - 1st Alteration policy H22

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

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

- 15 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 dwellings hereby permitted.

REASON: In the interests of amenity and privacy.

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

- 16 The dwellings hereby granted permission shall remain as affordable units within the definition of affordable housing contained in policy H2 and for local need as defined in policy H22 a and b of the West Wiltshire District Plan - 1st Alteration, 2004, for so long as the dwellings remain on site.

REASON: The site is in an area where residential development is not normally permitted unless justified as an exemption for affordable housing.

POLICY: West Wiltshire District Plan - 1st Alteration, 2004 policy H2 and H22

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

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

- 18 Notwithstanding condition 17, before work commences on site details of the design and siting of the garden sheds for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details

REASON: In order to ensure the development is satisfactory and does not detract from the visual appearance of the Area of Outstanding Natural Beauty.

POLICY: West Wiltshire District Plan - 1st Alteration, 2004, policy C2 and C31a

Note(s) to Applicant:

- 1 The applicant is advised that any works should take place outside the nesting period and you should contact English Nature be in the event of any protected species being present on the site.
 - 2 The developer is required to protect the integrity of the Wessex water systems and agree prior to the commencement of works on site, any arrangements for the protection of the infrastructure crossing the site with Wessex Water. It will also be necessary for the developer to agree a point of connection onto the system for the satisfactory supply of water.
 - 3 The developer is advised to ensure the suitability of the sewage treatment works and soakaways with the Environment Agency and Building Control before work starts on site.
 - 4 The applicant is advised that the sewage treatment plant should be maintained in good working order at all times to avoid any nuisance from occurring.
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06/01880/ADV
Trowbridge
27.06.06
Advertisement

One static display panel

Tesco Stores Ltd County Way Trowbridge Wiltshire BA14 7AQ

Applicant: Tesco Stores Limited

Decision: CONSENT

REASON(S) FOR CONSENT:

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 maximum luminance from the illuminated sign(s) shall not exceed 800 candela/sq.m of the luminance values included in I.L.E. Technical Report Number 5 (Second Edition).

REASON: In the interests of highway safety.

**06/01918/FUL
Hilperton
21.06.06
Full Plan**

Detached garage and stores

The Old Rectory 78 Whaddon Hilperton Wiltshire BA14 6NR

Applicant:

Miss J S Scott And Mr C P Shape

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 driveway between the edge of the carriageway and the garage doors 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.

- 4 The development hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse, and shall not be used for any other purposes including separate living accommodation or commercial uses.

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

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

- 5 The window in the first floor east elevation shall be obscure glazed prior to the first occupation of the development hereby permitted and shall be maintained as such at all times thereafter.

REASON: In the interests of amenity and privacy.

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

06/02050/FUL
Bradford On Avon
06.07.06
Full Plan

Change from a car showroom to a fish & chip shop restaurant and takeaway. Alterations to fascia and windows. The provision of a chimney on the rear boundary

56 Frome Road Bradford On Avon Wiltshire BA15 1LA

Applicant: Robert Winsborough

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 development shall take place until further details of the proposed chimney / flue at a scale of not less than 1:20 including details of materials and finishes have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the character and appearance of the Conservation Area.

POLICY: West Wiltshire District Plan 1st Alteration (2004) - Policies C17, C18 and C20.

- 3 Suitable ventilation and filtration equipment shall be installed to suppress and disperse any fumes and/or smell created from the cooking operations on the premises. Details of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. All equipment shall be installed in accordance with the approved details and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use, and shall be maintained in good working order thereafter.

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

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

- 4 Prior to the premises being brought into use, a scheme providing for the adequate storage of refuse and litter shall be submitted to and approved by the Local Planning Authority. The scheme shall then be carried out in accordance with the approved details, prior to the commencement of use, and shall be maintained at all times.

REASON: In the interests of public health and safety.

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

- 5 Any door, window, louvre, vent or fan in the premises shall be insulated so as to prevent any noise being audible at the boundary of any inhabited premises, either attached to or in the vicinity of the premises to which this permission refers.

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

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

- 6 In order to safeguard the amenities of the area in which the development is located, the hours of operation shall be limited to 0900-0000 Monday to Sunday.

REASON: In the interest of amenity.

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

- 7 In order to safeguard the amenities of the area in which the development is located, deliveries of goods to the site shall be limited to 0900-1900 Monday to Sunday.

REASON: In the interest of amenity.

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

- 8 At all times when the premises are in use, a sign shall be fixed near all exit doors to the premises requesting patrons to be quiet on leaving the premises.

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

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

- 9 At all times when the premises are in use, a sign shall be fixed near all entrance doors to the premises requesting patrons to respect parking restrictions on the highway.

REASON: In order to safeguard the amenities of the area and highway safety.

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

- 10 During the construction phase of development no plant machinery or equipment shall be operated or repaired so as to be audible at the site boundary outside the hours of 0730 to 1800 Mondays to Fridays and 0800-1300 on Saturdays, or at any time on Sundays or Bank Holidays.

REASON: In the interest of amenity.

POLICY: West Wiltshire District Plan 1st Alteration (2004) Policies C36 and C38.

Note(s) to Applicant:

- 1 The applicant is advised to contact the Council's Food Safety and/or Health and Safety team for advice prior to commencing any development on 01225 776655.

**06/02242/LBC
Westbury
19.07.06
Listed building**

Timber framed porch, and internal and external alterations, including new doors and fenestration

8 Bratton Road Westbury Wiltshire BA13 3EN

Applicant: Chris Kirk

Decision: CONSENT

REASON(S) FOR CONSENT:

The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections 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 elevations of all new or replacement external windows, rooflights and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, 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 protect and preserve the character of the listed building.

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

- 3 Details of all new or replacement rainwater goods, which shall be of cast iron or cast aluminium construction and finished in black, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

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

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

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

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

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

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

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

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

06/02324/FUL
Westbury
02.08.06
Full Plan

Conversion and two storey extension of single dwelling house into two two-bedroom flats

14 Ash Grove Westbury Wiltshire BA13 3NH

Applicant: Mr John McGuire

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 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

- 3 Before the development is occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 4 The proposed access shall incorporate splays on both its sides to the rear of the existing footway based on co-ordinates of 2 metres by 2 metres and which shall be kept free of obstruction above a height of 600mm.

REASON: In the interests of Highway safety

- 5 The development hereby approved shall not be occupied until 4 parking spaces have been provided within the curtilage of the site. This area shall be kept clear of obstruction and shall not be used other than for the parking of vehicles or the purposes of access.

REASON: In the interests of Highway safety

- 6 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 to Queens Road shall be no higher than 1 metre. 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.

- 7 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.

06/00789/FUL
Holt
10.07.06
Full Plan

New dwelling and demolition of existing garage and formation of parking spaces

Land Adjacent 5 Woodmand Holt Wiltshire

Applicant:

Stuart Jones

Decision:

PLANNING PERMISSION BE GRANTED AT A FUTURE DATE IN THE EVENT OF THE DEVELOPMENT CONTROL MANAGER BEING SATISFIED AS TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT TO ENSURE THE PROVISION OF A COMMUTED SUM TOWARDS AFFORDABLE HOUSING IN THE DISTRICT IN ACCORDANCE WITH THE SUPPLEMENTARY PLANNING GUIDANCE - AFFORDABLE HOUSING.

JUSTIFICATION REASON(S):

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

Condition(s):

- 1 The development hereby permitted shall 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 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

- 3 Before the development is occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 4 Sufficient space for two parking spaces together with a vehicular access thereto shall be provided for the proposed dwelling, before it is occupied, in a position approved by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles or for the purpose of access.

REASON: In the interests of Highway safety

- 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 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

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

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

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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

- 8 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.

06/01181/LBC
Steeple Ashton
12.04.06
Listed building

Single storey breakfast room extension and two storey extension for staircase enclosure, internal alterations including new stairs and relocation of main entrance

The Sanctuary 9 Dark Lane North Steeple Ashton Wiltshire BA14 6EY

Applicant: Mr J Angel

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 the conditions attached to it overcome any objections 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 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extensions 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 character of the listed building is preserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C27 and C28.

- 3 Sections of the new openings from the breakfast room and of the replacement staircase and new main door opening shall be submitted to, and approved in writing by, the Local Planning Authority. 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 Full details of all plaster and render composition and finishes, internal and external, shall be submitted to, and approved in writing by, the Local Planning Authority. 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.

- 5 Details of all new or replacement internal doors, door linings, architraves, beadings, skirtings, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. These details shall also show all the doors, internal and external, to be reused within 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.

- 6 The works to the windows shall only be carried out strictly in accordance with those approved window schedule details, submitted with the application. Details of the elevations of all new or replacement external windows, rooflights and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

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

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

- 7 Details of the services required internally and externally in the building, including all new or replacement, flues, extract ducts, vents, grilles, meter housings and like features 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 protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C27 & C28.

- 8 All existing timber and other materials from the existing porch shall be carefully dismantled, set aside and stored in a safe place for re-use in the approved porch.

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

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

**06/02214/FUL
Bratton
17.07.06
Full Plan**

**Construction of new detached chalet style residential dwelling with
integral garage**

Land Rear Of The Elms Millditch Bratton Wiltshire

Applicant: Miss Mason And Mr Bolt

**Decision: PLANNING PERMISSION BE GRANTED AT A FUTURE DATE IN THE EVENT
OF THE DEVELOPMENT CONTROL MANAGER BEING SATISFIED AS TO
THE PRIOR COMPLETION OF A LEGAL AGREEMENT TO ENSURE THE
PROVISION OF A COMMUTED SUM TOWARDS AN AFFORDABLE
HOUSING CONTRIBUTION IN ACCORDANCE WITH THE SUPPLEMENTARY
PLANNING GUIDANCE - AFFORDABLE HOUSING.**

JUSTIFICATION REASON(S):

**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 Sufficient space for one parking space associated with the garage together with a vehicular access thereto shall be provided for the dwelling in a position approved by the Local Planning Authority. The said space shall be used other than for the parking of vehicles or for the purpose of access.

REASON: In the interests of amenity and road safety.

- 4 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

- 5 Before the development hereby permitted is first occupied, the turning space shown on the approved plan shall be surfaced (not loose stone or gravel) to the satisfaction of the Local Planning Authority and maintained as such thereafter.

REASON: In the interests of highway safety.

- 6 The entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.

REASON: In the interests of highway safety.

- 7 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.

- 8 The upstairs bedroom window in the western elevation shall be obscure glazed prior to the first occupation of the development hereby permitted and shall be maintained as such at all times thereafter.

REASON: In the interests of amenity and privacy.

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

- 9 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 The applicant is advised to satisfy themselves over land ownership of all parts of the application site.
- 2 The applicant is advised to contact Wessex Water (01225 526000) with regard to connection to water infrastructure.

06/02099/FUL
Trowbridge
07.07.06
Full Plan

Erection of two 2 bedroomed dwellings with car standings

Land Adjacent 12 And 12a Holbrook Lane Trowbridge Wiltshire

Applicant: Richard G Wiltshire Ltd

Decision: REFUSAL

Reason(s):

- 1 The proposal by reason of its scale, form, position, mass, height and design would result in a cramped form of development that would be detrimental to the established spatial character of the area and the street scene contrary to Policies H1, H24 and C31a of the West Wiltshire District Plan 1st Alteration (2004) and the Council's Supplementary Planning Guidance - Residential Design Guide.
- 2 The proposal by reason of its scale, mass, form, position, height and design would have a dominant and overbearing impact on neighbouring properties resulting in loss of light, privacy and outlook to the detriment of the amenity of the occupiers of those dwellings contrary to Policies H1 and C38 of the West Wiltshire District Plan 1st Alteration (2004).
- 3 There are inconsistencies in the plans and elevations submitted with the application with regard to the fenestration of the rear elevation. These inaccuracies are such that it is not possible to fully assess the implication of the design, or its impact on the amenity of neighbours.
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