

Schedule Of Planning Applications For Consideration

In The following Order:

Part 1) Applications Recommended For Refusal

Part 2) Applications Recommended for Approval

Part 3) Applications For The Observations of the Area Committee

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

ABBREVIATIONS USED THROUGHOUT THE TEXT

| | | |
|--------------|---|---|
| AHEV | - | Area of High Ecological Value |
| AONB | - | Area of Outstanding Natural Beauty |
| CA | - | Conservation Area |
| CLA | - | County Land Agent |
| EHO | - | Environmental Health Officer |
| HDS | - | Head of Development Services |
| HPB | - | Housing Policy Boundary |
| HRA | - | Housing Restraint Area |
| LPA | - | Local Planning Authority |
| LB | - | Listed Building |
| NFHA | - | New Forest Heritage Area |
| NPLP | - | Northern Parishes Local Plan |
| PC | - | Parish Council |
| PPG | - | Planning Policy Guidance |
| SDLP | - | Salisbury District Local Plan |
| SEPLP | - | South Eastern Parishes Local Plan |
| SLA | - | Special Landscape Area |
| SRA | - | Special Restraint Area |
| SWSP | - | South Wiltshire Structure Plan |
| TPO | - | Tree Preservation Order |



Awarded in:
Housing Services
Waste and Recycling Services



**LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE
WESTERN AREA 13 APRIL 2006**

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

| Item Page | Application No | Parish/Ward Officer Recommendation Ward Councillors |
|----------------------|-----------------------|--|
|----------------------|-----------------------|--|

| | | |
|---|--|--|
| 1 | S/2006/0496 | MERE |
| | Mr S Rennie | APPROVED WITH CONDITIONS |
| | MR G JEANS OLD CHAPEL BOAR STREET MERE RAMP FOR DISABLED ACCESS | <u>Western and Mere</u> Cllr Jeans Cllr Mrs Spencer |
| 2 | S/2006/0238 | SWALLOWCLIFFE |
| | Mr W Simmonds | APPROVED WITH CONDITIONS |
| | MISS RALPHS SHERGOLDS SWALLOWCLIFFE SALISBURY INSTALL SOLAR PANELS ON THE SOUTH FACING ROOF | <u>Tisbury and Fovant</u> Cllr Mrs Green Cllr Hooper |
| 3 | S/2006/0270 | ZEALS |
| | Mrs J Howles | APPROVED WITH CONDITIONS |
| | MR R D STRATTON OBE LAND ADJACENT TO DEAD MAIDS QUARRY INDUSTRIAL ESTATE MERE DEVELOP LAND FOR EMPLOYMENT PURPOSES INCLUDING LANDSCAPING AND FORMATION OF NEW VEHICULAR AND PEDESTRIAN ACCESS | <u>Western and Mere</u> Cllr Jeans Cllr Mrs Spencer |

Part 1
Applications recommended for Refusal

No Refusals

Part 2

Applications recommended for Approval

1

| | | | |
|---------------------|--|-----------------|--------------|
| Application Number: | S/2006/0496 | | |
| Applicant/ Agent: | MR G JEANS | | |
| Location: | THE OLD CHAPEL HOUSE BOAR STREET MERE WARMINSTER BA126DD | | |
| Proposal: | RAMP FOR DISABLED ACCESS | | |
| Parish/ Ward | MERE | | |
| Conservation Area: | MERE | LB Grade: | |
| Date Valid: | 8 March 2006 | Expiry Date | 3 May 2006 |
| Case Officer: | Mr S Rennie | Contact Number: | 01722 434541 |

REASON FOR REPORT TO MEMBERS - Council member application

SITE AND ITS SURROUNDINGS

The site is a converted chapel which is now used as a kindergarten.

THE PROPOSAL

A ramp to the front of the building on the pavement to provide more inclusive access.

PLANNING HISTORY

None relevant;

CONSULTATIONS

WCC Highways - No objections (subject to the highway being stopped up);

REPRESENTATIONS

| | |
|-------------------------|------------------------|
| Advertisement | Yes – Expired 06/04/06 |
| Site Notice displayed | Yes – Expired 06/04/06 |
| Departure | No |
| Neighbour notification | Yes – Expired 06/04/06 |
| Third Party responses | No |
| Parish Council response | No |

MAIN ISSUES

Impact to the public highway;

POLICY CONTEXT

Policy G2 sets out the general criteria for development including means of access and preservation of neighbour amenities;

PLANNING CONSIDERATIONS

The proposal constitutes a ramp for disabled access to the front of this kindergarten. The building is a converted chapel and currently has a worn ramp which is small and with a steep gradient. The proposals have the aim of providing better, more suitable access for people with prams or for disabled access.

After consultation with building control it was pointed out that the proposed ramp does not conform with building regulations or the Disabled Discrimination Act. The ramp seems to be just over one metre wide, though needs to be 1.5 metres in width to comply with disabled access regulations. However, this is not a material consideration for planning though the applicant will be informed off this fact prior to the committee meeting.

The position and form of the ramp is of a suitable design. It serves the main front entrance from the highway pavement and doubles back on itself to allow for sufficient length to keep the gradient from being too steep. It will be a permanent structure with a stone base to match the existing church. A steel rail will be added to the base.

The ramp shall be on the public highway (ie. the pavement) though there is no objection from the highways department as there is a wide pavement in this locality, with plenty of room for pedestrians to walk around. However, the highway will need to be stopped up in order for the ramp to be built on highways land.

CONCLUSION

The ramp is considered acceptable, by virtue of its location and form with the use of matching stone at the base, with no significant detriment to pedestrian users of the highway.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy G2 Purpose – General principles of development;

RECOMMENDATION

APPROVED WITH CONDITIONS

REASON FOR APPROVAL:

The ramp is considered acceptable, by virtue of its location and form with the use of matching stone at the base, with no significant detriment to pedestrian users of the highway.

And subject to the following condition:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

2. The materials to be used in the construction of the stone base of the ramp hereby permitted shall match those used in the existing building. (D01A)

Reason: To secure a harmonious form of development.

3. Before the development hereby approved is constructed details of a tapping rail between the existing church gate and the ramp shall be submitted to and approved in writing by the local planning authority. The agreed tapping rail must then be constructed before the ramp is put into use

Reason: To ensure the safety of the blind or visually impaired;

INFORMATIVE -

1. As the ramp is placed on the public highway it will be necessary for the highway to be stopped up prior to construction, under Section 247 of the Town and Country Planning Act. This includes the alcove formed between the ramp and the tapping rail.

2. The developer should be aware that utility companies must be consulted and their consent obtained before the work can proceed.

| | | | |
|---------------------|---|-----------------|---------------|
| Application Number: | S/2006/0238 | | |
| Applicant/ Agent: | SIMPLEE SOLAR LIMITED | | |
| Location: | SHERGOLDS SWALLOWCLIFFE SALISBURY SP3 5NX | | |
| Proposal: | INSTALL SOLAR PANELS ON THE SOUTH FACING ROOF | | |
| Parish/ Ward | SWALLOWCLIFFE | | |
| Conservation Area: | SWALLOWCLIFFE | LB Grade: | II |
| Date Valid: | 3 February 2006 | Expiry Date | 31 March 2006 |
| Case Officer: | Mr W Simmonds | Contact Number: | 01722 434541 |

REASON FOR REPORT TO MEMBERS

That the issues surrounding the balance between promoting sustainable development/use of renewable energy and impact on the setting of listed buildings should be examined at committee in the public interest.

SITE AND ITS SURROUNDINGS

Shergolds is a GII listed detached dwellinghouse within the Conservation Area of Swallowcliffe and the wider Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. There is a converted recently built (mid-1990s) outbuilding (ancillary to the main house) within its curtilage.

THE PROPOSAL

The application proposes the installation of a roof-mounted solar collection unit on the south facing roof of the converted outbuilding to provide heated domestic water.

PLANNING HISTORY

| | | | |
|-----------|--|----|---------|
| 93/1343 | Rebuilding of derelict barn & conversion to residential use & alteration of vehicular access | AC | 3.11.93 |
| 93/1344LB | Demolition of derelict barn & rebuilding & conversion to residential use | AC | 3.11.93 |

CONSULTATIONS

| | |
|----------------------|--|
| AONB Group | – No objection |
| Highways | – No Highway objection |
| Environmental Health | – No observations |
| Conservation | – Objection on grounds of domestic apparatus on converted building has adverse affect on adjacent LB |

REPRESENTATIONS

| | |
|-------------------------|---|
| Advertisement | Yes |
| Site Notice displayed | Yes |
| Departure | No |
| Neighbour notification | Yes |
| Third Party responses | Yes – One letter in support of the proposed development |
| Parish Council response | Yes – No objections |

MAIN ISSUES

Impact on Conservation Area
Impact on listed building
Impact on surrounding AONB
Impact on neighbour amenity
Scale, design & materials

POLICY CONTEXT

Policies G2 (General Criteria for Development), D3 (Design), CN5 (Listed Buildings), CN8 (Conservation Areas) & C5 (Landscape Conservation)

PLANNING CONSIDERATIONS

The converted barn is not listed in its own right, it is in fact a recently built outbuilding (built mid-1990s) in the style of an agricultural outbuilding. The building was built for the purpose of providing ancillary accommodation to the main house and as such it is not considered that the Conversion of Historic Farm Buildings SPG applies.

The proposed solar collector forms one bank of three collectors with overall dimensions of 2.1m wide by 1.6m tall and consists of evacuated tube collectors to provide domestic water heating from the sun's energy. The siting of the collectors is on the furthest side from the highway.

Whilst the proposed collectors cannot be considered attractive, I consider the sustainable use of renewable energy is significant to this planning decision, that it accords with government guidance on the prudent use of natural resources and should therefore be supported in this case. Notwithstanding the objections of the Conservation Officer, I consider the proposed solar collectors would have a low impact on the adjacent listed building, the surrounding conservation area and wider AONB, and therefore conclude the proposed development is on balance acceptable and should be approved.

RECOMMENDATION

APPROVED WITH CONDITIONS

REASON FOR APPROVAL

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), CN5 (Listed Buildings), CN8 (Conservation Areas) & C5 (Landscape Conservation) of the adopted Salisbury District Local Plan.

And subject to the following Conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)
- (2) The apparatus hereby approved shall be removed from the building as soon as practicable after it is no longer required and the building shall be restored to its condition before development took place.

Reasons:

- (1) To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)
- (2) To ensure that no unnecessary equipment remains on the roof when it is no longer required, in the interests of visual amenity.

And in accordance with the following policies of the Adopted Salisbury District Local Plan.

G2 (General Criteria for Development), D3 (Design), CN5 (Listed Buildings), CN8 (Conservation Areas) & C5 (Landscape Conservation)

| | | | |
|---------------------|---|-----------------|--------------|
| Application Number: | S/2006/0270 | | |
| Applicant/ Agent: | BRIMBLE LEA & PARTNERS (C/O MR A F G BRIMBLE) | | |
| Location: | LAND ADJACENT DEAD MAID QUARRY INDUSTRIAL ESTATE MERE WARMINSTER BA126LA | | |
| Proposal: | DEVELOP LAND FOR EMPLOYMENT PURPOSES INCLUDING LANDSCAPING AND FORMATION OF NEW VEHICULAR AND PEDESTRIAN ACCESSES | | |
| Parish/ Ward | ZEALS | | |
| Conservation Area: | | LB Grade: | |
| Date Valid: | 8 February 2006 | Expiry Date | 5 April 2006 |
| Case Officer: | Mrs J Howles | Contact Number: | 01722 434379 |

REASON FOR REPORT TO MEMBERS

Councillor Jeans has requested that this item be determined by Committee due to: the prominent nature of the site and its significance for the settlement of Mere.

Currently Contrary to statutory consultees (E A) recommendation

SITE AND ITS SURROUNDINGS

Part of an open arable field , elevated above the B3092 , on the western outskirts of Mere. Norwood House (a private residence) and The WCC depot adjoin the site on its eastern side. The WCC depot is at a lower level being in a former quarry. There is a hedge and tree field boundary on the east and south sides of the site, although the trees along the B3092 have been felled. The land is unfenced to the west and north. It is very visible from the A303 to the north, which is at a higher level and affords views across to the B3092. The site is an allocated employment site in the adopted Salisbury District Local Plan (E 12)

THE PROPOSAL

In outline, to develop the site for employment purposes. The proposal includes offsite landscaping on the 'blue' land. The details of the access have been supplied and consent is requested for those access details now, leaving siting design and external appearance of the buildings and the landscaping of the site as reserved matters.

PLANNING HISTORY

The site has been allocated for employment purposes in both the current and previous local plan A development brief was prepared in 1994 which sets the parameters for development. The uses are B1 & B8 with B2 only permitted where there would be no adverse impact on neighbouring properties. It sets the access point towards the western end of the site (as submitted) with a ghost island junction. In particular it requires extensive landscaping around the site to conceal it from further views and minimise disturbance to Norwood House. It also advises on restricting hours of use. to 07.30 –18.00 Mon – Fri , 07.30 –13.00 on Saturdays with no Sunday or Bank Holiday use dependent upon the use of the premises. .

CONSULTATIONS

WCC Highways - No objection in principle. Given the difference in level between the B3092 and the site, requires longitudinal and cross sections of access before giving formal views.

Highways Agency - No objection

Environmental Health Officer - Concerned about effect upon Norwood House. Recommends that the type of use, position, hours of use of units be determined in accordance with a scheme incorporating attenuation measures re fans etc; earth bunding/ barriers to protect the occupiers of Norwood House.

Wessex Water Authority- Awaiting engineer's comments. Plan shows water main in B3092, nearest public sewer in Dead Maids Quarry Ind. Est.

Environment Agency - Object on grounds of lack of FRA. As required by PPG 25. Whilst the site is outside the floodplain development could generate significant volumes of surface water.
English Nature – Any scrub should be cleared outside the bird-nesting season.
Provided no work or materials are stored within SSSI boundary, no objection,

REPRESENTATIONS

| | | |
|------------------------|-----|--|
| Advertisement | Yes | expiry date 9/03/06 |
| Site Notice displayed | Yes | expiry date 9/03/06 |
| Departure | No | |
| Neighbour notification | Yes | expiry date 11/04/06 |
| Third Party responses | Yes | - 2 letters received. One expressing concern about a larger industrial site than at present, with associated HGV movements and possible additional employee traffic through Mere, the other expressing concerns about security on the boundary – would not want footpath to run along side. Also concern about effect on property value. |

Mere Parish Council response Recommend approval subject to conditions that 30 mph limit is extended westwards to vehicular entrance to the site, relocation of footpath adjacent Norwood house, landscaping and screening on southern roadside boundary. Landscaping on eastern side to preserve views from Castle Hill. Hours of use and HGV movement restrictions . Would want direction signs on A303 to use western exit and not go through Mere town centre.

Zeals PC - In support subject to extension of 30mph speed limit and a security fence alongside Norwood House.

MAIN ISSUES

Planning policy

Is development in accordance with planning brief?

Access & highways

Impact on landscape – including views from AONB across A303 and views from Castle Hill.

Surface water drainage and flood risk

Impact on SSSI

Matters raised by PCs and representation letters.

POLICY CONTEXT

E12 , C6, C10, TR11,TR12, TR 14 Salisbury District Local Plan

PLANNING CONSIDERATIONS

Planning policy

The site is allocated for employment purposes under E12 of the adopted Salisbury District Local Plan. A small part of the junction radius lies outside that designation but this is considered acceptable given that : the applicants own the adjoining land so the visibility at the access can be conditioned the planning brief requires the access to be at the western end of the site.

The difference in level between the application site and the B3092 is least at that end of the site.

The parking and cycle parking provisions of the adopted local plan (TR12 & TR 14) will need to be conditioned so that they are taken on board in any submission of the reserved matters

Is development in accordance with planning brief?

The brief identifies a number of constraints . these are:

The visibility of the site from Castle Hill. Long Hill and the A303

The relationship with the adjoining dwelling, Norwood House.

The special landscape area designation

Other policies of the development plan.

Although the site lies within the designated Special landscape area it is visible form the AONB. The requirements for landscaping are therefore very important and it is recommended that the strategic landscaping along the southern boundary of the site and within the blue land be put in before built development takes place to give it a 'head start'. The planting along the boundary with Norwood house, whose function is to act as a buffer, rather than a visual screen, will need to be planted in advance of the units on the eastern side of the site being brought into use.

The brief shows the possibility of further development of the land to the north. It is therefore not prudent to require landscaping on this boundary, but rather to continue the landscaping on the western boundary northwards to join Nor Wood. although there will need to be a gap in this tree belt to provide access to the field.

The access (for which details are supplied and which the applicants seek to have approved as part of this application) is at the western end as required by the brief, where the difference in levels between the application site and the B3092 are least. Nevertheless it will still be necessary to cut into the bank to form the access. A ghost island junction will be provided. The positioning of the access allows the vegetated bank adjacent to Norwood house to be retained.

In order to provide adequate visibility at the access , it will be necessary to extend the 30mph speed limit to 90m beyond the access point in a westerly direction.

Policy TR 12 requires that major new development provides access for buses. Bus services in Mere are infrequent. However, the site is in easy walking distance of most of the town of Mere and easy cycling distance from further afield from the south. It is therefore considered important that the footpath link (which follows the desire line) is put in before any unit is occupied and that cycle parking and showers are provided.

The extension of the 30mph limit will accord with TR12 (v) .

The brief suggests the restriction of hours of use related to the use of that unit. This application is in outline. Therefore it is considered that the way to achieve this is by restricting the hours of HGV deliveries, restrict outside working, restrict uses to B1 and B8 and restrict hours of working of any B8 use (which may need fork lift trucks). . A B1 use is by definition one that can be carried on in a residential area without detriment and therefore, as long as there is no outside working, it is considered necessary only to restrict hours of operation of those units that are closest to Norwood House.

A revised illustrative plan has been submitted which shows a layout that is acceptable in principle, although much more detail e.g. within site landscaping, location of waste materials, floor levels of the buildings. It is therefore recommended that the application be conditioned to generally accord with this layout.

Access & highways

As above. It is considered important that the access is provided before any construction of the buildings takes place to ensure a safe access for construction traffic. Similarly the reduction in the speed limit to 30 mph past the site is necessary to meet visibility standards and therefore is also necessary to achieve this before construction traffic egresses from the site on a regular basis.

Impact on landscape – including views from AONB across A303 and views from Castle Hill.

This is to be addressed by strategic planting being conditioned to being provided in advance of construction of the buildings and for the submission of a maintenance scheme and a 10-year replacement requirement. .

Surface water drainage and flood risk

At present there is an EA objection to this application owing to the absence of a Flood Risk Assessment. (hereafter referred to as FRA) The site is elevated and is on greensand. It should therefore be possible to drain this site of surface water without any flood risk. However, at present no details have been supplied, and so that cannot be said with any certainty. The applicants are currently undertaking a flood risk assessment. It is therefore recommended that the application should not be approved until confirmation is received from the EA that it is satisfied with the FRA and are prepared to withdraw their objection.

Impact on SSSI

The site adjoins, but does not impact upon the SSSI. English Nature has no objection provided that any scrub clearance takes place outside the bird-nesting season.

Other matters raised by PCs and representation letters.

The footpath link has been relocated away from Norwood House and on the desire line for people walking to the site from Mere.

In view of the buffer landscaping to be provided, it is considered unreasonable (and possibly unsightly) to require a security fence along this boundary. Norwood house have permitted development rights to erect a fence up to 2m in height, as will the occupiers of any of the premises on the industrial estate.

It would, however, appear reasonable that the owners secure the provision of highway signs to the development from the western end of the Mere bypass. A condition is suggested to that effect to reduce the impact of HGVs in Castle Street, which is restricted by on street parking. A condition requiring all traffic to approach from that direction, however, would not be enforceable.

CONCLUSION

At present the EA object to this application on the basis of a lack of a FRA. This is anticipated shortly, and owing to the location of the site it is anticipated that the EA's concerns can be met.

The proposal is an allocated site - policy E12 of the adopted Salisbury District Local Plan and the proposal (although in outline except for access) accords with the development brief.

It is therefore reconsidered that following confirmation from the Environment Agency that the FRA meets their requirements that the application can be approved.

RECOMMENDATION

Following receipt of a satisfactory Flood risk Assessment and confirmation from the Environment Agency that it is prepared to withdraw its objection that the decision be delegated to the HDS to **APPROVE** for the following reason:

In the event of a satisfactory Flood Risk Assessment not being received by 30 April 2006, that the Head of Development Services be delegated to refuse the application for the reason that insufficient information has been submitted for the local Planning Authority to be satisfied that the development will not cause flooding nor be satisfactorily drained of surface water.

The proposal is an allocated employment site - policy E12 of the adopted Salisbury District Local Plan and the proposal (although in outline except for access) accords with the development brief and the provisions of the development plan.

RECOMMENDATION

APPROVED WITH CONDITIONS

REASON FOR APPROVAL

The proposal is an allocated employment site - policy E12 of the adopted Salisbury District Local Plan and the proposal (although in outline except for access) accords with the development brief and the provisions of the development plan.

And subject to the following conditions:

1. Approval of the details of the siting, design and external appearance of the building[s], and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition A01A above, relating to the siting, design and external appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. (A03A)
4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved,. (A04B)
5. The siting of the buildings to be submitted as a reserved matter in pursuance of condition 1 of this permssion shall generally accordwith the site layout 0599-2c.
6. The finished floor level[s] of the proposed building[s] shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced. (C03A)
7. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s]

and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

8. No construction of any buildings shall take place until the access has been constructed to basecoat standard in accordance with the details hereby approved.

9. No development shall take place until a strategic landscaping scheme within the land edged blue to comprise tree screen landscaped belts of a minimum width of 8 metres along the eastern and northern boundaries of that land and a further 8 metre wide area of landscaped copse planting along the western boundary of the application site extending in a northerly direction towards Nor Wood has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include details of the size, species and density of trees and hedges to be planted and provisions for their future maintenance. There shall be no construction of any buildings upon the application site until such time as the landscaping scheme thus approved has been implemented and the approved planting has taken place.

10. No construction of any buildings shall take place until a tree and hedge screen along the southern boundary of the site with the B3092 in the form of a parallel strip to a minimum depth of 8 metres has been planted in accordance with the approved scheme of landscaping to be submitted under condition 12.

11. The landscape planting along the eastern boundary of the site, which shall be a minimum of 8 metres in width, shall be planted before any of the adjacent units are occupied.

12. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. (G22A)

13. 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 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (G23A)

14. The development, including site clearance, must not commence until a statement of all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include any necessary fencing, in accordance with the relevant British Standard (Guide for Trees in Relation to Construction, BS.5837: 1990). It must also include any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

15. No construction of any buildings shall take place until the 30 mph speed limit has been extended 90 metres or thereabouts westwards of the approved site access.

16. No building shall be occupied until the footpath link shown on drawing no. 0599-2 C has been constructed, surfaced, drained and made available for use.

17. The development hereby permitted shall not commence until details of all vehicle parking and turning space within the site have been submitted to and approved in writing by the Local Planning Authority; and the development shall be undertaken in accordance with those approved details. (J05A)

18. No building shall be brought into use until the development has been signed from the A303 junction at the western end of the Mere bypass.

19. No building shall be occupied until covered cycle parking and showers have been provided to serve the building in question in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

20. Foul drainage shall be to the main sewer.

21. No building hereby permitted shall be occupied until all necessary works for the drainage of foul and surface water from that building have been completed in accordance with details to be submitted to and approved by the Local Planning Authority. (L05A)

22. No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the buildings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the each of the buildings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

23. No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 9.00pm, weekdays and Saturdays. This condition shall not apply to the internal fitting out of the buildings. (M03A)

24. The use of the premises shall be restricted to uses falling within classes B1 & B8 of the Schedule to the Town and Country Planning [Use Classes] Order 1987 or in any provision equivalent to that Class in any other statutory instrument revoking and re-enacting that Order).

25. Before the use of the those buildings commences, the buildings closest to the eastern boundary of the site shall be insulated in accordance with a scheme agreed with the Local Planning Authority.

26. Before the development hereby permitted commences a scheme shall be agreed with the Local Planning Authority which specifies the provision to be made for the control of noise emanating from the site. (M14A)

27. No development shall take place until a scheme/schemes for the control of fumes from extractor fans and equipment (and for the sound insulation of that equipment) have been submitted to and approved by the Local Planning Authority; and the development shall not be brought into use until that scheme/those schemes have been implemented in accordance with the approved details. (M23A)

28. The B8 uses hereby permitted and any uses in those units which adjoin the eastern boundary of the site shall not take place except between the hours of 07.30 –18.00 Mon – Fri , 07.30 –13.00 on Saturdays with no Sunday or Bank Holiday use.

29. No deliveries shall be taken at or despatched from the site outside the hours of 07.00 –18.00 Mon – Fri , 07.00 –13.00 on Saturdays nor at any times on Sundays, Bank or Public Holidays. (M29A)

30. Any external lighting shall be installed and operated in accordance with details to be submitted to and approved by the Local Planning Authority before development commences. (N02A)

31. There shall be no retail sales from the premises

32. There shall be no outside working ,storage, nor dumping of materials

The reasons for the above conditions are listed below:-

(1) This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004..(0001 AMENDED)

(2) This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004..(0001 AMENDED)

(3) This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004..(0001 AMENDED)

- (4) This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004..(0001 AMENDED)
- (5) The illustrative drawing[s] accompanying the application indicate the form of development which the Local Planning Authority considers appropriate for the site.
- (6) To ensure the exact finished floor level[s] of the building[s] in the interests of visual amenity.
- (7) To secure a harmonious form of development.
- (8) In the interests of highway safety
- (9) To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.
- (10) To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.
- (11) To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.
- (12) To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.
- (13) To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity and to ensure satisfactory maintenance of landscape works for a sufficient period of time to enable planted material to become adequately established.
- (14) To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.
- (15) In the interests of highway safety and to comply with TR12 (v) of the adopted Salisbury District Local Plan
- (16) In the interests of highway safety and to ensure that the development is adequately accessible by means of transport other than the private car in accordance with national policy objectives.
- (17) To ensure that the development hereby permitted is provided with adequate facilities for the parking ,turning/ loading and unloading of vehicles.
- (18) In the interests of highway safety and the amenities of the settlement of Mere.
- (19) To ensure that the development is adequately accessible by means of transport other than the private car in accordance with national policy objectives.
- (20) To ensure that the development is provided with a satisfactory means of drainage.
- (21) To ensure that the development is provided with a satisfactory means of drainage.
- (22) In the interests of the conservation of energy and water resources.
- (23) In the interests of the amenities of the occupiers of adjacent residential property.
- (24) to define the extent of the permission in the interests of the amenities of the occupiers of nearby property.
- (25) In the interests of the amenities of the occupiers of adjacent residential property.
- (26) In the interests of the amenities of the occupiers of adjacent residential property.

(27) In the interests of the amenities of the occupiers of adjacent residential property.

(28) In the interests of the amenities of the occupiers of nearby property and of the locality.

(29) In the interests of the amenities of the occupiers of nearby property and of the locality.

(30) In the interests of the visual amenities of the locality which is in a rural area.

(31) The site is located on the edge of a settlement where retail development would be contrary to the provisions of the adopted local plan and could adversely affect the vitality and viability of Mere town centre.

(32) In the interests of the visual amenity of the locality.

And in accordance with the following policies of the Adopted Salisbury District Local Plan.:
E12 - allocated employment site

TR11,TR12 and TR14 adequate parking, cycle parking and access facilities

Wildlife and Countryside Act

You are advised that any scrub clearance should take place outside the bird nesting season.