

WESTERN AREA PLANNING

MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 26TH AUGUST 2009 AT 6.00PM AT BRADLEY ROAD, TROWBRIDGE

Present:

Mr E Clark, Mr R Eaton, Mr P Fuller (Chairman), Mr M Griffiths, Mr M Hewson, Mr J Knight, Mr C Newbury, Mr S Petty.

Apologies:

Mr J Seed, Mr R While.

Substitutes:

Ms F de Rhé Philipe, Mrs P Ridout.

31. MINUTES

The minutes of the meeting held on 5th August 2009 were confirmed as a correct record and signed by the Chairman.

32. CHAIRMAN'S ANNOUNCEMENTS

There were none.

33. DECLARATIONS OF INTEREST

07/03866/FUL - Mr Eaton declared a personal interest in this agenda item having lobbied for Asda at a previous regional meeting when not serving on the Western Area Planning Committee. Mr Eaton gave his assurance that he would consider the application with an open mind.

34. 07/03866/FUL – Demolition of existing buildings (2500m² A1 – established use, Storage and Distribution – 5,193m²) and erection of new food convenience store 4,645m² gross with net sales area of 2,601m² with proposed new vehicular access and new signalised junction with linked vehicular servicing area to the rear plus 249 car

**parking spaces – Country Wide Farmers Ltd, Bradford Road,
Melksham, Wiltshire, SN12 8LQ**

Resolved:

The Committee, having regard to the officers report, the Development Plan and other material considerations, consider that an exception to Development Plan policy specifically (Retail and Highway) can be made to grant permission for the proposed development subject to legal agreement(s) and a number of safeguarding conditions. The S106 relates to:

- * Sustainable transport measures specifically a £500k contribution based upon £100k per annum towards bus transport to Melksham Town Centre from the application site.**
- * Funding and implementation of off site highway works**
- * Environmental management measures in relation to the proposed use.**

For the following reason(s):

Full consideration has been given to the officer report and the documents supporting the application and also the submissions by Melksham Town Council. The Committee endorses the following reasons for approval:

1. Part of the site has a lawful use for retail and this proposal would result in a limited net increase in retail floor space taking into account this existing ancillary retail use
2. The approval would create further employment opportunities for the Melksham area, in terms of the range and type of jobs. In respect of loss of employment land there would remain employment land opportunities in close proximity to the Town centre
3. The proposed retail store would result in some beneficial 'claw back' of part of the trade lost from the town centre as a result of customers travelling to other centres to undertake their shopping, with associated benefits in terms of sustainability/reduction in the need to travel. In addition, the proposed planning conditions controlling retail floorspace and use (Precluding sale of certain goods and services) will mitigate against the unacceptable impact the proposed store would otherwise have upon the vitality and viability of the existing town centre. Lastly, in accepting the principle

of need for the new store there is no sequentially more central and preferable location that could accommodate a store of this size.

4. Environmental and sustainable transport measures and off-site highway modifications to be carried out at the applicant's cost. This will contribute to access by means of transport other than the private car and will offer the opportunity for linked trips to the town centre.
5. In terms of highway impact, the attached planning conditions together with mitigation measures through the applicant's proposed contributions towards sustainable transport measures and off-site modifications to the adjoining highway, justify an exception to Policy T8 of the Wiltshire and Swindon Structure Plan 2016 and the above mentioned policies and guidance.

On this basis members are prepared to allow this proposal as being an exception to current Government retail guidance set out in PPS6 together with Policy DP3, 6 of the Wiltshire and Swindon Structure plan 2016 and Policy SP3 of the West Wiltshire District Plan 1st alteration 2004; and that, subject to a safeguarding condition and a s.106 agreement concerning environmental management of the proposed use in relation to its close proximity to the Melksham Sewage Treatment Works, the proposal would comply with policy U5 of the West Wiltshire District Plan 2004.

Finally, Members confirm that, in accordance with the previous resolution, the application does not need to be referred to the Secretary of State as a departure as they consider that the development did not constitute a development of more than local significance and was not of such a scale and nature that it would prejudice implementation of the policies and proposals of the plan.

Subject to the following 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 gross external area of the food store hereby permitted shall not exceed 4,700 metres square. The net sales and display area (defined as all areas used for the display and sale of goods, including floor spaces used for checkouts, customer circulation

and customer services, but excluding entrance/exit lobbies, customer toilets, cafe and Automated Teller Machines (ATMs)) shall not exceed 2,900 metres square, of which not more than 75% of the net sales and display area shall be used for the sale of convenience goods.

REASON: In order to protect the vitality and viability of the town centre.

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policies SP1 and SP3.

3. No part of the net sales and display area (defined as all areas used for the display and sale of goods, including floor spaces used for checkouts, customer circulation and customer services but excluding entrance/exit lobbies, customer toilets, cafe and Automated Teller Machines (ATMs)) of the food store hereby permitted shall be given over to any dry cleaning services, key cutting, shoe repair, photographic, or pharmacy services dispensing medicines by prescription or post office counter services.

REASON: In order to protect the vitality and viability of the town centre.

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policies SP1 and SP3.

4. The development hereby permitted shall not be brought into use until a servicing management plan has been submitted to and agreed in writing with the Local Planning Authority. The management plan shall include details of the size, weight and type of delivery vehicles, the number and times of deliveries, collection and waste collection, details of loading and unloading procedures, and details of the location of the access, parking, turning and waiting areas.

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

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policy C38.

5. The rating level (as defined in British Standard 4142:1997) of noise emitted by all fixed plant, including refrigeration plant, on site shall not exceed 34 dBA between 2300 and 0700 hours or

43 dBA at any other time. The noise levels shall be determined at the nearest noise sensitive properties.

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

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policy C38.

6. Suitable ventilation and filtration equipment shall be installed to suppress and disperse any fumes and/or smell created from any cooking operations on the premises. Details of the equipment for each phase of the development 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 of the relevant phase of the development

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

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

7. Prior to the commercial premises being brought into use, a scheme providing for the storage or display of goods, materials, plant, machinery, equipment, waste or other items. Adequate storage of refuse from the commercial properties 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 the appearance of the site and public health and safety.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy SP1, SP3, & C38.

8. Prior to the commencement of any development the site shall be subject to:
 - i) Site investigation and risk assessment works for chemical contamination;

- ii) Works to remediate any chemical contamination identified, that is unacceptable in the context of the approved development and its environmental setting, as identified by the site investigation and risk assessment work;
- iii) Remediation validation works.

The above to be carried out to the satisfaction of the Local Planning Authority.

Site investigation works shall be carried out in line with the main procedural requirements of BS 1017:2001 - Investigation of Potentially Contaminated Sites - Code of Practice.

Where a requirement for quantitative risk assessment is identified, the assessment works shall be carried out in line with the requirements of the UK Contaminated Land Exposure Assessment (CLEA) guidelines, for assessment of human health risks. Also for ground and surface water risk assessment the Environment Agency R&D Publication 20 "Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources" protocol shall be utilised.

REASON: in the interests of public health and safety.

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policy C37.

- 9. Details of lighting to the site (including measures to minimise sky glow, glare and light trespass) shall be submitted to and approved in writing by the Local Planning Authority before each phase of the development prior to the commencement of the relevant phase of the development. The scheme shall only be carried out in accordance with the approved details.

REASON: In the interests of pollution prevention.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C35.

- 10. Any facilities for the storage of oils, fuels or chemicals during construction shall be sited on impervious bases and surrounded by impervious bund walls. 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 bund 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. Full details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall only be carried out in accordance with the approved details.

REASON: To minimise the risk of pollution of the water environment.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy U4.

11. All surface water drainage from impermeable parking areas and hardstandings for vehicles, commercial lorry parks and petrol stations 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 minimise the risk of pollution of the water environment.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy U4.

12. 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. Such a scheme shall utilise Sustainable Drainage Principles and shall not result in an increase in the rate and / or volume of surface water discharge to the local land drainage system. The works shall be undertaken in accordance with the approved details.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy U2

13. The development hereby permitted shall not be commenced until the following details, based on a 1 in 100 year flood flow design standard, have been submitted to and approved by the Local Planning Authority:

- i) A scheme for the alleviation of flooding.
- ii) A detailed programme of proposed drainage works.
- iii) The method of accommodating the spring/pond/watercourses) on the site.

Subsequently the works shall be completed in accordance with the approved details, including any timescale attached thereto.

REASON: In the interests of flood prevention.

14. Contaminated water shall not be discharged to any stream, watercourse or underground strata, whether direct or via soakaways.

REASON: To minimise the risk of pollution of the water environment.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy U4.

15. Detailed plans of the parking and servicing areas, together with the means of access thereto, shall be submitted to and approved by the Local Planning Authority for each phase of the development before development commences for each phase on the relevant phase of the development. The detailed proposals shall indicate the provision to be made for the draining of the parking and servicing areas, the individual marking of car parking spaces, the landscaping of the parking and servicing areas where appropriate, and full details of the method of construction. All works referred to in this condition shall be completed, and the parking and servicing areas shall be available for use before the premises are occupied.

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 2004 - Policy T10

16. No part of the development hereby permitted shall take place until construction stage plans have been submitted to and approved in writing by the Local Planning Authority. The plans will need to agree the routing and timing of construction traffic, together with identifying the need for any temporary traffic orders that may be necessary. These works shall be undertaken in accordance with these approved details.

REASON: In the interests of highway safety.

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policies H4 and SP3.

17. Before any phase of the development is occupied, the access roads and car parking areas shall be surfaced in accordance with details for that phase of the development, which shall have been submitted to and approved in writing by the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policy T10.

18. A Travel Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the retail phase of the development. The Travel Plan shall include measures to minimise vehicle movements to the foodstore and a timetable for implementation, and shall be implemented in accordance with the approved scheme.

REASON: In pursuit of sustainable transport objectives.

19. Landscaping schemes for the application site, including a programme for its implementation, shall be submitted to and approved by the Local Planning Authority for each phase of the development prior to the commencement of the relevant phase of the development. The landscaping schemes shall include provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels. The approved scheme shall be implemented in accordance with the approved programme, and the landscaping shall be maintained thereafter for a period of not less than five years. Any trees and shrubs which fail within that period shall be replaced to the satisfaction

of the Local Planning Authority and maintained for a further period of five years.

Upon approval:

- * The approved scheme for each phase of the development shall be fully implemented with new planting carried out in the planting season October to March inclusive, following occupation of the building(s) or the completion of the relevant phase of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;

- * all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;

- * the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and

- * the whole scheme shall be subsequently retained.

REASON: In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants.

POLICY: West Wiltshire District Plan - First Alteration 2004 - Policies C32 and C40.

20. No development shall take place on any phase of the development 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 buildings are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority, for each phase of the development. 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 – Policies C17 and C32.

21. No development shall take place on any phase of the development until a schedule of the materials and samples of the materials to be used in the construction of the external surfaces of the relevant phase 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 C17 and C31A.

22. 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 for each phase of the development 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 and provides clearly defined linkages to and from Melksham Town Centre.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A and Planning Policy Statement Planning Policy Statement 6 - Planning for Town Centres.

23. Details of existing and proposed land levels across the site, illustrated by means of spot heights, contours and sections across the site, and demonstrating the relationship between the proposed development and the surrounding land shall be submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details. There shall be no land raising unless approved under the terms of this condition.

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

24. Details of storage areas for refuse, designed so as to minimise their impact on the appearance of the street scene shall be submitted to and approved in writing by the Local Planning Authority. The approved storage area shall be provided prior to the buildings on the relevant phase of the development being first occupied and shall be maintained as such thereafter.

REASON: In the interests of the appearance of the street scene.

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policy C31A.

25. No development hereby permitted shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been submitted to and approved by the Local Planning Authority. The works shall be undertaken in accordance with the approved works.

REASON: To protect the areas of the site which are of archaeological interest.

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policy C15.

26. Details of the protection, easement, and / or realignment of any public infrastructure across the site, including water mains and sewers, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any works on site. The works shall be undertaken in accordance with these approved details.

REASON: In order to protect public infrastructure.

27. Prior to the commencement of the retail and commercial properties hereby permitted, details of all security measures, including CCTV, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with these approved details.

REASON: In the interest of public safety.

28. Prior to the commencement of development and during the course of the development, the building shall be carefully surveyed to determine whether bats or barn owls are present. If any sign of bats or barn owls is discovered during the development, work shall cease immediately and Natural England shall be consulted further.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C7.

29. No work shall commence in respect of the development hereby approved until full details of all off site highway works required as part of the development to be submitted and approved in writing by the Local Planning Authority

REASON: In the interests of highway safety.

35. W/09/01727/FUL - Change of use from A1 retail unit to A3 restaurant and A5 hot food takeaway, together with alterations to shop front and installation of kitchen extract system - 10 High Street, Westbury, Wiltshire, BA13 3BW

Public participation:

- a. Additional comments were received from Revenues and Benefits.
- b. A further letter of representation was received from a party who had already made representation, to reiterate those objections.
- c. Mr Leslie Fry, Town Clerk, Westbury Town Council spoke in objection to the application.

Resolved:

Planning permission is GRANTED for the following reason(s):

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

Subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The use hereby permitted shall only take place between the hours of 08:00 and 23:00.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

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

3. No development shall commence on site until full details (including details of noise attenuation) of ventilation and filtration equipment to suppress and disperse any fumes and/or smell created from the cooking operations on the premises have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the approved equipment has been completed in accordance with the approved details and it shall be subsequently maintained in accordance with the approved details thereafter.

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

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

4. The A5 use hereby permitted for hot food for sale off the premises shall remain ancillary to the A3 use, which shall be implemented at the same time as, or prior to, the A5 use and with sit-down restaurant facilities being available at all times that sales for off-premises consumption are conducted.

REASON: In order to define the terms of the permission and in order that the Local Planning Authority shall reserve full control over subsequent uses of the site.

Informative(s):

1. The scheme of noise control should include proposals to control noise breakout from the ventilation system and also noise from within the premises from any music reproduction.

2. The scheme of odour control would be expected to include a pre-filter, filter and third stage treatment such as an activated carbon filter.
 3. The applicant is advised that the wash hand basin should be located within the preparation area of the kitchen.
- 36. W/09/01678/FUL - Proposed installation of two cylindrical fluid storage tanks together with three steel storage containers - Wyllye Works, Watery Lane, Bishopstrow, Wiltshire, BA12 9HT**

Public participation:

- a. Additional comments were received from the Landscape Officer.
- b. Additional comments were received from a neighbour, requesting withdrawal of the application until issues around increased production have been resolved.
- c. Mr Michael Newberry spoke in objection to the application.
- d. Dr Leo Aylen spoke in objection to the application.
- e. Mr Harry Grist (Agent) spoke in support of the application.
- f. Mr John Barberio (Applicant) spoke in support of the application.
- g. Mr Chris Bisdee (Applicant) spoke in support of the application.
- h. Councillor Anthony Potter, Chairman of Bishopstrow Parish Council spoke in objection to the application.

Resolved:

Planning permission is GRANTED for the following reason(s):

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

Subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. Oil or chemical storage facilities shall be sited in bunded areas. The capacity of the bund shall be at least 10% greater than the capacity of the storage tank or, if more than one tank is involved, the

capacity of the largest tank within the bunded area. Hydraulically inter-linked tanks shall be regarded as a single tank. There shall be no working connections outside of the bunded area.

REASON: To prevent pollution of the water environment.

3. No development shall take place until full written details of the bunded areas have been submitted to and approved in writing by the Local Planning Authority. Development of the bunding shall be carried out in accordance with the approved details.

REASON: To prevent pollution to the water environment.

4. The immediate area to the front of the site where the two storage containers are to be sited shall not be used for open storage at any time.

REASON: In the interests of visual amenity and to prevent nuisance.

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

5. The existing conifer hedge on the north eastern boundary of the site shall be retained and maintained in perpetuity at a height of not less than 5 metres above ground level. If any trees within this hedge die, the hedge shall be supplemented with additional standard trees of the same variety.

REASON: In order to maintain a satisfactory landscape setting within the conservation area and protect the visual amenity of neighbours.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 – Policies C17 and C38.

Informative(s):

1. The Environment Agency would like to inform the developer that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws the prior written consent of the Environment Agency is required for any proposed works (permanent or temporary) or structures in, under, over or within 8 metres of the top of the bank of the River Wylfe (and Mill Stream), both designated 'main' rivers. The need for this consent is over and above the

need for Planning Permission. The applicant is advised to contact Daniel Griffin on 01258 483351 to discuss the scope of controls.

37. W/09/02140/FUL - Proposed single storey extension and replacement garage - Little Manor, Corton, Wiltshire, BA12 0SZ

Public participation:

- a. Additional comments were received from Boyton Parish Council in support of the application.
- b. Two additional letters of objection were received from the next door neighbour.
- c. Mrs Jane Rucker (Applicant) spoke in support of the application.
- d. Mr Nigel Begg (Agent) spoke in support of the application.
- e. Mr Bill Lowe (Agent) spoke in support of the application.

Resolved:

Planning permission is DEFERRED - to be approved at a future date in the event of the Development Control Manager being satisfied that there are no further responses to consultations that would need to be further considered by Committee, for the following reason(s);

There would be no harm to the character of the listed building or setting of neighbouring listed buildings.

Subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details and samples of the materials to be used for the external walls have been submitted to and approved in writing by the Local Planning Authority. This shall include samples of the Chilmark stone, details of the lime mortar and mortar mix for pointing of the masonry and details of the lime based render proposed. The works shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character of the listed building.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policies C17, C18, C31A and C28.

3. No development shall commence on site until sample wall panels, not less than 1 metre square, of the walling materials have been constructed on site, inspected and approved in writing by the Local Planning Authority. The panels shall then be left in position for comparison whilst the development is carried out. The works shall be carried out in accordance with the approved sample panels.

REASON: In the interests of visual amenity and the character of the listed building.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policies C17, C18, C31A and C28.

4. No works shall commence on site until details of all external doors and windows, which shall be single glazed, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C28.

5. No works shall commence on site until details of the lantern light have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include details of the parapet guttering and flat roofing surrounding the lantern light, upstands and flashings together with plans and elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C28.

6. No works shall commence on site until details of all new or replacement rainwater goods (which shall be of metal construction and finished in black) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character of the listed building.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy C28.

38. W/09/01765/FUL - Addition of a single dormer window to rear elevation of existing roof space - The Old Rectory, 1 Church Lane, Codford, Wiltshire, BA12 0PJ

Public participation:

- a. Mrs Sarah Clarke (Applicant) spoke in support of the application.

Resolved:

Planning permission is GRANTED for the following reason(s):

There would be no harm to the character of the listed building or setting of neighbouring listed buildings.

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.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details and samples of the materials to be used for the roof and dormer cheeks have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character of the listed building.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy C28.

3. No works shall commence on site until details of the dormer window, which shall be single glazed, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include details of the framework of the dormer and method of construction of the dormer cheeks, roof and flashings together with details of the casement window including, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C28.

39. PLANNING APPEALS UPDATE

The Members of the Committee noted the appeal decisions and appeals pending, outlined within the “Planning Appeals Update Report – 20 July 2009 to 7 August 2009”.

PART 2

Items considered whilst the public were not entitled to be present

None.

16th September 2009