

# AGENDA

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**Meeting:** Northern Area Planning Committee  
**Place:** Council Chamber - Council Offices, Monkton Park, Chippenham  
**Date:** Wednesday 13 July 2016  
**Time:** 3.00 pm

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Please direct any enquiries on this Agenda to Natalie Heritage, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718062 or email [natalie.heritage@wiltshire.gov.uk](mailto:natalie.heritage@wiltshire.gov.uk)

Press enquiries to Communications on direct lines (01225) 713114/713115.

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## Membership:

Cllr Tony Trotman (Chairman)	Cllr Howard Greenman
Cllr Peter Hutton (Vice Chairman)	Cllr Chris Hurst
Cllr Chuck Berry	Cllr Howard Marshall
Cllr Terry Chivers	Cllr Mark Packard
Cllr Christine Crisp	Cllr Toby Sturgis
Cllr Mollie Groom	

## Substitutes:

Cllr Desna Allen	Cllr Jacqui Lay
Cllr Glenis Ansell	Cllr George Jeans
Cllr Mary Champion	Cllr Linda Packard
Cllr Ernie Clark	Cllr Melody Thompson
Cllr Dennis Drewett	Cllr Philip Whalley
Cllr Bill Douglas	Cllr Graham Wright

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# **AGENDA**

## **Items to be considered when the meeting is open to the public**

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 5 - 16*)

To approve and sign as a correct record the minutes of the meeting held on 22 June 2016.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chairman.

5 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

### Statements

If you would like to make a statement at this meeting on any item on this agenda, please register to do so at least 10 minutes prior to the meeting. Up to 3 speakers are permitted to speak for up to 3 minutes each on any agenda item. Please contact the officer named above for any further clarification.

### Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named above (acting on behalf of the Corporate Director), no later than 5pm on Wednesday 6 July 2016 in order to be guaranteed a written response prior to the meeting. Any question received between the above deadline, and no later than 5pm two clear working days before the meeting, may only receive a verbal response at the meeting.

Please contact the officer named on the first page of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals** (*Pages 17 - 18*)

An appeals update report is attached for information.

**7 Planning Applications**

To consider and determine planning applications as detailed below:

7a **16/02586/FUL and 16/02820/LBC The King's Arms, Calne** (*Pages 19 - 26*)

7b **16/04077/FUL- Oak Hill House, Upper Seagry** (*Pages 27 - 38*)

**8 Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency.

## **NORTHERN AREA PLANNING COMMITTEE**

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### **DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 22 JUNE 2016 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.**

#### **Present:**

Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Mollie Groom, Cllr Mark Packard, Cllr Toby Sturgis, Cllr Howard Greenman, Cllr Jacqui Lay (Substitute) and Cllr Chris Hurst

#### **Also Present:**

Cllr John Thomson and Cllr Alan MacRae

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#### **70 Apologies**

Apologies were received from Councillors Chuck Berry, Howard Marshall and Terry Chivers.

Cllr Berry was substituted by Cllr Jacqui Lay for the meeting only.

#### **71 Minutes of the Previous Meeting**

The minutes of the meeting held on 1 June 2016 were presented.

#### **Resolved:**

**To approve as a true and correct record and sign the minutes of the meeting held on the 1 June 2016.**

#### **72 Declarations of Interest**

There were no declarations of interest.

#### **73 Chairman's Announcements**

There were no Chairman's announcements.

#### **74 Public Participation and Councillors' Questions**

The Committee noted the rules on public participation, and the Chairman emphasised that members of the public are permitted to lobby members in advance of the meeting, but at the meeting the circulation of new information, written or photographic which have not been verified by planning officers would not be permitted.

75 **Planning Appeals**

The Committee noted the contents of the appeals update.

76 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes, in respect of applications 16/03151/FUL & 16/03350/LBC and 15/10659/FUL as listed in the agenda pack.

77 **15/09143/OUT - Vale of the White Horse Inn, Station Road, Minety, Wiltshire SN16 9QY**

Mr Marc Willis spoke in support of the application.

Cllr Charles Cook Minety Parish Council spoke in support of the application.

The Planning Officer introduced the application for 6 dwellings and that the application was considered at the 4 May meeting and permission was granted subject to a s106 agreement. Officers identified that there had since been a material change in circumstances in relation to S106 requirements including affordable housing requirements owing to a change to the Planning Practice Guidance affecting applications of this size and following the recent court of appeal decision that effectively removes requirement for “tariff style” contributions. The authority is currently considering the implications of the judgement, noting that whilst it is not a blanket ban in relation to all development proposals of this scale and that assessments of all relevant the material circumstances is required, and that the PPG needs to be weighed in the balance against the adopted Local Plan as the prime consideration as defined by statute. In this case Officers identify that the Local Plan cannot be given full weight as it is not up to date due to the current absence of a deliverable Housing Land Supply. Officers noted other material considerations to be weighed in the balance including that there are significant other benefits arising from the development including maintaining the public house for the community; economic benefits arising from development, increased population, increased public house occupancy and to a limited extent increased housing and that there are no other material changes to the application previously considered at the meeting on the 4 May 2016.

Members of the public were then invited to speak as detailed above.

It was noted that the local member was not able to attend the meeting, but the Chairman did relay a message that the local member was content with the application.

Councillor Tony Trotman proposed, subsequently seconded by Councillor Peter Hutton, that the officer’s recommendation be approved.

Councillor Trotman expressed his frustration as to the change in government policy, but noted that it was clear that the other benefits arising from development outweighed the loss of contributions.

The meeting unanimously;

### **Resolved**

**That authority is delegated to the Area Development Manager to GRANT planning permission, subject to conditions listed below and completion of a S106 legal agreement within six months of the date of the resolution of this Committee.**

**In the event of failure to complete, sign and seal the required section 106 agreement within the defined timeframe to then delegate authority to the Area Development Manager to REFUSE planning permission for the following reason:-**

**The application proposal fails to provide and secure the necessary and required enhancement to and retention of the local community facility of the public house and is therefore contrary to Policies CP1 & CP49 of the Wiltshire Core Strategy Adopted January 2015 and Paras 7, 14 & 17 of the National Planning Policy Framework March 2012.**

1. 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, whichever is the later.

REASON: To comply with the provisions of Section 92 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 of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

(a) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

GTB-646-10-3D  
GTB-646-10-4D  
GTB-646-50B  
GTB-646-52A  
GTB-646-53

REASON: For the avoidance of doubt and in the interests of proper planning.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

6. No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

7. Prior to the commencement of development details including design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other boundary treatments and means of enclosure shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied



REASON: In the interests of visual amenity and the character and appearance of the area.

8. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h) measures for the protection of the natural environment. i) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and/or the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

9. No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and/or the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity.

10. No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained

11. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

12. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained

13. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

14. Prior to commencement of development and Ecological Mitigation Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be in general accordance with Section 6 of the submitted Ecological Appraisal (AD Ecology, dated 26<sup>th</sup> October, 2015) and include full details of:

- Construction methods for works in or near the pond and retained trees to reduce damage and disturbance to species and habitats
- Details of re-profiling and restoration of the pond margins
- The location and design of all bat and bird roosting / nesting features

The development shall be carried out in full accordance with the approved Ecological Mitigation Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of Nature Conservation

15. No development shall commence on site until a noise impact assessment and scheme for protecting the residential properties and their curtilages against noise from both road traffic and railway noise has been submitted to and approved by the Local Planning Authority. Any works that form part of the scheme shall be implemented in full before any permitted dwelling is first occupied.

General: In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to BS8233: 2014 and demonstrate that internal

and external noise levels will not exceed the guideline noise levels contained in Section 7.7 of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.

REASON: In the interests of residential amenity.

16. No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837:

2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable

manner, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

17. The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

**INFORMATIVES:**

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].

78 **16/03151/FUL & 16/03350/LBC - Pickwick Cottage, 17 Pickwick, Bath Road, Corsham, SN13 0JD**

Mr David Sterling, Ms Lorrain Vaun-Davis and Ms Jane McDermott spoke in support of the application.

The Planning Officer introduced the application for an extension with associated listed building consent. In giving his presentation, the officer highlighted the character of the building and of the immediate area; its relation to buildings nearby; the planning history of the site and the relevance of planning appeal judgements; the possibility of alternative solutions to prevent damp in listed buildings; the implications of material and roof pitch with regard to damp-proofing; and the relevance planning policies to the proposals.

The Officer drew attention to late items highlighting that Building Control and Conservation officers accepted the veracity of the submissions but maintained and confirmed the position that there were less intrusive methods available to achieve the required damp prevention from rainwater ingress.

Members of the public were then invited to speak as detailed above. The local member, Cllr Alan Macrae spoke in support of the application.

The planning officer responded to comments raised by the public and again confirmed that the conservation and building control officer were of the view that less harmful and invasive means could be employed to address the water ingress problem and has been successfully applied to a similar listed building; and addressed the differences between this proposal and that granted permission next door.

Councillor Peter Hutton proposed, subsequently seconded by Councillor Trotman, that the officers recommendation for refusal be accepted.

Cllr Hurst stated that he believed that on balance permission should be granted for the application.

### **Resolved**

**That planning permission is REFUSED, for the following reason:**

**The proposed extension, by reason of its scale, siting and form would result in the unacceptable loss and obstruction of historic fabric, failing to conserve or enhance the listed building, its setting and the features of special architectural and historic interest it possesses. Accordingly, the proposals conflict with Core Policy 58 of the adopted Wiltshire Core Strategy, Paragraphs 131, 132 and 134 of the National Planning Policy Framework, and Sections 16(2) and 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.**

**That listed building consent is REFUSED, for the following reason:**

**The proposed extension, by reason of its scale, siting and form would result in the unacceptable loss and obstruction of historic fabric, failing to conserve or enhance the listed building, its setting and the features of special architectural and historic interest it possesses. Accordingly, the proposals conflict with Core Policy 58 of the adopted Wiltshire Core Strategy, Paragraphs 131, 132 and 134 of the National Planning Policy Framework, and Sections 16(2) and 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.**

79 **15/10659/FUL - Ashley, Common Road, Malmesbury, Wiltshire, SN16 0HN**

Mr Stuart Bulley, Mr Alan Hopkins and Caroline Bulley spoke in objection to the application and with reference to visual aids including their own illustrative material

Officers clarified that the illustrative material was provided by objectors and not the applicant or officers and that accuracy could therefore not be confirmed.

Mr Chris Beardsmore and Ms Charlotte Watkins spoke in support of the application.

Cllr Roger Budgen, St Paul Malmesbury Without Parish Council, spoke in objection to the application.

The Planning Officer introduced the application for the proposed erection of two detached dwellings and associated landscaping and demolition; attention was drawn to the additional condition outlined in late observation; the mix of character and materials used in neighbouring buildings; the size and scale of the development; the potential impact of the proposals on neighbouring properties; and that changes to the position of windows and glazing to address concerns regarding privacy.

The Officer drew attention to late items and additional proposed conditions.

In response to Chairs question, it was regarding materials and pitch of the roof. Cllr Sturgis – queried the floor level of the bungalow behind, identified that when he visited the site the building appeared to be level with the proposed first floor of one of the proposed dwellings. Cllr Sturgis identified that the plans submitted did not indicate the height of the dwellings to the rear and whether the bungalow at the back was at the same ridge height of the proposed closest building.

The Chair asked, clarified that the proposal was two metres higher than the ridge of the existing bungalow.

Councillor Lay asked whether the new house would be substantially higher than the houses on either side. Officer stated that it would be higher than the neighbouring property to the side but not significantly higher.

Members of the public were then invited to speak as detailed above.

The local member, Cllr John Thomson spoke in objection to the application.

During the debate that followed,

Councillor Toby Sturgis proposed, subsequently seconded by Councillor Howard Greenman, that the application be refused for the following reason:

*The proposed development, by reason of its siting, scale and design, would result in a contrived and cramped form of development out of keeping with the character and appearance of its setting. The proposal therefore conflicts with Core Policy 57(iii) and (vi) of the adopted Wiltshire Core Strategy and Paragraphs 17 and 64 of the National Planning Policy Framework.*

*The position of the property by virtue of its close proximity to the neighbouring properties, have an overbearing impact upon and result in loss of amenity of neighbouring properties. The proposed development would therefore result in unacceptable levels of amenity for future and existing occupiers contrary to the requirements of with Core Policy 57(vii) of the adopted Wiltshire Core Strategy and Paragraphs 17 of the National Planning Policy Framework.*

In the debate the following issues were highlighted: the size of the plot and proximity to neighbouring properties; the height of the proposals in relation to neighbouring properties, and the possibility for loss of privacy and be overbearing; that a number of councillors were familiar with site; and the impact on the streetscene would be harmful and out of character.

Following a vote, the meeting;

### **Resolved**

**That the application be REFUSED for the following reason:**

**The proposed development, by reason of its siting, scale and design, would result in a contrived and cramped form of development out of keeping with the character and appearance of its setting. The proposal therefore conflicts with Core Policy 57(iii) and (vi) of the adopted Wiltshire Core Strategy and Paragraphs 17 and 64 of the National Planning Policy Framework.**

**The position of the property by virtue of its close proximity to the neighbouring properties, have an overbearing impact upon and result in loss of amenity of neighbouring properties. The proposed development would therefore result in unacceptable levels of amenity for future and existing occupiers contrary to the requirements of with Core Policy 57(vii) of the adopted Wiltshire Core Strategy and Paragraphs 17 of the National Planning Policy Framework.**

80 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 4.27 pm)

The Officer who has produced these minutes is Will Oulton of Democratic Services,  
direct line – 01225 713935, e-mail [william.oulton@wiltshire.gov.uk](mailto:william.oulton@wiltshire.gov.uk)

Press enquiries to Communications, direct line (01225) 713114/713115



**Wiltshire Council  
Northern Area Planning Committee  
13<sup>th</sup> July 2016**

**Forthcoming Hearings and Public Inquiries between 01/07/2016 and 31/01/2017**

<b>Application No</b>	<b>Site Location</b>	<b>Parish</b>	<b>Proposal</b>	<b>DEL or COMM</b>	<b>Appeal Type</b>	<b>Officer Recommend</b>	<b>Date</b>	<b>Overturn at Cttee</b>
14/09744/WCM	Lower Compton Waste Management Facility, Lower Compton, Calne, Wiltshire SN11 8RB	CALNE WITHOUT	Retain and extend existing Materials Recycling Facility including transfer activities, screening bund and ancillary activities and development	COMM	Inquiry	Approve with Conditions	06/09/2016	Yes
14/10433/OUT	Land North & East of Barrow Farm Chippenham, Wiltshire, SN15 5LX	LANGLEY BURRELL	Residential Development for up to 500 Dwellings (C3), Two New Roundabout Accesses, Two Form Primary School (D1), up to 4000m2 of Employment (B1), up to 500m2 of Assembly & Leisure (D2), up to 300m2 Retail Uses (A1), Play Areas, Open Space, Landscaping, Drainage & Ancillary Works	COMM	Inquiry	Refuse	11/10/2016	No

**No Planning Appeals have been Received between 10/06/2016 and 01/07/2016**

Planning Appeals Decided between 10/06/2016 and 01/07/2016

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
14/11179/OUT	Land at Prince Charles Drive Calne, Wiltshire, SN11 8NX	CALNE	Residential Development of up to 130 Dwellings, Infrastructure, Ancillary Facilities, Open Space, Landscaping & Construction of New Vehicular Access Off Prince Charles Drive	DEL	Inquiry	Refuse	Allowed with Conditions	20/06/2016	No
14/11978/OUT	Wheatleys Farm High Road Ashton Keynes Swindon, SN6 6NX	ASHTON KEYNES	Demolition Of Existing Farm Buildings & Erection Of 18 Dwellings (Outline, All Matters Reserved Except Access)	DEL	Hearing	Refuse	Allowed with Conditions	15/06/2016	No
15/04644/FUL	Crystal Cottage New Zealand Calne, Wiltshire, SN11 9JL	HILMARTON	New Dwelling	DEL	Written Reps	Refuse	Dismissed	16/06/2016	No
15/09037/OUT	Car Park to Former Scout Hut Heddington, Calne Wiltshire, SN11 0PF	HEDDINGTON	Proposed Retirement Bungalow in Former Car Park.	DEL	Written Reps	Refuse	Dismissed	10/06/2016	No
15/09088/PNCOU	Manor Farm Hilmarton, Calne Wiltshire, SN11 8SB	HILMARTON	Prior Notification Under Class Q - Conversion of Agricultural Building to Dwelling	DEL	Written Reps	Refuse	Dismissed	27/06/2016	No
15/08557/FUL	Foxham Farm Foxham Chippenham Wiltshire, SN15 4NQ	CHRISTIAN MALFORD	Change of Use of Land from Agricultural to Equestrian & Construction of Outdoor School for Liveries in Conjunction with Holiday Cottages.	DEL	Written Reps	Refuse	Dismissed	16/06/2016	No
15/11121/FUL	Land Adjacent Hyde View House Purton, Swindon Wiltshire	PURTON	Erection of Four Bed Detached Dwelling with Double Garage (Resubmission of 15/08165/FUL)	DEL	Written Reps	Refuse	Allowed with Conditions	16/06/2016	No
16/00590/PNCOU	Upper Dudgeamore Farm Hayes Knoll Purton Stoke Swindon, Wiltshire SN5 4JL	PURTON	Change of Use of Agricultural Barn To Dwellinghouse (Use Class C3)	DEL	Written Reps	Refuse	Withdrawn	16/06/2016	No
16/00744/FUL	Longcroft 6 Station Road Purton Wiltshire SN5 4AQ	PURTON	Extension and Alterations to existing dwelling	DEL	Householder Appeal	Refuse	Dismissed	21/06/2016	No
<b>**CORRECTION TO PREVIOUS REPORT – IN RELATION TO THE APPLICATION BELOW, PLEASE NOTE COSTS WERE AWARDED TO THE APPLICANT IN FULL**</b>									
15/09171/FUL	1a Burlands Road Chippenham Wiltshire, SN15 3DF	CHIPPENHAM	Erection of Two Storey One Bedroom Town House.	DEL	Written Reps	Refuse	Allowed with Conditions	02/06/2016	Yes

## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

<b>Date of Meeting</b>	13 July 2016
<b>Application Number</b>	16/02586/FUL and 16/02820/LBC
<b>Site Address</b>	The Kings Arms, High Street, Calne, Wiltshire, SN11 0BS
<b>Proposal</b>	New Door to South Elevation
<b>Applicant</b>	Sharps Commercial
<b>Town/Parish Council</b>	CALNE
<b>Electoral Division</b>	CALNE CHILVESTER AND ABBERD – Councillor Howard Marshall
<b>Grid Ref</b>	399703 171112
<b>Type of application</b>	Full Planning and Listed Building Consent
<b>Case Officer</b>	Catherine Jackson

### **Reason for the application being considered by Committee:**

The applications have been called to Committee by the Local Member in order to consider how the proposal would impact upon the use and viability of the building as a whole.

#### **1. Purpose of Report**

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the applications be refused.

#### **2. Report Summary**

The main issues in the consideration of the above applications are as follows:

- The principle of the development.
- The impact of the proposal on the special architectural and historical interest and fabric of the listed building.
- The impact of the proposal on the setting, character and appearance of the listed building, as well as the adjacent listed buildings and Conservation Area.
- Whether or not any impacts to the listed building would result in a benefit to the public benefit, including securing the building's optimum viable use.
- The impact of the proposal on the amenities of surrounding properties.

Calne Town Council has no objections to the proposal; however objections have been raised by Wiltshire Council's Senior Conservation Officer.

#### **3. Site Description**

The property is described in the list entry as an 18<sup>th</sup> century Public House which has been extended to the rear and re-modelled in the mid-19<sup>th</sup> century. The property is rendered with brick rear ranges, ashlar and brick ridge stacks and a slate roof.

The site is located in a prominent position within the centre of Calne and is also within the Calne Conservation Area.

#### 4. Planning History

16/00078/ENF	Unauthorised works to a listed building	Case open, awaiting submission of listed building consent application.
16/00098/ENF	Unauthorised advertisements being displayed from the railings in front of property	Breach of planning control resolved and case closed.
16/02810/LBC	Redevelopment of Courtyard Lean-to to Provide Retail (Use Class A3) Accommodation	Approved with Conditions
16/02587/FUL	Redevelopment of Courtyard Lean-to to Provide Retail (Use Class A3) Accommodation	Approved with Conditions
16/04310/LBC	Erection of Sign to Side Elevation	Under consideration
16/05032/ADV	Erection of Sign to Side Elevation	Under consideration

#### 5. The Proposal

Full planning permission and listed building consent is sought for the creation of a new doorway in the southern elevation of The Kings Arms. The new doorway would facilitate an additional entry point into the building, which would be to exclusively access the first floor.

#### 6. Local Planning Policy

Wiltshire Core Strategy (WCS) – Adopted January 2015:

Core Policy 57 – Ensuring High Quality Design and Place Shaping

Core Policy 58 – Ensuring the Conservation of the Historic Environment

National Planning Policy Framework (NPPF) – March 2012:

Paragraphs 14 and 17

Section 7 – Requiring Good Design

Section 12 – Conserving and Enhancing the Historic Environment

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990:

Sections 16(2), 66(1) and 72(1)

#### 7. Summary of consultation responses

Calne Town Council – No Objections

Wiltshire Council Conservation – Objections; the creation of the new door would result in the unjustified loss of historic fabric and therefore harm the architectural and historical integrity of the heritage asset and its setting. The building already has five ground floor accesses from the outside and it is therefore considered that the works would not contribute to the significance or sustainability of the heritage asset. The works would result in less than substantial harm which is not required to secure the optimum viable use and would have no public benefits.

#### 8. Publicity

The application was advertised by press and site notice and no responses from members of the public have been received.

## 9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

### Principle of development:

The alteration of a building is acceptable in principle under both national and local adopted policies in the NPPF and WCS. Core Policies 57 and 58 set out a range of criteria including site specific considerations such as impacts on heritage assets, which will be considered in more detail below.

It is noted that the heritage asset currently benefits from five existing access points that provide entry into the ground floor of the building. It is not considered that the addition of a sixth door is required in order for the first floor of the building to be used.

### Impact on Heritage Assets:

The submitted information indicates that the new door would serve first floor residential accommodation. The exact details of the type of accommodation have not been agreed and have been the subject of ongoing discussions with Council's Enforcement Officer. For the avoidance of doubt, the works proposed within the applications currently before Council, to create the new door only, have not begun and are not subject to any enforcement action.

The most recent use of the first floor of the building was as a flat ancillary to the ground floor pub (A4). Under permitted development rights, the ground floor of the building is now in an A1 use. Works have taken place to the first floor of the building, including the removal of partitions, installation of new stud partition walls, the removal of plaster from walls and ceilings, the installation of new services for bathrooms and the installation of some bathroom fittings. In addition, skirting boards have been removed, as have doors and architraves. The works that have taken place require listed building consent and the Senior Conservation Officer has indicated that the works carried out so far are harmful to the architectural integrity of the heritage asset and are unlikely to be supported should an application be submitted.

The Senior Conservation Officer has raised an objection to the proposal. The building currently has five ground floor entry points from the outside and it is considered that the creation of a sixth is both unnecessary and unjustified. The Agent has provided details of alternative access points outlining why these would not be suitable. The alternative access points proposed involve altering the carriage entrance gates and replacing an existing window with a door on the southern elevation. No justification has however been put forward as to why the first floor of the building requires its own separate access from other uses, or why remaining existing accesses, including the front door of the building, could not be used.

It is indicated within the submitted Heritage Impact Statement that it is the intention of the applicant to create a House of Multiple Occupancy (HMO) to the first floor, hence the requirement for the new door. This use has however not been implemented to date, and would require further consents which have not yet been sought. The new door must be considered in light of the current situation, and a HMO cannot be considered to be the most viable use of the building, as it has not been established and would require further consents. It is therefore considered, that based on the current use of the first floor of the building, and given that the first floor of the building can already be accessed via

alternative ground floor entry points, the creation of a new door is unjustified and would not result in any public benefit.

The new entrance would mean knocking through a large opening in the wall of the listed building and removing brickwork, mortar and plaster followed by the insertion of new materials. Both Council's Senior Conservation Officer and the submitted Heritage Impact Statement and Addendum by Oxford Archaeology indicate that the wall in question is likely not original but a mid-19<sup>th</sup> Century construction. It is argued that even though the wall is not original, it still represents historic fabric, of which planning policy seeks to protect. In addition, the advice contained within the Heritage Impact Statement, indicates that there is no evidence of a blocked doorway in the location of the proposed door; this point is agreed by the Council's Senior Conservation Officer.

It is not considered that the proposal would contribute to the significance or sustainability of the heritage asset. The works would result in less than substantial harm to the heritage asset, however they are not required to secure the building's optimum viable use, neither are they considered to have any public benefits.

The proposal would be contained within the setting of the building to which it relates and although a visible feature, it is not considered to have significant adverse impacts on the setting of nearby listed buildings or the wider Conservation Area.

Impact on amenity:

It is not considered that the creation of the new door would impact on the amenities of nearby properties.

## 10. Conclusion

Overall, the proposal would result in less than substantial harm to the listed building and its immediate setting. In the absence of any overriding public benefit or other credible justification, it is recommended that the applications be refused. The applications base the need for the proposed door on the use of the first floor of the building as a HMO, this use has not been established and would require further consents, which, based on the extent of works which would be involved, are unlikely to be supported by Officers due to the impact on the architectural integrity and fabric of the listed building.

## RECOMMENDATION

### **That planning permission is REFUSED, for the following reason:**

- 1 The works proposed would not contribute to the significance or sustainability of the heritage asset and would result in the unjustified loss of historic fabric, which fails to preserve or enhance the listed building. The works, resulting in less than substantial harm, are not required to secure the optimum viable use of the heritage asset and would have no public benefits. The proposal is therefore contrary to Core Policy 58 of the Wiltshire Core Strategy, Paragraphs 131, 132 and 134 of the National Planning Policy Framework and Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990.

### **That listed building consent is REFUSED, for the following reason:**

- 1 The works proposed would not contribute to the significance or sustainability of the heritage asset and would result in the unjustified loss of historic fabric, which fails to preserve or enhance the listed building. The works, resulting in less than substantial harm, are not required to secure the optimum viable use of the heritage asset and would have no public

benefits. The proposal is therefore contrary to Paragraphs 131, 132 and 134 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

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16/02586/FUL and 16/02820/LBC

The Kings Arms  
High Street  
Calne  
Wiltshire  
SN11 0BS



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## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

<b>Date of Meeting</b>	13 July 2016
<b>Application Number</b>	16/04077/FUL
<b>Site Address</b>	Oak Hill House, Henn Lane, Upper Seagry, Wiltshire, SN15 5HD
<b>Proposal</b>	Erection of 2 Dwellings
<b>Applicant</b>	Mr K Lloyd
<b>Town/Parish Council</b>	Seagry
<b>Electoral Division</b>	Kington (Cllr Greenman)
<b>Grid Ref</b>	394604 180829
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Mark Staincliffe

### Reason for the application being considered by Committee

The application has been called into committee at the request of Cllr Greenman, to consider important issues raised by local residents and the Parish Council such as; over-development of the site, conflict with planning policy and conflict with the emerging Neighbourhood Plan.

#### 1. Purpose of Report

To consider the above application and to recommend that planning permission is GRANTED, subject to conditions.

#### 2. Report Summary

The key issues in considering the application are as follows:

- Principle of the development.
- Conflict with the emerging neighbourhood plan.
- Whether the development constitutes over development of the site.
- Impact on residential amenities of adjoining neighbours.
- Impact on character and appearance of the area.

Seagry Parish Council object to the proposed development and 4 letters of objection have been received.

#### 3. Site Description

The site is located on the Eastern outskirts of the village of Upper Seagry. The land to which the application relates comprises some 0.24ha of residential garden and is otherwise undesignated under the adopted Wiltshire Core Strategy.

The land to the immediate West of the site has been developed to provide a 'courtyard development' consisting of a series of modern terraced properties, whilst the other dwellings within the locality are of various ages and designs; the majority of these are set back from but front the highway.

The site itself is very spacious and has numerous mature trees on its boundary. The land to the South and East is characteristically open and consists of allotments and a village hall. At

present vehicular access into the site is taken from Henn Lane, adjacent to the rear gardens of The Court Yard.

#### **4. Planning History**

- 14/11574/OUT      Erection of Two New Dwellings - Granted planning permission at appeal subject to planning conditions
- 14/01293/OUT      Erection of 6 New Dwellings (Outline )- Refused planning permission at Northern Area Planning Committee

#### **5. The Proposal**

The application seeks full planning permission for the construction of two detached dwellings.

#### **6. Local Planning Policy**

Wiltshire Core Strategy Jan 2015:  
Core Policy 1- Settlement Strategy  
Core Policy 2- Delivery Strategy  
Core Policy 3- Infrastructure Requirements  
Core Policy 10- Spatial Strategy: Chippenham Community Area  
Core Policy 51- Landscape  
Core Policy 45- Meeting Wiltshire's housing needs  
Core Policy 50- Biodiversity and Geodiversity  
Core Policy 51- Landscape  
Core Policy 57- Ensuring high quality design and place shaping  
Core Policy 58- Ensuring the Conservation of the Historic Environment  
Core Policy 62- Development impacts on the transport network  
Core Policy 67- Flood Risk  
Appendix D  
Appendix E  
Appendix G

Saved Policies of the North Wiltshire Local Plan:  
NE18 - Noise and Pollution  
T5 - Safeguarding  
CF2 - Leisure facilities and open space

National Planning Policy Framework 2012:  
Achieving sustainable development – Core Planning Principles (Paragraphs 7, 14 & 17)  
Chapter 1- Building a strong, competitive economy (Paragraphs 18 & 19)  
Chapter 6- Delivering a wide choice of high quality homes (Paragraphs 47, 49, 50 & 55)  
Chapter 7- Requiring Good Design (Paragraphs 56, 57, 60, 61, & 64)  
Chapter 8- Promoting healthy communities (Paragraph 75)  
Chapter 11- Conserving and enhancing the natural environment (Paragraphs 109, 112, 118 & 123)  
Chapter 12- Conserving and enhancing the historic environment (Paragraphs 126, 128, 129, 132, 133 and 139)

#### **7. Summary of consultation responses**

Education- No contributions required

Drainage- The application form states that means of foul disposal is unknown and also means of connection is shown as unknown – this detail is needed The application still has no details of existing or proposed foul drainage arrangements.

The application form says disposal will be via soakaways, but there is still no testing results to show that soakaways will work. The Council is aware that issues of flooding have been raised in relation to this site and our flood mapping system does indicate the occurrence of surface flooding in the area of the pond; to the east of the northern (blue) corner of land in same ownership. However this site (in red area) is away from the flooding and thus, would not be affected by it.

Wessex Water- No objection

Tree Officer- No objection

Seagry Parish Council- Object for the following reasons:

- Development will harm the visual amenity of the locality
- Development does not meet local need
- Development doesn't respect the visual qualities and building traditions of the area
- Cramped form of development
- Over development of the site
- Concerns relating to foul and storm water problems
- Will conflict with the neighbourhood plan

## **8. Publicity**

The application was advertised by neighbour letter and site notice. These generated 4 letters of objection and no letters of support. Consultation on a minor alteration to the layout resulted in no further letters of objection.

Summary of key points raised:

- New proposal for 2 large dwellings cannot be compared with the 2 smaller properties approved by the Inspector
- Poor design
- Development doesn't respect character of the area
- Issues with a right of way for residents of The Courtyard
- Issues relating to the removal of foul water and sewage
- Flooding issues
- Danger to highway safety
- Privacy issues
- Overbearing impact on adjoining properties

## **9. Planning Considerations**

### Principle of development

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case, the Wiltshire Core Strategy, including those policies of the North Wiltshire Plan saved in the WCS, forms the relevant development plan for the Chippenham Community

area. The Wiltshire Housing Sites Allocation Plan and the Neighbourhood Plan for the settlement are emerging plans, but can only be afforded very limited weight at this stage of their preparation.

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations which can be accorded substantial weight.

#### Planning Policy

The Core Strategy introduces a Settlement Strategy for Wiltshire that seeks to locate new development to places that are best able to deliver a balance in the provision of jobs, services, facilities and houses, in order to reduce the need for travel and is consistent with the aims and goals of the NPPF.

The Settlement Strategy in the Core Strategy diverts the majority of new housing towards the larger settlements of the area but a limited level of development is supported within villages to help retain the vitality of rural communities.

Within the Chippenham Community Area of the Core Strategy, Upper Seagry is one of a number of designated Small Villages within which development is supported under the terms of Core Policy 1 and Core Policy 2. These policies explain that development in Small Villages is intended to meet the general needs of the area and, as such, is not required to satisfy the tests of exceptional circumstances set out at Core Policy 48. Core Policy 2 criteria seek to ensure that new development is limited to infill within the existing built up area.

The planning Inspector, when considering the recent appeal for outline planning permission for two dwellings on the site, concluded that the site was located at the outer edges of Upper Seagry but clearly functionally associated with the settlement. The Inspector therefore concluded that the proposal constituted 'infill development'.

Taking into consideration the inspector's decision to grant outline planning permission for two dwellings on this site, though the indicative layout was for semi detached dwellings, it is considered that the scale would comply with the meaning of infill used within Core Policy 2 being "*the filling of a small gap within the village that is only large enough for not more than a few dwellings*". Although the meaning of infill is further qualified in the policy to mean "*generally only one dwelling*" it is not expressed in absolute terms and, in the case of this application, it is clear that the site can accommodate two additional dwellings without harm to the locality and amenity of local residents.

It is important to note that the principle of constructing two dwellings on this land was recently established by virtue of the permission granted at appeal.

#### Design & Visual Amenity

The previous application was accompanied by an indicative layout and concept drawings which satisfied the Inspector that appropriately designed properties could be accommodated on site, without having a detrimental impact on the character and appearance of the area.

The application currently under consideration is for two detached dwellings and their footprint is larger than the indicative properties submitted with the previous application. Having taken into consideration the previous appeal decision, as well as the siting and design of the proposed dwellings, it is concluded that the scheme would respect the visual qualities and building traditions of the locality.

The proposed residential dwellings would positively front onto the adjoining road and will be partially visible within the wider countryside context. The immediate area consists of a mix of detached, semi detached and terraced housing both of different sizes, design, character,

mass and bulk. There is no predominant housing type fronting the road or within the village as a whole. The NPPF indicates that good design is fundamental to using land efficiently. It notes that Councils should facilitate good design by identifying the distinctive features that define the character of a particular area and careful attention to design is particularly important where a site is being developed.

The proposal has adopted a 1.5 storey design and used the historic detailing and design features of the village to lead the design theme of the proposed dwelling. Overall, the proposal is considered to complement the existing character of the area. The proposed units are of an acceptable design to the surrounding context and it would be difficult to justify and substantiate a refusal on architectural grounds. However, the proposal contains limited information relating to the proposed hard and soft landscaping. It is therefore necessary to require these details by way of condition. Ensuring that proper plants are selected and planted in their optimal growing location, outdoor living spaces are functional and aesthetically pleasing, and appropriate materials are used for driveways, sitting out areas etc is essential to any high quality development. It is therefore deemed reasonable and necessary to condition these details to be submitted and approved prior to the commencement of development.

#### Garden Size

The proposed garden area is comparable to the gardens within the area and adjacent properties. Bearing in mind the size of the dwellings, it is considered that the outdoor space provided satisfies the guidance for outdoor amenity space for a new dwelling. The proposal would allow for some outdoor space, sitting out, bin storage and for hanging out of washing, the proposal would also provide outdoor amenity space for a family to enjoy.

#### Sustainability

CP41 of the Core Strategy requires all new dwellings to meet the equivalent of code 4 of the code for sustainable homes. A condition can be added to the decision to ensure that this requirement is met.

#### Highway Safety

As with the previous application, the Council's Highways Officer is of the view that, subject to the imposition of suitable conditions, the proposals will not adversely impact upon local highway safety. Furthermore, the proposed development meets the Council's parking standards. Overall, therefore, it is considered that the proposal is acceptable in highways terms and the provisions of CP 64 & CP 57.

#### Impact on Neighbours

The concerns identified by the immediate neighbours in relation to privacy and proximity to the shared boundary are noted. However, taking into consideration the existing site circumstances and the separation between the two properties, it would be difficult to substantiate a reason for refusal. It is considered that the separation between the properties' elevations is acceptable and will not result in unacceptable levels of overlooking. Furthermore, the Inspector accepted this separation when considering the previous outline application.

There are windows proposed on the rear elevation of unit 1. However, taking into consideration the separation between the proposed dwelling and existing properties to the west of the site it is considered acceptable. Furthermore, the separation between the properties and the height to eaves and ridge level is not considered to be excessive or in any way overbearing.

It is considered that the proposed development, on balance, would not cause harm to the residential amenities of surrounding properties. The development will not result in any

significant loss of sunlight, daylight or privacy for adjoining properties and thereby accords with CP57 of the Core Strategy.

#### Drainage

The concerns raised by local residents and the points raised by the Council's drainage team are noted. However, these are matters that can be controlled by way of planning condition and the details approved prior to the commencement of any development on site.

#### Setting of the Listed Building

The House of Lords in the South Lakeland case decided that the "statutorily desirable object of preserving the character of appearance of an area is achieved either by a positive contribution to preservation or by development which leaves character or appearance unharmed, that is to say preserved."

The proposed development will have no impact on the setting of any listed buildings and is therefore considered to accord with CP58 of the Core Strategy and the NPPF.

### **RECOMMENDATION**

- 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 the exact details and samples of the materials to be used for the external walls and roofs 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission.

- 3 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure;
- all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and/or [DELETE as appropriate] the



matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 4 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 5 The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 6 No part of the development hereby approved shall be occupied until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 9 The development hereby permitted shall not be occupied until details of and the location of the bin storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to first occupation and thereafter be maintained in accordance with the approved details thereafter.

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling.

- 10 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 11 No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the

risk of flooding or pose a risk to public health or the environment.

- 12 No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of the amenity of adjoining properties.

- 13 The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

- 14 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan

LPC/3074/SD1/1C

LPC/3074/SD1/2B

LPC/3074/SD1/3B

LPC/3074/SD1/4B

LPC/3074/SD1/5C

LPC/3074/SD1/6

LPC/3074/SD1/7A

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any

separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

**INFORMATIVE TO APPLICANT:**

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

**INFORMATIVE TO APPLICANT:**

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

**INFORMATIVE TO APPLICANT:**

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.



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