

## NORTHERN AREA PLANNING COMMITTEE

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### MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 12 JULY 2017 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

#### Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Howard Greenman, Cllr Gavin Grant, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Toby Sturgis, Cllr Ashley O'Neill, Cllr Bob Jones MBE (Substitute) and Cllr Jacqui Lay (Substitute)

#### Also Present:

Cllr Alan Hill, Cllr Tom Rounds and Cllr Ian Thorn

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#### 55 Apologies

Apologies were received from Cllr Brian Mathew who was substituted by Cllr Bob Jones MBE. Apologies were also received from Cllr Chuck Berry who was substituted by Cllr Jacqui Lay.

#### 56 Minutes of the Previous Meeting

The minutes of the meeting held on Wednesday 14 June 2017 were presented.

#### **Resolved:**

**To approve as a true and correct record and sign the minutes.**

#### 57 Declarations of Interest

Cllr Toby Sturgis declared an interest in agenda item no 7b)- 17.03545.FUL - Land at Frog Lane, Great Somerford, Chippenham. The Committee were advised that he had a family connection to the application. Cllr Toby Sturgis announced that he would leave the room during the application and not participate in determination of the item.

#### 58 Chairman's Announcements

There were no Chairman's announcements.

59 **Public Participation**

The Committee noted the rules on public participation.

60 **Planning Appeals and Updates**

The Committee noted the contents of the appeals update.

61 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes, in respect of applications 7b 17.03545.FUL - Land at Frog Lane, Great Somerford, Chippenham, 7c 17.03123.FUL - Nos 8 to 10 Brokenborough, Malmesbury and 7e 17.04117.FUL - Upper Studley Farm, Swindon Road, Royal Wootton Bassett, as listed in the agenda pack.

**61a 17.04080.FUL - Land East of 19 Crown Close, Chippenham**

Members of the public Ian Dunbar, Shawn Bialley and Mrs Tree spoke against the application. The applicants' agent Richard Harlow spoke in favour of the application. Cllr Richard Banbury from Chippenham Town Council spoke against the application.

The Team Leader introduced the application for a new dwelling with associated access and landscaping. It was explained that the dwelling would be a bungalow of limited scale in terms of height and would be constructed to reflect the form and materials of the existing dwelling. Photographs of the existing site were shown along with detailed plans of proposed development. It was clarified that the legally use of land was defined under a recently granted Certificate of Lawfulness, and so was in effect a private garden to the existing dwelling and not public open space. It was also confirmed that conditions had been proposed to prevent further development, including withdrawing Permitted Development Rights. The Officer's recommendation was for permission to be granted subject to conditions.

Members were invited to ask technical questions and Officers clarified that withdrawal of Permitted Development Rights would not prevent some forms of lightweight non-permanent sheds being installed in the gardens. Officers advised that in this circumstance it was not considered that a condition to remove permitted development rights for the creation of hard surfacing which could be used for parking purposes; and the erection of boundary fencing was necessary or reasonable in all respects and so not in accord with planning policy. It was also confirmed that a Construction Method Statement could be conditioned if required.

Local Member Cllr Clare Cape was not present in the meeting but had provided Cllr Gavin Grant with a statement to read. Emphasis was given to the fact that this site was previously public open space and that the Town Council had supported the application for a Certificate of Lawfulness, on the condition that it would not be built upon. The statement also referred to the significant levels of

objection from neighbours, based on the impact on parking, access and amenity of the area.

Members of the public spoke as detailed above. Officers advised that the refusal of an application for a fence on a nearby site did not set a precedent for refusal of the application before the committee which raised different considerations as part of the planning balance assessment.

In the debate that followed, Cllr Peter Hutton explained that he has previously fought hard against building on amenity areas. He proposed that the application be refused on the grounds of Core Policy 57(3). This was seconded by Cllr Gavin Grant. Some Members expressed support for this motion, stating that the site was amenity space that was never intended to be built upon. However, others voiced concerns that the Committee were not there to decide the validity of the Certificate of Lawfulness but had to deal with the application in front of them. This motion was voted against by the majority.

Cllr Tony Trotman proposed the Officer's recommendation for approval, with an additional condition of a Construction Method Statement, restricting the size of delivery vehicles. This was seconded by Cllr Bob Jones and approved by the majority.

**Resolved:**

**To GRANT planning permission, as per Officer's recommendation and subject to an additional condition requiring submission and approval of a Construction Method Statement; This statement to include a specific requirement for restriction as to the size of delivery vehicles. Wording of the condition delegated to Officers, 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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those listed on the application form**

**received by the Local Planning Authority on 26th April 2017.**

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

**3 The development hereby permitted shall be carried out in accordance with the following approved plan received by the Local Planning Authority on 30th May 2017: AH2016/103 - proposed new dwelling**

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

**4 No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an qualified arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details.**

**In particular, the method statement must provide the following:-**

**A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;**

**A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2012;**

**A schedule of tree works conforming to British Standard 3998: 2010;**

**Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;**

**Plans and particulars showing the siting of the service and piping infrastructure;**

**A full specification for the construction of any arboriculturally sensitive structures and sections through them, the method of construction of the proposed extension including details of the no-dig specification and extent of the areas of the proposed extension to be constructed using a no-dig specification;**

**Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and**

**Details of all other activities, which have implications for trees on or adjacent to the site.**

**REASON: 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 order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of Town & Country Planning Act 1990.**

**5 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**

**6 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**

**7 The development hereby permitted shall not be first brought into use 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

**8** No part of the development hereby permitted shall be first brought into use until the access and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

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

**9** The development hereby permitted shall not be first brought into use until splays have been provided on both its sides of the access to the rear of the existing footway based on co-ordinates of 2.4m x 2.4m. The splays shall be kept free of obstruction above a height of 600mm at all times.

**REASON:** In the interests of highway safety.

**10** 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 hereby permitted shall not be converted to habitable accommodation.

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

**11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B and E shall take place on the dwelling house hereby permitted or within its curtilage.

**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 enlargements.

**12** 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 buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

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

**13** The dwellings hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate for it has been issued and submitted to, and approved in writing by, the local planning authority certifying that Code Level 4 has been achieved.

**REASON:** To ensure that the objectives of sustainable development set out Policy CP41 of the Wiltshire Core Strategy are achieved.

**14** Before the development hereby permitted is first brought into use the window in the side (west) elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the windows shall be maintained with obscure glazing in perpetuity.

**REASON:** In the interests of residential amenity and privacy.

**15 INFORMATIVE TO APPLICANT:**

The proposal includes alteration to the public highway and the consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) for further details.

**16 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.

**17 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.

**18 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.

**19 INFORMATIVE TO APPLICANT:**

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL

**Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinrastructurelevy)**

**20 INFORMATIVE TO APPLICANT:**

**The Council recommends that the applicant notes and implements the recommendations of the UK Constructors Group Good Neighbour Site Guide during the construction of the development hereby approved.**

**61b 17.03545.FUL - Land at Frog Lane, Great Somerford, Chippenham**

As announced under Declarations of Interest, Cllr Toby Sturgis left the Committee Room, prior to commencing this item.

Members of the public Mr Hardwick spoke against the application. The applicant's agent Ben Pearce spoke in favour of the application.

The Team Leader introduced the application for the erection of two detached dwellings with ancillary garaging and associated landscaping. Attention was drawn towards the updates in the Late Items. Photographs were shown of the existing site, along with the proposed plans. It was explained that the application related to land that had been used for storage of motor vehicles and informally as a turning- circle at the gift of the landowner but that this informal turning space could be closed at any time. Objections had been raised, regarding a lack of turning provision if the site was developed but the Planning Officer explained that this was not wholly a responsibility of the applicant in terms of existing adjacent dwellings and their requirements. It was also noted that a previous application for permission, which had been refused, was 17 years ago, and there were material considerations, such as policy changes, for the Officer's recommendation for approval, subject to conditions, including a Construction Method Statement, which was added in the Late Items, mentioned above. Policy changes included the adoption of the NPPF; Wiltshire Core Strategy and preparation of the emerging neighbourhood plan which proposed to allocate the site for residential development.

Members were invited to ask technical questions and Members sought clarity on what matters could be added to the Construction Method Statement. Possible options were discussed such as no burning of fires on site, during construction, and an impact assessment to be carried out on the road after construction with an obligation on the developer to address any issues. Officers advised that both matters could be addressed.

Members of the public spoke as detailed above.

In the debate that followed, Cllr Peter Hutton proposed the Officer's recommendation for approval, with two additional elements were added to the Construction Method Statement: no burning on site, during construction, and an impact assessment to be carried out on the road, before and after construction, with an obligation on the developer to address any issues identified. This was seconded by Cllr Mollie Groom and passed by the majority.

**Resolved:**

**To GRANT planning permission, as per recommendation and additional condition included in late items, subject to amendment to inclusion of the additional two matters as follows:-**

- **No burning of fires on site during construction**
- **Survey of the condition of the access road prior to and post construction, the developer to address any harm/impact to the road identified through this survey.**

**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 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**

**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;**
- finished levels and contours;**
- means of enclosure;**
- retained historic landscape features and proposed restoration, where relevant.**
- Hard surfacing materials**
- Bin storage facilities**

**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 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** 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 the Tree Protection Plan (Plan number 14B) has been 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.

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

**6** The development hereby permitted shall not be 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.

**7** No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans.

**REASON:** In the interests of highway safety and the amenity of future occupants.

**8** Any gates shall open inwards only, this shall be retained in perpetuity.

**REASON:** In the interests of highway safety.

**9** 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 car ports hereby permitted shall not be extended, altered or converted to habitable accommodation and shall be left free for the parking of vehicles.

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

**10** 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 gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected anywhere on the site.

**REASON:** In the interests of visual amenity.

**11** 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.

**12** 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 (if applicable) 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.

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

**01-** Location Plan- Received 11 April 2017

**03-** Proposed site plan- Received 11 April 2017

**04A-** Proposed Floor Plans Dwelling 01 Received 11 April 2017

**05-** Proposed Elevations Dwelling 01 Received 11 April 2017

**06-** Proposed Floor Plans Dwelling 02 Received 11 April 2017

**07-** Proposed Elevations Dwelling 02 Received 11 April 2017

**08-** Proposed Elevations Dwelling 02 Received 11 April 2017

**09-** Proposed Plans & Elevations Car Port for Dwelling 02 Received 11 April 2017

**10B-** Proposed site location plan Received 07 June 2017

**13A-** Landscape Plan Received 07 June 2017

**14B-** Tree Protection Plan Received 07 June 2017

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

**14** 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.

**15** 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) wheel washing facilities;

e) measures to control the emission of dust and dirt during construction;

f) 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 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.

**16 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.

**17 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.

**18 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.

**19 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.

**61c 17.03123.FUL - Nos 8 to 10 Brokenborough, Malmesbury**

Cllr Toby Sturgis returned to the Committee room before the commencement of this Agenda Item.

Members of the public Anthony Hole and the applicant Bruce Griffin spoke in favour of the application. Member of the public Bob Tallon spoke against the application.

The Planning Officer introduced the application for demolition of existing properties and erection of a residential property. A presentation was delivered showing photographs of existing site and proposed plans. Details were given explaining how the applicant had sought to address any issues and objections raised. The Committee were also advised that materials in keeping with the

area would be used, such as Cotswold stone. The updated conditions, as included in the Late Items, were highlighted.

Members were invited to ask technical questions and it was clarified that the property would be “cut-in” so to level the build with its neighbouring properties. It was also confirmed that Permitted Development Rights would be removed from the site.

Local Member Cllr John Thomson spoke in regards to the application, he explained that he had previously supported an application for the site, but that he could not support the current application. He thought the design was too modern for a village such as Brokenborough and referred to Core Policy 57 in his objection.

Members of the public spoke as detailed above.

In the debate that followed Members remarked on the fact that it was a modern design, which was to some peoples taste and not others, however it was discussed that there are a variety of properties in that area already and it would not be out of keeping. Cllr Gavin Grant proposed the Officer’s Recommendation of approval, subject to an additional condition, requiring slab levels to be agreed prior to commencing the build. This was seconded by Cllr Hurst and passed by the majority,

**Resolved:**

**To GRANT the planning permission, as per officer recommendation and the updated list of conditions contained in late items. Subject to an additional condition as follows:-**

**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 visual amenity.**

**Subject to 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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No.s**  
**Proposed Location Plan 1629.P.100 Rev C**  
**Proposed Block Plan 1629.P.101 Rev C**  
**Proposed Site Plan 1629.P.105 Rev C**  
**Proposed Ground Floor Plan 1629.P.110 Rev C**  
**Proposed First Floor Plan 1629.P.111 Rev C**  
**Proposed Roof Plan 1629.P.112 Rev C**  
**Proposed Drainage Plan 1629.P.115 Rev D**  
**Proposed Rainwater Drainage Plan 1629.P.116 Rev D**  
**Proposed Access Plan 1629.P.117 Rev C**  
**Proposed North Elevation 1629.P.200 Rev C**  
**Proposed West Elevation 1629.P.201 Rev D (26.06.17)**  
**Proposed South Elevation 1629.P.202 Rev C**  
**Proposed South Studio Elevation 1629.P.203 Rev C**  
**Proposed East Elevation 1629.P.204 Rev C (26.06.17)**  
**Proposed North Studio Elevation 1629.P.205 Rev B**  
**Proposed North Garage Elevation 1629.P.206 Rev B**  
**Proposed South Garage Elevation 1629.P.207 Rev B**  
**Proposed Site Section 1629.P.300 Rev C**  
**All received 30.05.17 except where specified**  
**REASON: For the avoidance of doubt and in the interests of proper planning.**

**3 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.**

**4 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 :-**  
**\* 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 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.**

**5 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. 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

6 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. 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.

7 The development hereby permitted shall not be occupied until the required sewage disposal and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority and completed in accordance with the submitted and approved details.

**REASON:** To ensure that the development is provided with a satisfactory means of drainage.

8 All development shall be carried out in accordance with the mitigation measures proposed in the submitted Bat Survey and Method Statement (dated 27th March 2017) or any subsequent licenced method statement. The bat roost compensation shall be retained as set out in Section 5 of the Bat Survey and Method Statement unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To mitigate against the loss of existing biodiversity and nature habitats.

9 The development shall be carried out as specified in the approved Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by Greenman Environmental Management Ltd dated March 2017 and shall be supervised by an arboricultural consultant.

**REASON:** To prevent trees on site from being damaged during construction works.

10 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.

11 The garden studio hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main

dwelling and it shall remain within the same planning unit as the main dwelling.

**REASON:** The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

12 The dwelling 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.

13 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.

**14 INFORMATIVE TO APPLICANT:**

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an

Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the

Council's Website  
[www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).

**15 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.

**16 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.

**17 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.

**18 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.

**61d 17.01154.FUL - Abberd Lane, Abberd, Nr Calne, SN11 8TE**

The applicant's agent Andrew Miles spoke in favour of the application.

The Team Leader introduced the application for the erection of two 10 metre high chimneys. A presentation was delivered showing photographs of the existing site and proposed plans. It was explained that the site already had permission for waste transfer use but that the application being considered by the Committee was for the installation of chimneys only. The Officer stated that an enhanced informative was attached to the application, stating that any use of the chimneys could constitute a change of use and require further planning permission.

Members were invited to ask technical questions and Members asked about the enforceability of the enhanced informative and raised questions surrounding the applicants original application, which was withdrawn.

Local member Alan Hill spoke against the application. He stated that the Planning Committee was not equipped to deal with the application, maintaining that it was a waste application on a waste site. He explained that the nearest

waste site is Hill's Lower Compton site and that that site specifically excludes the burning of waste. He said that it was improper to look at granting permission for the chimneys, without knowing what they would be used for. He urged a stronger more assertive informative along with the need for an environmental assessment. Discussion also took place as to the appropriate committee to determine the application under the scheme of delegation and officers clarified that the North Area Committee could determine the application.

Members of the public spoke as detailed above.

In the debate that followed, Cllr Toby Sturgis stated that the Committee were being asked to approve two decorative features, no use prescribed to them, and questioned what grounds there were to refuse. He proposed the Officer's recommendations for approval, which was seconded by Cllr Peter Hutton. This was voted against by the Committee.

Cllr Gavin Grant proposed that the application be deferred, pending further information as to the use of the chimneys, seconded by Cllr Howard Greenman. However, in the debate that followed, this motion was withdrawn and Cllr Gavin Grant proposed that the application be refused for insufficient information on grounds of CP55-air quality and CP57- amenity, noise and smoke. This was seconded by Cllr Howard Greenman and passed by the majority.

**Resolved:**

**REFUSED contrary to Officer recommendation for the following reason:-**

**Insufficient information and detail has been submitted within the application as to the intended use to which the proposed chimneys are to be put and to assess any potential environmental impacts derived from their use. In the absence of such information and detail, the proposal must be considered to be contrary to the requirements of Policies CP55 and CP57(vii) of the Wiltshire Core Strategy.**

**61e 17.04117.FUL - Upper Studley Farm, Swindon Road, Royal Wootton Bassett**

The applicant Steve Bucknell spoke in favour of the application.

The Planning Officer introduced the application for Crematorium with access road, car parking, Garden of Remembrance, landscaping, ecological enhancement, sustainable drainage system and associated works. A presentation was delivered showing the existing site and proposed plans. It was explained that the plans included tree cover and screening planting, along with ecological mitigation.

Members were invited to ask technical questions and it was confirmed that the application did not require any s.106 contribution. Attention also focussed on the Highways implications. It was explained that a left-turn only exit road could be conditioned, along with ancillary measures, if required.

Local Member Cllr Mollie Groom, expressed her concerns for the Highways arrangements and said that she felt the site needed a roundabout.

Members of the public spoke as detailed above.

In the debate that followed, after first proposing and then withdrawing a proposal for approval including a mandatory turn- left condition, Cllr Bob Jones proposed the Officer's recommendation, with an additional condition, requiring a safety audit on the Highways impact, and to address any issues identified. This was seconded by Cllr Mollie Groom and passed by the majority.

**Resolved:**

**To GRANT planning permission, as per recommendation and the conditions contained in the report as amended by the updated conditions contained in Late items. Subject to an additional condition to require the submission and assessment of a road safety audit, including a requirement for the applicant to address any issues identified by the Audit. The wording of the condition delegated to Officers.**

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

**03 rev F - Site Plan**

**04 rev E - Site Plan**

**05 rev B - Floor Plan Single Chapel**

**06 rev A - Roof Plan Single Chapel**

**07 rev B - Elevations Single Chapel**

**08 rev B - Site Sections**

**10 rev A - Floral Tribute Plans and Elevations**

**Received 20 April 2017**

**2827.01A - Proposed Site Access**

**Received 22 June 2017**

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

**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 :**

**\* location and current canopy spread of all existing trees and hedgerows on the land;**

- \* full details of any to be retained, together with measures for their protection in the course of development;
- \* a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- \* finished levels and contours;
- \* means of enclosure;
- \* car park layouts;
- \* other vehicle and pedestrian access and circulation areas;
- \* all hard and soft surfacing materials;
- \* minor artefacts and structures (e.g. furniture, refuse and other storage units, signs, lighting, etc);
- \* proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines, etc, indicating lines, manholes, supports, etc);

The approved scheme of landscaping shall be carried out in full within or prior to the first planting season following the development's being first brought into use and maintained as such at all times thereafter.

**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 a satisfactory landscaped setting for the development and the protection of existing important landscape features.

**4** 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:** To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

**5 The development shall be carried out as specified in the approved Arboricultural Report prepared by Certhia Consulting Limited dated June 2017 and shall be supervised by an arboricultural consultant.**

**REASON: To prevent trees on site from being damaged during construction works.**

**6 No development shall commence on site until full details of a ghost right hand turn lane has been submitted to and approved in writing by the Local Planning Authority (in line with drawing 2827.01A 'Proposed Site Access'. As part of the package of full details to be submitted shall include full construction details, safety audit, visibility splays (2.4m x 215m), deceleration / turning length provision, swept path analysis, provision for footways and pedestrian crossing facilities. No part of the development shall be first brought into use until the ghost right hand turn lane has been completed, surfaced and laid out in accordance with the approved details. It shall be maintained in this format at all times thereafter.**

**REASON: In the interests of highway safety.**

**7 No part of the development hereby approved shall be first brought into use 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.**

**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), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site without the written approval of the Local Planning Authority.**

**REASON: In the interests of visual amenity.**

**9. Prior to the commencement of development works on site, a lighting design strategy for biodiversity and site lighting plan shall be submitted to the Local Planning Authority for approval. In combination the strategy and plan shall:**

- a) Identify those areas/features on site that are particularly sensitive for protected species, particularly bats, and**
- b) Specify where external lighting will be installed and include lighting contour plans and technical specifications, including a Lux plot; and**
- c) Specify luminaires, heights and positions of fittings, direction and other features, e.g. cowls, louvres or baffles.**

**All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy and lighting plan, and these shall be maintained thereafter in accordance with the**

strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

**REASON:** To minimise light spill onto sensitive areas for protected and priority species and to maintain dark foraging and commuting corridors for bats and other nocturnal/crepuscular species.

**10** The site shall be used as a crematorium and associated facilities and for no other purpose (including any other sui generis purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

**REASON:** The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

**11** No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

**REASON:** To ensure the retention of an environment free from intrusive levels of noise and activity during the course of construction, in the interests of the amenity of the area.

**12** No development shall commence until an investigation and remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

" all previous uses;

" potential contaminants associated with those uses;

" a conceptual model of the site indicating sources, pathways and receptors; and

" potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

**REASON:** To protect controlled waters from pollution. Past site uses as a farm may have caused contamination of soils, sub-soils and/or groundwater, which may be mobilised by development.

**13 The mitigation measures detailed in the approved Flood Risk Assessment and Surface Water Drainage Strategy [SLR, March 2017] shall be carried out in full prior to the first bringing into use of the development or otherwise in accordance with the approved timetable detailed in the Strategy.**

**REASON: In the interests of flood prevention.**

**14. The development shall be carried out in strict accordance with the recommendations made in section 5 of the Ecological Assessment and Mitigation Strategy, dated April 2017, prepared by Biocensus and as modified by the European Protected Species Mitigation Licence for great crested newts to be obtained from Natural England.**

**REASON: To ensure adequate protection and mitigation for protected and priority species and priority habitats.**

**15. Prior to the commencement of any works on site, including site clearance and boundary treatment works, a Landscape and Ecology Management Plan (LEMP) shall be submitted to the Local Planning Authority for approval. The LEMP shall provide details of the proposed maintenance and management of the site; a grassland management plan and details of landscape planting including for the traditional orchard. The development site shall be managed and maintained in accordance with the measures set out in the approved plan in perpetuity unless otherwise agreed in writing with the local planning authority.**

**REASON: To ensure the appropriate maintenance and management of habitats that provide a function for biodiversity.**

**16 No development shall commence on site until a Construction Method Statement, which shall include the following:**

- a) access and parking arrangements for vehicles of site operatives and visitors, which shall include a 'no right turn' arrangement at the main access onto the A3102;**
- 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;**
- h) measures for the protection of the natural environment; and**
- 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 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.

17 Prior to the commencement of any works on site, including site clearance and boundary treatment works, an Ecological Mitigation and Enhancement Strategy shall be submitted to the Local Planning Authority for approval. All ecological avoidance, mitigation and compensation measures as well as ecological enhancements, shall be clearly shown on a site plan. Development shall be carried out in strict accordance with the approved strategy.

REASON: to ensure full details of all ecological avoidance, mitigation and compensation measures as well as ecological enhancements, are provided and implemented.

**18 INFORMATIVE TO APPLICANT:**

The proposed use and associated package treatment plant will require an Environmental Permit to be issued by the Environment Agency. The applicant is advised to check requirements at the EA website as soon as possible.

**19 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.

**20 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.

**21 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.

62 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 6.30 pm)

The Officer who has produced these minutes is Edmund Blick of Democratic Services, direct line 01225 718059, e-mail [edmund.blick@wiltshire.gov.uk](mailto:edmund.blick@wiltshire.gov.uk)

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

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**Wiltshire Council**  
**Northern Area Planning Committee**  
**12<sup>th</sup> July 2017**

**Planning Appeals Received between 02/06/2017 and 30/06/2017**

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
16/11581/FUL	Land at Ryleys Farmhouse Grittleton, Chippenham Wiltshire, SN14 6AF	GRITTLETON	Conversion of store building to dwelling	DEL	Written Representations	Refuse	22/06/2017	No
17/00252/FUL	9 Hoggs Lane Purton, Swindon Wiltshire, SN5 4HQ	PURTON	First Floor Extension of Annex with Link Between House and Balcony Over Existing Conservatory	DEL	House Holder Appeal	Refuse	12/06/2017	No
17/01978/PNCOU	Dutch Barn East End Farm Little Somerford Chippenham, SN15 5JX	LITTLE SOMERFORD	Prior Approval For Change of Use of Agricultural Building to a Dwelling house (Use Class C3 ) and for Associated Operational Development.	DEL	Written Representations	Refuse	22/06/2017	No

**Planning Appeals Decided between 02/06/2017 and 30/06/2017**

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
16/08645/FUL	Little Oaks Caravan Park Adj. to The Oaks Melksham Road Lacock, Wiltshire SN15 2LW	LACOCK	Demolition of Former Caravan Repair Workshop & Erect Single Dwelling & Workshop/Store Building for Personal Use (Amendments to 16/02198/FUL)	DEL	Written Reps	Refuse	Allowed with Conditions	23/06/2017	Not appropriate for either party to apply for costs
16/08684/LBC	37 St Mary Street Chippenham Wiltshire, SN15 3JW	CHIPPENHAM	Internal alterations to basement	DEL	Written Reps	Refuse	Allowed with Conditions	02/06/2017	Not appropriate for either party to apply for costs
16/09938/PNC OU	Leighfield Farm The Leigh, Cricklade Wiltshire, SN6 6RQ	LEIGH	Prior approval for a Proposed Change of Use of Agricultural Buildings to 3 Dwellinghouses (Class C3), and for Associated Operational Development.	DEL	Written Reps	Refuse	Dismissed	02/06/2017	Not appropriate for either party to apply for costs

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