

AGENDA

Meeting: Western Area Planning Committee
Place: Council Chamber - County Hall, Trowbridge BA14 8JN
Date: Wednesday 21 May 2014
Time: 3.00 pm

Please direct any enquiries on this Agenda to Jessica Croman, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718262 or email jessica.croman@wiltshire.gov.uk

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

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Trevor Carbin	Cllr Christopher Newbury
Cllr Ernie Clark	(Chairman)
Cllr Andrew Davis	Cllr Horace Prickett
Cllr Russell Hawker	Cllr Pip Ridout
Cllr John Knight	Cllr Jonathon Seed
Cllr Magnus Macdonald	Cllr Roy While (Vice Chairman)

Substitutes:

Cllr Nick Blakemore	Cllr Gordon King
Cllr Rosemary Brown	Cllr Helen Osborn
Cllr Terry Chivers	Cllr Jeff Osborn
Cllr Dennis Drewett	Cllr Graham Payne
Cllr Keith Humphries	Cllr Fleur de Rhé-Philippe
Cllr David Jenkins	

AGENDA

1 **Apologies for Absence**

To note any apologies for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 1 - 10*)

To approve the minutes of the last meeting held on 30 May 2014 (copy attached.)

3 **Chairman's Announcements**

To note any announcements through the Chairman.

4 **Declarations of Interest**

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

5 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person no later than 2.50pm on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications. Those wishing to ask

questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than **5pm on Wednesday 14 May 2014**. Please contact the officer named on the front 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 Applications

To consider and determine the following planning applications:

6 13/06707/FUL - Land SE of Leechpool Farm, Norrington Lane, Broughton Gifford (Pages 11 - 28)

6 13/03987/FUL - 249/250 Winsley Road, Bradford on Avon (Pages 29 - 46)

6 14/02339/FUL - Plot adjacent to `Beechwood`, Bratton Road, West Ashton (Pages 47 - 56)

6 14/02361/FUL - Garage site at Leslie Rise Westwood (Pages 57 - 66)

7 Urgent Items

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

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WESTERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING
HELD ON 30 APRIL 2014 IN THE COUNCIL CHAMBER - COUNTY HALL,
TROWBRIDGE BA14 8JN.**

Present:

Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Russell Hawker, Cllr John Knight, Cllr Magnus Macdonald, Cllr Christopher Newbury (Chairman), Cllr Graham Payne (Substitute) and Cllr Jonathon Seed

Also Present:

Cllr Terry Chivers

36 Apologies for Absence

Apologies for absence were received from:

Councillor Pip Ridout, who was substituted by Councillor Graham Payne.

Councillor Roy While.

Councillor Horace Prickett.

37 Minutes of the Previous Meeting

The minutes of the meeting held on **9 April 2014** were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 9 April 2014.

38 Chairman's Announcements

There were no Chairman's Announcements.

The Chairman gave details of the exits to be used in the event of an emergency.

39 Declarations of Interest

There were no declarations of interest.

40 Public Participation and Councillors' Questions

No questions had been received from councillors or members of the public.

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

41 Planning Applications

The Committee considered the following applications:

42 13/06707/FUL - Land south east of Leechpool Farm, Norrington Lane, Broughton Gifford

Rob Cumming spoke in objection of the application.

Isobel Hollands (Agent) spoke in support of the application.

The Area Development Manager outlined the report which recommended the application for approval subject to conditions. The site description and an overview of the proposed development were also given. The site would essentially consist of a solar photovoltaic park over approximately 30.5 hectares.

The Area Development Manager outlined the relevant planning policy which included:

The National Planning Policy Framework 2012

Planning Practice Guidance (DCLG: Section on Renewable and Low Carbon Energy updated 6 March 2014).

West Wiltshire District Plan 1st Alteration (2004)

Some weight was also afforded to the Emerging Wiltshire Core Strategy, however as it was yet to be formally adopted by the Council, only limited weight could be given to the policy.

The Area Development manager outlined the comments and objections received through consultation, which included comments of 'no objection' from: Wiltshire Council's Ecologist, Natural England, Environment Agency,

Environmental Health, Highways and Spatial Plans and Landscaping. Comments were received from English Heritage and Wiltshire Council Public Rights of Way which were outlined in the report.

Four letters of objection had been received and five letters in support which had been outlined in the report.

The Area Development manager drew attention to the relevant planning considerations which were summarised as being the principle of the development, impact on the landscape of the open countryside, impact on ecological interests, impact on highway safety including during construction phase, impact on public rights of way, impact on heritage assets including archaeological interests and flood risks.

Members were invited to ask technical questions of the site. The questions focused on the amount of farm animals that would safely be able to graze, to which the answer was unknown.

Members of the public were invited to speak on the application as listed above.

The Area Development Manager was asked to answer the questions from a member of public and it was noted that the latest comments received from Broughton Gifford Parish Council had not been included in the agenda as it was received after the publication date and had instead been circulated to members of the committee before the meeting. Concerns around flooding and the visual impact had been addressed and there were no major concerns.

Cllr Chivers as local member spoke in objection to the application stating; that there was concern from the local community about the visual impacts in that residents can see both the W/12/02072/FUL site and this new proposed site. There were also concerns over the cumulative effect in that there are already plans to build a further solar farm nearby. Members debated the application.. A motion was proposed to approve the application and after discussions about a possible site visit the original motion was withdrawn and a motion was proposed for a site visit, to take place the day of the next Western Area Planning Committee on the 21 May 2014.

At the end of the debate, the Committee;

Resolved:

To DEFER for a site visit on 21 May 2014.

43 **14/01659/FUL - Haygrove Farm, 44 Lower Westwood Bradford On Avon, BA15 2AR**

Public Participation

Dr Allan Parker spoke in objection of the application.

Dr Sally Vamson spoke in objection of the application.

Mr Mark Slawson spoke in support of the application.

Mr Paul Oakley (Agent) spoke in support of the application.

Mr Mike Hopkins spoke in support of the application.

Councillor Ian Richardson spoke on behalf of Westwood Parish Council in objection of the application.

The Case Officer outlined the report which recommended the application for approval subject to conditions. The site description and an overview of the proposed development were also given. The site, which is in a Green Belt and conservation area, currently includes a Dutch barn, stable building and a shed with the proposal to demolish all three and replace with the erection of a new building to contain 2 units of holiday accommodation with access and parking. The planning history was provided noting that previous applications had been refused as the proposals were much larger and for residential use.

The Case Officer outlined the relevant planning policy which included:

West Wiltshire District Plan 1st Alteration (2004)

The Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy

Some weight was also afforded to the Emerging Wiltshire Core Strategy, however as it was yet to be formally adopted by the Council, only limited weight could be given to the policy.

The Case Officer outlined the comments and objections received through consultation, as set out in the report. It was reported that letters of objection and of support had been received, as outlined in the report.

The Case Officer drew attention to the relevant planning considerations which were summarised as being the principle of the development, impact on the Green Belt/ Open Countryside, impact on the Conservation Area, impact on highway safety and PROW interests, impact on neighbours, impact on ecology and nature conservation, impact on archaeology and developer contributions.

Members were invited to ask technical questions of the site. The questions focused on if the development could be restricted to change the use of the development in the future and it was noted that a section 106 could restrict the change of use. It was also mentioned that other areas in the country, particularly coastal regions, have restrictions on holiday letting for certain times of the year.

Members of the public were invited to speak on the application as listed above.

Members then entered debate which focused on: the benefits of adding a section 106 agreement, concerns around access and the lack of awareness visitors may have and the precedence the application would give on building on the Green Belt.

At the end of the debate, the Committee;

Resolved:

To Defer and delegate to the Area Development Manager to grant planning permission, subject to the conditions set out below, and subject to the prior completion of a Section 106 legal agreement to restrict the occupancy of the accommodation to holiday accommodation only.

- 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 take place until samples/details of the materials to be used in the construction of all the external surfaces of the development hereby permitted (including the exact type and colour and manufacturer of the solar PV panels) have been made available to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

REASON: To ensure that the development harmonises with its historic setting and protected surroundings.

- 3. No building works pursuant to the construction of the holiday let accommodation shall commence until all three existing structures identified for demolition on the site have been permanently demolished and all the debris has been removed from the site/landholding.**

REASON: In order to define the terms of this permission and to ensure the site is redeveloped in an appropriate manner respectful to the protected surroundings and neighbours.

- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order), the holiday accommodation shall be occupied for holiday purposes only and no person/s shall occupy the holiday accommodation for a continuous period of more than 1 month in any calendar year and it shall not be re-occupied by the same person/s within 28 days following the end of that period.**

REASON: This site is 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 permanent residential accommodation.

5. Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended) (or any order which revokes and re-enacts that Order with or without modification), the accommodation hereby permitted shall be used to provide holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence. In addition, an up to date register of names and main home addresses of all occupiers shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.

REASON: This site is 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 permanent residential accommodation.

6. No part of the development hereby permitted shall be first brought into use until the access, turning area 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: In the interests of highway safety.

INFORMATIVE TO APPLICANT

7. The applicant is requested to highlight to guests booking accommodation the need to drive with particular care through the village and when entering and leaving the access to the accommodation, due to the narrow road and restricted visibility.

44 **13/05954/FUL - Cress Cottage, 11 Sherrington, Warminster, BA12 0SN**

There was a four minute adjournment to allow for a refreshment break.

Public Participation

Mr Nigel Lewis spoke in objection of the application.

Louise Rendal spoke in support of the application

Wendy Jobbins, Sherrington Parish Meeting, spoke in objection of the application.

The Area Development Manager outlined the report which recommended the application for approval subject to conditions. The site description and an

overview of the proposed development were also given. The site is a Grade 2 listed thatched cottage with a modern flat roofed extension and a detached flat roofed annex outbuilding. The proposal was in two parts, firstly, to replace the modern flat roofed bathroom extension with a thatched roof extension. The second to replace the annex outbuilding.

The Area Development Manager outlined the relevant planning policy which included:

West Wiltshire District Plan 1st Alteration (2004)

The National Planning Policy Framework.

Some weight was also afforded to the Emerging Wiltshire Core Strategy, however as it was yet to be formally adopted by the Council, only limited weight could be given to the policy.

The Area Development manager outlined the comments and objections received through consultation, which included comments of 'no objection' from Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Comments were received from the Parish Council, Wiltshire Fire and rescue Service which were outlined in the report.

Seven letters of objection had been received and five letters in support which had been outlined in the report.

The Area Development manager drew attention to the relevant planning considerations which were summarised as being:

Dormer extension to main listed building: Impact on character of listed building, impact on special character and appearance of the Conservation Area, Impact on neighbouring amenity.

Replacement outbuilding: Impact on the setting of the listed building; impact on special character and appearance of the Conservation Area, impact on neighbouring amenity, impact on the Area of Outstanding Natural Beauty, impact on ecology.

Councillors Davis and Payne left the room and the meeting was adjourned for ten minutes.

On commencement it was noted that Councillors Davis and Payne would not take part in the vote on the application.

Members were invited to ask technical questions of the site. The questions focused on removing the permitted development rights to ensure that the roof lights, which have been removed from the design, would not be able to be replaced later on.

Members of the public were invited to speak on the application as listed above.

Cllr Newbury, as the local member, spoke in objection to the application noting that the increase of the height of the roof of the annex outbuilding would mean

the building would be more visible The members then entered into debate which focused on removing the permitted development rights.

At the end of the debate, the Committee;

Resolved:

That Planning Permission be APPROVED 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 not be carried out except in complete accordance with the details shown on the submitted plans:

1140/1/001, 1140/1/002, 1140/1/005 received on 21st November 2013

1140/1/003 Rev A, 1140/1/004 Rev A received on 24th March 2014

REASON: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

3. No development shall commence on site until 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: In the interests of visual amenity and the character and appearance of the area and to protect the setting of the listed building.

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

REASON: In the interests of preserving the character and appearance of the Conservation Area and the setting of the listed building.

5. Before the development hereby permitted is first occupied the first floor window in the north elevation of the approved dormer extension shall be glazed with obscure glass only and the window shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

6. The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Cress Cottage 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.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors, rooflights, dormers or other form of openings other than those shown on the approved plans, shall be inserted in the roof or side elevations above ground floor ceiling level of the outbuilding hereby permitted, and no extensions shall be added to it, without the prior grant of planning permission from the local planning authority.

REASON:

In the interests of residential amenity and privacy and to protect the character and appearance of the area and the setting of the listed building.

45 **13/06133/LBC - Cress Cottage, 11 Shertington, Warminster, BA12 0SN**

This was a counterpart application to 13/05954/FUL item number 44.

The Area Development Manager outlined the report which recommended the application be granted listed building consent. The listed building considerations were similar to those set out in the report for the works to the house only on the accompanying planning application, although they also included the enlargement of first floor window on the East elevation.

Resolved

To GRANT listed building consent subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON:

To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

1140/1/001, 1140/1/002, 1140/1/08 received on 21st November 2013

REASON: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

3. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;**
- (ii) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;**
- (iii) Large scale details of proposed eaves and verges (1:5 section);**
- (iv) Full details and samples of external materials.**

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

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

46 Urgent Items

There were no Urgent Items.

(Duration of meeting: 6.00 - 8.30 pm)

The Officer who has produced these minutes is Jessica Croman, of Democratic Services, direct line 01225 718262, e-mail jessica.croman@wiltshire.gov.uk

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

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Report No. 1

Date of Meeting	21 May 2014
Application Number	13/06707/FUL
Site Address	Land south east of Leechpool Farm, Norrington Lane, Broughton Gifford
Proposal	Construction of a Solar Park including the installation of solar panels, security fencing and cameras, landscaping and other associated works and cable route/trenching.
Applicant	Hive Energy Ltd
Parish Council	BROUGHTON GIFFORD
Ward	MELKSHAM NORTH
Grid Ref	388779 164264
Type of application	Full Planning
Case Officer	Matthew Perks

Reason for the application being considered by Committee

This application was deferred for a site visit by members on 21 May 2014.

The application was referred to the Committee at the request of Cllr Terry Chivers to consider the following matters:

- The scale of the development;
- The visual impact upon the surrounding area;
- The relationship with adjoining properties;
- The design, bulk, height, general appearance; and
- Environmental and/or highway impacts.

1. Purpose of Report

To consider the application and to recommend that planning permission be granted subject to conditions.

2. Report Summary

Advertising Responses

Four letters of objection and five in support were received at the time of the preparation of the report.

Parish Responses

Broughton Gifford Parish Council – raised initial concerns and has since met with the agents

Melksham Without Parish Council (neighbouring parish) -_No objection

Melksham Town Council (neighbouring parish) - No objection

The main issues to consider are:

- The principle of the development;
- Impact on the landscape of the open countryside
- Impact on ecological interests
- Impact on highway safety including during construction phase
- Impact on public rights of way
- Impact on heritage assets, including archaeological interests
- Flood Risk
- Potential contribution to reducing climate change and sustainable development objectives

3. Site Description

The site is located approximately 0.8km to the west of Melksham and 0.8km to the north east of Broughton Gifford village. The site is roughly rectangular in shape (8000m x 6000m) and comprises an area of approximately 30.5ha. The site is surrounded by farmland, with dispersed farmyard dwellings and agricultural buildings on neighbouring properties. Surrounding field boundary treatments include a mixture of hedgerows with interspersed trees, woodland and stock proof fencing. The railway line provides a distinct barrier to the east in the intervening space between the site and Melksham. To the north, at a distance of approximately 1km is higher land that includes the village of Shaw. To the west, on the opposite side of the road serving Norrington Common there is a site that has recently been developed for a solar farm under planning permission W/12/02072/FUL.

4. Planning History

There is no recent relevant planning history on this site.

5. The Proposal

The proposal is for the construction of a solar photovoltaic park and associated landscaping, transformer housing, security measures and associated works. The panels would generate up to 13 MW of electricity.

6. Planning Policy

The National Planning Policy Framework 2012
Planning Practice Guidance (DCLG : Section on Renewable and Low Carbon Energy updated 6 March 2014)

There are also national statements on renewable energy, including the government produced UK Solar PV Strategy, which point back to the planning practice guidance on matters to be taken into account in determining planning applications for solar farms.

West Wiltshire District Plan - 1st Alteration 2004 (Saved policies)

- C1: Countryside Protection
- C6a: Landscape Features
- C17: Conservation Areas
- C31a: Design
- C32: Landscape
- C34: Renewable Energy
- C35: Light Pollution
- C38: Nuisance
- U2: Surface Water Disposal
- T12: Footpaths and Bridleways

West Wiltshire Leisure & Recreation DPD (2009)

- CR1: Footpaths and Rights of Way

The Emerging Wiltshire Core Strategy

- SO2: Addressing Climate Change
- SO5: Protecting and Enhancing the Natural, Historic and Built Environment
- CP3: Infrastructure requirements
- CP42: Standalone Renewable Energy Installations
- CP50: Biodiversity and Geodiversity
- CP57: Landscape
- CP58: Ensuring the conservation of the historic environment
- CP62: Development Impacts on the Transport Network
- CP67: Flood Risk

7. Consultations

Broughton Gifford Parish Council

The Parish raised initial concerns regarding flooding and the possible impact the development may have on the problem. There is also concern with the cumulative effect of this proposal with the nearby solar development already permitted under W/12/02072/FUL. The Parish is of the view that the application should be delayed until the full impact of the approved scheme is known and judged. The applicants had a subsequent meeting with the Parish to discuss these issues, and provided additional information.

A letter to the developers of the extant site regarding issues with the development of the site was also copied-in to Council. Issues raised include the non-adherence by the developers to the site Management Plan, the use by HGVs of roads not approved under the Plan, operating outside of agreed working hours, communication problems with drivers and the need to implement a planting plan.

Melksham Without Parish Council - No objection

Melksham Town Council - No objection.

Wiltshire Council Archaeologist

No objection. Due to the potential for heritage assets with archaeological interest to be impacted by the proposed development, it was recommended that further evaluation was

carried out prior to determination. Additional information in the form of a desk study was provided by the agent, following which the Council's Archaeologist confirmed that the assessment indicated that no significant heritage assets with archaeological interest lie within the proposed development site. It was therefore recommended that no further archaeological investigations were necessary.

Wiltshire Council Ecologist

No objection. On the basis of additional information, (Badger Appendix (Avian Ecology, 2013); Ecological Mitigation Enhancement and Management Plan (05/03/14); Great Crested Newt Conservation Strategy (19/03/14), initial objections were withdrawn, subject to the imposition of a number of conditions. Issues addressed were in relation to buffer strips, a site enhancement scheme to be produced and additional details on planting, numbers and locations of bat and bird boxes, further details of the works that the Ecological Clerk of Works would undertake and locations of the great crested newt hibernacula.

English Heritage

Initial response: Noted the nearby presence of Broughton Gifford Listed Buildings (including Grade II* and Grade I buildings) and the potential for them to be affected. EH was of the view that insufficient information had been provided to enable assessment of this aspect, and requested that this be carried out prior to any decision. The EH Officer also made recommendations on certain additional aspects that should be considered in preparing the impact assessments. It was also noted that the Melksham conservation area was unlikely to be impacted.

Following clarification with regard to the Heritage Statement English Heritage no longer wished to raise any concerns in respect of the heritage environment aspect of the proposal. With regard to impacts on particular buildings EH urged the LPA to address the issue, but did not require any further consultation.

Natural England

Natural England raised no objections, noting that the LPA should pursue biodiversity enhancements where possible.

There are no designated landscapes affected and standing advice on protected species should be applied.

Environment Agency

No objection to the proposed development, subject to the inclusion of conditions in relation to the location of panels. The eastern/north eastern part of the site is affected by flood zones 2 and 3. The Agency has no objection to panels being located within this area, but it is important that the location, layout and design of all installations (panels, fencing, kiosk etc) takes into account the flood risk at the site.

Wiltshire Council Environmental Health

No objections. Since this is agricultural land contamination is unlikely to be an issue, and the nature of the development is not sensitive to land contamination.

Wiltshire Council Highways

The highway officer has no objection, subject to a condition regarding a Construction Method Statement that addresses highways considerations, particularly during the development phase.

Wiltshire Council Spatial Plans

There are no policy objections from a spatial planning policy perspective, subject to ensuring that appropriate assessments have been undertaken, as required by adopted and emerging

policy. These should demonstrate that any adverse impacts of the proposed development can be mitigated in a manner acceptable to other consultees within and external to the council.

Wiltshire Council Landscape Officer

No objection – no unacceptable landscape and cumulative impacts are envisaged. The fence has been redesigned to a post and wire type of 2.4m in height, which is an acceptable alternative to a ‘security’ fence and the most appropriate design for the location.

The Cumulative Impact Assessment was also submitted. The Officer, for reasons which are discussed in Section 9, below, does not anticipate any unacceptable landscape and cumulative impacts from the proposal.

Wiltshire Council Public Rights of Way

All the furniture on rights of way would need to be upgraded to a minimum standard of kissing gate where it either is within the site or where it meets the site.

8. Publicity

Four letters of objection were received at the time of preparing the report. Objections were on the following grounds:

- erroneous information given about the quality of the agricultural land and the percentage of the farm which would be affected by the installation.
- Loss of prime agricultural land;
- The statement that only a limited area of the farm would be taken out of grain production is wrong. The site is self contained and the other parcel of land is owned by the applicant far from the site
- Unacceptable concentration of sites around Melksham;
- Harm to landscape and environment;
- Site prone to flooding and will make it worse for adjacent properties;
- Screening not properly shown on plans;
- Area shown as woodland on plans must be retained for wildlife;
- Footpaths will be enclosed for lifetime of development;
- Lack of clarity on fencing design;
- Earthing of facility should be clarified; and
- Erroneous information in the flood risk assessment since the land has been flooded twice this year and the FRA states that there is a 1% chance of flooding.

Five letters of support were received with comments as follows:

- Solar park will provide electricity to power, on average, around 4,000 homes;
- Substantial contribution to Wiltshire Council's Alternative Energy target;
- It will mostly be on land that is of poor agricultural quality;
- Some people who live in the vicinity of this proposed development will be concerned about the change to their surroundings, but if we ignore climate change our landscape will be permanently affected;
- Site is well screened;
- Decision needs to be made in the interests of the whole population rather than just those who live nearby; and
- Each application should be judged on its merits.

9. Planning Considerations

The application is for a 13 MW solar farm on approximately 30.5 ha. of farmland and has been submitted with supporting information including:

Design and Access Statement; Flood Risk Assessment; Ecological Assessment; Tree Survey; Heritage impact assessment; Environmental Report; Transport Statement; Agricultural Report; and Landscape and Visual Impact Assessment and Cumulative Impact Assessment.

9.1 Principle of Development

Policy C34 of the West Wiltshire District Plan, 2004 states that Renewable Energy Generation proposals, will be permitted in appropriate locations having regard to visual impacts on the landscape, impacts on areas and features of natural, ecological, historic and archaeological interest, the environmental and visual impact of associated ancillary development including new access roads, buildings, power lines and connections to the electricity distribution network, the impact on residential amenity and pollution effects, highway capacity of the existing road network, particularly where transportation of raw materials is a major consideration, safety and access, and materials, scale, siting, design, screening and landscaping.

The Climate Change Act 2008 has set an ambitious target of a 34% cut in greenhouse gas (GHG) emissions against a 1990 baseline by 2020, rising to an 80% reduction by 2050. These targets are the UK's contribution to a global GHG reduction necessary to limit climate change to 2°C. Reductions can be achieved in all sectors of the economy and society by applying three broad principles: Behaviour Change, Energy Efficiency and Renewable / low carbon energy generation.

The NPPF, existing WWDP policies as well as emerging policies within the Core Strategy are considered to be in alignment with the goals of the Climate Change Act. Apart from National Guidance in the form of the NPPF, the adopted WWDP, 2004 and the emerging Core Strategy, further guidance is provided in the recently published "Planning Practice Guidance" (DCLG : Section on Renewable and Low Carbon Energy 6 March 2014).

The core purpose of the planning system as stated within the NPPF is to contribute to the achievement of sustainable development. Sustainable development is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At the heart of the decision making process as set out by the NPPF is a presumption in favour of sustainable development. It goes further to identify that planning plays a key role in securing radical reductions in greenhouse gas emission which is central to achieving the economic, social and environmental dimensions of sustainable development.

Proposals for the generation of energy from renewable sources are in principle supported by National policy due to their contribution to sustainable development, meeting the challenges of climate change, air quality and fuel security. Policy asserts that such applications should be encouraged and any application be approved if its impacts are or can be made to be acceptable. This supportive stance towards development proposals which will generate renewable energy where the impacts of the proposal are or can be made to be acceptable is also found within the local plan as outlined above (Policy C34 of the West Wiltshire District Plan 1st Alteration (2004)).

With regard to the Core Strategy, the "Strategic Objective" to address climate change (Strategic Objective 2) and Core Policy 42 (Standalone renewable energy installations) directly reflect the national policy picture and as such are considered to carry weight.

The DCLG "Planning Practice Guidance" has specific advice on situations where green-field sites are proposed, i.e: "whether (i) the proposed use of any agricultural land has been

shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.

The NPPF states that LPAs must to take into account the benefits of the best and most versatile land, and that where development is considered necessary local planning authorities should seek to use poorer quality land rather than high quality land. The land quality in this instance is therefore a material consideration. In considering this aspect records available to Council indicate Category 3 land is involved. The issue of land quality and agricultural use has been raised in neighbour comments.

In this instance the proposal is for a temporary - albeit extended period - use that is wholly reversible. The proposals include the biodiversity enhancements (discussed further below) and the land remains available for grazing between the units as has been demonstrated in other solar project cases. The improvements of biodiversity potential are themselves material considerations. The land would remain available for future agricultural use and any permission can be conditioned to ensure that it is returned to its original state at the end of the period of operation, so there would be no permanent loss of agricultural land, such as would be the case with, for example, residential or industrial permanent development.

The above must furthermore be balanced with the NPPF (Chapter 3 Supporting a Prosperous Rural Economy) requiring that economic growth in rural areas must be supported by taking a positive approach to sustainable new development. The NPPF notes that all types of business and enterprise in rural areas, and the diversification of agricultural activity should be supported. The remainder of the agricultural land will continue to remain in use.

The proposed development has been estimated to allow for the siting of PV arrays to generate electricity of between 11 and 13 Mega Watts (MW) of renewable electricity. This is a significant contribution to the amount of renewable energy generated within the county of Wiltshire in keeping with the goals of the NPPF.

In view of the above considerations, the principle of the proposed development is considered acceptable.

9.2 Impact on the landscape of the open countryside

Landscape and Visual Impact Assessment and Cumulative Assessment

A Landscape and Visual Impact Assessment (LVIA) was submitted to support the application. A detailed consideration of the content was undertaken by Council's Landscape and Design team and further information was requested in respect of an analysis of potential cumulative impacts.

The landscape officer noted that, "...generally solar array developments can be implemented with minimal landscape and visual effects largely due to their low height and ability to fit into the existing field pattern and retaining existing vegetation as screening. There is usually an opportunity to undertake additional planting to strengthen existing field boundaries which is an aspiration of the Wiltshire Landscape Character Assessment (2005)."

Whilst the Officer noted that the submitted Landscape and Visual Impact Assessment (LVIA) concluded that the landscape and visual effects will be minimal and can be further reduced/strengthened by mitigation planting, a key consideration is also the combined effects of this application with the recently constructed nearby solar array at Norrington. It was for that reason that a Cumulative Assessment (CLVIA) was requested to be submitted

with the application. Broughton Gifford Parish also raised the question of the Cumulative Impact, which this document addresses.

The Landscape Officer notes that “The cumulative landscape effects are concerned with the impacts on the physical fabric or character or special values attached to that landscape. There are no cumulative effects in terms of removal of landscape elements or special values, *however there will be an incremental change of character at a local scale but it is not judged to be significant.*”

In terms of visual impacts the LVIA included a study which demonstrates that the proposed array may feature in some views at close proximity (within 500m which includes Norrington solar farm). The cumulative impact assessment furthermore indicates that there will be successional views from cars on Melksham Lane and Norrington Lane, but these would be travelling at fair speed and glimpsed views would be experienced but are not expected to be significant.

The Landscape Officer further notes that the cumulative assessment records that “...there will also be in combination views from residents at Norrington Lane where both Norrington solar park and Roundponds would be visible in succession (i.e. by turning one’s head). The CLIVA suggests that distance and the intervening vegetation will obscure views thus reducing the likely significance of cumulative impact.”

A further group of important receptors are users of public rights of way. As noted elsewhere in this report, one of the local rights of way (BGIF34) crosses both sites with views directly onto the solar park infrastructure. On this the Landscape Officer notes: “The GLIVA has judged the cumulative effect to be major/moderate which is potentially significant. *However the footpaths are part of a local network and therefore used significantly less than an important national trail for example. The effect would be very localised and one would need to go out for a walk specially between the two developments to experience any effects.*”

In summary the Landscape Officer advises that no significant cumulative effects as a result of the proposal are anticipated, although there is potential cumulative effect for users of the foot path that connects the two solar developments.

Revised drawings to meet the requirements of the Ecologist (see discussion on Ecological impacts below) were submitted, and these are supported by the Landscape Officer in terms of their effect on landscape views, as are the conditions recommended by the Ecologist. The Landscape Officer recommends a further condition regarding the replacement of plant failures, like for like, during the first five years after planting, in the interest of public amenity.

With regard to the fence design the Officer has confirmed that the post and wire of 2.4m height as proposed in amended drawings is an acceptable alternative to a ‘security’ fence and would be the most appropriate design for this rural location.

Reversibility and decommissioning as future landscape considerations

The installations are proposed to have a life span of at least 25 years. The nature of the construction of the units is such that the structures can be removed from the land and the site returned to agricultural use. As such the landscape impact is over a defined period of 25 years rather than in perpetuity. The reversibility of the development would ensure that in the long term the site could be returned to its current state.

9.3 Impact on ecological interests

The Council's Ecologist requested additional surveys and details over and above the initially submitted Ecology Appraisal. Particular areas of concern were proposals for biodiversity enhancement, and the protection of badgers and great crested newts. These were subsequently provided by the applicant's own ecologists.

A revised layout plan showing details to accommodate biodiversity enhancements was submitted, also at the Ecologist's request.

The Ecologist is satisfied that pre-consideration requirements have been met, and has no objection subject to conditions requiring:-

- that the detailed layout of the panels and fencing ensuring that biodiversity enhancements are achieved is implemented;
- the submission and implementation of a Supplementary Ecological Mitigation, Enhancement and Management Plan;
- requirements in respect of the timing of ground preparation, and
- future monitoring surveys and an assessment to coincide with the decommissioning phase.

Providing that these conditions are imposed it is considered that the proposal would deliver biodiversity enhancements to the site and that it can therefore be supported from the ecological perspective.

9.4 Impact on highway safety including during construction phase

Highway access especially during the construction phase is an issue raised in neighbour comments as well as by Parish Councils.

Broughton Gifford Parish has in particular identified issues arising from the recently constructed scheme where developers may not adhered to the requirements of planning conditions that were imposed.

It is considered that the issue of construction traffic management, as well as ensuring that any roads affected are left in acceptable condition upon completion of works require particular attention.

In this case access to the site, for both construction and on-going operational purposes, is proposed from the existing track leading to Roundponds Farm from the A365 near Melksham. The supporting documents propose that HGVs would access the A365 Shurnhold from the A350 to the east. The main impact would occur during the construction phase whilst, once operational the development would not generate any significant traffic movements.

The estimated number of HGV deliveries over the three month construction period is 184. The supporting document notes that it is unlikely that, even at the most intense period of construction when solar panels and frames are being delivered, there would be more than 7 HGV deliveries (14 HGV movements) per day.

The highway officer has raised no objections, provided that a condition is imposed to manage all aspects of traffic management is imposed. It is considered that such a condition would address neighbour comments and objections that have been received.

9.5 Impact on public rights of way

The rights of way officer noted that Broughton Gifford paths 33 & 34 run through the site and therefore requested that all the furniture to be upgraded to a minimum standard of kissing

gate where it either is within the site or where it meets the site. The officer anticipates that this would be 4 gates on Path 34; One gate where Path 33 meets the development and two gates where Path 33 enters and leaves the site.

During the site inspection it was noted that the pathways referred to are largely on the southern and north-western periphery of the site, barring a section of pathway 44 which would cross a section of the site in its southern extremity. The area where the crossing occurs is scheduled for retention as "native woodland". Pathway 33 would be screened by hedges from the site barring a section of approximately 125m whilst pathway 34 would largely pass to the south of hedges (or through the proposed woodland area) barring a section of approximately 300m in length.

The impact on rights of way was assessed by the Landscape Officer (as reported above) and, where the impacts would be very localised, no unacceptable harm is anticipated.

9.6 Impact on heritage assets, including archaeological interests

The Council Archaeologist requested additional surveys, which were carried out. Based on the findings the officer is satisfied that no further conditions or requirements in relation to archaeology are necessary.

English Heritage Officers also requested further information and were in general satisfied barring potential impacts on certain Listed Structures within Broughton Gifford. The officers however were of the view that the LPA should satisfy itself that the issues were addressed and no further consultation was required if that were done.

The agent submitted further correspondence addressing the buildings Gifford Hall (Grade 11*), Manor House (Grade 11*) and The Church of St Mary (Grade I). A site visit was carried out in the light of this information and it is considered that the separation distances, intervening vegetation and low-profile of the panels are such that no unacceptable impact on the setting of the buildings would arise.

With particular reference to the buildings mentioned by EH, the Church of St Mary (Grade I) is located in the southern section of the Conservation Area. In the light of the information provided and site visits it is evident that there is no prominent visibility of the site from the southern area of the Conservation Area in which the church is sited, and the development would not harm the setting, given the separation distances and local topography. The site is some 1km distant from the Church and the nature of the terrain is such that from the majority of the site there is little inter-visibility that would impact harmfully on views from the Church and environs, in particular given the low profile (less than 2.5m in height) and the intervening screening of vegetation, including proposed planting. The most prominent features in medium distance landscape views are the power pylons that traverse the fields in a generally north/south alignment. Similar considerations apply to the nearby Manor House which is also within the southern section of the Conservation Area and some distance from the site. Gifford Hall lies further to the north, near the Common, which is its primary setting. The site is some 950m to the east, beyond Norrington Common.

It is considered that no unacceptable harm to the setting of the Conservation Area or Listed Buildings would arise.

9.7 Flood Risk

Flooding potential is an issue that has been raised in consultation and advertising responses. One comment was submitted with images showing flooding, and querying the validity of the Flood Risk Assessment that was submitted in support of the application

The Environment Agency was consulted on the FRA. The Agency noted that portions of the site are subject to EA Flood Zones 2 and 3. The Agency however raised no objections to the siting of the panels in these zones, but advised that water sensitive electrical equipment and certain structures should be located outside Flood Zones 2 and 3.

Whilst noting the observations of the objector who submitted images, it is understood that these were taken during the earlier part of this year (2014) when significant parts of the country were subject to highly unusual weather circumstances. The FRA and Environment Agency (as statutory consultees) response to it are considered to be the best available evidence on which a decision should be made.

The agent prepared drawings locating the potentially sensitive buildings outside of the identified Flood Zones. The Environment Agency has recommended conditions and informatives which, it is considered, address concerns in relation to flooding.

10. Summary and conclusions

The proposed development, it is considered, would make a significant contribution towards Wiltshire's renewable energy targets. Natural habitat enhancements would also result. Objections are considered to be addressed via the proposed conditions in relation to access, traffic, highways, landscaping, ecology and site re-instatement. It is considered that the proposals accord with current and emerging development plan policies and a primary goal of the NPPF, i.e. sustainable development.

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 The development hereby approved shall be discontinued and the land restored to its former condition on or before 01 June 2039 in accordance with a Decommissioning Plan to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of decommissioning; unless before that date planning permission has been sought and granted for the retention of these structures for an extended period of time.

REASON: In the interests of amenity and the circumstances of the use.

- 3 In the event that the development ceases to be operational for the generation of energy before the end of the period defined in condition 2 then all associated development on, under or above the application site shall be removed from the site and the land returned to its former condition in accordance a Decommissioning Plan to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of decommissioning, and within six months of the cessation of the generation of energy from the site.

REASON: In the interests of amenity and the circumstances of the use.

- 4 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 any 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 adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: In the interests of highway safety and amenity.

- 5 No ground-raising shall take place within areas defined as flood zones 2 and 3 on the Environment Agency's flood map.

REASON: To maintain the integrity and proper functioning of the flood plain, in order to prevent an increase in flood risk.

- 6 The boundary fences shall be erected in accordance with the approved plan H.0635-05-E and in advance of any other construction works commencing, and no construction or operational works shall extend into the wildlife buffer strips/ areas either directly or indirectly.

REASON: In the interests of the protection of wildlife.

- 7 Prior to the commencement of works a Supplementary Ecological Mitigation, Enhancement and Management Plan shall be submitted for planning authority approval. The Plan shall provide detailed drawings and proposals for the following:
- Restoration of "Pond 1" and enhancement of "Pond 2";
 - Reinstatement of land beneath the solar panels;
 - Sowing mixes for buffer strips / areas;
 - Restoration and management for each section of hedgerow within the application boundary;
 - Bat and bird boxes; and
 - Great crested newt hibernacula.

The works shall be implemented in accordance with the approved Supplementary Ecological Mitigation, Enhancement and Management Plan within 1 year of permission being granted. Any trees, hedges or plants forming part of a planting scheme 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.

REASON: In the interests of the protection of Protected Species and the promotion of biodiversity.

- 8 Development shall not commence prior to the submission and approval in writing by the LPA of fence design details which, notwithstanding drawing H.0365_17-A,

shall be of will be post-and-wire design to approximately 2.4m in height. The fencing shall be erected in terms of the approved details.

REASON: In the interest of amenity and the appearance of the site.

- 9 The scheme shall be delivered in accordance with the Confidential Badger Appendix (Avian Ecology, 2013), Ecological Mitigation Enhancement and Management Plan (Avian Ecology 05/03/14) and the Great Crested Newt Conservation Strategy (Avian Ecology 19/03/14) except where measures are revised by conditions 6 and 7 above. All mitigation and enhancement works will be completed within 1 year of permission being granted.

REASON: In the interests of the protection of Protected Species and the promotion of biodiversity.

- 10 Removal of hedgerows and ground preparation shall be undertaken only during the period 1st September to 28th February unless, if done outside this period, preceded by a survey by a professional ecologist and then only undertaken in accordance with the ecologist's written advice.

REASON: In the interests of nature conservation.

- 12 A survey of habitat condition measured against the Ecological Mitigation, Enhancement and Management Plan (Avian Ecology 05/03/14) and the Supplementary Ecological Mitigation, Enhancement and Management Plan shall be undertaken by a professional ecologist during the period May to August and submitted for Local Planning Authority Approval in the first, third and fifth years after the site first becomes operational. Where monitoring identifies non-compliance, remedial measures shall be identified, implemented and reported through a subsequently agreed monitoring survey.

REASON: In the interests of the protection of Protected Species and the promotion of biodiversity.

- 13 Any decommissioning plan submitted in accordance with Conditions 2 and 3 shall include an ecological assessment and mitigation report for approval by the planning authority. The site will only be decommissioned in accordance with the approved mitigation report.

REASON: In the interests of the protection of Protected Species and the promotion of biodiversity.

- 14 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details and removed in accordance with conditions 2 and 3 above.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development.

- 15 No development shall take place within 8m of the top of bank of any river or ditch at any time during the development.

REASON: To ensure that flood risk is not increased and to protect the biodiversity value of the watercourses.

- 16 No development shall commence until a scheme to limit surface water flows from the development during the construction and operational phases has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented and maintained in accordance with the details of the approved scheme.

REASON: To ensure that flood risk is not increased.

- 17 The development hereby permitted shall not be first brought into use until the existing furniture serving footpaths BGIF33 and BGIF34 where they intersect site boundaries is upgraded to a minimum standard of kissing gate in accordance with details which shall be submitted to and approved in writing by the local Planning Authority.

REASON: In the interests of amenity and public safety.

- 18 The development hereby permitted shall be carried out in accordance with the details shown on the hereby approved plans:

H.0365_01-C received on 09 December 2013;
H.0365_05-E received on 10 April 2014;
H.0365_12-A received on 09 December 2013;
H.0365_13-A received on 09 December 2013;
H.0365_14-A (1 of 2) received on 09 December 2013;
H.0365_14-A (2 of 2) received on 09 December 2013;
H.0365_15-A received on 09 December 2013; and
H.0365_16-A received on 09 December 2013.

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

- 19 During the construction phase no machinery shall be operated, no process shall be carried out and no delivery shall be taken or dispatched from the site outside of the following hours; Mon-Fri 07:30 to 18:00, Saturday 08:00 to 13:00 nor anytime on Sundays or public holiday.

REASON: In order to protect local amenity.

INFORMATIVES:

a. There are ordinary watercourses within or in close proximity to the site. If any obstruction to flow in the watercourse (permanently or temporarily, including culverting) is likely, prior Land Drainage Consent from Wiltshire Council (as the Lead Local Flood Authority) will be required.

b. Fencing used near watercourses could act as an obstruction to flow (thus increasing flood risk), therefore it is important to ensure that fencing design remains permeable to flood waters.

c. In seeking to discharge any surface water drainage condition, the following considerations should be borne in mind: - In the absence of any specific guidance on how to assess run-off from solar developments, a range of methods and

scenarios to calculate run-off rates (and thus, attenuation volumes) should be investigated. The introduction of impermeable areas within the development should be minimized wherever possible –all access tracks should be permeable. - Attenuation volumes should be agreed based on the above investigation and taking into account site specific circumstances. - Any drainage scheme should be supported by percolation / soakaway tests on site. - Management of the land, including grass seeding and planting (in line with proposals set out in the FRA) should be considered and confirmed. - Measures to offer betterment on existing surface water rates and volumes to reduce flood risk elsewhere should be considered given the scale of the development.

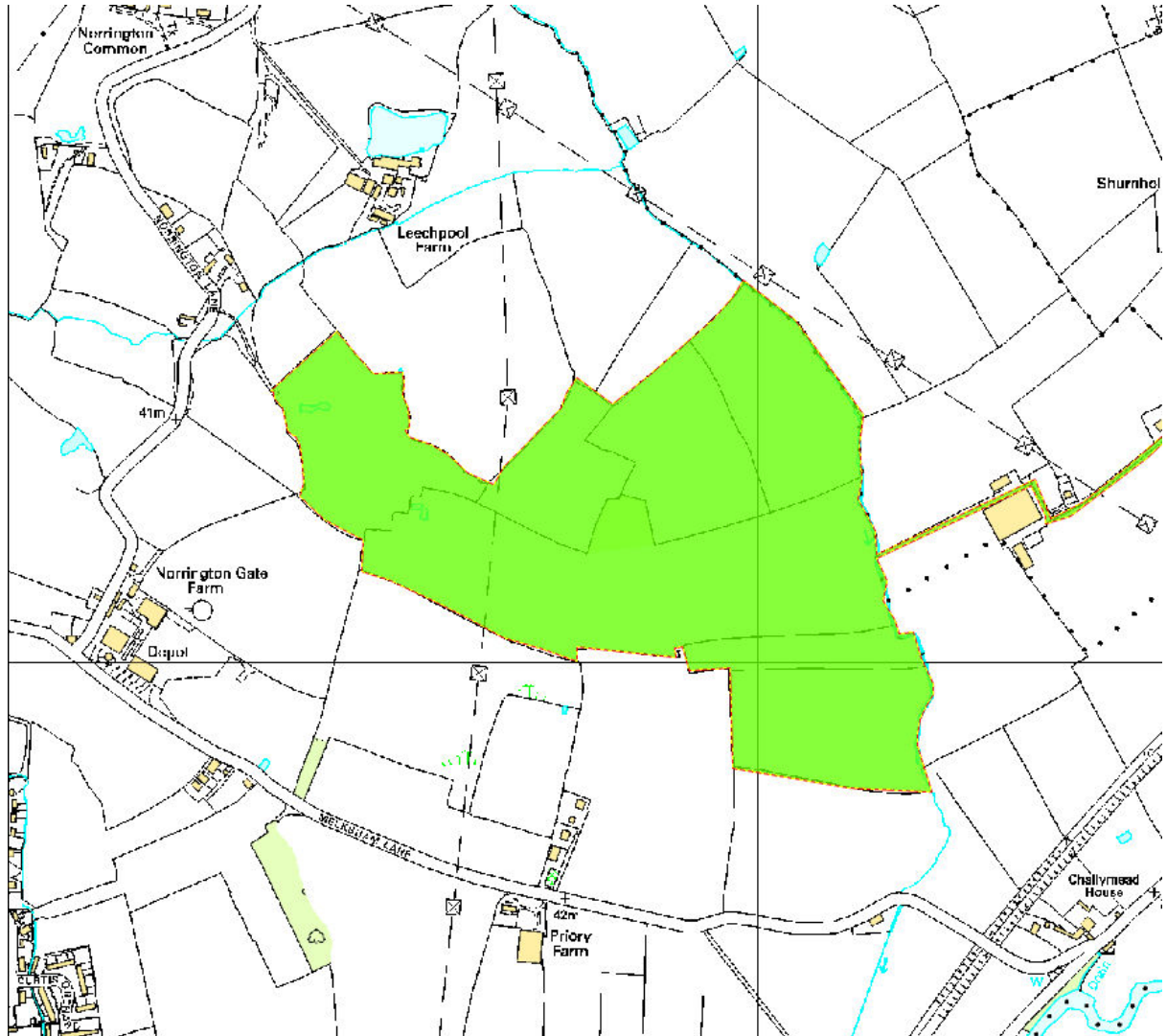
d. Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover: - the use of plant and machinery - oils/chemicals and materials - the use and routing of heavy plant and vehicles - the location and form of work and storage areas and compounds - the control and removal of spoil and wastes All works must be undertaken in accordance with the Environment Agency's Pollution Prevention Guidelines which can be viewed at the following link: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>. In the event of a pollution incident, the site operator must contact the Environment Agency immediately by calling 0800 80 70 60.

e. Use of road planings (tarmac scalpings) for track construction requires a Use of Waste in Construction exemption (U1) under the Environmental Permitting (England and Wales) Regulations 2010. It allows the use of suitable wastes for small scale construction but does not allow treatment of wastes to be carried out unless covered by a different exemption.

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ITEM 1 – 13/06707/FUL

Land SE of Leechpool Farm, Norrington Lane, Broughton Gifford



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REPORT TO THE AREA PLANNING COMMITTEE

Report No 2

Date of Meeting	21 st May 2014
Application Number	13/03987/FUL
Site Address	249/250 Winsley Road, Bradford on Avon
Proposal	Demolition of existing two houses and erection of 10 houses with associated access road
Applicant	Colburn Homes Ltd
Town/Parish Council	BRADFORD ON AVON
Ward	BRADFORD-ON-AVON NORTH
Grid Ref	382563 161396
Type of application	Full Planning
Case Officer	Alison Hall

Reason for the application being considered by Committee

The application has been called in by Councillor Rosemary Brown on the following grounds: Access, pedestrian safety, site levels resulting in overbearing impact and loss of privacy to some neighbouring properties, loss of sunlight to houses on Bath Road, headlights of cars onto back of houses on Bath Road causing light pollution in bedrooms, no ecological survey and mitigation report, density - the number of houses is still excessive and out of keeping with this residential area and no details of street lighting have been submitted.

1. Purpose of Report

To consider the application and recommendation that planning permission is granted subject to planning conditions and a S106 agreement for contributions to Education and Open Space.

2. Report Summary

Key issues

- Principle
- Impact on highway and pedestrians
- Design
- Impact on residential amenity

- Impact on the setting and character of the Conservation Area
- Impact on Ecology
- Impact on surface water drainage and flooding
- Impact on Pollution – lighting and traffic

3. Site Description

No.249/250 Winsley Road are located to the north west of Bradford on Avon town centre. The existing properties are located to the north of Winsley Road. There are residential properties along Winsley Road to the west, Bath Road to the east, Church Acre to the north and Winsley Road/Priory Close to the south.

The existing two properties to be demolished are detached two storey dwellings located within large plots in an elevated position to the public highway. The properties were constructed in approximately the 1960's.

4. Planning History

No relevant planning history.

5. The Proposal

The scheme seeks to demolish the existing two dwellings and construct 10 dwellings with associated gardens and parking. The proposal would provide 8x 3 bedroom houses and 2x 4 bedroom houses. The properties would be constructed from stone with slate roofs.

The scheme has been amended by two revisions since the original submission.

The amendments have resulted in the reduction of the scheme from 11 to 10 dwellings. In addition the design of the properties has been amended in consultation with the Councils Design Officer to simplify the design so that it better reflects the character of the area in relation to design and materials.

Each 3 bedroom plot would be provided with 2 off street parking spaces each and the 4 bedroom properties would have 3 spaces each in line with LTP3 Wiltshire Local Transport Plan. The scheme would provide a total of 22 car parking spaces.

6. Planning Policy

National Planning Policy Framework (2012)

West Wiltshire District Plan 1st Alteration (2004)

- H1 – Town Policy Limits
- C17 - Conservation Areas
- C18 - New development in conservation areas

- C30 - Skylines
- C31a - Design
- C32 - Landscaping
- C38 - Nuisance

Wiltshire Local Transport Plan, 2011- 2026, Car Parking Strategy
Policy LTP3

Emerging Wiltshire Core Strategy

7. Consultations

Bradford on Avon Town Council – Object - Visibility and substandard access road, traffic on Winsley Road, design, over development, privacy, site levels, impact on residential amenity, drainage and lighting, pedestrian safety. Following amendments to the scheme the Town Council maintain their objections.

Wiltshire Council Affordable Housing Officer – The scheme does not meet the trigger for affordable housing contributions and therefore no affordable housing required.

Wiltshire Council Urban Design Officer – No objections

Wiltshire Council Conservation Officer – No objections proposal represents an improvement to the Conservation Area

Wiltshire Council Archaeology Officer– No objection subject to conditions.

Wiltshire Council Drainage Officer – No objection subject to conditions. No known land drainage issues.

Wiltshire Council Ecology Officer– No objection subject to condition

Wiltshire Council Highways Officer – No objection subject to conditions.

Wiltshire Council Public Protection Officer– No objection

Wiltshire Council Spatial Planning Officer – Principle of development supported

Wiltshire Education Officer – No objection subject to S106 contributions required to fund a need for 3 primary (at the current cost multiplier £12713 per place) and 2 secondary school places (at the cost multiplier £19155 per space) at the designated area schools which are Christ Church CE Primary and St Laurence School at secondary level. This would result in a total contribution of £76449.

Wiltshire Open Space Officer – No objections subject to S106 contributions of £11,175 for offsite Open Space and Play within Bradford on Avon being secured.

Bradford on Avon Preservation Trust – Object in relation to design, loss of privacy, scale of development, sufficient housing numbers already constructed to meet the

2026 target, impact on views into and out of the Conservation Area, insufficient parking, inadequate access.

Wessex Water – No objection subject to informatives.

8. Publicity

The application has been publicised by site notice and neighbour notification. Further site notices were displayed following the amended schemes being submitted.

A total of 116 letters of comment/objection have been received from individual properties. These raise the following concerns:

- Impact on the Conservation Area
- Lack of open space
- Impact on neighbouring amenity
- Impact on ecology (Birds, bees, slow worms, hedgehogs)
- Loss of open space
- Impact on the character of the area
- Impact on traffic on Winsley Road/Bath Road
- Impact on pedestrian safety
- Impact on Priory Close
- Impact on Archaeology
- Layout- over developed
- Height of properties
- Flooding and drainage
- Pollution – lighting and vehicular
- Design of development
- Already enough housing in Bradford on Avon
- Noise – construction and development
- Affordable housing
- Impact on parking outside of development (Winsley Road, Priory Close, Church Acre)

Non-material planning considerations that cannot be considered within the application

- Land ownership
- Impact on trees already felled and to remain on site
- Devalue property

9. Planning Considerations

POLICY CONTEXT

Principle of the development

The application site lies within the defined limits of Bradford on Avon as set out by Policy H1 of the adopted West Wiltshire District Plan, 1st Alteration (2004). Within those limits, new residential development may be permitted subject to meeting prescribed siting, layout and design criteria, being compatible with the character of

the surrounding area and not producing highway problems or inappropriate backland development.

The application must also be considered in the context of the Government's National Planning Policy Framework (NPPF). At the heart of the NPPF is a presumption, set out in its Paragraph 14, in favour of sustainable development. The site is located within the current development limits of Bradford on Avon and would be within in a well-established residential area with good access to a full range of services and facilities. An objective of the NPPF is to '*...boost significantly the supply of housing...*'.

It is acknowledged that gardens have been removed from the definition of previously developed land, however the site is located within the Town Policy Boundary area and therefore in principle is considered to be suitable for housing development. It is considered that the proposal would not create inappropriate backland or tandem development and would not result in the loss of an important space or visual gap. There is also adequate infrastructure. The remaining issues will be appraised further within the report.

The saved West Wiltshire District Local Plan (WWDLP) policies form the development plan for the area, together with the West Wiltshire Leisure and Recreation Development Plan Document.

The WWDLP's housing requirement is expressed for the period up to 2011, based on the now defunct Wiltshire and Swindon Joint Structure Plan and is therefore time-expired. The Wiltshire Core Strategy is to replace most of the WWDLP policies and form the development plan for Bradford on Avon together once adopted. The overall housing requirement for Wiltshire is expressed at 42,000 between 2006 and 2026. Over the plan period a total of 595 houses in Bradford on Avon Town will be required. According to the latest monitoring data held by the Council (Housing Land Supply Statement 2014), it has established that there is a deficit and therefore a need to build an additional 109 dwellings in addition to those already granted permission or identified as allocated sites at the town to meet the requirements expressed in Core Strategy Core Policy 7 for Bradford on Avon Town.

A number of comments were received during the consultation period relating to there already being sufficient housing approved or under construction to meet the needs for Bradford on Avon but as detailed above there is a deficit of 109 dwellings over the plan period.

IMPACT ON THE HIGHWAY AND PEDESTRIAN SAFETY

The application site is located to the north of Winsley Road. The proposed site access would be offset from the junction to the Priory Close to the south east. There is a public footpath on both the northern and southern sides of Winsley Road with a pedestrian Island Crossing located 17.5m to the east of the proposed site entrance.

Visibility Splays

Local residents have suggested that the visibility splays at the junction of the proposed site entrance would be inadequate. However, the Highway's Officer has

commented that using the speed survey data supplied, and in accordance with Manual for streets, the visibility splay shown to the west is acceptable. In addition it should be noted that the presence of parked cars/on-street parking within part of the splay is considered acceptable by Manual for Streets. To the east the splay should be 2.4m x 49m; whilst this length has not be shown on the layout plan, the Wiltshire Council Highways Officer is confident that this can be achieved and to ensure that it is provided a condition requiring the submission of visibility splays is to be submitted to the LPA prior to the commencement of development.

Impact on Traffic

In relation to the impact on the existing traffic of Winsley Road and Bath Road the traffic count data demonstrates that trip generation resulting from the proposed development would be less than 1% of that using Winsley Road. The Highways Officer comments that this is not considered significant with a result of 5% or more being significant.

Impact on Priory Close

In relation to the impact on the junction of Priory Close the proposal would result in a net increase of 8 dwellings. Any impact on Priory Close would be as a result of vehicles turning right into the development and therefore queuing across the junction. Using TRICS data (Trip Rate Information Computer System) , at the am peak hour there would be approximately 1 vehicle making this manoeuvre and in the evening peak hour approximately 7-8 (i.e. one every 7-9 minutes). This should not result in queuing across the Priory park junction and would therefore not result in an adverse impact to warrant refusal of the application.

Parking

Comments were raised during the consultation period in relation to the impact on parking outside of development (Winsley Road, Priory Close, Church Acre). It is acknowledged that due to the character of the layout of properties in the local area there is not provision for off street parking for a number of the existing properties resulting in occupiers of those properties parking in areas not controlled by permits or yellow lines.

The proposed scheme meets the current parking standards as set out in Policy LTP3 with a 10% reduction available to the site. Each property proposed would have the minimum parking spaces required i.e. two spaces per 2 bedroom dwelling and 3 spaces per 4 bedroom dwelling. It should also be noted that the NPPF does not refer to maximum or minimum car parking standards for new development and seeks to promote a flexible approach to car parking provision having given consideration to the accessibility of a development by non-car modes, local car ownership and the need to reduce the use of high emission vehicles. This method is inline with Policy LTP3 which allows for a percentage reduction on the basis of a number of sustainability criteria such as distance from the nearest bus stop, footpath accessibility etc. It is therefore considered that the proposed scheme provides sufficient off street parking that would meet the requirements of Policy LTP3 and the

principles of the NPPF and would not result in an increase in on street car parking in the local area.

Waste and emergency vehicle access

Refuse vehicles would be able to access and manoeuvre within the site as shown on by the tracking plan submitted with the application. Therefore there would also be no issue for emergency vehicles entering and manoeuvring within the site.

Pedestrians

In relation to pedestrian access the proposed access has been designed so that the footway continues across the site frontage therefore giving pedestrians priority over vehicles. Officers consider that the minimal rise in vehicle numbers at the site would not result in adverse impact on pedestrian or highway safety. In addition it should be noted that to the south the junction with Priory Close which serves approximately 82 properties is crossed by pedestrians and school children currently using the southern footpath of Winsley Road.

The highway's officer raises no objections to the proposal subject to conditions relating to the provision of the visibility splays and further details in relation to the specific construction of the estate roads, footpaths, gradients etc prior to the commencement of development. The proposal complies with Policies LTP3 and H1 and C31a of the West Wiltshire Local Plan.

DESIGN

The design of the properties have been amended since their original submission on the advice of the Council's Design Officer to simplify the housing design to better reflect the character of the area. The proposed properties would be constructed in natural and reconstituted stone with slate roofs to reflect the material of the more traditional properties in the local area.

Architectural Form

Policy C31a of the West Wiltshire Local Plan states that proposals for new development will be required to respect or enhance:

- A Townscape and landscape features and views;
- B Existing patterns of movement, activity and permeability;
- C The quality of architecture of surrounding buildings;
- D Historic layout and spatial characteristics.

The proposed scheme has been designed to reflect the local housing density on sites (further discussed within this report) with properties designed to reflect the characteristics of the character of the area in relation to design and materials proposed. The Conservation Officer comments that the demolition of the existing properties and their replacement with more traditionally designed buildings along the frontage would be a benefit to the setting of the Conservation Area.

Layout and Housing Density

The layout provides for each property to have both a front garden and rear garden providing amenity space for occupiers while maintaining an open appearance within the site.

The Council's Design Officer comments that the layout has been amended to reduce the visual dominance of roads and parking and terminate junctions with structures.

The existing planting along the eastern boundary between Plot 1 and the end terrace of the Winsley Road cottages would be removed however the existing Laurel bushes to the south eastern corner that are the most visible from the highway would be retained. All trees and hedging detailed on the Site Plan would be retained and a planning condition is recommended to secure their retention.

Scale

The Council's Design Officer raises no objections to the scale of the proposed dwellings commenting that the height of the buildings to the rear of the site have been reduced to minimise any visual impact on the wider locality. It is therefore considered that the properties would represent a development in keeping with the scale and character of the local area that would not result in such an adverse impact to warrant the refusal of the application.

Density

Comments have been raised that the proposal for 10 dwellings on the site represents over development. The site equates to 0.33ha resulting in a density of 30.3 dwellings per hectare.

To put this in context to the directly neighbouring developments, the cottages on Bath Road occupy a site area of 0.138ha and there are 12 cottages (No.4-15) this represents a density of 87 dwellings per hectare. To the rear of the site No.16 to 39 Church Acre occupy a site area of 0.378ha and there are 12 dwellings this represents a density of 31 dwellings per hectare. To the south at No.245 to 248 Winsley Road (tradition terraced cottages) occupy a site area of 0.073ha and there are 4 properties this represents a density of 54 dwellings per hectare. In addition taking into consideration properties No.234 to 244 Winsley Road to the west of the terraced cottages occupy a site area of 0.357ha site with 11 properties result in a density of 30.7 houses per hectare density.

It is acknowledged that there are other developments within the local area that represent lesser housing densities than the directly neighbouring development such as Priory Park (to the south of Priory Close) occupies a site area of 1.08ha and there are a total of 14 properties representing a density of 12 dwellings per hectares. However it should be noted that due to the land levels of this development the rear gardens are long and slope steeply to the south and are therefore unsuitable for development.

Based on the assessment of the neighbouring and local existing housing densities it is noted that the housing density in the local area is generally of high density specifically in the immediate neighbouring housing areas. Therefore on balance the

proposal would represent a housing density at the lower levels of density in relation to the existing neighbouring housing densities. The proposal is therefore in keeping with the character of the local area in relation to density and layout.

IMPACT ON RESIDENTIAL AMENITY

Garden spaces are wholly adequate in the neighbourhood context, being similar in size to the existing neighbouring properties and larger in many cases. It Officers consider that due to the scale, design and orientation of the proposed properties no unacceptable overshadowing or overlooking would arise. Officers consider that the scale of the proposed dwellings would not give rise to overbearing impacts or undue loss of light to neighbouring properties and that separation distances between the new properties and existing dwellings are acceptable. In conclusion officers consider that the proposed scheme would not result in an adverse impact on residential amenity in relation to overlooking, loss of privacy, overbearing impact or loss of light in accordance with the NPPF, Policy H1, C31a and C38.

IMPACT ON THE CHARACTER AND SETTING OF THE CONSERVATION AREA

The site is not located within the Bradford on Avon Conservation Area however it is adjacent to the Conservation Area to the east and south of the site.

The Councils Conservation Officer has been consulted and raises no objections to the proposals. The Conservation Area extends a short way along Winsley road from the A363. The existing buildings are of no historic interest and result in harm to the setting of the Conservation Area. The demolition of these buildings and their replacement with more traditionally designed buildings along the frontage would be a benefit to the setting of the Conservation Area. The materials should be made the subject of a condition, to ensure that a sufficient quality is achieved in this sensitive setting. Officers consider the proposal represents an enhancement to the setting of the Conservation Area and is therefore in accordance with Policies C17 and C18 of the West Wiltshire Local Plan and the NPPF.

ECOLOGY

The County Ecologist has been consulted on the proposals and states that the site covers an area of 0.33ha across two well maintained gardens which have abundant mature trees and shrubs. The scheme involves the demolition of two houses which are relatively modern, and within the urban limit of Bradford on Avon. The risk of the houses containing bat roosts is moderate to low and the species most likely to be present is Pipistrelle spp. Mitigation for these species does not normally affect the broad design of replacement buildings. The risk of significantly affecting species protected by the Bath and Bradford on Avon Bats SAC is very low since the properties are unlikely to provide roost sites suitable for the SAC features.

The Wiltshire Council Ecologist is raising no objections subject to a condition requiring the submission of an ecological site survey and details of any necessary mitigation measures to be submitted to the Local Planning Authority for approval.

DRAINAGE/FLOODING

A number of comments have been received regarding the impact on surface water drainage and flooding.

The Council's drainage engineer has commented on the proposal and stated that there are no known land drainage issues, and it would be expected that all surface water would connect into the existing Wessex Water system, subject to their approvals. The Geology in the area is mainly Forest Marble Formation - Limestone which may provide options for infiltration within the development.

Wessex Water have also been consulted on the proposal and comment that new water supply and waste water connections will be required from Wessex water to serve the proposed development and they raise no objections subject to planning informative relating to their separate agreements/applications required.

POLLUTION – Lighting and Traffic

A number of comments have been received from neighbouring residents regarding the potential for pollution from both lighting and the increase in vehicles.

The proposed scheme does not include street lighting however a condition has been recommended to require the submission of any lighting details to be approved by the Local Planning Authority should lighting be required.

Officers consider that given the distance from the five Air Quality Management Area's the proposals would not adversely impact the air quality to such a level to warrant refusal of the application.

10. Conclusion

Officers consider that the principle of housing on this site is accepted and supported by National and Local Planning Policy. The proposal would not result in an adverse impact on the highway or pedestrian safety. The scheme has been design to respect the character of the area and is considered to represent good design using high quality materials that are in keeping with the local character. The scheme would represent an enhancement to the character of the Conservation Area. The proposed scheme would not result in an adverse impact on the residential amenity of neighbouring residents. It is therefore considered that subject to planning conditions that the proposal is approved.

RECOMMENDATION

To delegate to the Area Development Manager to grant permission, subject to the prior completion of a Section 106 legal agreement in relation to the following matters:-

- Delivery of contributions towards education costs of a total of £76,449.
 - Delivery of contributions towards the cost of off site play and open space provision at a total cost of £11,175
- 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:

7752-1D Site layout
7752-12A Street view
7752-3a House Type B
7752-4a - House Type C
7752-12 - House Type D
7752-6B - House Type E1
7752-7C - House type E2
7752-8A House type E3

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

- 3 No development shall commence on site until all the existing buildings on site have been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.

REASON: In the interests of the character and appearance of the area [and neighbouring amenities].

- 4 No development shall commence on site until 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: In the interests of visual amenity and the character and appearance of the area.

- 5 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) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
b) finished levels and contours;
c) means of enclosure;
d) car park layouts;
e) other vehicle and pedestrian access and circulation areas;
f) all hard and soft surfacing materials;
g) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

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

- 6 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.

- 7 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 date of this permission).

- 8 No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

- 9 Notwithstanding the visibility splays indicated on the approved plan Ref 7752-1D – Site Layout), no development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4m metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 41m metres to the west and 49m metres to the east from the centre of the access. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 300mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (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.

- 11 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light

spillage spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 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, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

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

- 13 No development shall commence within the area indicated [Site Location Plan: received 11 April 2014] until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 14 Prior to the commencement of development a report including an ecological site survey and details of all necessary mitigation measures shall be submitted to the local planning authority for written approval. The works thereafter will be completed in accordance with the recommendations and timescales of the approved report.

Reason: In the interests of ecological protection.

INFORMATIVES

- 1 **INFORMATIVE TO APPLICANT:**
The applicant should note that under the terms of the Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds or roosting bats. You should note that the work hereby granted consent does not override the statutory protection afforded to these species and you are advised to seek expert advice if you

suspect that the demolition would disturb any protected species. For further advice, please contact the district ecologist at Wiltshire Council.

2 INFORMATIVE TO APPLICANT

Water Supply and Waste Connections

New water supply and waste water connections will be required from Wessex water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk.

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

Further information can be obtained from our New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

S105a Public Sewers

On 1st October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers). At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

More information relating to this transfer can be found on our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact our sewer protection team on 01225 526333 at an early stage if you suspect that a section 105a sewer may be affected.

3 INFORMATIVE:

This permission shall be read in conjunction with an agreement made under S106 of the Town and Country Planning Act, 1990.

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REPORT TO THE AREA PLANNING COMMITTEE

Report No 3

Date of Meeting	21 May 2014
Application Number	14/02339/FUL
Site Address	Plot adjacent to `Beechwood` Bratton Road West Ashton Trowbridge BA14 6AZ
Proposal	Proposed dwelling
Applicant	Mr Mr M.Brown, Mr R. Brown, and Mrs LH Bere Brown
Town/Parish Council	WEST ASHTON
Ward	SOUTHWICK
Grid Ref	387990 155560
Type of application	Full Planning
Case Officer	Jemma Boustead

Reason for the application being considered by Committee

Councillor Prickett has called the application to committee if recommended for Approval for the following reasons:

- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Environmental or highway impact

1. Purpose of Report

To consider the above application and recommend approval.

- **2. Report Summary**
- The main issues to consider are:
- Principle

- Design issues and impact upon character and appearance of the area
- Impact upon neighbouring amenity
- Access and Highways
- Other

3. Site Description

The site is located within the village policy limit of West Ashton and is currently a grassed area. There are properties to the north and west that run in a linear development along Bratton Road. These dwellings differ in material, size and design.

4. Planning History

No relevant planning history

5. The Proposal

This is an application for the erection of a detached dwelling with associated new access, amenity and parking areas.

6. Planning Policy

West Wiltshire Local Plan

C31a Design

C32 Landscaping

C38 Nuisance

H17 Village Policy Limit

National Planning Policy Framework 2012

7. Consultations

West Ashton Parish Council: Object for the following reasons:

The site has an agricultural use and therefore a change of use should be sought for first

The plot is not large enough to accommodate a 3 bedroomed house and 2 parking spaces without imposing on 17 and 19 Bratton Road.

Can a first floor be implemented without raising the roof higher

The proposal does not comply with Policy H17 as it is not in keeping with the character, appearance and spatial form of the settlement. The dwelling would sit

uncomfortably in land which cannot accommodate it properly

The proposed property will dominate and overpower the adjacent bungalow, create shade and severely restrict light. The dwelling will have a particularly detrimental effect on 19 Bratton Road in the autumn and winter months when the sun is lower in the sky.

The front access means that the proposed dwelling does not front the road.

The French/patio windows at the front and rear of the property will also impact upon the amenity of neighbours in terms of privacy.

A number of residents in West Ashton have recently purchased parcels of the same field for the purpose of extending their gardens. Conditions apply to their acquisition forbidding any permanent development on it, without exception. The position here is no different and therefore policy should be applied in a consistent manner.

Wiltshire Council Highways: No Objection to amended plans

Wessex Water: No Objections

Wiltshire Fire & Rescue: Require a financial contribution of £76.13

Wiltshire & Swindon Biological Records: Many bat species recorded nearby

8. Publicity

4 letters of objection have been received from the public with the following comments:

Bratton Road is very busy. Cars park either side of the road making it extremely difficult to pull out of driveways. The increase of a further drive will cause further problems

The land has been used as an extension to Beechwood for several years

As the land is higher it will have a direct view to the property opposite and adjacent to it causing loss of privacy and substantial loss of light

The size of the property is far out of proportion of the plot itself and is therefore being over developed

Site is not suitable for a two storey dwelling

It will dominate the skyline due to the height

Overshadow and dwarf the two adjacent properties

Design is not in keeping as it is two storey and the remainder are bungalows

Unnecessary steep drive

Beechwood will have to face a 25ft high wall and roof within 4 ft of the boundary with the addition of a 6ft high close boarded fence

The sewage outlet from Beechwood runs under the foundations of the proposed dwelling and there are two manhole covers

9. Planning Considerations

9.1 Principle

The site lies within the Village Policy Limit where development is considered to be acceptable subject to the following criteria: (Policy H17):

The development would be in keeping with the character, appearance and distinctive spatial form of the settlement;

The development is in accordance with the District Plan 1st Alteration policies which seek to protect the natural environment, including water resources and flood risk and the built environment;

It would not create inappropriate backland or tandem development;

It would not result in the loss of an important open space or visual gap;

It can be satisfactorily serviced, there is adequate infrastructure, including water supplies and sewage treatment and it does not create highway problems.

It is not considered that the proposed site would create inappropriate backland or tandem development and would not result in the loss of an important open space or visual gap as the road is characterised by linear residential development. The other issues highlighted above will be looked at below.

Concerns have been raised by neighbours regarding the current use of the land which is considered to be agricultural. The applicant has confirmed that it has been used as garden land since 1992. Either way as the site is located within the Village Policy Limit, the principle of a change of use from agriculture to residential is considered to be appropriate and therefore is not considered to be a matter to refuse this application.

9.2 Design issues and impact upon character and appearance of the area

The site is characterised by dwellings of different sizes, materials and designs and are predominantly detached.

The proposal sees a detached dwelling which appears smaller than those around it due to its square nature. The design sees a large dormer. There are a few dormers within the existing street scene but these tend to be on larger roof slopes where the dormer does not appear to be so dominant and proud. The materials see orange/red brick under a brown/red clay tile roof. As stated previously, the materials of the dwellings within the existing street scene differ and therefore the proposed materials are considered to be appropriate. The site access is to be cut into the existing land and graded suitable not to warrant any retaining walls. This has been shown on the amended plans and is considered to be acceptable as it mirrors existing accesses along the road.

It is considered that the dormer window itself would not warrant a reason to refuse the application and therefore on balance due to the differing dwelling designs within the immediate area it is considered that the proposed dwelling would not have an adverse impact upon the character and appearance of the area and is considered to comply with Policy C31a.

Concerns have been raised regarding the size of the plot and whether it is large enough to enable a dwelling to be built. The plans show that a dwelling can be built on this site with areas for access, turning, parking and amenity space and is therefore considered to be appropriate. It is also worthy to note that existing dwellings known as 17b and 17c are on smaller plots than the one proposed.

The plans demonstrate the landscaping proposals which see large areas of grass, boundary fences, gravel and tarmac all of which are considered to comply with Policy C32.

9.3 Impact upon neighbouring amenity

C38 which relates to nuisance and states:

Proposals will not be permitted which would detract from the amenities enjoyed by, or cause nuisance to neighbouring properties and uses. Consideration will be given to such issues as any loss of privacy or overshadowing, levels or types of traffic generation, the storage of hazardous materials, the generation of unpleasant emissions such as odour, fumes, smoke, soot, ash, dust or grit, the extension of existing unneighbourly uses and the creation of an untidy site. Development will not be permitted if the amenities of its occupiers would be affected adversely by the operation of existing or proposed neighbouring uses.

The proposed dwelling lies just under 1 metre from the boundary with the adjacent dwelling known as 17 Bratton Road. It is located approximately 3.6 metres to the neighbour's garage and approximately 7.6 metres from the dwelling where an obscure glazed window is located. It is acknowledged that this is close but due to the proposed dwelling being single storey with the roof slanting away from the neighbouring dwelling, together with the fact that the proposed dwelling lies adjacent

to the neighbours drive and garage, the proposal is not considered to impact upon this neighbouring dwelling in terms of being overbearing. The proposed dwelling also lies north west of the existing property and therefore it is not considered that overshadowing would warrant a refusal reason.

The proposed dwelling is located approximately 12.6 metres south of number 19 Bratton Road and approximately 3 metres to the neighbouring boundary which is adjacent to access of number 19. It is therefore considered that the proposed dwelling would not be overbearing to number 19 Bratton Road. It is acknowledged that the proposed dwelling would cause some overshadowing to the garden of number 19 but it would not be sufficient to warrant a reason to refuse the application.

The proposed ground floor windows are considered not to overlook neighbouring properties by reason of them being at ground floor level. Fences measuring 1.8 metres high are proposed on the boundaries of number 17 and 19 Bratton Road and the proposed windows to the front elevation are over 30 metres from the properties on the opposite side of the road (32 and 34 Bratton Road). The proposed first floor rear rooflights serve stairs which are considered not to create overlooking issues to number 17 and 19 Bratton Road. The proposed rooflight on the north west elevation serves a bathroom and is to be located above 1.7 metres from the internal floor level and therefore does not need to be conditioned to be obscure glazed as it would not overlook number 19 Bratton Road. The rooflight on the south eastern elevation is located below 1.7 metres from the internal floor level and serves a bedroom and therefore would overlook the garage of number 17 Bratton Road. As this rooflight would be located on an angle due to the roof slope it would only overlook the neighbours garage and not their private amenity space and as such is considered to be appropriate. The proposal is therefore considered to comply with Policy C38.

9.4 Access and highways

The submitted plans demonstrate that sufficient parking, turning, access and visibility splays can be achieved from the proposed development which meet highway requirements and therefore it is considered that the proposal would not have a detrimental impact upon highway safety.

9.5 Other

The Fire and Rescue Service have requested a sum of money however there is not a policy within the local plan to request such monies and therefore it would be inappropriate of the Local Planning Authority to do so.

Some issues have been raised that are not considered to be materials planning considerations when making a recommendation on this application and these include location of man hole covers, where the front door is located. With regards to foul sewerage and utilities, Wessex Water have raised no objections to the proposed

development.

The Wiltshire & Swindon Biological Records have stated that there are many bat species recorded nearby but at these have not been located on the proposed site it would not be appropriate of the Local Planning Authority to impose any conditions.

10. Conclusion

It is considered that the proposal complies with the relevant policies of the Local Plan and is therefore recommended for Approval.

RECOMMENDATION: Approve 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: 1309.: 03, 04 and 13604-200-01T received on 1st March 2014 and drawing number 1309:05, 06 received on 25th April 2014 only.

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

3. The rooflights on the north western and north eastern elevation shall be located a minimum distance of 1.7 metres from internal floor level.

REASON: In the interest of neighbouring amenity

4. The soft landscaping shown on the approved drawings 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.

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

5. No part of the development hereby permitted shall be first occupied until the access, turning area, parking spaces and visibility splays have been completed in accordance with the details shown on drawing number 1309/06 received by the Local Planning Authority on 25th April 2014. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

6. 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.

7. 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 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.

8. The gradient of the access hereby approved shall not at any point be steeper than 1 metre for a distance of 15 metres from its junction with the public highway.

REASON: In the interest of highway safety

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the north east, north west or south east roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.



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REPORT TO THE AREA PLANNING COMMITTEE

Report No. 4

Date of Meeting	21 st May 2014
Application Number	14/02361/FUL
Site Address	Garage site at Leslie Rise Westwood BA15 2BN
Proposal	Demolition of 6 garages and construction of 2 two-bed dwellings with associated roads and parking
Applicant	Mr Mick Latham
Town/Parish Council	WESTWOOD
Ward	WINSLEY AND WESTWOOD
Grid Ref	380861 159287
Type of application	Full Planning
Case Officer	Eileen Medlin

Reason for the application being considered by Committee

Councillor Trevor Carbin has requested the application to be called into committee to consider: -

- Visual Impact on the surrounding area
- Design, bulk, height, general appearance
- Environmental or highway impact

1. Purpose of Report

To consider the above application and to recommend that the application is approved by committee with conditions.

2. Report Summary

The main issues considered in the report are:

- Principle of the development
- Impact on housing need
- Impact on the character and appearance of the area
- Impact on the amenities of adjoining occupiers
- Impact on highway safety and parking
- Impact on a public right of way

3. Site Description

The application site is located within the Village Policy Limits of Westwood. The site forms part of an area of tarmac and garaging at the southern end of the Leslie Rise. There is currently a gated access from the site to the public right of way that runs along the east of the site. The site can also be accessed via a footpath to the rear of Lister Grove. The site includes the 6 garages to rear of the Westwood Social Club and land to the north of these garages. The site is bounded to the east by open country side, to the west by Leslie Rise and the remaining 6 garages, to the north by Leslie Rise and to the south by Westwood Social Club.

The surrounding residential properties have a uniform appearance in terms of design and materials. There are mixed property heights in the locality and the properties on Leslie Rise are single storey while the other nearest neighbouring properties on Lister Grove are two storey. The Westwood Social Club is a single storey building.

4. Planning History

The application was the subject of pre application discussions.

5. The Proposal

The application proposes the demolition of 6 garages and the erection of a pair of semi detached, two bed, two storey houses with two parking spaces each. The proposal includes a footpath to the rear of the site allowing for continued access from Leslie Rise to a Public Right of Way.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004

Policy H2 – Affordable Housing within Towns and Villages

Policy H17 – Village Policy Limits

Policy H24 – New Housing Design

Policy C31a – Design

Policy C32 – Landscaping

Policy C38 – Nuisance

Policy U2 – Surface Water Disposal

Leisure and Recreation DPD 2009

Policy CR1 Footpaths and Rights of Way

National Planning Policy Framework (NPPF) 2012

Draft Wiltshire Core Strategy 2013

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy

Core Policy 3 – Infrastructure

Core Policy 7 – Spatial Strategy: Bradford on Avon Community Area

Core Policy 43 – Providing Affordable Housing

Core Policy 45 – Meeting Wiltshire's housing needs

Core Policy 57 – Ensuring high quality design and place shaping

Core Policy 61 – Transport and Development

Neighbourhood Plan

Development of a neighbourhood plan for Westwood is in its infancy and does not currently carry any weight for the purposes of determining planning applications.

7. Consultations

Westwood Parish Council:- Object for the following summarised reasons:- Application in advance of adopted neighbourhood plan; Design out of character; Access to Right of Way; Strength of local opposition; Flawed consultation by applicant.

Wiltshire Council Highway Officer:- No objections received subject to conditions relation to parking, access and surface water.

Wiltshire Council Housing Officer:- Support the application as it is from a Registered Provider of affordable housing and will assist in meeting housing need in the area.

Wiltshire Council Environmental Officer:- No objection subject to condition requiring a noise survey and mitigation measures if found to be required following the survey.

Wiltshire Council Rights of Way Officer:- No objection to revised scheme.

Wiltshire Council Ecology Officer:- No Objection – advised that there is a low risk of bats roosting in the trees on site and suggested an informative to highlight this risk to the applicant.

Wiltshire and Swindon Biological Records Centre:- No objection - Advised that several bat species have been recorded nearby.

Wiltshire Fire and Rescue Service:- No objection - Provided advice in improving fire prevention in new domestic properties.

Wessex Water:- No objection – Information provided for applicant which is included as an informative.

8. Publicity

Site notice erected on the 18/03/2014 and letters sent to neighbouring occupiers at:-

- 1 to 9 Leslie Rise (odd)
- 1 to 13 Lister Grove (even and odd)
- 1 to 4 Orchard Close (even and odd)
- 5 The Laurels
- 12 and 49 Tynings Way
- Westwood Social Club

9 neighbouring occupiers responded raising the following summarised concerns:

- Restrict access for emergency services
- Loss of garages
- Garages are empty but have not been made available to residents
- Parking would be a better use of the site
- Blocks access to a public right of way (addressed in revised plans)
- Increased traffic a danger to pedestrians
- Design is out of character
- Development would tidy up the area but bungalows would be more in keeping
- Over development
- Loss of open space within the village
- Housing would result in noise and disturbance to the elderly residents of neighbouring bungalows
- Housing is located adjacent to Westwood Social Club which is an existing establishment which regularly holds functions which could give rise to noise and disturbance to the future occupiers of the proposed housing.
- Insufficient consultation carried out by Selwood Housing
- Increased surface water run off
- Effect on wildlife

9. Planning Considerations

Principle of the development

The proposed development site is previously developed land within the Village Policy Limits of Westwood and is therefore considered to be a sustainable location for future housing development in accordance with the NPPF, the West Wiltshire District Plan Policy H17 and emerging Core Strategy Policy 1.

Impact on housing need

The West Wiltshire District Plan Policy H2 requires affordable housing on site of two or more within Village Policy Limits. However, the emerging Core Strategy Policy 43 requires affordable housing on sites of 5 or more. As the Core Strategy is at an advanced stage and this particular policy is not the subject of any debate it is considered appropriate to apply this policy to developments of housing within villages. As such under the current policy approach we would not require an element of affordable housing on this site. Notwithstanding the above, Housing colleagues have responded in support of the application as it is made by a Registered Provider and likely to benefit affordable housing provision in the area.

Impact on the character and appearance of the area

The proposed pair of semi detached houses would stand alone on their site and are not in close proximity to neighbouring residential properties. It is considered that the layout of the site with the proposed dwellings fronting Leslie Rise would be in keeping with the existing pattern of development. Approaching the site from Leslie Rise would afford views of both the front and side elevation. The properties would be set back from the rear boundary of the social club by approximately 4m and would be separated by a 2m high stone wall on the boundary. The houses would be visible from the adjoining field. A number of houses in the village of Westwood are visible from this field and have similar distances to the boundary. The materials to be used are in keeping with surrounding residential properties. Officers consider that the proposed dwellings, by virtue of their siting, design and layout, would not have an adverse impact on the street scene or on the character and appearance of the area in accordance with West Wiltshire District Plan Policies H24 and C31a and Core Strategy Policy 57.

Impact on the amenities of existing and future occupiers

The nearest neighbouring residential properties are located on Leslie Rise, Lister Grove and Orchard Close. Properties on Leslie Rise would not have direct views of the application site from their properties and neither would the proposed dwelling have direct views over the properties on Leslie Rise. Officers consider that the relationship between the properties does not give rise to any concerns in relation to residential amenity in terms of loss of light, outlook or privacy. Similarly properties on Lister Grove and Orchard Close do not have direct views over the application site and Officers consider it to be sufficiently distant so as not to give rise to any amenity concerns. Therefore Officers consider that the proposals would not conflict with West Wiltshire District Plan Policy C38.

The application site is located adjacent to an existing noise generating use. Officers consider that a condition requiring the applicant to carry out a noise survey and implement mitigation measures to minimise the impacts of the noise generating use would ensure satisfactory levels of amenity for future occupiers.

Impact on highway safety and parking

The application involves the loss of 6 garages. The applicant has submitted supporting information detailing where the existing occupiers of these garages are to be relocated and demonstrating that the proposal would not result in a loss of parking in the area. Parking has been provided for the new houses in line with the council's minimum parking standards.

Impact on a public right of way

There is a public right of way that runs along the eastern boundary of Leslie Rise, the application site and the social club. Walkers can currently access the right of way from a

point adjacent the garages in Leslie Rise. The applicants submitted revised plans on the 07/04/2014 to include a footpath along the rear of the proposed houses which maintains access to the right of way from Leslie Rise.

Officers consider that the proposals are in accordance with Policy CR1 - Footpaths and Rights of Way of the Leisure and Recreation DPD 2009

10. Conclusion

The proposed development would provide two units of housing within the village policy limits and would not have an adverse impact on the amenities of adjoining occupiers or the character and appearance of the area. Officers therefore consider that the proposal is considered to be in accordance with the Development Plan and recommend that planning permission is granted subject to conditions.

RECOMMENDATION

Approve with the following conditions:

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

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

- 2 No development shall commence on site until details and samples of the materials to be used for the 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: 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) location and current canopy spread of all existing trees and hedgerows on the land;
- b) full details of any to be retained, together with measures for their protection in the course of development;
- c) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- d) finished levels and contours;
- e) means of enclosure;
- f) car park layouts;
- g) other vehicle and pedestrian access and circulation areas;
- h) all hard and soft surfacing materials;
- i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

REASON: 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 part of the development hereby permitted shall be occupied until the access, turning area 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: In the interests of highway safety.

- 6 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: To ensure that the development can be adequately drained.

- 7 No development shall commence on site until a noise assessment with regard to noise from the club, including any suitable noise mitigation measures has been submitted to and approved by the local planning authority. Any works which form part of the approved scheme shall be completed prior to the dwellings being first occupied and shall be maintained in accordance with the approved details at all times thereafter.

REASON: In the interests of residential amenity.

- 8 No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment has been carried out in accordance with DEFRA and

Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:-
3742/01 Rev E received 07/04/2014

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

Informative 1

There is a low risk that bats may roost at the development site, potentially in trees and hedgerows. Bats and their roosts are protected at all times by the Conservation of Habitats and Species Regulations 2010. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on **0845 1300 228**, email enquiries@bats.org.uk or visit the Bats Conservation Trust website www.bats.org.uk.

Informative 2

New water supply and waste water connections will be required from Wessex water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk.

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

Further information can be obtained from our New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

Informative 3

A public water main is shown on record plans within the land identified for the proposed development. It appears that development proposals may affect existing water mains. It is recommended that the applicant contacts Wessex Water for further advice on this matter.

Building over or within 3 metres of an existing water mains sewers will not be

permitted (without agreement) from Wessex Water under Building Regulations.

Informative 4

Separate systems of drainage will be required to serve the proposed development.
No surface water connections will be permitted to the foul sewer system

Appendices:

Background Documents Used in the Preparation of this Report:



Location Plan
 Scale 1:1250



B22E

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