

## WESTERN AREA PLANNING COMMITTEE

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**MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 14 DECEMBER 2016 IN THE COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.**

**Present:**

Cllr Christopher Newbury (Chairman), Cllr John Knight (Vice Chairman), Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Dennis Drewett and Cllr Pip Ridout

**Also Present:**

Cllr Magnus Macdonald, Cllr Nick Blakemore

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**115 Apologies**

Apologies for absence were received from

Cllr Jonathon Seed – Substituted by Cllr Philip Whitehead

Cllr Roy While

Cllr Graham Payne

Cllr Magnus Macdonald – Substituted by Cllr Gordon King

**116 Minutes of the Previous Meeting**

The minutes of the meeting held on 23 November 2016 were presented.

**Resolved:**

**To approve as a correct record and sign the minutes of the meeting held on 23 November 2016.**

**117 Declarations of Interest**

Cllr Clark declared a non-pecuniary interest in item 6a due to knowing an objector to the application and would abstain from the vote.

Cllr Clark referred to his register of interest for item 7a.

## 118 **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.

## 119 **Public Participation**

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.

## 120 **Public Rights of Way Reports**

### **120a Great Hinton - Path No. 34 - Rights of Way Modification Order 2016**

The Rights of Way Officer outlined the report which recommended that the Order be forwarded to the Secretary of State for Environment, Food and Rural Affairs and that Wiltshire Council supports the confirmation of the order.

Members of the Committee were given the opportunity to ask technical questions of the officer. No questions were asked.

Members of the public then had the opportunity to present their views to the Committee, as detailed below.

#### Public Participation

Steve Noad spoke in objection to the order.

The Rights of Way Officer informed the committee that they could make a modification to the application although it would need to be based on evidence and that the recommended width of the bridleway was 4 meters.

A debate followed where a motion was then moved to approve the officer's recommendation.

At the end of the debate it was;

#### **Resolved**

**That Wiltshire Council supports the Wiltshire Council Great Hinton Path No. 34 Rights of Way Modification Order 2016 and for the Order to be**

**forwarded to the Secretary of State for Environment, Food and Rural Affairs with the recommendation that it be confirmed as made.**

Cllr Clark abstained from the vote.

### **120b Parish of Holt - Path No.73 - Definitive Map and Statement Modification Order 2016**

The Rights of Way Officer outlined the report which recommended that the Order be forwarded to the Secretary of State for the Environment, Food and Rural Affairs for determination, with a recommendation from Wiltshire Council that the Order be confirmed without modification.

Members of the Committee were given the opportunity to ask technical questions of the officer. No questions were asked.

Members of the public then had the opportunity to present their views to the Committee, as detailed below.

#### Public Participation

Jonathon Cheal spoke in objection to the order.

Mr GKS Tucker spoke in Objection to the order.

Christina Ashworth spoke in support of the order.

Jonathon Nibbs spoke in support of the order.

Cllr M Nicholson, Holt Parish Council, spoke in support of the order.

The Rights of Way Officer informed the committee that they could only take into consideration the evidence before them and that there was insufficient evidence of public use of an alternative route at the field edge to support any modification to the order.

A debate followed where a motion was then moved to approve the officer's recommendation.

At the end of the debate it was:

#### **Resolved**

**That "The Wiltshire Council (Parish of Holt) Path No.73 Definitive Map and Statement Modification Order 2016", be forwarded to the Secretary of State for determination, with a recommendation from Wiltshire Council that the order be confirmed without modification.**

## 121 Planning Applications

The Committee considered the following applications:

### **121a 16/01633/OUT - Land at The Grange, Devizes Road, Hilperton, Wiltshire, BA14 7QY**

The case officer presented the report which recommended the application for the erection of up to 26 dwellings (an outline application with all matters reserved other than access), be granted.

The key planning issues identified in the officer's presentation were outlined and comprised: the principle of the development, including the 5 year housing land shortfall, archaeology, flood risk and drainage, the impact upon the character and appearance of the area, heritage assets, ecology and landscape, sustainable construction, the impact upon neighbouring amenity and access and highways.

Members of the Committee then had the opportunity to ask technical questions of the officer, with the development site being located outside the settlement boundary a central point for discussion.

Members of the public then had the opportunity to present their views to the Committee, as detailed below.

#### Public Participation

Tina Jones spoke in objection to the application.

Audrey Austin spoke in objection to the application

Lucie Castleman spoke in objection to the application

Christopher Dance, as agent, spoke in support of the application.

Cllr Clark as the local member highlighted the following key points: the development was contrary to Wiltshire Core Strategy Core Policies 1, 2 and 29; within the North and West Housing Market Area (HMA) Wiltshire Council are about 160 dwellings short which is a nominal amount. However when one factors in the fact that the Council had granted planning permission for over 3200 additional houses across the HMA (included within Table 3 of the Housing Land Supply Statement - HLSS) since April 2016 (the base date used for the 2016 HLSS) the Council would be able to prove to any planning inspector (should the application be refused and appealed) that it can demonstrate having in excess of 5.25 years supply of housing; Core Policies 1 and 2 was therefore up-to-date; the development site was located outside the village policy limit for Hilperton thus being contrary to Core Policy 2; the development was also

contrary to Core Policy 29 which required adequate secondary school provision to be in place prior to the approval and delivery of additional housing on unallocated greenfield sites; and, the lack of an objection from the Council's education officer cannot and should not override adopted policy requirements.

A debate followed where a motion was then moved to refuse the application.

Following a question raised by Cllr Whitehead about the 5 year housing land supply statement and position, the monitoring and evidence spatial planning manager advised the committee that the Council was presently unable to demonstrate a 5-year housing land supply, confirmed the base date used for the 2016 HLSS and advised that whilst the housing figures contained within Table 3 of the HLSS could be referenced by the Council in defending any subsequent appeal, in his professional opinion and experience, he advised that planning inspectors rarely take them into account. The officer furthermore confirmed that the 2017 Housing Land Supply Figures would have a base date of April 2017, but in recognition of the amount of work involved in producing an annual statement, the 2017 statement would be published after April 2017.

At the end of the debate it was:

### **Resolved**

**To refuse planning permission for the following reason:**

**The development proposal is contrary to Wiltshire Core Strategy CP1, CP2 and CP29. Following the publication of the Housing Land Supply Statement carrying a base date of April 2016, the Council can demonstrate a 5 year housing land supply for the North and West Housing Market Area, therefore policies CP1 and CP2 are considered up-to-date. Since the application site is outside the extant village policy limits for Hilperton there is a clear conflict with CP2. The limits of development have not been modified by either a site allocations development plan or by a neighbourhood plan. In addition, CP29 requires that improved secondary school provision is in place before any greenfield residential development is allowed, including the 950 dwellings referenced by CP29, which should only be supported subsequent to the delivery of the strategic housing site at Ashton Park, located to the south-east of Trowbridge. Since this application would form part of the additional 950 dwellings and the improved secondary school provision is not in place, the application conflicts with CP29.**

Following the decision to refuse permission and in keeping with normal practice, the chairman invited the division member to be involved in defending any subsequent appeal.

Note: paragraph 9.7 of the Council's Planning Code of Good Practice makes provision for member involvement at appeals.

122 **16/06851/FUL - 139 Winsley, Bradford-On-Avon, BA15 2LB**

A site visit was held prior to the meeting.

The area team leader presented the report which recommended the application for an erection of one new attached dwelling, alterations to the existing dwelling, access, parking and demolition of outbuildings, be granted.

The key planning issues identified in the officer's presentation were outlined and comprised: the principle of the development, impact on the conservation area/ heritage assets, impact on neighbouring amenity, impact on highways safety, impact on ecology and the impact on archaeology. The officer informed the committee that following the deferment on 23 November, the applicant had made material revisions to the application including the deletion of the originally proposed turntable to aid on-site parking and electric gates at the site frontage. The committee was also advised that an additional comparative site context plan had been submitted, which all formed part of the revised presentation.

Members of the Committee then had the opportunity to ask technical questions of the officer, key points included; clarification on planning notices on the site; at or near the site; the weight to be given to saved West Wiltshire District Plan Policy H18 in recognition that the development site is located within an area of minimum change.

Members of the public then had the opportunity to present their views to the Committee, as detailed below.

#### Public Participation

Robert Drower spoke in objection to the application.

Ian Berry spoke in objection to the application.

Glyn Woolley (applicant) spoke in support of the application.

Heather Woolley (applicant) spoke in support of the application.

A debate followed where a motion was then moved to approve the officer's recommendation. Key points raised in the debate included; the removal of the turntable; the impact on the neighbouring property and area and Policy H18. In response to a member question about Policy H18 of the former West Wiltshire District Plan, the officer advised the committee that whilst it was a material consideration, due regard had to be given to the more recent adopted Core Strategy, the fact that the Council was unable to demonstrate a 5-year housing land supply and in accordance with NPPF paras 14 and 49, such restrictive housing policies cannot be given full weight. In addition to the above, the officer informed the committee that after a thorough review of the proposals, the report

considers the impacts of the development and whilst the restrictive nature of Policy H18 is duly referenced, the case officer's appraisal concludes that the proposed development would be an acceptable form of sustainable development which can be supported.

Following the debate it was;

**Resolved**

**To grant planning permission 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:**

**Existing Site Plan received 13 July 2016; Existing Context Site Plan received 13 July 2016; Existing Ground Floor Plan received 14 July 2016; Existing First Floor Plan received 13 July 2016; Existing South-East Elevation Plan received 13 July 2016; Existing South-West Elevation Plan received 13 July 2016; Existing North-East Elevation Plan received 13 July 2016; Proposed North-East Elevation Plan received 19 October 2016; Proposed South-East Elevation Plan received 19 October 2016; Proposed Cross Section received 19 October 2016; Proposed South-West Elevation Plan received 19 October 2016; Proposed First Floor Plan received 19 October 2016; Proposed Ground Floor Plan received 19 October 2016; Proposed Site Plan received 29 September 2016; Plot Sub-Division Plan received 4 November 2016.**

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

- 3. The mitigation measures recommended in Section 5 of the Preliminary Ecological Assessment and Emergence Survey for Bats by Johns Associates dated May 2016 shall be carried out in full accordance with the approved timetable detailed in the Ecological Assessment.**

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

- 4. No works shall commence on site above ground floor slab level (except for the demolition works and site preparation including the**

foundations) until details of all new or replacement rainwater goods (which should be of cast metal construction and finished in black) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

**REASON:** The application contains insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the Conservation Area.

5. No works shall commence on site above ground floor slab level 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:** The application contains insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the Conservation Area

6. No external stonework shall be constructed on site, until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

7. The dwelling house hereby permitted shall not be occupied until the access and parking spaces have been completed in accordance with the details shown on the approved plans. The access and parking areas shall be retained for those purposes at all times thereafter.

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

8. The dwellinghouse hereby permitted shall not be occupied until the existing vehicular access along the site frontage has been blocked up



using reclaimed stonework from the on-site wall/garage demolition and the finished wall shall match the existing bedding of stone, coursing, type of pointing and mortar mix.

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the eastern rear elevation above ground floor ceiling level of the development hereby permitted.

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

10. The dwelling hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. Within 6 months of the dwelling being occupied evidence shall be submitted to and approved in writing by the local planning authority certifying that the stated level or its equivalent has been achieved.

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

**INFORMATIVE TO APPLICANT:**

The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).

123 **16/07872/FUL - Greenacre House, Cleveland Gardens, Trowbridge BA14 7LX**

Cllr Knight took over as Chairman for the remainder of the meeting and Cllr Newbury left the meeting at 5.00pm.

The area team leader presented the report which recommended the application for 5 new dwellings and to incorporate a single bed cottage/flat within the existing building, be granted.

An update was given on receipt of a late representation from a neighbouring property (number 3 – opposite) and to inform the committee that within the representation section of the report, concerns had been received from the owner/occupier of No.3 Cleveland Gardens. Within the late representation which included photographs that were circulated to the committee, concern was raised about overdevelopment of the site, the parking provision, the consequential impacts on local residents including loss of light and privacy; the extent of the development site and proposals; and the impacts created from extra vehicles entering and leaving the site.

The key planning issues identified in the officer's presentation were outlined and comprised: the principle of the development, impact on highways and parking, design, impacts on neighbouring amenity and core policy 41 which requires the development to be sustainable.

Members of the Committee then had the opportunity to ask technical questions of the officer, key points included; clarification on separation distances to neighbouring properties, the road width and the number of allocated and proposed on-site parking spaces.

Members of the public then had the opportunity to present their views to the Committee, as detailed below.

Public Participation

Peter Sorisi spoke in objection to the application.

Geraldine Curtis spoke in objection to the application.

Alvin Howard (agent) spoke in support of the application.

Gianfranco Chicco (applicant) spoke in support of the application

Cllr Blakemore as the local member highlighted the following key points: issues with parking arrangements, the width of the road being smaller than average, the threat on the local bus routes, the suitability of the local convenience stores. Cllr Blakemore expressed a concern about the 5 additional units being too

many for the site and invited the committee to consider deferring the application and to instruct the case officer to approach the applicant to see whether they would be agreeable to deleting the two semi-detached units in the rear of the plot and to bring such a revised application back to committee or the elected members to consider.

The committee was informed by the area team leader that a deferment was an option for the committee to consider but members were encouraged to have a discussion about the merits of the proposed extension to Greenacres House.

A debate followed where a motion was then moved to defer the application for further discussions.

### **Resolved**

**To defer the application and to instruct officers to contact the applicant to seek an agreement to delete the two proposed semi-detached units from the application to address site overdevelopment concerns and address parking provision concerns.**

#### 124 **16/05154/FUL - Land at Sparrow Road, Southview Park, Trowbridge, BA14 7FS**

Cllr Ridout left meeting at 6.20pm

The case officer presented the report which recommended the application for a provision of 50 affordable homes over 4 land parcels within the Southview Park housing development, be granted.

The key planning issues identified in the officer's presentation were outlined and comprised: the principle of development, including the extant nature of the previous approved development, the impact on the character and appearance of the area, impact on the amenity of neighbouring residents, impact on the amenity of proposed occupants, highway issues, ecology issues, impact on Heritage Assets (archaeology), drainage issues and crime prevention

Members of the Committee then had the opportunity to ask technical questions of the officer, key points included; clarification on the number of storeys of the flats and the design.

Members of the public then had the opportunity to present their views to the Committee, as detailed below.

### Public Participation

Tim Bruce spoke in support of the application.

Cllr Drewett as the local Member informed the committee that during the consultation concerns from residents principally concerned the manner the existing properties were managed.

A debate followed where a motion was then moved to approve the officer's recommendation.

At the end of the debate it was;

### **Resolved**

**To Approve the planning application, 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:**

**Amended 3158\_L\_001 rev D (Proposed site plan)  
Amended 3158\_L\_002 rev C (Landscape plan)  
3158\_L\_003 (Location plan)  
3158\_L\_005 rev B (Topographical survey)  
Amended 3158\_L\_010 rev D (Parcel 2 site plan)  
Amended 3158\_L\_011 rev C (Parcel 3 site plan)  
Amended 3158\_L\_012 rev E (Parcel 4 site plan)  
Amended 3158\_L\_013 rev C (Parcel 6 site plan)  
3158\_L\_051 rev B (House type 1, 2, and 3)  
3158\_L\_052 rev B (House type 4 and 4A plans and elevations)  
3158\_L\_053 rev B (House type 5 and 5A plans and elevations)  
3158\_L\_054 rev B (House type 6 and 6A plans and elevations)  
3158\_L\_055 rev B (House type 6B plans and elevations)  
3158\_L\_056 rev B (House type 8 plans and elevations)  
Amended 3158\_L\_103 rev A (Street elevations 1 of 3)  
Amended 3158\_L\_104 rev A (Street elevations 2 of 3)  
Amended 3158\_L\_105 rev A (Street elevations 3 of 3)**

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

- 3. No dwelling hereby approved shall be commenced until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local**

**Planning Authority. Development shall be carried out in accordance with the approved details.**

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

**4. No development shall occur on a land parcel (amended dwg no. 3158\_L\_001 rev D), until a scheme of hard and soft landscaping for that land parcel has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-**

- location and current canopy spread of all existing trees and hedgerows on the land;**
- full details of any to be retained, together with measures for their protection in the course of development;**
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;**
- finished levels and contours;**
- means of enclosure;**
- car park layouts;**
- other vehicle and pedestrian access and circulation areas;**
- all hard and soft surfacing materials;**
- refuse and other storage units;**
- all tree(s), of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and/or [DELETE as appropriate] the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.**

**5. 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 buildings in that land parcel 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.**

**6. No development shall occur on a land parcel (amended dwg no. 3158\_L\_001 rev D) until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) for that land parcel has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.**

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

**7. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.**

**REASON: To ensure that the development is served by an adequate means of access.**

**8. The development of each land parcel hereby approved (amended dwg no. 3158\_L\_001 rev D) shall not be first brought into use until that part of the service road which provides access to the land parcel has been constructed in accordance with the approved plans.**

**REASON: To ensure that the development is served by an adequate means of access.**

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

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

**10.** Development on land parcel 6 hereby permitted (amended dwg no. 3158\_L\_013 rev C) shall not begin until a noise impact assessment and scheme for protecting the proposed dwellings and their curtilages from railway noise on land parcel 6 has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any dwelling hereby permitted on land parcel 6 is first occupied.

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

**11.** No development shall commence on a land parcel (amended dwg no. 3158\_L\_001 rev D) until a scheme for the discharge of surface water from that land parcel, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. Development on the land parcel shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

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

**12.** No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

**REASON:** In the interests of sustainable development and climate change adaptation.

**13.** No development shall commence on site until 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. The approved programme of archaeological work is to be carried out in accordance with the approved details. The work should be conducted by a professional archaeological contractor and there will be a financial implication for the applicant.

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

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

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

**15. No development shall commence on a land parcel (amended dwg no. 3158\_L\_001 rev D) (including any works of demolition), until a Construction Method Statement for that land parcel, 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) measures to control the emission of dust and dirt during construction;**
- e) hours of construction, including deliveries;**

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

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

**16. Development of the dwellings shall not commence on each land parcel (amended dwg no. 3158\_L\_001 rev D) until details for the provision of a water supply and fire hydrants necessary to meet the fire-fighting needs of the development (including the installation arrangements and the timing of such an installation) for that land parcel have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the agreed details.**



**REASON:** To ensure that adequate measures for fire-fighting can be incorporated into the development, including the construction phase.

**INFORMATIVES TO APPLICANT:**

The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy)

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

No information provided on the proposed storm water system – if it proposed to have new connections to the water course then a separate application will need to be made to the LLFA under the Land Drainage Act to agree flow, location and outfall construction.

**125 Planning Appeals and Updates**

The Planning Appeals Update Report for 10/11/2016 and 02/12/2016 was received.

**Resolved:**

**To note the Planning Appeals Update Report.**

**126 Urgent Items**

There were no Urgent Items.

(Duration of meeting: 3.05 - 6.30 pm)

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

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