

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	12 July 2017
Application Number	17/03545/FUL
Site Address	Land at Frog Lane, Great Somerford, Chippenham, Wiltshire, SN15 5JA
Proposal	Erection of Two Detached Dwellings with Ancillary Garaging and Associated Landscaping
Applicant	Moontron Ltd
Town/Parish Council	Great Somerford
Electoral Division	Brinkworth – Cllr Toby Sturgis
Grid Ref	396641 182935
Type of application	Full Planning
Case Officer	Mark Staincliffe

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

Part 3C, Paragraph 1 d. of the Council's scheme of delegation states:

Applications made by an elected member or a senior officer of the Council or their close relations, where representations objecting to the application have been received will be determined by committee.

The application form states that the applicant is the Sister of Cllr Toby Sturgis. Taking into consideration the above and the representations received the application must be determined by the relevant area committee.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to **GRANT** planning permission subject to planning conditions.

2. Report Summary

The key issues in considering the application are as follows:

- Principle of the development.
- Impact on character and appearance of the area.
- Impact on the character and appearance of the Conservation Area
- Impact on highway safety
- Conformity with the Draft Neighbourhood Plan

Great Somerford Parish Council supported the proposed development. 2 letters have been received supporting the principle of development but have raised concerns. 1 letter of objection was also received.

3. Site Description

The application site is approximately 1800sqm area of land to the north of Great Somerford. The site is accessed via a private drive from Frog Lane. The immediate area is characterised by large detached dwellings on varying sized plots. The application site is located beyond the existing framework boundary for Great Somerford but is previously developed land having been used for storage in connection with a vehicle dismantling business. The site is also located within the Great Somerford Conservation Area.

4. Planning History

N/00/01463/FUL	Erection of Dwelling and Attached Garage- Refused and Dismissed at appeal
----------------	--

5. The Proposal

The application seeks permission for the erection of two new dwellings with a car port, parking area and associated turning space & landscaping. The scheme will consist of 1x 3-bed dwelling and 1x 4-bed dwelling.

6. Local Planning Policy

Wiltshire Core Strategy Jan 2015:

- Core Policy 1- Settlement Strategy
- Core Policy 2- Delivery Strategy
- Core Policy 13- Spatial Strategy: Malmesbury Community Area
- Core Policy 41- Sustainable Construction and Low Carbon Construction
- Core Policy 51- Landscape
- Core Policy 57- Ensuring high quality design and place shaping
- Core Policy 58- Ensuring the Conservation of the Historic Environment
- Core Policy 63- Transport Strategies
- Core Policy 64- Demand Management
- Appendix D
- Appendix E
- Appendix G

National Planning Policy Framework 2012:

- Achieving sustainable development – Core Planning Principles (Paragraphs 7 14 & 17)
- Chapter 7- Requiring Good Design (Paragraphs 56, 57, 60, 61, & 64)
- Chapter 8- Promoting healthy communities (Paragraph 75)
- Chapter 11- Conserving and enhancing the natural environment (Paragraphs 109, 112, 118 & 123)
- Chapter 12- Conserving and enhancing the historic environment (Paragraphs 126, 128, 129, 132, 133 and 139)

7. Summary of consultation responses

Great Somerford Parish Council- Support, the application site is classified as a brownfield site being previously a scrapyards where vehicles and equipment were dismantled. The Parish Council would like to see an adequate turning area for service vehicles included.

Tree Officer- No objection subject to conditions

Drainage- Support subject to conditions

Highways- No objection subject to conditions.

8. Publicity

The application was advertised by neighbour letter, site notices and press advert.

The application has generated 1 letter of objection and 2 letter of support. However, the two letters of support did contain certain reservations. A summary of the comments is set out below:

- Use of the land for residential supported in principle
- Site allocated in the neighbourhood plan
- Only one dwelling should be constructed
- The existing land acts as a turning circle. Development of the land would remove the turning circle
- Turning circle required as part of this proposal
- Reversing vehicles down this road is dangerous
- Constriction vehicles will further damage this road. Planning condition needed to ensure that the track is resurfaced
- Assurances required that any works undertaken are limited to agreed working hours
- Frog Lane has been subject to very poor surface water drainage and it is quite common for the lane to become flooded even under moderate rain falls
- materials used in the construction of the proposed properties should be in keeping with materials used in adjacent properties
- Adequate privacy needs to be maintained
- Development must not result in loss of sunlight, daylight or privacy

9. Planning Considerations

Principle of Development

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

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in determining planning applications affecting a Conservation Area to pay special attention to the desirability of preserving or enhancing the Character or appearance of that conservation area.

In this case, the Wiltshire Core Strategy, including those policies of the North Wiltshire Local Plan saved in the WCS, forms the relevant development plan for the Area. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations which can be accorded substantial weight.

The Great Somerford Neighbourhood Plan has not yet been adopted but a public hearing was opened on 22 March 2017. Paragraph 216 of the NPPF states:

decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

Weight can therefore be afforded to the neighbourhood plan.

5 Year Housing Land Supply

On 3rd March 2017, the Council published an update to its 2016 Housing Land Supply Statement. This confirms that the Council can currently demonstrate a five-year supply of deliverable housing sites. It is considered that policies CP1 and CP2 are up to date and should be afforded full weight in the determination of the application.

Weight to be Given to Development Plan Policy CP13

Whilst the settlement boundaries are not fully up to date in terms of the fact that they relate to a previous time lapsed plan, they have been saved and rolled forward in the WCS and should still be given weight in decision making. It is considered that that significant weight should be afforded to this policy under the current circumstances.

The WCS Inspector considered that the appropriate mechanism for review of settlement boundaries is through Neighbourhood Plans and the Site Allocations Plans. An examination into the Neighbourhood Plan has opened and the application site is included within the proposed allocations.

CP13 identifies that the community remainder area is required to provide a minimum amount of housing during the plan period. The Council published its updated 2016 Housing Land Supply Statement on 3rd March 2017 and this document identifies that the figure has been reduced down to 84 units to be identified in the Community Area until 2026. Therefore, there is no indication that the community area is failing to deliver houses and clearly demonstrates that the Council is seeking to meet its obligations to provide housing at the large and small villages within the community area, furthermore the Neighbourhood plan would contribute 35 units towards this total. For the reasons set out above significant weight should be afforded to this policy even though the policy is out of date.

Wiltshire Core Strategy CP1, CP2 and CP13 and Saved Policy H4

CP1, CP2 and CP13 deal with the broad issues of settlement strategy and delivery. Other relevant policies of the Development Plan are otherwise discussed later in the report under topic heads.

Core Policy 1 and Core Policy 2 of the WCS set the foundations for how 'sustainable development' is defined and applied in Wiltshire. The strategy recognises the importance of delivering new jobs and infrastructure alongside future housing. The delivery strategy seeks to deliver future development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178 ha of new employment land and at least 42,000 homes.

Chippenham is identified within the WCS as one of the three Principal Settlements which act as a strategically important employment and service centres for a number of villages in the immediate area and beyond. Chippenham is to be a focus for development (Core Policy 1). The principal settlements will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure meeting their economic potential in the most sustainable way to support better self containment.

Great Somerford is identified as a large village in the core strategy. A proposal of 2 units in this type of settlement is not contrary to the Core Strategy and in particular core policies CP1 and CP2 which set out the overarching strategy for Wiltshire. According to CP1 'development at large Villages will be limited to that needed to help meet the housing needs

of settlements and to improve employment opportunities, services and facilities.' A development of this size is considered to do that.

Paragraph 4.15 says:

'At the settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities. At Large Villages settlement boundaries are retained, and development will predominantly take the form of small housing and employment sites within the settlement boundaries. These settlement boundaries will also be reviewed as part of the Housing Site Allocations DPD as set out in the Council's Local Development Scheme, in order to ensure they remain up to date and properly reflect building that has happened since they were first established.'

Core Policy CP2 states that development outside of the limits of development of existing settlements will only be permitted in exceptional circumstances, or if the site is identified for development through a site allocation document or a Neighbourhood Plan. The exceptional circumstances are set out in paragraph 4.25 of the Core Strategy. In this case, the site lies outside of the limits of development for Great Somerford and would be in conflict with CP2 of the Core Strategy.

The proposal does meet one of the exceptional circumstances identified in WCS paragraph 4.25 but the Neighbourhood Plan is not currently formally adopted. As the site lies beyond the limits of development, it also does not comply with saved policy H4 of the North Wiltshire Local Plan as it does not meet the exceptions, such as agricultural needs, set out in that policy. The proposal is therefore in conflict with the development plan in this respect.

The application site is located outside the settlement boundary for Great Somerford. The proposal for 2 dwellings is well below the level of development envisaged for large villages such as Great Somerford i.e. Small housing sites involving less than 10 dwellings. Whilst this site has been included within the Draft Neighbourhood Plan it has not yet been formally adopted.

Though the neighbourhood plan has not been formally adopted it doesn't appear that there are any unresolved objections to this allocation and weight can therefore be afforded to the DPD, though not full weight. Though some weight can be afforded to the draft neighbourhood plan the proposal is not in full accordance with the development plan and this weighs against the proposal.

Previous Appeal Decision

Planning Application N/00/01463/FUL sought consent for the construction of a single dwelling. This application was refused planning permission and the subsequent appeal was dismissed. This application was considered under a different local and national planning framework.

The Council and Planning Inspector agreed that the site was not allocated for development within the development plan and that the proposed development did not accord with the exceptions for new housing as listed within the development plan and national guidance. The Inspector also concluded that though the site was previously used as a scrap yard it did not fall within the definition of previously developed land as defined in PPG3.

Though the appeal decision is a material consideration it was made under over 15 years ago against a different policy framework. Though some of the observations are material

considerations in the determination of this application policies have changed as has the definition of previously developed land as contained within the NPPF. Limited weight should therefore be afforded to the appeal decision.

Drainage

Local residents have raised concerns with regards to drainage and localised flooding. The Council's drainage officer is happy that, subject to planning conditions, the proposed development will not result in flood or drainage issues.

Highways

Concerns have been raised in relation to delivery vehicles, once the properties are complete, turning on this private road as vehicles currently use the application site to carry out this manoeuvre.

The Council's highway officer has been consulted and is satisfied that there is sufficient parking and space within the application site for occupants of the new dwellings to enter and leave their respective curtilages in a forward gear as well as deliveries to these new properties.

The concerns expressed by local residents are noted. However, this piece of land is in private ownership and there is no given right for vehicles to turn on it. At anytime this land could be secured and vehicles prohibited from turning on it. Taking into consideration the unadopted status of the access road and the existing situation it would be very difficult to justify a reason for refusal based on no turning head being provided for the current properties along this private road. The proposed new development cannot be used to resolve an existing issue, it can only address its own impacts.

Any issues relating to deliveries and the parking of vehicles during the construction phase of development can be controlled through a construction management plan. A condition relating to this is listed in the suggested conditions below.

Impact on the Character and Appearance of the Area

As set out above, the site is located within the Great Somerford Conservation Area. The NPPF seeks positive improvement in conservation areas. Most explicitly paragraphs 126 and 131 require that local planning authorities should take into account "the desirability of new development making a positive contribution to local character and distinctiveness".

Paragraph 9 says that pursuing "sustainable development involves seeking positive improvements in the quality of the...historic environment...". The design policies further reinforce the objective of enhancement of an area's character and local distinctiveness, concluding that "Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area..."

Compliance with both the statutory consideration and the NPPF policies therefore, generally speaking, requires account to be taken of the desirability of taking opportunities to enhance the character and appearance of a conservation area.

Paragraph 120 of the NPPF requires that development should preserve or enhance the established character of the conservation area. According to the applicant and Parish Council the site is classified as previously developed land and this is also confirmed within

the neighbourhood plan. Furthermore the site is located in close proximity to varying property types, each of these being of differing quality. The area is characterised by detached houses of varying ages and design. The NPPF states that good design should contribute positively to making places better.

The proposed dwellings would respect the informal building lines that have been adopted within the street, and overall proportions and of context of the dwellings within the immediate area. The proposed dwellings would be of traditional proportions both vertically and horizontally and their fenestration would have a strong vertical emphasis. At second floor level this would include windows, which would be consistent with the modest sized windows on other properties within the locality. Similarly the proposed pitched roof would pick up on the design characteristics within the locality.

Overall the proposed dwellings would respect the topography of the street, the character of the area, and would improve the visual character of the area. It is recognised that some of the modern (20th Century) buildings in the immediate area are uninspiring and in some instances have a negative impact on the character or appearance of the Conservation Area. However as with all buildings, whether traditional or contemporary, the success with which they blend in with and make a positive contribution to the street scene is dependent on the quality of the design and the precise nature and quality of the materials used.

In this instance the scheme is considered to be high quality, which responds to local character and reflects the identity of local surroundings and materials. Provided it is constructed from high quality materials it would make a positive contribution to the character and appearance of the Area including long distance views from the open countryside. This enhancement is a positive aspect of the development, this is a matter that weighs in favour of the development and it is considered that the development would comply with the National Planning Policy Framework and Core Strategy.

The NPPF indicates that good design is fundamental to using land efficiently. For the reasons set out above the development is considered to be acceptable and to accord with Core Policy CP57 & CP58. The removal of a Brownfield site is considered to have a positive impact on the character and appearance of the conservation area and this is a matter that weighs in favour of the proposal and can be afforded moderate weight in the planning balance.

Impact on residential amenities

The application has been submitted in full. The layout of the development is therefore fixed. The submitted layout clearly demonstrates that the proposal will not result in adverse residential amenities for existing or future occupants of the existing/proposed dwellings.

Taking into consideration the existing character of Frog Lane and the other surrounding residential development it is considered that the proposal will not have a significant adverse impact on the residential amenities of adjoining properties in terms of loss of sunlight daylight or privacy. It is acknowledged that there will be an impact on some properties' outlook but the separation between existing and proposed dwellings would be sufficient to ensure that there will not be a conflict with CP57 and the NPPF. Furthermore, the redevelopment of this site would ensure that the once unsightly and likely noisy use would be extinguished and this is certainly a benefit of the scheme.

Whether a Sustainable Location

The site, which comprises previously developed land, lies on the edge of Great Somerford, in close proximity to the main road and local amenities. The Council's strategy for housing is

to focus growth in the principal settlements of Chippenham, Trowbridge and Salisbury. But the large villages are expected to accommodate limited new housing development.

At the settlements identified as large villages, a limited level of development will be supported in order to help retain the vitality of these communities.

In terms of accessibility, the village is classified as a large village- a Primary School is located within the village and will offer easy access by foot for the residents of the proposed development. Secondary Schools are located in surrounding larger settlements but are not walk able and vehicular transport is almost certain to be required.

There is a village shop, pub & church but the weekly shopping trip would be difficult on foot or cycle and would generally be undertaken by car in any event, often in conjunction with other activities. Limited employment opportunities are located within the village and the immediate locality, with the main employment located in larger settlements such as Chippenham and Malmesbury, including town centre employment and Langley Park Industrial Estate. Other employment opportunities in Chippenham include Bumpers Farm & Methuen Park industrial estates but only limited employment opportunities exist within the village.

The nearest bus stops are in close proximity to the site and these offer access to other settlements such as Chippenham, Swindon & Royal Wootton Bassett, where facilities and employment opportunities are available.

To conclude on this issue, the development would not prejudice the fulfilment of sustainable development objectives as set out in local and national planning policy. This brownfield site is therefore considered to be a sustainable location for new housing development of this size and scale, as is recognised by the Core Strategy and in particular policies CP1, CP2 & CP13. This matter weighs in favour of the proposal.

10. The Planning Balance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that "*determination must be made in accordance with the plan unless material considerations indicate otherwise*".

As set out above, the proposed development would not be in accordance with CP1, CP2 & CP13 as the proposal is beyond the limits of the settlement framework boundary. As conflict with the Core Strategy is identified the planning application would not be in accordance with the WCS and this should be afforded substantial weight in the section 38(6) balance.

As the Supreme Court made clear in the Suffolk Coastal case, even if Paragraph 14 NPPF were triggered, the weight to be given to relevant development plan policies and the NPPF remain questions of planning judgment for the decision-maker. Paragraph 14 of the NPPF states:

permission should be granted unless:

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or*
- *specific policies in the Framework indicate development should be restricted*

The appellant has advanced a number of benefits in support of the appeal scheme. In social terms, it would provide additional market housing, this factor should be afforded significant weight.

In environmental terms, the site is utilising a brownfield site and thereby reducing the need for Greenfield development. This is a matter which should be afforded significant weight.

In economic terms, the appeal scheme would provide construction jobs and some local investment during its build out. Albeit that these jobs and investment would be transitory, this a matter should be afforded limited weight.

The application site has also been allocated within the Neighbourhood plan and though not formally adopted there doesn't appear to be local objection to the allocation or any unresolved matters surrounding the allocation of this site. Though this document has not as yet been formally adopted it has progressed to a stage where weight can be apportioned to it, and a site that local residents and the Parish Council concede development will be taking place. These are matters which should be afforded moderate weight. Furthermore, it is a Brownfield site and this is a matter that can be given significant weight.

The development is consistent with CP1 and CP2 in so far as the number of dwellings proposed is 10 or less. In that respect it accords with these policies. This and the fact that it is a brownfield site was a significant factor in its selection and proposed allocation in the Neighbourhood Plan. This matter should be afforded moderate weight.

Core Polices CP57 & CP58 require new development to have a positive impact on the character and appearance of the conservation are and where possible have a positive impact. Taking into consideration the removal of a brownfield use this is considered to be a benefit of the scheme and can be afforded moderate weight in the planning balance.

The benefits outlined above are considered sufficient to outweigh the harm that has been identified to the Policy CP13. For the reasons given above the public benefits are sufficient to outweigh the identified harm to the adopted planning polices of the Core Strategy.

Placing these factors and all of the relevant material considerations in the balance, it is officer's opinion that the benefits of the proposed development would significantly and demonstrably outweigh the harm.

Overall, officer's view is that the appeal scheme is contrary to the development plan, but is otherwise justified by material considerations, including national policy in the NPPF.

RECOMMENDATION

GRANT planning permission subject to planning conditions:

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

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

- 2 No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be

considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

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

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- retained historic landscape features and proposed restoration, where relevant.
- Hard surfacing materials
- Bin storage facilities

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

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

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

5 No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of

development, until the Tree Protection Plan (Plan number 14B) has been erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

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

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

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

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

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

REASON: In the interests of highway safety.

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

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

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

REASON: In the interests of highway safety.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the car ports hereby permitted shall not be extended, altered or converted to habitable accommodation and shall be left

free for the parking of vehicles.

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

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected anywhere on the site.

REASON: In the interests of visual amenity.

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

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

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

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

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

01- Location Plan- Received 11 April 2017

03- Proposed site plan- Received 11 April 2017
04A- Proposed Floor Plans Dwelling 01 Received 11 April 2017
05- Proposed Elevations Dwelling 01 Received 11 April 2017
06- Proposed Floor Plans Dwelling 02 Received 11 April 2017
07- Proposed Elevations Dwelling 02 Received 11 April 2017
08- Proposed Elevations Dwelling 02 Received 11 April 2017
09- Proposed Plans & Elevations Car Port for Dwelling 02 Received 11 April 2017
10B- Proposed site location plan Received 07 June 2017
13A- Landscape Plan Received 07 June 2017
14B- Tree Protection Plan Received 07 June 2017

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

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

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

INFORMATIVE TO APPLICANT:

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

INFORMATIVE TO APPLICANT:

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

If you intend carrying out works in the vicinity of the site boundary, you are also

advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE TO APPLICANT:

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

INFORMATIVE TO APPLICANT:

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