

## NORTHERN AREA PLANNING COMMITTEE

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### MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 6 SEPTEMBER 2017 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

#### Present:

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

#### Also Present:

Cllr Ruth Hopkinson

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#### 76 Apologies

Apologies for absence were received from Cllr Brian Mathew, substituted by Cllr Bill Douglas, and from Cllr Chuck Berry, substituted by Cllr Jacqui Lay.

#### 77 Minutes of the Previous Meeting

The minutes of the meeting held on 9 August 2017 were presented.

#### **Resolved:**

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

#### 78 Declarations of Interest

Cllr Toby Sturgis and Cllr Chris Hurst declared later in the meeting for the purposes of transparency under item 7c) 17/05625/FUL they had previously used the services of the same architect Charles Manning, however were no longer in a contractual relationship.

Cllr Hurst advised he would not participate in the debate or vote on this item.

#### 79 Chairman's Announcements

The Chairman advised he would allow speakers for applications in respect of Land North of Bath Rd, Corsham, item 7a an additional minute each to allow statements to cover both applications on this site.

80 **Public Participation**

The Committee noted the rules on public participation.

81 **Planning Appeals and Updates**

The Committee noted the contents of the appeals update.

82 **Planning Applications**

83 **16/03721/REM and 16/04544/REM Land North of Bath Road, Corsham**

Tony Clark, David Taylor and Nigel Jackson spoke in objection to the applications.

Mathew Cowley and Jenny Mitter spoke in favour of the applications.

Nevil Farmer, Corsham Town Council, spoke in objection to the applications.

The Chairman advised the planning officers would give a presentation covering both applications on this site, however two separate resolutions would be required.

The Senior Planning Officer introduced the reserved matters applications relating to the residential development for 150 units and associated works, and also reserved matters related to the access, appearance, layout and scale of the proposed employment units on the site. Both applications were recommended for permission, subject to the conditions outlined in the reports.

The officer showed site location plans and photographs, a historic mine shaft and Public Right of Way crossing the site were identified. Details of layout, affordable housing plans, boundary treatments, materials, elevations of the employment unit, office layout plan and landscaping were provided. Attention was drawn to the Late Observations which included legal advice in relation to licensing matters and officers advised the Committee was able to determine the applications with the information before it. The officer explained the landscaping, layout, appearance and scale of the applications were the issues under consideration in these reserved matters applications.

The Committee was invited to ask technical questions, in response to which it was confirmed Outline planning permission for the two applications had been granted at Appeal. The Planning Inspector had given only 1 year for implementation following approval of the last of the approved matters and if the applications were approved at this meeting the 1 year time limit would start; if pre-commencement conditions were not discharged within one year, the permission would expire.

Members of the public then spoke as detailed above.

The local member, Cllr Ruth Hopkinson, highlighted the significant objections that had been raised by local residents and the Town Council.

In response to queries raised in the public forum, officers confirmed that matters in respect of ecology and the safeguarding of minerals were conditioned under the Outline permission. Likewise, access arrangements to the site had been agreed under the previous permission. It was understood the Council's drainage engineers were satisfied with drainage provision on the site. Officers acknowledged it was unfortunate that a tree on the site commemorating the sacrifice of local people in World War I was to be removed.

In the debate that followed on 16/03721/REM Cllr Hutton moved the officer's recommendation, which was seconded by Cllr Sturgis. Members considered whether the design of the residential dwellings was in keeping with the Corsham Neighbourhood Plan and the weight of that Plan since it had not yet been adopted. It was acknowledged that design was a subjective element and what some members might find acceptable, others would not. It was argued the design did not cause significant harm to the historic environment and a similar development by Redrow at Sutton Benger had been of good quality. It was noted the Council had originally refused Outline planning permission on this site, however it had later been granted at appeal and a lot of the issues raised by residents had already been considered at the appeal stage.

Some councillors expressed concern that a report from Atkins on drainage and flooding in the locality remained outstanding as they felt this could have helped inform the Committee debate. Members agreed that should permission be granted, this should include an additional condition requiring the planting of a substantial tree to replace the one removed by the developer, Cllrs Hutton and Sturgis accepted an amendment to their motion to this effect.

In the debate concerning application 16/04544/REM, Cllr Hutton moved the officer's recommendation, which was seconded by Cllr Sturgis.

**Resolved:**

**To GRANT planning permission for application 16/03721/REM subject to the following conditions and an additional condition, the wording of which was DELEGATED to officers, to require the planting of a substantial tree to replace the one removed by the developer.**

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

**RHSW.5365.PL001 rev J - Planning Layout  
5064/20/01 rev B – Refuse Vehicle Swept Path Analysis  
5064/20/02 rev B – Refuse Vehicle Swept Path Analysis  
Received 20 July 2017  
RHSW.5365.SMP001 rev D - Surface Material Plan  
RHSW.5365.AHP001 rev C - Affordable Housing Plan  
RHSW.5365.EP001 rev D - Enclosures Plan  
RHSW.5365.MP001 rev G - Material Plan  
RHSW.5365.SH001 rev C – Storey Heights  
5064/SK01 rev C - Preliminary Levels  
1794 01 K - Landscape Masterplan**

1794 02 E - Detailed Planting Plan (1 of 7)  
1794 03 D - Detailed Planting Plan (2 of 7)  
1794 04 C - Detailed Planting Plan (3 of 7)  
1794 05 C - Detailed Planting Plan (4 of 7)  
1794 06 C - Detailed Planting Plan (5 of 7)  
1794 07 F - Detailed Planting Plan (6 of 7)  
1794 08 C - Detailed Planting Plan (7 of 7)  
Received 27 June 2017  
5064/501 rev A - Attenuation Pond Details  
Received 1 February 2017  
F-SD-5365-01 - Stock Fencing Details  
Received 7 September 2016  
04644 TPP - Tree Protection Plan  
1794 09 A - Detailed LEAP Proposals  
Received 26 April 2016  
Housetype Booklet "Bath Road, Corsham"  
F-SD0902 - Knee Rail Fencing  
F-SD0906 rev A - Screen Fencing, 1.8m High, Standard Effect  
dwg: Natural Dry Stone Wall  
Received 18 April 2016

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

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. 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.

4. The screen walls and/or fences shown on the approved plans shall be erected prior to the first occupation of their respective dwellings hereby permitted and shall be retained and maintained as such at all times thereafter.

**REASON:** To prevent overlooking & loss of privacy to neighbouring property.

**5. No dwelling shall be first occupied until its turning area and parking spaces and access thereto 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. 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 garages hereby permitted shall not be converted to habitable accommodation.**

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

**7. No development shall commence on site until a scheme of compensatory tree planting, including details of specie(s), planted size, location and future maintenance regime, has been submitted to and approved in writing by the Local Planning Authority. The said planting shall have been carried out within the first planting season following the first occupation of the development in full accordance with the approved scheme, in accordance with which the tree(s) shall be maintained at all times thereafter. *(The wording of this condition was subsequently agreed by officers under delegated authority).***

**REASON:** To mitigate the loss of tree T15.

**8. 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.**

**9. INFORMATIVE TO APPLICANT:**

**Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. You are advised to contact the PROW officer.**

**10. 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.

**11. 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.

To GRANT planning permission for application 16/04544/REM subject to the following conditions:

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

1794 11 C – Detailed Planting Proposals Employment Land

REDR160424-SW SL.01 rev D – B1 Office Units Site Layout

Received 27 June 2017

SLP.01 rev A - Site Location Plan

EL.01 rev A - Engineering Layout

A.e1 rev A - Block A Elevations

A.e2 rev A - Block A Elevations

A.p1 rev A - Block A Ground Floor Plan

A.p2 rev A - Block A First Floor Plan

B.e1 rev A - Block B Elevations

B.e2 rev A - Block B Elevations

B.p1 rev A - Block B Ground Floor Plan

B.p2 rev A - Block B First Floor Plan

Received 16 September 2016

BS.01 - Bin & Cycle Store Plans & Elevations

Received 2 September 2016

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

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 walls shall be constructed on site, until a sample wall panel, 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.**

**4. No paint or stain finish shall be applied to external timber (including external walls and window joinery), until details of the paint or stain to be applied have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use.**

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

**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 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.**

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

**6. No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on approved plan EL.01 rev A - Engineering Layout (received 16 September 2016). The areas shall be maintained for those purposes at all times thereafter.**

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

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

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

**8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions, extensions or external alterations to any building forming part of the development hereby permitted and no plant, machinery or other incidental structure shall be installed outside any such building on the site on the approved plans.**

**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, or the installation of any outdoor plant, machinery or other structure.

**9. No external lighting shall be installed on site until details of lighting, external cowls, louvers or other shields to be fitted to reduce light pollution have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be put in place before the floodlights are first brought into use and shall be retained and maintained in accordance with the approved details at all times thereafter.**

**REASON:** To protect species and to minimise light pollution in the interests of ecology and the amenities of the area.

**10. 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.**

**11. 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.**

**12. 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.**

**13 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.**

84 **17/03035/REM Land at Former Blounts Court Nursery, Studley, SN11 9NQ**

Ioan Rees, Richard Fitter, Richard Aylen spoke in objection to the application.

Emma Geater spoke in support of the application.

Keith Robbins, Calne Without Parish Council, raised a number of concerns about the development.

The Senior Planning Officer introduced the application which was a reserved matters application in respect of scale, layout, external appearance and landscaping for the erection of 53 dwellings, public open space and associated infrastructure. The application was recommended for permission subject to planning conditions, as amended by late observations. It was highlighted that outline planning permission had already been granted for up to 53 units on the site. Site location maps and photographs were shown, including photographs of neighbouring development and style of housing. The officer considered the proposal offered very good residential amenity and separation from neighbouring properties. It was acknowledged the proposed design of housing was different in appearance to dwellings in Studley, but not compared to closer developments.

The Committee was invited to ask technical questions, in response to which it was confirmed that driveways of the proposed dwellings would not exit directly onto the A4. Attention was drawn to the Late Observations which proposed an amendment to condition 2.

Members of the public then spoke as detailed above.

The local member, Cllr Christine Crisp spoke about the history of the site and the benefits of a pedestrian crossing that had been approved as part of the outline permission.

In the debate that followed, Cllr Hutton moved the officer's recommendation, which was seconded by Cllr Stugis. It was commented that outline consent had already been granted and the proposal before the Committee was an acceptable scheme for this site, it was noted that design was a subjective matter and whilst some members did not consider the application to be appropriate, others considered it to feature good landscaping and frontage. Some members of the Committee considered the application was not suitable as a gateway to Studley and recommended further consideration should be given by the developers to the comments of local residents and the parish

council to propose a more suitable design. The motion was put to the vote and failed.

Cllr Grant, seconded by Cllr Hurst, moved that determination be deferred for two cycles to allow for negotiations with the applicant to address design and layout elements of the scheme. Members of the Committee commented the application was contrary to Core Policy 53. Officers cautioned the Committee against deferring the item as the developer was under no obligation to amend the plans and the Committee needed to specify the design elements it was not satisfied with. Officers therefore recommended the application either be refused or approved, and highlighted Studley was not a separate settlement to Derry in the context of the Core Strategy and that any refusal of the application on this basis could not be defended at Appeal.

Members commented there were constraints on the developer as to the changes that could be made, however the Committee felt the development was not inkeeping with the character of the area. The Legal Officer advised the Committee must be clear about the specific elements of the scheme it would like to see changed as a result of deferral and negotiations with the developers, since the professional opinion of officers was that the scheme was acceptable and they would not defend a refusal of the application in the event of an Appeal process. Upon discussion, the Committee agreed negotiations with the developer should consider: surfacing materials, linear kerbing and removal of kerb-stones, and layout, particularly in respect of the A4 frontage. Further comments included that a less linear layout and variation in materials for driveways would be welcomed. On going to the vote, the resolution was agreed.

**Resolved:**

**That the application be DEFERRED for two cycles to allow Officers to negotiate amendments to the submitted scheme in the following respects: (i) surfacing materials; (ii) linear kerbing and removal of kerb-stones; and (iii) layout, particularly in respect of the A4 frontage. To DELEGATE authority to officers to undertake the aforementioned negotiations.**

85 **17/05625/FUL Land between 18 & 19 Avils Lane, Lower Stanton St Quintin, SN14 6BY**

Gil Schwenk, Paul Craven and Murray Walker spoke in objection to the application.

Mr Vitale and Charles Manning spoke in favour of the application.

Cllr John Seale, Stanton St Quinton Parish Council, spoke in objection to the application.

The Senior Planning Officer introduced the application for a new dwelling and garage, noting the proposed change of use of a small area of the rear paddock to residential curtilage had been removed from the scheme. The application was recommended for permission, subject to the planning conditions outlined in

the report. A site location plan, photographs and details of the proposed plans was provided. The officer drew attention to the extant outline permission which already existed on the site.

The Committee was invited to ask technical questions, in response to which it was confirmed a condition was in place to secure a scheme of drainage on site. Additionally, officers advised permitted development rights could be removed from the garage should the Committee consider it would affect amenity.

Members of the public then spoke as detailed above.

The local member, Cllr Howard Greenman, spoke in objection to the application.

In response to statements from the public and the local member the Senior Planning Officer advised there was a proposed condition on the application to prevent the use of the garage for residential accommodation. It was also highlighted the plans presented at outline stage for point of access were only indicative.

Cllrs Hurst and Sturgis declared interests in this item as detailed above.

In the debate that followed members agreed that slab levels should be as low as possible since they would be higher than the adjacent plot. Cllr Hutton, seconded by Cllr Sturgis, moved the officer's recommendation with an amendment to a condition on drainage to ensure that slab levels and drainage be kept as low as possible.

**Resolved:**

**To GRANT planning permission subject to the following conditions, including an amendment to drainage conditions to require low drainage and slab levels, the wording of which was DELEGATED to officers:**

**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:**

**892/CAM/2017/1 rev A - Elevations & Floor Plans**

**Received 31 July 2017**

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

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

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

**4. No development shall commence on site until full details of boundary planting and/or fences have been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be carried out in full prior to the end of the first planting season following first occupation of the development, in accordance approved details. The approved boundary treatments shall be retained and maintained as such at all times thereafter.**

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

**5. No part of the development hereby permitted shall be first 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. The access hereby approved shall not be first brought into use until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 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 43 metres in both directions from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 1 metre above the level of the adjacent carriageway.**

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

**7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of 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 enlargements.

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

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

**9.** Before the development hereby permitted is first occupied the windows in the southeast elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the windows shall be maintained with obscure glazing in perpetuity. 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 additional windows shall be inserted into the southeast elevation of the development hereby permitted.

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

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

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

**11.** No development shall commence on site until a scheme for the discharge of surface and foul 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. Such details shall include all Finished Floor Levels in relation to the ground. The development shall not be first occupied until the drainage system and Finished Floor Levels have been constructed in accordance with the agreed details. *(The wording of this condition was subsequently agreed by officers under delegated authority).*

**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 whilst securing a suitable form of development for the locality

that does not necessitate an excessively elevated Finished Floor Level above ground level

**12. 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.

**13. 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.

**14. 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.

**15. 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.

86 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 6.40 pm)

The Officer who has produced these minutes is Libby Johnstone of Democratic Services, direct line 01225 718214 , e-mail [libby.johnstone@wiltshire.gov.uk](mailto:libby.johnstone@wiltshire.gov.uk)

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