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| Date of Meeting | 12 July 2018 |
| Application Number | 18/03223/FUL |
| Site Address | Browfort Campus, Bath Road, Devizes, Wiltshire SN10 2AP |
| Proposal | Erection of six age exclusive chalet bungalows with car parking |
| Applicant | Yourlife Management Services Ltd |
| Town/Parish Council | DEVIZES |
| Electoral Division | DEVIZES NORTH – Councillor Sue Evans |
| Grid Ref | 399872 161820 |
| Type of application | Full Planning |
| Case Officer | Morgan Jones |

Reason for the application being considered by Committee

In accordance with the Council's 'Scheme of Delegation Specific to Planning', this application is brought to committee at the request of Councillor Sue Evans, due to the 'scale of the development', 'visual impact on surrounding area', relationship to adjoining properties', 'design', 'environmental or highway impact' and 'car parking'.

1. Purpose of Report

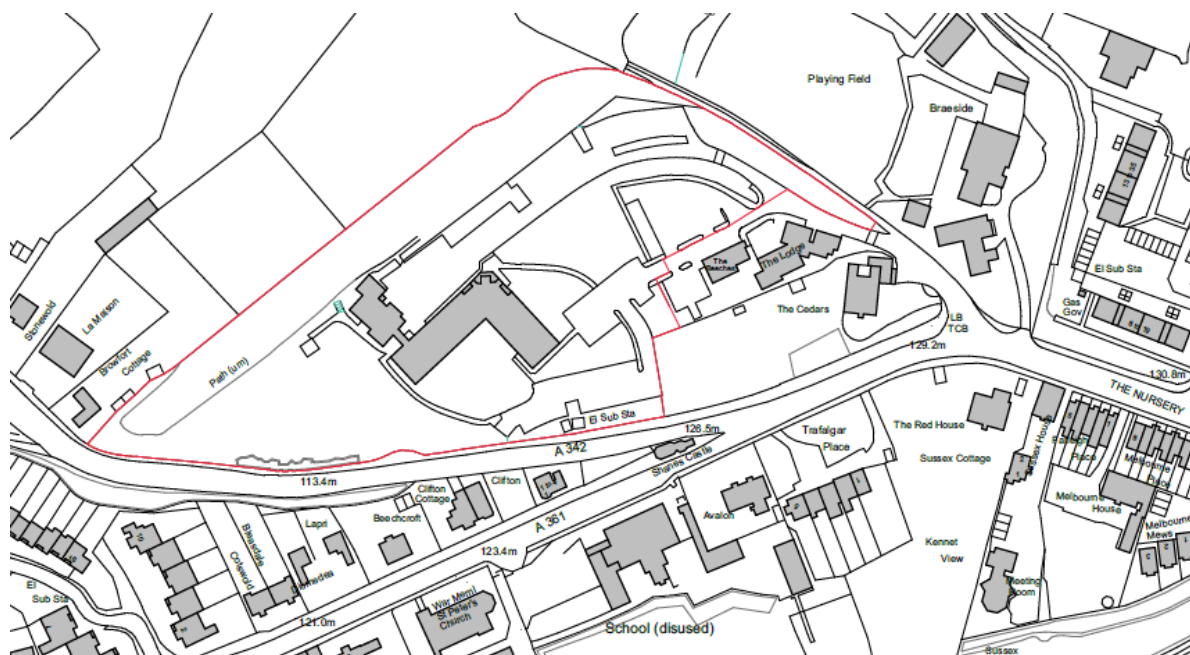
To assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation to grant planning permission.

The key issues for consideration are:

- Principle of development;
- Layout, design and density;
- Landscaping & visual impact;
- Impact on heritage assets;
- Ecological impact;
- Environmental impacts, flood risk & drainage;
- Impact on highway & pedestrian safety;
- Impact on residential amenity.

2. Site Description

The site comprises part of the former Browfort Office Campus and is located on the north-western edge of Devizes, approximately 0.5 miles from the town centre. The 2.66 hectare site formerly comprised of six buildings (i.e. New Browfort, Old Browfort, The Cedars, Yew Trees, The Beeches, The Lodge) in established B1 use and associated car parking for approximately 175 spaces, within a mature landscape setting. The site lies within the defined Limits of Development for Devizes. It is free of any landscape and ecological designations and is within flood zone 1 (low risk of flooding).



Location Plan

A private road serves the site and is accessed directly off the A361 Bath Road which adjoins the southern boundary of the site. The land falls away sharply along the north-western boundary towards open agricultural land. A public right of way (ref. DEVI10) runs along the north-eastern boundary from Bath Road out into the open countryside to the north-west of the site. The Braeside Education and Conference Centre is located next to the north-east boundary of the site and The Cedars, Yew Trees, The Beeches and The Lodge lie to the east of the site within the grounds of the Browfort Campus.

Planning permission reference 16/04371/FUL was granted on 20 December 2016 for the redevelopment of the site by McCarthy & Stone / Yourlife Management Services Ltd. The scheme involves the demolition of the New Browfort and Old Browfort buildings and the “erection of a building to provide 55 extra care (assisted living) apartments with communal facilities and car parking for the frail elderly”. The planning permission has been implemented and is nearing completion.

3. The Proposal

The application seeks full planning permission for the erection of six age exclusive bungalows with car parking within the grounds of the Browfort Campus. The bungalows will be sited within the curtilage of the McCarthy & Stone apartment block scheme. As such, some minor re-arrangement of the parking layout and landscaping originally approved will therefore be required and can be secured through a non-material amendment application. The proposed bungalows will have their own curtilages and two parking spaces each. Each dwelling is 1.5 storeys in height (c. 3m eave; 6.3m ridge) and will sit with a backdrop of mature trees across the site.

The materials will complement the Assisted Scheme and consist of either a red brick, grey roof tile, white UPVC windows or, for focus plots 1 and plot 6, a white rendered unit, with red roof tile and timber-effect windows.



Proposed Site Plan



FRONT ELEVATION - BRICK - PLOTS 2,3,4&5



FRONT ELEVATION - RENDER - PLOTS 1&6

Proposed Front Elevations

4. Planning Policy

The **National Planning Policy Framework (NPPF)** with particular regard to Chapters 1 'Building a strong, competitive economy', 4 'Promoting sustainable transport', 6 'Delivering a wide choice of high quality homes', 7 'Requiring Good Design', 11 'Conserving and Enhancing the Natural Environment' and 12 'Conserving and Enhancing the Historic Environment'.

The adopted **Wiltshire Core Strategy**, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 12 Spatial Strategy: Devizes Community Area;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 55 Air Quality;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 67 Flood Risk;
- Core Policy 68 Water Resources;
- Policy HH10 Area of Minimum Change.

Devizes Area Neighbourhood Plan (July 2015 Referendum Version), with particular regard to:

- H1 Strategic Policy Intent - Settlement Framework Boundary
- H2 Strategic Police Intent – Built Environment & Sustainability
- H3 Strategic Policy Intent - Site Specific Allocations
- T1 Strategic Policy Intent - Getting Around
- ESD1 Strategic Policy Intent - Environment & Sustainability

Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011).

The **Kennet Landscape Conservation Strategy Supplementary Planning Guidance** (May 2005) and associated **Landscape Character Assessment** (1999).

5. Consultations

Wessex Water – No observations.

Wiltshire Council Highways – No objection provided the new vehicular access points / parking areas are laid out on site with sufficient visibility splays.

Wiltshire Council New Housing Team – No objection: - "In line with current affordable housing approaches we will not seek an affordable housing contribution on sites proposing less than 10 dwellings".

Wiltshire Council Waste & Environment Service Team – No objection.

Wiltshire Council Ecologist – No observations.

Wiltshire Council Conservation Officer – Objection, on the ground of the harm to the landscape character surrounding the former Browfort house which is considered to be a non-designated heritage asset.

Wiltshire Council Arboricultural Officer – No objection, subject to a condition to ensure the development is carried out in accordance with the approved Arboricultural Method Statement (AMS).

Wiltshire Council Drainage Engineer – No objection, subject to conditions to secure surface water and foul drainage schemes.

Devizes Town Council – Objection:-

“The committee objects to the application on the grounds that it is an over development of the site, the loss of green space within the development which had been guaranteed within the original application and also the increase in traffic in an area where specialised works take place”.

6. Publicity

The application has been publicised via a site notice and letters sent to properties within close proximity of the site. As a result of the publicity, three letters have been received raising the following concerns:

1. Mr. James M Pickering

- Very difficult to comment when the plans and documentation do not exist! I thought it had been decided that no more traffic was to be allowed onto Bath Road? People are queued on Dunkirk Hill down to Rowde as it is.

Mr Pickering subsequently advised that his “comments have been answered satisfactorily” following the submission of further observations and plans by the applicant.

2. Mr. Richard HC Ormerod Trust for Devizes

- This development will significantly erode the extent and quality of the landscape setting of the flats complex under construction, harm the amenities enjoyed by the future residents, and intrude on the generally rural setting of the public footpath (Conscience Lane) to the NE.

3. Wiltshire Sight

- I wish to object strongly to the development of these bungalows in this location, with specific objection to plots 1 and 2.
- The proposed siting of the development is particularly ill-considered: the position of plots one and 2 will directly overlook and will block the current light flow into the Wiltshire Sight Resource Centre for Blind and Partially Sighted people, creating both Shadows and Glare. ... We feel that the 600 Blind and Partially Sighted people that use our centre will be significantly disadvantaged by the development of plots 1 and 2 and that it will mean that our services will be significantly affected, as we will no longer be able to use the centre for assistive technology training due to the change in lighting.
- Our second objection to the proposed development is regarding the additional traffic on the site, over the last 6 months there have been several serious traffic incidences relating to the site
- Bungalows 1 and 2 will be situated adjacent to a blind junction on the site where 3 roads merge into 1, which is the main entrance and exit to the site. This road is only

suitable for one vehicle and there are no passing points. The building will further impede vision on that junction. The flow of the traffic on and off the site is problematic due to this junction, its restrictive vision and the fact it is unclear how the right of way works.

7. Planning Considerations

7.1 Principle of Development

The adopted local development plan document is the Wiltshire Core Strategy (WCS) (adopted January 2015). The proposal relates to a residential development scheme within the curtilage of the existing extra care apartment scheme therefore the principle of the land use is acceptable. Furthermore, the site lies within the limits of development for Devizes and is allocated for residential development within the Devizes Area Neighbourhood Plan (DANP).

Policy H1 'Strategic Policy Intent - Settlement Framework Boundary' of the made DANP seeks to ensure that all new housing is to be built within the existing settlement framework boundary (which equates with the Limits of Development within the WCS). Policy H3 'Strategic Policy Intent - Site Specific Allocations' identifies the site as a preferred option for residential development within the town and indicates the site has potential to accommodate 60 dwellings. The proposed residential accommodation would therefore accord with the settlement strategy of the WCS and DANP.

The proposed development is aimed towards older persons and is linked to the approved extra care (assisted living) apartment scheme currently under construction. Core Policy 46 'Meeting the Needs of Wiltshire's Vulnerable and Older People' supports the provision of specialist accommodation for Wiltshire's older people, which includes nursing accommodation, residential homes and extra-care facilities. It is not, however, necessary to restrict the occupation of the units to the frail elderly because the principle of open market C3 use dwellinghouses is acceptable in this location for the reasons given above.

In light of the above, the principle of the proposed development is considered acceptable in terms of land use; however there are a number of key material planning considerations which will have to be taken into account to determine whether the proposed development is acceptable, as discussed within the following sections.

7.2 Design & Landscape Impact

Core Policy 57 'Ensuring High Quality Design and Place Shaping' of the WCS seeks to secure good design and Core Policy 51 'Landscape' outlines that development should protect, conserve and where possible enhance landscape character. Furthermore, saved policy HH10 'Area of Minimum Change' of the former Kennet Local Plan is applicable which states that planning permission will not be granted for development which would materially damage the character of the area. The policy is intended to protect those areas of land within or at the edge of built-up areas that make an important contribution to the character and appearance of the settlement

The Town Council and third parties feel that the proposal is of a poor design because it would represent the overdevelopment of the site, result in the loss of green spaces and harm the rural character of the site and its surroundings. It is, however, considered that the bungalows would be discretely located within the site and will have no impact on wider landscape character. The proposed development will have an impact on part of the parkland setting surrounding the former Browfort house which was to be retained as part of the approved apartment block scheme. Policy HH10 seeks to retain the character of the site,

however, the development plan must be read as a whole and of particular significance is the allocation of the site for 60 dwellings within the made DANP.

The DANP identifies the site as one of the most suitable within the town to deliver new housing to meet the identified need during the plan period. It is allocated by policy H3 of the DANP for 60 dwellings, therefore the principle of development and a change to the character of the site has been accepted and justified to deliver the recognised housing need for the town and wider community area.

In terms of the amount of development currently proposed, it is considered that the approved apartment block on the footprint of the former Browfort buildings and the provision of six new bungalows will not result in the overdevelopment of the site. The new bungalows will primarily be built on existing areas of hardstanding, apart from plot 6 which is currently a grassed area. Whilst the loss of the parkland setting is undesirable from a local landscape character perspective, the development is not considered to conflict with the local development plan for the reasons detailed above.

The Council's Arboricultural Officer has indicated that it is imperative that the existing mature trees that are protected by a tree preservation order (TPO) have their roots protected at all times throughout development, with a regular arboricultural watching brief in place around key rooting areas. Any incursions into the root protection area (RPA) must be documented and advice sought from the arboricultural consultant. The Arboricultural Officer therefore supports the application subject to a condition requiring the submission and approval of an Arboricultural Method Statement (AMS). The applicant subsequently submitted an Arboricultural Method Statement (ref: 9988-KC-XX-YTREE-MethodStatement-Rev0) by Keen Consultants, which has been approved by the Council's Arboricultural Officer.

7.3 Impact on Heritage Assets

One of the core planning principles of the NPPF is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (par 17). The NPPF defines a 'Heritage Asset' as "a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)".

The Council's Conservation Officer has indicated that the landscape which surrounded the historic 19th century house of Browfort and Prospect House (now the Cedars) is considered to be a Heritage Asset. The NPPF definition of a Heritage Asset is: *a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.* At the entrance to the site is The Cedars which is a grade II* listed building.

The duty placed on the Council under section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 is the requirement to have special regard to the desirability of preserving the listed building (The Cedars) or its setting or any features of special architectural or historic interest which it possesses. Furthermore, as the landscape surrounding the former Browfort house is considered to be a non-designated heritage asset, the proposal needs to comply with paragraph 135 of the NPPF, which states:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

In considering applications, policy requires a balanced view, with the harm which would be caused being weighed against the public benefits or securing the optimum viable use which would result from the proposals (paragraph 134 of the NPPF).

The Council's Conservation Officer has provided the following appraisal of the development:

"There is no appreciation or acknowledgement of the historic planting and character of the site within the application. However, historic maps and the current layout and appearance of the site do show that the landscape garden was very much designed in the style of the day. The approach to the house and the planting around was clearly in the naturalistic/gardenesque style of the day with a heavily planted boundary with some woodland walks and a sweeping approach to the house with more open area but with specimen planting of more exotic tree specimens. The 19th century plant hunters brought back specimens from the Americas and further afield and became a key component of 19th century landscape design. The existing trees and layout of the site needs to consider this historic context.

Policy C57 of the Wiltshire Core Strategy. This gives the policy context for considering new development. These include the need to have a thorough understanding of the site itself and the wider context. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevation design, materials streetscape and rooflines to effectively integrate the building into its setting.

Although the approved scheme for the site did involve demolition of Browfort which I considered to be a Heritage Asset, one benefit was that it sought to reinstate and improve the landscape surrounding the house by the removal of car parking and reinstatement of the naturalist planting of the 19th century landscape.

This scheme will involve building on the historic landscape garden and also result in fragment the site with individual houses with their own gardens, boundaries, waste disposal, planting and garden paraphernalia. The new houses and subdivision of the open landscape would totally transform the character of the area. The areas of car parking and roadways with turning heads has increased over the approved scheme. This would be contrary to WCS C58 which states that distinctive elements of Wiltshire's Historic Environment including non designated Heritage Assets which contribute to a sense of local character and identity will be conserved, and where possible enhanced. Even if the site was not considered a Heritage Asset the proposals are contrary to C57. The scheme does not enhance the natural and historic environment, nor does it related positively to its landscape setting and the existing patterns of development.

I am of the view that the loss of Browfort House resulted in damage to the historic significance of the site and this proposal involves even more erosion of the historic environment by building on the historic garden. The large block of development which has been approved is balanced by retaining the open space commensurate in scale to the mass of the new building. But this balance will be lost with this scheme. The design of the proposed houses is not particularly informed by the local context and the planting around would be alien in conjunction with the trees and open spaces which characterise the existing landscape garden.

NPPF paragraph 135 should form a key part of the consideration ie the effect of the application on the significance of a non-designated heritage asset".

The view of the Conservation Officer is clearly understood and ties in with the original desire of the Local Planning Authority, through policy HH10, to retain the character of the site. Furthermore, Core Policies 57 and 58 seek to secure good design and protect the historic environment for all new development proposals. There will be a change to the landscape surrounding the former Browfort buildings as a result of the development and therefore a diminution of the significance of the non-designated heritage. The scheme, however, will primarily be built on existing hard surfaces and will only result in the loss of a single tree. The new development will not totally erode the landscape setting of the site and any harm has been justified through the allocation of the site within the DANP for 60 dwellings. The proposed development is therefore not considered to conflict with paragraph 135 of the NPPF.

In having 'special regard' to the desirability of preserving the listed building (The Cedars) and its setting it is considered that the proposal, due to its layout and design, will not harm the significance of The Grade II* Cedars House.

7.4 Ecology

Core Policy 50 'Biodiversity & Geodiversity' of the WCS outlines that all development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. The proposed development will not result in the demolition of any buildings and will only result in the removal of a limited amount of landscaping, therefore the ecological impacts are considered to be low. The Council's Ecologist has not provided any comments or raised any concerns with regard to the proposal. An informative drawing drawing the applicant's attention to the requirements of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) is considered sufficient in this instance.

7.5 Environmental Impacts, Flood Risk & Drainage

Core Policy 67 'Flood Risk' of the WCS outlines that all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

The site is located within Flood Zone 1 (the lowest level of risk) and the application indicates that storm water disposal will be via a sustainable drainage system and soakaways. The Council's Drainage Engineer does not object to the proposal, subject to a condition to ensure full details of the drainage scheme is approved prior to the commencement of the development to satisfy the requirements of Core Policy 67.

In terms of the disposal of foul drainage, the application specifies that this will be via the main sewer via the existing site connection, as shown on the 'drainage layout scheme' plan, which has been agreed with Wessex Water.

In relation to waste management, the Design and Access Statement provides details of the refuse and recycling strategy and the tracking diagrams demonstrate that refuse vehicles will be able to manoeuvre around the site. The financial contribution requested towards waste collection facilities cannot be secured because the scheme is not a 'major' (10 or more dwellings) development.

7.6 Impact on Highway & Pedestrian Safety

Core Policies 60 'Sustainable Transport' and 61 'Transport and New Development' of the WCS seek to ensure that new developments are located within sustainable locations and are designed to encourage the use of sustainable transport facilities. Core Policy 61 also seeks to ensure that all new developments are capable of being served by safe access to the highway network.

The Town Council and third parties have raised concerns with the potential increase in vehicular movements to and from and within the site, and a loss of parking spaces, as a result of the development. The Council's Highways department is, however, satisfied that the introduction of 6 small-scale bungalows will not result in a significant increase in vehicular movements on the existing junction arrangement and will not exceed the former office use of the site. The applicant has also submitted a layout plan demonstrating that each new property has a sufficient visibility splay so the development should not pose a danger to pedestrian or highway safety within the site.

The proposed development will not result in the loss of parking spaces. The approved scheme had 56 car parking spaces to serve the Assisted Living Unit Scheme. The approved scheme will be reconfigured through a series of non-material amendments which will result in the provision of 59 car parking spaces. Each proposed new bungalow within this current application will also have two car parking spaces in accordance with the Council's Car Parking Strategy.

In light of the above, the proposed development is considered to comply with Core Policies 60 and 61 of the WCS.

7.7 Impact on Residential Amenity

Core Policy 57 'Ensuring High Quality Design and Place Shaping' of the WCS lays down the requirement for good design. The policy requires developments to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

The site is not directly adjoined by neighbouring residential properties. The uses within the Browfort Campus and Braeside may experience some disturbance during the construction phase; however the impact can be managed by safe and considerate working practices. The site is well-contained, with sufficient space for parking and a construction compound, therefore a construction method statement is not considered necessary in this instance. An informative can be imposed on the planning permission in relation to standard working hours as requested by the Council's Public Protection team on the apartment block scheme.

One of the key concerns raised by Wiltshire Sight, who occupy The Beeches, is a loss of light as a result of bungalows 1 & 2 directly opposite. The new bungalows would, however, be sited to the west of The Beeches and there would be a gap between the front elevation of The Beeches and the front elevation of the bungalows on plots 1 & 2 of 10.5m. BR209 (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice) advises that the quantity and quality of daylight inside a room will be impaired if obstructing buildings are large in relation to their distance away. The distribution of light in the room will be affected as well as the total amount received. The 25 degree rule outlined within the BR209 Guidance has therefore been applied and it is evident that the external obstruction is lower than 25 degrees above the horizon when taken from the front principal windows at The Beeches. The concerns of Wiltshire Sight are understood but when applying the standard planning

tests, the total amount of skylight and distribution within The Beeches will not be affected to an unacceptable level by the proposed development.

In light of the above, it is therefore considered that the scheme will not have a significant adverse impact on the amenities of the occupiers of neighbouring properties.

8. Conclusion

The principle of a residential scheme at the site is in accordance with the settlement strategy of the WCS and residential policies of the DANP. The change to the local landscape character surrounding the former Browfort house is considered to be justified through the allocation of the site for 60 new dwellings within the DANP. The provision of 6 new bungalows alongside the extra care apartment scheme will not result in the overdevelopment of the site or lead to any significant environmental, highway safety or neighbour impacts.

The scheme is considered to be in accordance with both the national and local planning policies and with suitably worded conditions, it is recommended that planning permission be granted.

RECOMMENDATION

That planning permission be **GRANTED** 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 and documents:
 - Document. Design and Access Statement (ref 16.001 / April 2018) by HGP Architects, received 06.04.18;
 - Drawing. SO_2529_03_AC_001 Site Location Plan, received 11.05.18
 - Drawing. SO_2529_03_AC_005 Site Location Plan, received 06.04.18;
 - Drawing. SO_2529_03_AC_002 Existing Site Survey, received 06.04.18;
 - Drawing. SO_2529_03_AC_010 Proposed Site Layout - Roof, received 06.04.18;
 - Drawing. SO_2529_03_AC_011 Proposed Site Layout - Ground, received 06.04.18;
 - Drawing. SO_2529_03_AC_020 Rev A Bungalow Plans & Elevations, received 11.05.18
 - Drawing. SO-2529-02-LA-001 Rev B General Arrangement Plan - Wider Site, received 06.04.18;
 - Drawing. SO-2529-02-LA-003 Rev A Planting Plan - Wider Site, received 06.04.18;
 - Drawing. 9988-KC-XX-YTREE-TPP01Rev0 Tree Protection Plan, received 06.04.18;

- Drawing. 9988-KC-XX-YTREE-TCP01Rev0 Tree Constraints Plan, received 06.04.18;
- Document. Arboricultural Method Statement (ref: 9988-KC-XX-YTREE-MethodStatement-Rev0) by Keen Consultants, received 29.05.18
- Drawing. 034.0094.005.A Individual Access Visibility Splays, received 12.06.18;
- Drawing. 034.0094.004.D Bungalow Tracking, received 12.06.18;

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

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 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. 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. 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 protective fencing as shown on the approved Tree Protection Plan and in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations"; has been erected.

The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

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

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

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

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: In order that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

5. The development hereby permitted shall be carried out in accordance with the approved Arboricultural Method Statement (ref: 9988-KC-XX-YTREE-MethodStatement-Rev0) by Keen Consultants.

REASON: In order that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

6. No railings, fences, gates, walls, bollards or other means of enclosure shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish 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: To safeguard the character and appearance of the area and the setting of The Cedars.

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 gates, walls, fences or other means of enclosure, other than those approved under condition 6 of this permission, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area and the setting of The Cedars.

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

REASON: 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.

9. No development above the damp-proof course level of the dwellings hereby permitted shall be carried out 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 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.

10. No part of the development hereby permitted shall be occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The visibility splay for each property shall be 2.4m x 27m to the centre of the access, as shown on drawing no. 034.0094.005.A, with no obstruction above 600mm. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

11. INFORMATIVE TO APPLICANT:

The Council's Environmental Health Officer (Environmental Control & Protection) recommends that:

1. In terms of noise audible at any site boundary, the hours of construction should be restricted to the following times:-

Mondays - Fridays 07:30 – 18:00hrs

Saturdays 08:00 – 13:00hrs

Not at all on Sundays or Bank and Public Holidays

2. No burning shall take place on site during the construction phase.

12. INFORMATIVE TO APPLICANT:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

13. INFORMATIVE TO APPLICANT:

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

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

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy