

## **EASTERN AREA PLANNING COMMITTEE**

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### **MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 25 APRIL 2019 AT WESSEX ROOM, CORN EXCHANGE, THE MARKET PLACE, DEVIZES SN10 1HS.**

#### **Present:**

Cllr Mark Connolly (Chairman), Cllr Paul Oatway QPM (Vice-Chairman), Cllr Ian Blair-Pilling, Cllr Peter Evans, Cllr Nick Fogg MBE, Cllr Richard Gamble, Cllr James Sheppard and Cllr Christopher Williams (Substitute)

#### **Also Present:**

Cllr Sue Evans, Cllr Laura Mayes, Cllr Philip Whitehead and Cllr Stuart Wheeler

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#### **24. Apologies**

Apologies were received from Cllr Stewart Dobson who was substituted by Cllr Chris Williams.

#### **25. Minutes of the Previous Meeting**

The minutes of the meeting held on 28 March 2019 were presented for consideration, and it was:

#### **Resolved:**

**To approve and sign as a true and correct record the minutes of the meeting held on 28 March 2019.**

#### **26. Declarations of Interest**

Cllr Richard Gamble declared a non-pecuniary interest in agenda item 7d, application 18/11759/VAR - Dauntsey's School, High Street, West Lavington, SN10 4HE. This was because his wife was chairman of the parish council, which was objecting to the application. Until recently, his wife was also a governor of the school (but was not party to the development). Furthermore, Cllr Gamble was Chairman of Lavington Athletics, which would be a beneficiary of the running track and his children were alumni of the school. Although the interest was non-pecuniary, Cllr Gamble declared that he would not take part in the debate and would not vote on this item.

Cllr Gamble also declared an interest in agenda item 7b, 18/11901/FUL - 39 Farm Lane, Great Bedwyn, Wilts, SN8 3LU, due to his role as Portfolio Holder for Heritage, Arts and Tourism. He declared that he would consider the application on its merits with an open mind as he debated and voted on the item.

Cllr Peter Evans declared a non-pecuniary interest in agenda item 7e, 19/01651/FUL - Garages adjacent to 112 Waiblingen Way, Devizes, SN10 2BP as he was a member of Devizes Town Council. However, he was not involved in any decisions related to this application so he declared that he would consider the application on its merits with an open mind as he debated and voted on the item.

27. **Chairman's Announcements**

There were no announcements.

28. **Public Participation**

The rules on public participation were noted.

29. **Planning Appeals and Updates**

The report on completed and pending appeals was presented for consideration.

**Resolved:**

**To note the updates.**

30. **Planning Applications**

The following planning applications were considered.

31. **18/07692/REM - Land South West of Quakers Road, Devizes, Wiltshire**

**Public Participation**

Ms Philippa Morgan, representing the Trust for Devizes, spoke in objection to the application.

Ms Kay Sibley, spoke in objection to the application.

Mr David Whatling, Devizes Sports Club Chairman, spoke in objection to the application.

Ms Rhian Powell, spoke in support of the application.

Jonathan James, Senior Planning Officer presented a report which recommended that planning permission be granted with conditions for reserved matters details of layout, scale, appearance and landscaping for the erection of 123 dwellings and associated open space including play area, attenuation basins, and site infrastructure at Land at Quakers Road, pursuant to Outline Planning Permission 15/01388/OUT.

Key issues were stated to include the following; the visual impact; the impact on neighbour amenity; the impact on highway safety and air pollution and impacts on the environment and ecology.

Photographs and plans of the site were shown to the meeting. The site was to the North of the town centre with good pedestrian links via Quakers Walk which was lined with trees protected by Tree Preservation Orders. Vehicular access to the site would be in the North East corner via Quakers Road to London Road. As well as properties the site would contain play equipment, drainage basins and a pump station in the North West corner. Concerns had been raised regarding the visual impact on the houses on Quakers Walk, this would be mitigated by existing trees and enhanced planting.

Concerns had also been raised regarding the possibility of impact on neighbour amenity for three properties on Quakers Road on the Northern Boundary of the site. The shortest distance between these properties boundaries and the proposed dwellings was 10.5m which met national guidelines and therefore would not have a significant impact.

The principle of development had already been established for the provision of up to 123 dwellings on this site at outline stage. So, issues such as noise, access to local services, ecology/wildlife, open space, flooding, drainage, air pollution, highway safety and the capacity of infrastructure to accommodate the proposed dwellings had all been considered at that stage. There had been extensive negotiations with the applicant. It was felt that the proposed conditions would mitigate any considerations. The National Planning Policy Framework (NPPF) identifies that there should be a presumption in favour of sustainable development for developments that are in accord with the development plan. The development was considered to comply with the policies of the Wiltshire Core Strategy (2015), the NPPF and the Devizes Area Neighbourhood Plan, therefore the recommendation was to approve with conditions.

There were no late observations.

Members of the committee then had the opportunity to ask technical questions of the officer. In response to questions from the committee, the Officer stated that; the property boundaries would be 1.8m to 2m high; the plans provided the possibility of access from the site to the neighbouring Devizes Sports Club, although this was not part of the current proposal; the cycleway was a requirement of the original consent by the Secretary of State, however the cycleway would not link to the footpath, the footpath was mainly internal and a strip of land between the site and the footpath was not owned by the applicant so they were unable to link these together, however there would be no physical barrier between the two.

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

The unitary division member, Cllr Laura Mayes, spoke in objection to the application. Cllr Mayes explained that whilst a lot of concerns regarding the proposal had been addressed there were issues that still concerned her. For example, the density of housing within the development and the distance from neighbouring properties. The 3 houses on the Northern Boundary were very close (only 10.5m) from the highest density of houses within the proposal. It was suggested that perhaps they could reduce density of houses near these properties and increase density elsewhere in the site where there was more space. Other issues included the play area, Cllr Mayes felt this would be better as a grassed area rather than concrete. Cllr Mayes also questioned the road in the Northern part of the development. A mitigation on the impact of the iconic and rural beauty of Quakers Walk may be to push the houses forward and move the road behind them.

In response to public statements the officer stated that privacy and light issues had been dealt with in the agenda report. Regarding the density of houses in the Northern part of the site it was stated that there were equally dense areas elsewhere in the site, it was comprised of a mix of densities. The cycle path and play area had been dealt with in the outline consent and the application had been formed from the outline stage.

Cllr Mark Connolly proposed a motion to approve the reserve matters application, with conditions, as per the officer recommendation. The motion was seconded by Cllr Paul Oatway, QPM.

A debate followed where Cllr Connolly stated that we have to consider the application on its merits and that the committee could not start moving houses around. The application met with the Devizes Neighbourhood Plan (DNP) and Wiltshire Core Strategy (WCS). Although sympathetic to the neighbouring 3 properties identified in the report they could not refuse the application on those grounds.

Other Cllrs stated that the proposal was restrained by the outline planning permission. However, the applicant had engaged in over 8 months of discussion and had made design changes to mitigate issues. It was agreed that the committee could not make detailed changes to the design. The application met with planning policy. Once again, although sympathetic to neighbouring properties there was no valid planning reason to refuse the application.

At the conclusion of the debate it was;

**Resolved:**

**That approval of reserved matters be granted, with conditions, as per the officer recommendation.**

- 1. No development shall commence on site until an enhanced scheme landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-**

- a Landscape plan that includes all ecological mitigation and enhancement features (in addition to habitats created).

**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, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features and protected species.

2. No development shall commence on site until a revised Landscape Maintenance and Management Plan (LMMP), including the requirements and conclusions as set out in the Landscape Architects comments (received on the 5th April 2019; at Appendix 1) has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

**REASON:** The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the proper management of the landscaped areas in the interests of visual amenity.

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. No development or earthworks shall take place until a Root Protection Area (RPA) fence in accordance with BS 5837-2012 Design, Demolition and Construction has been erected and checked by the applicants Arboricultural Consultant, Site Manager and Wiltshire Council Arboricultural Officer. Once the fence has been erected, it shall remain in situ until ALL development or earthworks have been completed. Any changes to the area of fencing must be agreed in writing by the LPA.

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

**5. No walls shall be constructed on site, until a sample wall panel for each material, 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.**

**6. The development hereby approved shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details.**

**REASON: In order that the development is undertaken in an acceptable manner, to ensure that the roads are laid out and constructed in a satisfactory manner and in the interests of highway safety.**

**7. No dwelling shall be occupied, until cycle parking facilities have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.**

**REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.**

**8. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.**

**REASON: In order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.**

**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), there shall be no additions/extensions or external alterations, including windows, doors or any other form of openings other than those shown on the approved plans, to the rear elevations of any of the dwellings on plots 1 to 14 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 any additions/extensions or external alterations, as described above.**

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

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

**Plans Schedule:**

Author	Title	Reference
Thrive	Site Layout	SL.01 H
Thrive	Coloured Site Layout	CSL.01 H
Thrive	Affordable Housing Layout	AHL.01 D
Thrive	Materials Layout	ML.01 D
Thrive	Street Elevations	SE.01 D
Thrive	Adoptions Plan	ADP.01B
Thrive	Olive Floor Plans & Elevations Render	HT.OLI.per D
Thrive	Olive Floor Plans and Elevations Brick	HT.OLI.peb1 A
Thrive	Olive Floor Plans and Elevations Render	HT.OLI.per1 B
Thrive	Olive Floor Plans and Elevations	HT.OLI.peb A

	Brick	
Thrive	Sandford Floor Plans & Elevations Render	HT.SAN.per D
Thrive	Sandford Floor Plans and Elevations Brick	HT.SAN.peb B
Thrive	Shipton Floor Plans & Elevations Brick	HT.SHI.peb C
Thrive	Shipton Floor Plans & Elevations Render	HT.SHI.per D
Thrive	Shipton Floor Plans & Elevations Recon Stone	HT.SHI.pes C
Thrive	Shipton Floor Plans and Elevations Render	HT.SHI.per1 B
Thrive	Somerby Floor Plans & Elevations Brick	HT.SOM.peb D
Thrive	Somerby Floor Plans & Elevations Render	HT.SOM.per C
Thrive	Somerby Floor Plans & Elevations Brick	HT.SOM.peb1 A
Thrive	Walton Floor Plans	HT.WAL.p C

Thrive	Walton Elevations Render	HT.WAL.er B
Thrive	Walton Elevations Render and Brick	HT.WAL erb C
Thrive	Walton Elevations Recon Stone	HT.WAL.es B
Thrive	Woburn Elevations Brick	HT.WOB.eb C
Thrive	Woburn Elevations Render	HT.WOB.er C
Thrive	Woburn Floor Plans	HT.WOB.p C
Thrive	Woburn Elevations Recon Stone	HT.WOB.es B
Thrive	Woodcote Floor Plans & Elevations Brick	HT.WOO.peb D
Thrive	Woodcote Floor Plans & Elevations Render – Option 1	HT.WOO.per1 D
Thrive	Woodcote Floor Plans & Elevations Render – Option 2	HT.WOO.per2 D
Thrive	Woodcote Floor Plans and Elevations Render – Option	HT.WOO.per3 A

	3	
Thrive	Woodcote Floor Plans & Elevations Recon Stone	HT.WOO.pes D
Thrive	Wroughton Elevations Render	HT.WRO.er C
Thrive	Wroughton Floor Plans	HT.WRO.p C
Thrive	Wroughton Elevations Racon Stone	HT.WRO.es B
Thrive	Wroughton Elevations Brick and Render	HT.WRO.eb B
Thrive	Plots 93 99 Elevations	P93-99.e1 B
Thrive	Plots 93 99 Elevations	P93-99.e2 B
Thrive	Plots 93 99 Plans	P93-99.p1 B
Thrive	Plots 93 99 Plans	P93-99.p2 B
Thrive	Plots 93-100 Elevations	P93-100.e1 B
Thrive	Plots 93-100 Elevations	P93-100.e2 B
Thrive	Plots 93-100 Plans	P93-100.p1 B
Thrive	Plots 93-100 Plans	P93-100.p2 B
Thrive	2BH – Affordable – End Terrace - Floor Plans &	HT.2BH.peb D

	Elevations Brick	
Thrive	2BH – Affordable – Mid Terrace- Floor Plans & Elevations Brick	HT.2BH-1.peb B
Thrive	2BH – Affordable – End Terrace – Floor Plans and Elevations Brick – Option 1	HT.2BH.peb-1 A
Thrive	3BH – Affordable – End Terrace Floor Plans & Elevations Brick	HT.3BH-1.peb C
Thrive	3BH – Affordable – Mid Terrace Floor Plans & Elevations Brick	HT.3BH-2.peb D
Thrive	4BH – Affordable Floor Plans & Elevations Brick	HT.4BH.peb C
Thrive	3BH Affordable – End Terrace Floor Plans and Elevations Render – Option 5	HT.3BH-5.per B
Thrive	3BH Affordable – End Terrace Floor Plans and Elevations Render – Variation A	HT.3BH-A.per A
Thrive	3BH – Affordable – End Terrace Floor Plans and Elevations Brick	HT.3BH-3.peb A

	– Option 3	
Thrive	3BH- Affordable – End Terrace Floor Plans and Elevations Brick - Option 4	HT.3BH-4.peb A
Thrive	3BH- Affordable – End Terrace Floor Plans and Elevations Brick - Option 5	HT.3BH-5.per A
Thrive	Boundary Details	BD.01.e.A
Thrive	Boundary Details	BD.02.e.A
Thrive	Boundary Details	BD.03.e.B
Thrive	Bike Store Floor Plans & Elevations	BS.pe B
Thrive	Refuse Strategy	RS.01 D
Thrive	Double Garage Plans & Elevations Brick	DG.peb.1 A
Thrive	Double Garage Plans & Elevations Render	DG.per.1 A
Thrive	Single Garage Plans & Elevations Brick	SG.peb.1 A
Thrive	Single Garage Plans & Elevations Render	SG.per.2 A
Thrive	Single Garage Plans &	SG.pes.3 A

	Elevations Stone	
Thrive	Twin Garage Plans & Elevations Brick	TG.peb.1 A
Thrive	Twin Garage Plans & Elevations Render	TG.per.2 A
Thrive	Twin Garage Plans & Elevations Stone	TG.pes.3 A
Hydrock	Highway Longitudinal Sections Sheet 1 Road 1 CH 0-300	1200 P4
Hydrock	Highway Longitudinal Sections Sheet 2 Road 1 CH 110-406	1201 P4
Hydrock	Highway Longitudinal Sections Sheet 3 Road 2, 3 & 4	1202 P4
Hydrock	Highway Longitudinal Sections Sheet 4 Road 5,6, 7 & 8	1203 P4
Hydrock	Manhole Schedule Sheet 1	1300 P8
Hydrock	Manhole Schedule Sheet 2	1301 P8
Hydrock	Engineering Appraisal	1500 P13

Hydrock	Drainage Strategy	1600 P14
Hydrock	Surface Water Exceedance Flow Paths	1601 P5
Hydrock	Attenuation Cross Sections	1602 P3
Hydrock	Vehicular Tracking Sheet 1 Inset 1-9	1900 P9
Hydrock	Vehicular Tracking Sheet 2 Inset 10-18	1901 P8
Hydrock	Vehicular Tracking Sheet 3 Inset 19-25	1902 P8
Hydrock	Vehicular Tracking Sheet 4 Fire Tender and Visibility	1903 P8
Hydrock	Surface Water Outfall Detail	2000 P7
Hydrock	Proposed Offsite Sewer Works Application Boundary	2001 P4
Hydrock	Typical Highway Construction Details	0401 P2
Hydrock	Drainage Technical Note	28 March 2019
Hydrock	Flood Risk Assessment	28 March 2019
Hydrock	SuDS Maintenance &	DRD-D-5003

	Management Plan	August 2018
MHP	Landscape Proposals Sheet 1 of 2	18076.101 I
MHP	Landscape Proposals Sheet 2 of 2	18076.102 I
MHP	LEAP Proposals	18076.201 D
MHP	Landscape Maintenance Management Plan	Updated version 6, March 2019
MHP	Wet Pond Proposals	18076.111 C
MHP	Wet Pond Proposals	18076.112 A
EDP	Arboricultural Method Statement	Edp4643_r002_A
EDP	Arboricultural Addendum Statement	edp4643_r004a_B
BSG	Ecological Appraisal Report	6 August 2018
BSG	Ecological Management Plan	10 August 2018
BSG	Addendum to ecology report	2 January 2019

**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:** This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 25th October 2016 and the conditions imposed under application 15/01388/OUT reproduced below.

**For Information - Schedule of conditions imposed by the Secretary of State on the outline planning permission for the site - 15/01388/OUT**

**1) No development hereby permitted shall commence in any phase until plans and particulars specifying the detailed proposals for all of the following aspects of the same, herein called "the reserved matters", have been submitted to and approved in writing by the Local Planning Authority for that phase.**

- (a) The scale of the development;**
- (b) The layout of the development;**
- (c) The external appearance of the development;**
- (d) The landscaping of the site;**

The development shall be carried out in accordance with the approved details. Any reserved matters application pertaining to layout shall include the details of the access to the Rugby Club, as shown on the Illustrative Masterplan (Rev 003), dated January 2015 and shall make provision for a 35 metre buffer zone with Quakers Walk.

**2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.**

**3) The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

**4) The development hereby permitted shall be carried out in accordance with the approved plans Site Location February 2015; Site Boundary February 2015; and broadly in accordance with the Development Framework Revision 005 January 2015, with the provision of a landscaped buffer to Quakers Walk of a minimum width of 35 metres.**

**5) No development shall take place until a phasing scheme has been submitted to and agreed in writing by the Local Planning Authority.**

**6) No development shall commence on site until an Ecological Management Plan has been submitted to and approved in writing by the local planning authority. This should include details of:**

- a) Habitat creation and management measures along Quaker's Walk;**
- b) Mitigation measures for reptiles;**
- c) Monitoring for Annex II bat species;**
- d) Enhancements for Wiltshire BAP habitats/species.**

**For clarity, these details should be represented on a site drawing. All development shall be carried out in accordance with the approved Ecological Management Plan.**

**7) No development shall commence on site until a Construction Environmental Management Plan, incorporating pollution prevention measures together with precautionary timings and working practices to prevent adverse impacts to sensitive habitats and species, has been submitted to and approved in writing by the local planning authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.**

**8) No external lighting shall be installed without the prior approval of the local planning authority. Any request for external lighting submitted pursuant to this condition shall include details of the type of light fitting and information regarding its position, height, orientation and power. The lighting shall be installed in accordance with the approved details and it shall not thereafter be modified unless agreed beforehand in writing by the local planning authority.**

**9) No development shall commence on site until a Construction Method Statement, which shall include the following:**

- a) the parking of vehicles of site operatives and visitors;**
- b) loading and unloading of plant and materials;**
- c) storage of plant and materials used in constructing the development;**
- d) the location of construction compound(s) and positions for site office(s);**
- e) the erection and maintenance of any security hoarding/fencing;**
- f) measures to control the emission of dust and dirt during construction;**
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;**
- h) hours of construction, including deliveries;**
- i) wheel washing facilities.**

**has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.**

**10) No development shall commence on site until details of protective fencing for the trees along Quakers Walk have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with British Standard 5837 (2012): 'Trees in Relation to Design, Demolition and Construction - Recommendations' and the information shall include details of the type of fencing to be used and its**

position. Once the fencing has been erected it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising or lowering of ground levels, shall be allowed within the protected area(s).

11) 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 submitted to and approved in writing by the local planning authority which demonstrates that this level or equivalent has been achieved.

12) No development shall commence on site until details of existing and proposed ground levels across the site (including within the Quakers Walk buffer zone), proposed slab levels and details of spoil disposal have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

13) Prior to occupation of the 30th dwelling a 3 metre wide shared use cycleway shall have been provided and made available for use to enable connection with the existing shared use path in front of 65B Quakers Road, running parallel to Quakers Walk, and connecting at its south western end to Quakers Walk, as indicated in outline on the Development Framework plan January 2015.

14) 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 together with permeability test results to BRE365 plus if a discharge to the canal is proposed details of the Canal & River Trust approval and details of ownership of attenuation ponds, and maintenance regimes, has been submitted to and approved in writing by the Local Planning Authority. Any scheme proposing drainage ponds in the 35 metre buffer zone shall demonstrate how their construction and use is compatible with the purpose of the buffer zone to provide an informal and safe landscaped area. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

15) No development shall commence on site until a scheme for the discharge of foul water from the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and no dwelling shall be occupied until the necessary works serving that dwelling have been completed and made operative in accordance with the approved details.

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

**17) Prior to the commencement of development, a scheme setting out the boundary treatment to the adjoining Rugby Club shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the occupation of dwellings.**

32. **18/11901/FUL - 39 Farm Lane, Great Bedwyn, Wilts, SN8 3LU**

Public Participation

Mr Rob Braybrooke, spoke in objection to the application

Mr David Haynes, spoke in objection to the application.

Mrs Julia Haynes, spoke in objection to the application.

Mr Howard Waters, Agent, spoke in support of the application.

Mr Julia McIvor, Applicant, spoke in support of the application.

Mr Andrew Hutchison, spoke in support of the application.

Cllr Sue Kershaw, Great Bedwyn Parish Council spoke in objection to the application.

Jonathan James, Senior Planning Officer, presented a report which recommended that planning permission be granted with conditions for the proposed change of use of existing building to create a new residential dwelling, including the demolition and rebuild of part of the structure (the attached outbuildings) and external alterations.

Key details were stated to include the following, the existing buildings were outbuildings that formed part of the original public house (Cross Keys, 16 High Street), which were the subject of a formal change of use to A2 (Art Consultancy) in January 2017, which also enabled it to be used as A1 (retail uses) under permitted development rights.

The site was within the Limits of Development (LoD) of the village of Great Bedwyn, which was defined as a large village. The site was also located within the Great Bedwyn Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty; however, as the site was within the built environment of the village, the landscape setting of the AONB would not be affected by the proposal.

On the 30th March 2017 confirmation was provided to the applicant of the current application (18/11901/FUL) that the Cross Keys Inn would not be listed as an Asset of Community Value (ACV) as it had legally changed use to Class A2 use.

The current proposal before the committee was for the change of use of the existing building to create a new residential dwelling, including the demolition and rebuild of part of the structure (the attached outbuilding) and external alterations.

The main issues to be considered regarding the application were the impact on highway safety, car parking, heritage and the environment. There had also been many concerns and objections from villagers, who had been hoping that the

building could be listed as a community asset and possibly turned back into a village pub.

The officer stated that all issues detailed in the report had been resolved and that the principle of change of use was good. The former A4 use was no longer material to the determination of this scheme, which was now considered to be an A2 use and the application was for the change of use of the existing structure in order to create a single residential dwelling within a sustainable location. The scheme was therefore considered to comply with Core Policy 2 and 18 of the WCS (2015) and with the NPPF. Therefore, the recommendation was to approve with conditions.

There were no late observations or technical questions.

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

The unitary division member, Cllr Stuart Wheeler, spoke in objection to the application. Cllr Wheeler referred the committee to page 54 of the agenda which gave details regarding the change of use of the former Inn to an A1/A2 use, this process was established under permitted development rights, in 2017. This change of use meant that the building could not be listed as a community asset. Cllr Wheeler stated that he felt the Committee should refuse the change of use from A2 to residential as he did not agree with the building being divided. He agreed with objectors that the change of use should be changed to A4 and used to develop a community pub/hub.

In response to public statements the officer stated that you could not consider the building as a whole, the Committee must consider the application in front of them. He could not see a valid planning reason to refuse the application.

Cllr Mark Connolly proposed a motion to grant the application, with conditions, as per the officer recommendation. This was seconded by Cllr James Sheppard.

A debate followed where the issue of the use of the building as a pub and a community facility was discussed. There were some opposing views amongst the councillors regarding this. Some felt that the community views should be taken into account and the application should be refused so that the community could look into using the property as a community facility/pub.

Others felt that whilst they had sympathy with the villagers, the building was not listed as a community asset by the Parish Council, the application complied with policy, therefore there were no valid reasons to refuse the application.

At the conclusion of the debate it was;

**Resolved:**

**That planning permission be granted, with conditions, as per the officer recommendation.**

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

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

**2. The development hereby permitted shall be carried out in accordance with the Application Form, Heritage Statement and design & access statement (dated 13/12/2018, by H. Waters), Phase 2 Bat Survey Report )by Kingfisher Ecology Ltd, dated Sept 2018) and the following approved plans:**

**Site Location and Block Plan, Dwg No. 17114.100-A  
Site Layout, Dwg No. 17114.105-G  
Proposal, Dwg No. 17114.109-D**

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

**3. No development shall commence on site (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.**

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

**4. No development above DPC level shall take place 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 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.**

**5. Prior to the insertion of any window or door details of all new external window and door joinery shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details**

**REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of the visual amenity and the character and appearance of the area.**

**6. The external brickwork for the development hereby permitted shall be constructed with a traditional Flemish brick bond.**

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

**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 those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse hereby permitted or within their curtilage.**

**REASON: In order to reflect the fact that permitted development rights have been removed within this area under an Article 4(2) Direction and in the interests of preserving the character of the Conservation Area and the setting and historic fabric of the heritage assets and also 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. Development shall be carried out in accordance with the recommendations in the submitted Phase 2 Bat Survey Report by Kingfisher Ecology Ltd (dated Sept 2018) and in accordance with the details shown on the Site Layout, Dwg No. 17114.105-G hereby approved.**

**REASON: In the interests of protected species and to mitigate against the loss of existing biodiversity and nature habitats.**

**9. No part of the development hereby permitted shall be first brought into use until the 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: To ensure that adequate provision is made for parking and turning within the site in the interests of highway safety.**

**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:**

**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.**

**INFORMATIVE TO APPLICANT:**

**The applicant is reminded of the need to obtain separate listed building consent for the demolition and re-build of the boundary wall between the site and the adjacent property 15 High Street.**

**33. 18/11701/FUL - Court Close Farm, 2 White Street, Easterton, SN10 4NZ**

Public Participation

Mr Andy Sheppard, spoke in objection to the application

Ms Nicky Hughes, spoke in objection to the application.

Ms Imogen Snook-Brown, spoke in objection to the application.

Mr Craig Alexander, Agent, spoke in support of the application.

Lt Col Hugo Lloyd, Applicant, spoke in support of the application.

Mr John Delaney, resident, spoke in support of the application.

Morgan Jones, Senior Planning Officer, presented a report which recommended that planning permission be refused for the Demolition of three detached dilapidated buildings and their replacement with a single dwelling including new access.

Key details were stated to include the following: the application property was Court Close Farm, 2 White Street, Easterton which comprised a Grade II Listed Building of 16th century origin and outbuildings. These buildings were within the curtilage of the listed building and were therefore considered to be curtilage listed structures. There were also other buildings on the site, a pole barn and corrugated hut. The application site included the pole barn and corrugated hut and agricultural land to the south and east of the listed dwelling and outbuildings. The site was within the Easterton Conservation Area.

The application sought full planning permission to demolish the existing agricultural building within the field and the erection of a dwelling which would be accessed via a new access from the High Street (B3098). The proposal also involved the demolition of the pole barn and corrugated hut building.

Core Policy 12 'Spatial Strategy: Devizes Community Area' identified Easterton as a 'small village'. As such, only 'infill' development is acceptable. Infill was defined within the WCS as the filling of a small gap within the village that was only large enough for not more than a few dwellings, generally only one dwelling. The application site lies on the outskirts of the village outside the main built up area of the settlement on agricultural land. As the site was within open countryside, outside the built up area of the village it was therefore considered that the proposed development would not amount to a form of infill. The proposed development was considered to conflict with Chapters 4 & 5 of the National Planning Policy Framework and Core Policies 1, 2, and 12 of the WCS and therefore the principle of residential development was unacceptable in planning policy terms. It was also stated that the application would harm the landscape character. Therefore, the application was recommended for refusal.

Attention was drawn to the late observations; three late letters had been received proposing support for the application as it was sympathetic and would improve the area.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the issue of infill, it was felt that if the site backs onto gardens, then surely it is within the village boundary and the application could be classed as infill. In response it was stated that infill referred to the filling of a small gap and the small villages do not have defined limits of development in the core strategy. The officers felt that the site did not represent a small gap and was outside of the village.

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

The unitary division member, Cllr Philip Whitehead, spoke in support of the application. Cllr Whitehead gave the opinion that the core policy did not cover small villages and did not correctly cover the principle of infill. It also did not say what to do with rusty old agricultural buildings. The application would represent an improvement to the site. Cllr Whitehead urged the Committee to refuse the application.

In response to public statements the Officer stated that some of the public statements made were not accurate. The site was not 'former' agricultural land, it's current status in planning terms was agricultural land. The proposed building was a barn, on top of a hill, in the middle of a field – this did not constitute infill and therefore was contrary to policy. The application failed the locational test and also had issues regarding character and appearance. References to other Committee decisions that were being used as precedents were not comparable. The Committee must look at the application before them.

Cllr Connolly proposed a motion to refuse planning permission, as per the officer recommendation. This was seconded by Cllr Paul Oatway QPM.

A debate followed where the main issues raised were as follows. Most Cllrs agreed that the Planning Officer was correct and that the application did not

represent infill. The site was in an agricultural field on the edge of a village. It was stated by some that the infill policy may need updating to make it clearer and that derelict barns may also need a policy of their own. Policy makers were urged to consider this. Other's felt the policy was already clear. Some Cllr's reiterated that what the committee had decided at previous meetings was not relevant as each application had to be considered on its merits. Whilst some supported the conversion of barns if appropriate and in the right place, it was felt that this was neither appropriate or in the right location. Some did support the application but understood why the officer had made the refusal recommendation.

At the conclusion of the debate it was;

**Resolved:**

**That planning permission be refused as per the officer recommendation.**

**REASON:**

**1. The proposed development, due to the position of the site within the open countryside on the edge of the village of Easterton, would conflict with the settlement strategy of the Wiltshire Core Strategy. The site is within an agricultural use outside of the built up area of the village and the redevelopment of the site to accommodate a new detached dwelling would not represent 'infill'. The development does not respect the existing character and form of the settlement and would result in an unnatural extension to the built environment. Furthermore, it has not been demonstrated that the development has been designed to meet the housing needs of the settlement.**

**The proposed development is therefore deemed to be unsustainable and would conflict with the Council's plan-led approach to sustainable development. The Council can demonstrate a deliverable 5 year housing land supply within the East Housing Market Area and there are no exceptional circumstances or material planning considerations which justify the approval of the proposed development.**

**In light of the above the proposed development is considered to conflict with Chapters 4 'Decision-Making' and 5 'Delivering a Sufficient Supply of Homes' of the National Planning Policy Framework and Core Policy 1 'Settlement Strategy', Core Policy 2 'Delivery Strategy' and Core Policy 12 Spatial Strategy: Devizes Community Area of the adopted Wiltshire Core Strategy.**

**2. The proposed dwelling, by reason of its location, overall form, design and appearance, along with the proposed access, would have a harmful impact on the character and appearance of the site. The provision of a new purpose built dwelling would result in the loss of the agricultural use and character of the site, which coupled with the proposed design, would harm the existing appearance of the landscape and the character**

and appearance of the Easterton Conservation Area. The development would result in less than substantial harm to the designated heritage asset and the public benefits of the scheme would not outweigh the harm that would be caused to the heritage asset.

In light of the above the proposed development is considered to conflict with Chapters 12 'Achieving Well-Designed Places', 15 'Conserving & Enhancing the Natural Environment' and ' 16 'Conserving & Enhancing the Historic Environment' of the National Planning Policy Framework (2018), Core Policies 51 'Landscape', 57 'Ensuring High Quality Design' and 58 'Ensuring the Conservation of the Historic Environment' of the adopted Wiltshire Core Strategy (2015), and Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

34. **18/11759/VAR - Dauntsey's School, High Street, West Lavington, SN10 4HE**

Public Participation

Mr Steve Herniman, spoke in objection to the application.

Ms Hilary Stone, spoke in objection to the application.

Mr Dominic Muns, spoke in objection to the application.

Ms Deborah Bray, Founder and Head Coach of Lavington Athletics, spoke in support of the application.

Ms Fiona Edington, Secretary of the Wiltshire Athletics Association spoke in support of the application.

Mr Stuart Rackum, Agent, spoke in support of the application.

Cllr Sandra Gamble of West Lavington Parish Council spoke in objection to the application.

Morgan Jones, Senior Planning Officer, presented a report which recommended that planning permission be granted with conditions for the variation of condition 2 of planning permission K/42974 to allow for different surface material for outdoor sports track, with proposed landscaping to reduce visual impact.

Key details were stated to include the following:

The application site related to the playing fields at Dauntsey's School, and in particular the athletics track, which was originally granted planning permission on the 5th November 2013 under planning application ref K/42974. The planning permission was granted for the "change of use of agricultural land to use of playing field and outdoor sports facilities". The planning permission was subject to conditions which required the approved new landscaping scheme to be installed around the periphery of the land along with its future maintenance and management. The planning permission also removed permitted development rights for the erection of any form of means of enclosure on the application land. The application clearly specified that the surface would be grass.

A site plan of the approved location of the athletics track and area was shown to the meeting. The athletics track and area had recently been installed in the

approved location, however it had a bright terracotta synthetic surface and area and was surrounded by a white fence which was 1.2m high. The current application therefore sought retrospective planning permission to regularise the appearance of the track and area and the associated fence. The application also proposed some new planting along the south western boundary of the application site in order to screen the track and fence from views from public rights of way on higher ground to the south of the site.

Photos were shown from a nearby right of way, on top of Strawberry Hill, which showed the view of the track and area. A mock up photo was also shown that gave an impression of how the site would look once the proposed landscaping had matured.

The Council, as Local Planning Authority had requested that further amendments were made to the proposed development, in line with the recommendations of the Parish Council. For example to change the colour of the track to green and to remove the fencing surrounding the track or paint it a less conspicuous colour. The requests were however refused by the applicant.

It was noted that the athletics track would be a valuable resource to the school and community and would promote healthy lifestyles. However, it was unfortunate that the facility as constructed had a much greater visual impact than the grass surface track originally approved. The proposed landscaping would take time to mature.

The landscape and visual impacts of the development were the key material planning considerations of this application. Whilst it was considered the visual impact of the development could be reduced, the scheme must be assessed as submitted, albeit with some updates to the proposed landscape scheme, and on balance it was recommended that planning permission be granted with conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. In response to questions the Officer stated that it was quite clear if you read the application as a whole that it was for grass surfaces only. Officers were unclear as to whether there was a health and safety requirement for a fence around the track. It was also stated that the Committee should consider the application from a clean slate, but you had to take account of what was there. If Councillors thought that any of the aspects were unacceptable, after taking account of the benefits and weighing these in the balance, for example the white fence or terracotta track and area, then the application should be refused due to the harm caused by the visual impact on the landscape.

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

In response to public statements the Officer stated that the Council had no issue with private schools, that was not stated anywhere in the report. There was also no issue with the track and area, it was just the colour of it, the

synthetic surface and the surrounding fence. It was regrettable that track had been installed without planning permission. The Committee could not insist on a replacement, it could just look at this application to see if it was appropriate. If the application was refused, enforcement action could be taken, however the Council could not specify what there should be afterwards. The Officer recommendation was closely balanced. One should take into account any harm caused by the visual impact balanced against the benefit of the facility. Officers felt that the proposed mitigation would make the application acceptable.

Cllr Mark Connolly proposed a motion to grant planning permission as per the officer recommendation, this was seconded by Cllr Chris Williams.

A debate followed where many issues and views were discussed, including; that the track was a massive change which harmed the landscape; that the school and their agents were at fault; that there was no evidence that the track had to be red with a white fence; that the school had been instructed years ago to implement planting but had not done so; that the Committee and Council did not have any bias against private schools; astonishment was expressed that the school had allowed this to happen; it was acknowledged that the track would be of benefit to the school and community; it was felt that the school should have consulted with the parish council and Wiltshire Council prior to installing the track, the proper planning requirements had been breached and the visual harm to the landscape outweighed the benefit of the track.

At the conclusion of the debate the proposed motion did not pass.

Therefore, Cllr Nick Fogg OBE proposed a motion that the application be refused, against officer recommendation, because the application did not comply with Core Policy 51 of the Wiltshire Core Strategy, as it had a harmful impact on the landscape character. The motion was seconded by Cllr Paul Oatway QPM.

At the conclusion of the debate it was;

### **Resolved**

**To refuse planning permission, against officer recommendation, for the following reasons:**

**The development, by reason of the bright and unsympathetic colours used for the athletics area and perimeter fencing, and the size of the area covered, creates a discordant element in the landscape that has an unacceptable adverse impact on the character and appearance of the area. This is exacerbated by its location at the interface of the countryside and the school grounds, and its prominence in views from nearby public rights of way, particularly those on the higher ground to the south. The mitigation measures proposed would not only take a lengthy time to provide any mitigation, but even when mature, would not be able to adequately mitigate the adverse impacts identified. The development therefore conflicts with the policies of the development plan, specifically**

**Core Policies 51 and 57 of the Wiltshire Core Strategy, and with national planning policy in paragraphs 127, 130 & 170 of the National Planning Policy Framework.**

35. **19/01651/FUL - Garages adjacent to 112 Waiblingen Way, Devizes, SN10 2BP**

Public Participation

Mr Richard Cosker, Agent, RCC Town Planning, spoke in support of the application.

Mike Wilmott, Head of Development Management, presented a report which recommended that planning permission be granted subject to conditions for the demolition of garages and erection of pair of semi-detached houses.

Key details were stated to include the following: The application site was located off Waiblingen Way in Devizes which was situated in the North Western part of the town. The site currently consisted of 2 rows of garages with turning space in front (21 garages in total). These were privately rented off Aster properties Ltd. 5 of the garages were still in use but these could be accommodated elsewhere.

The application proposed the demolition of the existing garage block and erection of a pair of semi-detached 3 bed dwellings.

The site was located within the Limits of Development (LoD) of Devizes which was classified as a Market Town within the WCS. Under Core Policies 1 and 2, new residential development of this scale was permitted as it was within the LoD.

The site was classified as brownfield land. The WCS highlights the benefits of developing this land first in preference to greenfield sites.

In accordance with the WCS, the Devizes NP allows for this type of development as it is within its settlement boundary.

The proposed development was considered to be acceptable in principle. The design of the scheme met the standards set out in Core Policy 57 of the WCS and it would not have any harmful impacts to landscape character thus also complying with Core Policy 51.

Whilst concerns had been raised about the loss of parking, the Local Highway Authority had raised no objections to the development. The applicants had demonstrated that the loss of the garages would not result in an increase on-street parking as other empty garages on the estate exist that could be taken up.

There were no late observations or technical questions.

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

The unitary division member, Cllr Sue Evans, spoke in objection to the application. Cllr Evans concerns were mainly around the behaviour of Aster Group. It was felt that they raised prices on the garage units deliberately in order to make it unaffordable for tenants, causing them to stop renting and enabling Aster to develop the land.

Cllr Mark Connolly proposed a motion to grant planning permission, as per the officer recommendation. This was seconded by Cllr Paul Oatway QPM.

A debate followed where some Cllrs raised concerns regarding the series of Aster applications which developed garage sites that had been coming to the Committee and the behaviour of the group in relation to this, for example raising rents. Some of the Cllrs had visited Aster Group to raise these issues and Aster had stated that these issues were being addressed. They had agreed to develop policies regarding community engagement and had agreed to communicate these once developed, hopefully by coming to the Devizes Area Board to present them.

Some Cllr felt this was not an unreasonable application and they would support it.

Others felt that when taken in isolation, there was not any valid planning reason to refuse it. However, they felt uneasy as there was a pattern and Aster Group needed to recognise that although garages were no longer used very much, parking needs must be met.

At the conclusion of the debate it was;

**Resolved:**

**That planning permission be granted, with conditions, as per the officer recommendation.**

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

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

**2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:**

- **Application Form**
- **Drg. Ref: Location \_ 1796-OS.dwg**
- **Drg. Ref: P1-1796-Planning.dwg**
- **Drg. Ref: BDS-09-18 - Topographical Survey**

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

**3** No development shall commence on site above ground floor slab level 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 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 part of the development hereby permitted shall be first occupied until the access, and parking spaces (surfaced in a consolidated material, not loose stone or gravel) 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

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

**REASON:** In order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

**6** No development shall commence on site above ground floor slab level until details of the works for the disposal of sewerage including the point of connection to the existing public sewer 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:** 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.

**7** **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/communityinrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinrastructurelevy).

**8 INFORMATIVE:**

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352.

36. **19/01663/VAR - Thatched Cottage, Baldham, Seend, Melksham, Wiltshire, SN12 6PW - APPLICATION WITHDRAWN**

After publication of the agenda, this application was withdrawn by the applicant, so was not considered by the Committee.

37. **Urgent items**

There were no urgent items.

(Duration of meeting: 3.00 - 6.15 pm)

The Officer who has produced these minutes is Tara Shannon of Democratic Services, direct line 01225 718352, e-mail [tara.shannon@wiltshire.gov.uk](mailto:tara.shannon@wiltshire.gov.uk)

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