

## REPORT FOR STRATEGIC PLANNING COMMITTEE

<b>Date of Meeting</b>	11 <sup>TH</sup> September 2019
<b>Application Number</b>	19/04941/FUL
<b>Site Address</b>	Thatado Farm, Braydon Road, Leigh, SN6 6RQ
<b>Proposal</b>	Two standard gypsy & traveller plots and vehicle access
<b>Applicant</b>	Mr F Doe
<b>Town/Parish Council</b>	LEIGH
<b>Electoral Division</b>	Councillor Chuck Berry
<b>Grid Ref</b>	404957 190888
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Catherine Blow

### Reason for the application being considered by Committee

The application has been called to committee by the local member on the grounds that the plans for the proposed development are not clear and there may be evidence that nearby sites are under occupied and the Council have provided the required Gypsy and Traveller provision for this Housing Market Area. This request was supported by Leigh Parish Council and there have been objections from local residents as well as the Mr James Gray MP.

#### 1. Purpose of Report

The purpose of the report is to assess the merits of the proposals against the policies of the development plan and other material considerations and to consider the recommendation that planning permission should be **GRANTED** subject to conditions.

#### 2. Report Summary

The application received 4 representations of neighbour objection; 0 representations of public support; and Leigh Parish Council, although provided no comment for this application objected to the previous application, under reference 18/08219/FUL.

Issues to be addressed:

- Principle of the development
- Assessment against Core Policy 47 of the Wiltshire Core Strategy
- Access and Parking
- Design and Landscaping
- Flooding and drainage
- Supporting services and infrastructure

### **3. Site Description**

The application site is located on the Western side of Braydon Road. The highway of Braydon Road is a national speed limit road with no pedestrian footpaths or street lights. The surrounding area is characterised by open agricultural fields with farm yards to the southeast and southwest. The site has an existing access that is currently used by the camping and caravan site consisting of five pitches and a toilet block located to the north of the application site. The application site currently has an open sided agricultural barn located to the south of the access track with an area of scalping surfaced area in front. The remaining area of land is mown pasture with mature tree and hedge boundaries adjacent to Braydon Road and mature hedging to the Southern boundary. Land to the West is fenced off from the application site but also consists of closely mown pasture.

The site has no particular designation within the development plan. The site is located in open countryside outside any settlement boundary as designated within the Wiltshire Core Strategy. The access track adjacent to the Southern boundary is a bridleway (LEIG15) which is used for access to several residential properties.

### **4. Planning History**

#### Application site:

N/09/01595/FUL – Access, stable and barn – Refused

N/10/01040/FUL - New Access, stables and barn and change of use of land to keeping of horses – Approved with conditions.

17/11988/FUL - Erection of stables and tack room – Approved with conditions (not implemented)

18/08219/FUL - Two standard gypsy and traveller plots and vehicle access – Withdrawn

#### Adjacent site to the North:

15/02019/FUL - Change of use of agricultural land to caravan site for 5 touring caravans, works to include provision of hardstanding, entrance track and provision of two toilets and cess pit. – Refused

17/00968/FUL - Retrospective permission for erection of a WC block and hardstanding. – Approved subject to conditions

(The application for approval of the above application clarified that as the site was in receipt of a certificate from the Caravan Club the use of land for up to five pitches is permitted development by virtue of Schedule 2, Part 5, Class A of the Town and Country Planning General Permitted Development Order 2015, negating the need for express consent from the Local Planning Authority.

### **5. The Proposal**

The proposed development consists of two Gypsy/Traveller plots. Each plot would consist of a residential caravan, two parking spaces and a day room. The plots would

be located close to the south west boundary of the site, to the south of the stable building approved under reference 17/11988/FUL (not implemented).

The plots would accommodate two members of a family who currently reside at Four Oaks, a site located approximately 3 miles south of the application site. This site is required as there is no space at Four Oaks Park in Liddiard for these family members. . The information submitted within the application demonstrates that the occupiers would accord with the definition of Gypsies and Travellers as set out within Annex 1 of the Planning policy for traveller sites (2015) published by the Department for Communities and Local Government.

## **6. Local Planning Policy**

### Wiltshire Core Strategy (2015):

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 13: Spatial Strategy for the Malmesbury Community Area

Core Policy 47: Meeting the needs of Gypsies and Travellers

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 60: Sustainable Transport

Core Policy 61: Transport and Development

Core Policy 67: Flood Risk

The following sections of the National Planning Policy Framework 2018 are relevant to the consideration of this application:

Achieving sustainable development – paragraphs 8 and 11

Promoting sustainable transport – paragraphs 103, 108, 109, 110

Making effective use of land – paragraph 118

Achieving well designed places – paragraphs 124, 127  
Conserving and enhancing the natural environment – paragraphs 170

Planning policy for traveller sites (August 2015) – Policy H: Determining planning applications for traveller sites (PPTS)

## **7. Summary of consultation responses**

### **Leigh Parish Council:**

No response has been provided for the current application but the response from the previous application raised the following concerns;

Adequate provision has been made within the Parish for Gypsy/Traveller sites and additional loss of agricultural fields is not acceptable. The number of pitches provided has exceeded the required provision. The development in the open countryside is not acceptable. There is a lack of facilities within the parish to serve the future occupants, there is a lack of pedestrian footpaths in Braydon Road and the drainage issue has not been addressed, contrary to the provisions of Core Policy 47.

**Wiltshire Highways:**

The response makes reference to the wide access and the registration of the site as a caravan park meaning that the site's use as temporary accommodation for caravans is already in existing use. Nonetheless, the response raises concerns regarding the remoteness of the site which would usually attract an adverse highway comments in relation to access to sustainable modes of transport. Nonetheless, subject to the acceptance of the principle of this development there are no objections regarding the access, parking and turning.

**Wiltshire Council Drainage:**

The response supports the proposals subject to conditions.

**Wiltshire Council Spatial Planning:**

The Core Strategy pitch requirements for the North and West Housing Market Area for 2016-21 have been met through permissions; and also the pitch requirement in the 2014-19 and 2019-24 GTAA periods. PPTS states that criteria based policies should guide proposals where there is no overall need but proposals nevertheless come forward. Whether the proposal is broadly compliant with Wiltshire Core Strategy Core Policy CP47 will be largely dependent on other department's submissions. In locational terms the site is remote from essential services.

**8. Publicity**

The application has been advertised by site notice posted close to the application site and neighbour letter. Four responses have been received in objection to the proposed development including a letter on behalf of a resident by James Gray MP. The concerns raised in those responses are summarised below:

- Impact upon the rural character of the area
- Impact upon nearby residents
- There is no requirement for provision of additional Gypsy/Traveller pitches in the area
- The additional pressure on local services would be detrimental to the area
- There is inadequate foul and surface water drainage details and the reliance on maintenance of a private system is unreliable
- Intensification of the existing access to the site
- Lack of pedestrian footways to enable pedestrian movements to the site
- Poor connections to infrastructure and services
- There is a lack of information regarding the elevations of the proposal
- The proposal would result in isolated homes in the countryside contrary to paragraph 79 of the NPPF
- The proposal fails to comply with criteria f) and g) of the PPTS

**9. Planning Considerations**

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

considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006)

### **9.1 Principle of development**

The site is located in the parish of Leigh but is not within any defined settlement as defined in the Wiltshire Core Strategy and so is located within the open countryside. The site is not allocated for any form of development but use by the caravan club is established at the adjacent site, also owned by the applicant.

As the application seeks permission for accommodation for Travellers, Core Policy 47 is relevant. It states that for the North and West Housing Market Area, in which the site is located, for the period December 2016 to December 2021, an additional 22 pitches are required. As highlighted by their consultation response summarised above, the Council's Spatial Planning team consider that the need has now been met. This is confirmed by the Council's published 2018 five year supply statement for Gypsy and Traveller Sites which relates to the pitch requirement set out in Core Policy 47. This statement confirmed that the five year requirement from January 2018 to December 2022 has effectively been met by historic completions, and that there is at least 5 years supply up to December 2022. It concludes that the Council can demonstrate a supply of 12.3 years in the North and West HMA as of 1st January 2018.

However as is made clear in the Inspector's report accompanying the Core Strategy examination, the Council agreed that immediately following the adoption of the Core Strategy, a new Gypsy and Travellers Needs Assessment (GTAA) would be undertaken to inform a review of Core Policy 47 as part of a Gypsy and Traveller DPD. The Inspector stated that '*until such time as the intended DPD is complete and to ensure flexibility, the pitch requirements are best considered as minimums*'. The required DPD has not been completed, the decision having been made by the Council to address this instead in the forthcoming Wiltshire Local Plan, and therefore the pitch requirements set out in Core Policy 47 must be treated as a minimum. This is further demonstrated by the high number of applications for new Gypsy and Traveller pitches currently being received by the council in this housing market area, particularly from existing families as is the case with the current application.

In accordance with Paragraph 11 of Planning Policy for Traveller Sites, where there is identified need, proposals should be assessed against locational criteria. In Wiltshire, Core Policy 47 contains the relevant criteria and it states that:

*Proposals for new Gypsy and Traveller pitches or Travelling Showpeople plots/yards will only be granted where there is no conflict with other planning policies and where no barrier to development exists. New development should be situated in sustainable locations, with preference generally given to previously developed land or a vacant or derelict site in need of renewal. Where proposals satisfy the following general criteria they will be considered favourably:*

- i. No significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where conventional housing would not be suitable*
- ii. It is served by a safe and convenient vehicular and pedestrian access. The proposal should not result in significant hazard to other road users*
- iii. The site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal.*
- iv. The site must also be large enough to provide adequate vehicle parking, including circulation space, along with residential amenity and play area*
- v. It is located in or near to existing settlements within reasonable distance of a range of local services and community facilities, in particular schools and essential health services.*
- vi. It will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate any impact on its surroundings.*
- vii. Adequate levels of privacy should be provided for occupiers*
- Viii Development of the site should be appropriate to the scale and character of its surroundings and existing nearby settlements, and*
- ix The site should not compromise a nationally or internationally recognised designation nor have the potential for adverse effects on river quality, biodiversity or archaeology.*

*In assessing sites for Travelling Showpeople or where mixed-uses are proposed, the site and its surrounding context are suitable for mixed residential and business uses, including storage required and/or land required for exercising animals, and would not result in an unacceptable loss of amenity and adverse impact on the safety and amenity of the site's occupants and neighbouring properties.*

#### Assessment against Core Policy 47 of the Wiltshire Core Strategy

With regards to **critterion I**, which relates to barriers to development including poor drainage, the previous application considered under reference 18/08219/FUL was withdrawn to allow for a flood risk assessment to be submitted. The current application has been supported by a Surface and Foul Water Drainage Strategy. It should be noted that the site is not located within an area of flood risk as defined by Environment Agency Mapping but the response from the Drainage Team in the previous application raised concern regarding this lack of information. The details now submitted do not raise a concern from the Council's Drainage Team, who seek to agree the technical details regarding surface water drainage of the proposal via condition. Subject to conditions ensuring the foul drainage system is in accordance with the details within the drainage strategy and any consent includes recommended conditions to control details of surface water, there is no barrier that would preclude development of this site for the proposed development. There is not considered to be any conflict with criterion 1 of Policy 47.

**Criterion ii** seeks to ensure that the development has safe and convenient pedestrian and vehicular access. The Highways Team have confirmed that the vehicular access, which is currently used to access the existing agricultural building, the existing tourist caravan site as well as the proposed stable building is acceptable, as well as the proposed parking and turning provision within the site. It is accepted that there is limited

opportunity for safe pedestrian movements in Braydon Road due to the lack of a designated footpath along the road. This is a concern raised by nearby residents. It should be noted that there is a network for footpaths that would enable pedestrian access to Minety.

Pedestrian access was examined in the assessment of the sites located to the south of this site at Bridge Paddocks in appeal reference APP/Y/3940/A/11/2147838 as well as in applications N/12/00619/FUL and 16/01556/FUL. These developments for similarly modest Gypsy/Traveller accommodation were considered to be in a location not so remote as to justify a refusal on the basis of the lack of pedestrian access to essential services. It would be difficult therefore, to now determine that the proposed development would be deemed unacceptable for this reason.

**Criterion iii** seeks to ensure essential services, such as power and drainage can be suitably provided. The information provided demonstrates both foul and surface water drainage can be suitably provided. Although the systems would not be adopted by any statutory undertaker, it is not considered that this issue could be a reason to withhold approval. The adjacent tourist caravan park is a certified caravan site has access to adequate water supply, power and foul drainage provision. There is therefore no conflict with Criterion iii.

The site has adequate space for vehicle parking and circulation space. This is confirmed by the Council's Highways Team. Although the plans do not indicate any particular areas for play areas, it is clear that the site could accommodate adequate areas of outside space to enable the occupiers an acceptable level of amenity. Therefore there is no conflict with **criterion iv.** of Policy 47.

**Criterion v** seeks to ensure that the site is within in or near to existing settlements within reasonable distance of a range of local services and community facilities, in particular schools and essential health services. Although not within an existing settlement it is located approximately 3.5 km from Minety where there is a primary school; 5 km from Purton - a large village as defined in the Wiltshire Core Strategy which has a secondary school; and 4km from Ashton Keynes where there is a shop, post office, public house playing field church and village hall. Although there is limited opportunity to access these facilities by sustainable means, the distances to such services are not considered to be unreasonable. In addition, the consideration of nearby sites has previously accepted this location for similar development as being acceptable, and findings by Inspectors dealing with planning appeals across the county where sustainability has been an issue have indicated that facilities do not have to be immediately available in the closest village to a site, but simply in a settlement reasonably close by.

It should also be noted that the Planning Policy for Gypsy and Travellers 2015 also does not prohibit traveller sites in rural or semi-rural locations as a matter of principle. It does state, in paragraph 25 that sites should be very strictly controlled in the open countryside. In this instance the proposal would be of a modest scale that would provide accommodation for family members of residents who currently reside in Four Oaks Park which is similarly located remote from the day to day services. That site has

planning permission for 11 pitches and has no space to accommodate these family members. This site is also located adjacent to the camping and caravan site, also owned by the applicant. There is clearly a specific need for this site based on the circumstances and individual needs of applicant and their family members who seek to develop this site for their children who will soon leave the family home, but the applicant's wish to be close by and continue their current lifestyle. Therefore, the particular circumstances, including the modest size of the proposal for family members of occupiers nearby, are considered to outweigh the limited conflict with this criterion of Policy 47 and in this respect it is not considered that there is sufficient and defensible reasons for refusal.

**Criterion vi.** seeks to ensure developments do not have an unacceptable impact upon the character and appearance of the landscape, and amenity of neighbouring properties and is sensitively designed to mitigate any impact upon the surrounding area. The proposed development is sited remote from neighbouring properties with the closest occupier located on the south side of Bridleway LEIG15 and on the eastern side of Braydon Road. The intervening distances are considered to mitigate any potential harm to the outlook or amenity of those occupiers.

In terms of landscape impacts, the site is located in close proximity to existing built form, including a complex of farm buildings located opposite the site on the eastern side of Braydon Road, hardstanding and toilet facilities associated within the adjacent caravan site to the north as well as a barn building within the application site itself. In addition, planning consent exists for a stable building. The site is also well screened from the South and East by existing boundary hedging that would remain unaffected by the proposal. The proposed development would result in additional built form on this current paddock, in the form of additional hardstanding, fencing, vehicle parking and mobile homes including the parking of touring caravans. However, there is adequate space within the site to provide a landscaping scheme that could further screen the built from the surrounding rural landscape. Therefore, the proposed development, due to the character of the area and existing built form as well as the modest size of the proposed development would not result in significant harm to the character and appearance of the area. The proposal would not conflict with criterion vi. of Policy 47.

**Criterion vii** requires that adequate levels of privacy should be provided for occupiers. It is important to ensure that the minimum space requirements for pitches, including safety gaps/easements between structures are maintained and provide adequate safety levels. The proposal has adequate space provided within each plot to allow for space between each mobile home and to ensure the privacy of the occupiers of each plot is maintained as well as providing an acceptable level of amenity. There is no conflict with criterion vii)

**Criterion viii** requires that the development should be appropriate to the scale and character of its surroundings. This modest proposal of two pitches would meet that requirement.

,



**Criterion ix** requires that the site should not compromise a nationally or internationally recognised designation nor have the potential for adverse effects on river quality, biodiversity or archaeology. There are no such constraints affecting this site and so there is no conflict with this criterion.

In summary of the principle, the proposed development is sought to enable existing family members who reside nearby to continue their nomadic habit of life, whilst being close to close family members. In accordance with the advice from the Inspector during the Examination of the Wiltshire Core Strategy, the number of pitches required and as defined in CP47 as to be provided in this HMA should be treated as a minimum. Although the most recent publication of the Gypsy and Traveller Five Year Housing Supply (2019) demonstrates the need for sites has been met, there is clearly an actual need in this instance for the proposed development that cannot be met within their current site at Four Oaks Park. The criteria within Policy CP47 of the Wiltshire Core Strategy have been met. The proposed development is modest in scale and required by the specific needs of an existing local family to enable continuation of the nomadic habit of life for their children. These personal circumstances have been considered in accordance with paragraph 24 of the PPTS 2015. The objections from nearby residents and the MP have been fully considered, those matters are not considered to constitute reasons for refusal that would withstand appeal in this instance.

## **9.2 Access and Parking**

The proposed development would utilise the existing access to the site which provides access to the adjacent caravan site. There are two parking spaces within each plot and there is adequate space within the site for the parking and turning of each vehicle. There is no objection to the scheme from the Council's Highways Team in relation to detrimental impacts upon highway safety. The matters raised in relation to the lack of sustainable transportation from the site are dealt with in the section above. The proposed development not considered to be contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy.

## **9.3 Design and Landscaping**

The impacts of the proposal upon the character and appearance of the surrounding area has been assessed elsewhere in this report. Nonetheless, the detailed elements of the scheme are assessed in more detail here. The design of the mobile homes is typical of the development proposed. The proposed day room would be constructed with rendered walls; uPVC windows and slate roof with 1.2 metre high close boarded fencing to the site boundaries. There are no objections to design approach proposed. In addition, the proposed site layout confines the development into a relatively modest site area, which minimises the impact upon the character and appearance of the area.

The application does not include the details of the existing and proposed landscaping scheme which is required to ensure the proposal integrates adequately into this rural area. Nonetheless, these details could be controlled by suitably worded conditions attached to any consent granted. This is considered to be an acceptable landscaping

scheme for this proposal that would minimise the impact upon the visual amenity as well as provide an acceptable level of privacy for future occupants and nearby residents.

The proposed development, subject to conditions, would accord with the requirements of Core Policies 51 and 57 of the Wiltshire Core Strategy.

#### **9.4 Flooding and Drainage**

The application is supported by a foul and surface water drainage strategy. This details an outline of the strategy to provide attenuation tanks to drain to the adjacent highway ditch for surface water and cesspits for the foul drainage system. The Drainage Team seek details technical matters regarding the surface water drainage strategy. Nonetheless, the proposed development, subject to conditions is considered to be acceptable and would accord with the requirements of Core Policy 67.

There has been concern raised in relation to the suitability and maintenance of a private drainage system. However, the drainage strategy includes a maintenance regime, which is considered acceptable. The Planning Practice Guidance states that applications for developments relying on anything other than connection to a public sewage treatment plant will need to be supported by sufficient information to understand the potential implications for the water environment. The information provided has considered both connection to a public system and septic tank for foul water drainage. However, these are not feasible or practical in this instance. Therefore, the cesspit is considered to be appropriate and a practicable solution and subject to the implementation in accordance with drainage strategy, there are no objections to the proposed drainage strategy, subject to conditions regarding the surface water drainage strategy.

#### **9.5 Supporting services and infrastructure**

Concern has been raised in relation to the additional pressure on local services. The issue regarding highway impacts has already been assessed elsewhere in this report. The proposed development that seeks accommodation to enable children from an existing family, residing nearby, to move to the application site to enable greater independence but maintain those close family ties. Therefore, due to the particular circumstances of this application it is not considered to put a significant level of additional pressure upon existing services to justify refusal of the proposed in this instance.

### **10. Conclusion (The Planning Balance)**

The proposal seeks permission for a two gypsy and traveller pitches. The applicant meets the definition of a traveller as set out in the PPTS. The Council's initially proposed Gypsy and Traveller DPD has not been completed, the decision having been made by the Council to address this instead in the forthcoming Wiltshire Local Plan.. Therefore, in accordance with the advice from the Inspector during the Examination of the Wiltshire Core Strategy, the number of pitches required as set out within Core Policy 47 should be treated as a minimum. Although the most recent publication of the Gypsy and Traveller Five Year Housing Supply demonstrates the need for sites has been met,

there is clearly an actual need in this instance for the proposed development that cannot be met within the applicant's current site at Four Oaks Park.

The criteria within Policy 47 of the Wiltshire Core Strategy have been met. The proposed development is modest in scale and required by the specific needs of an existing local family to enable continuation of the nomadic habit of life for their children, These personal circumstances have been considered in accordance with paragraph 24 of the PPTS 2015. The objections from nearby residents and the MP have been fully considered, but those matters are not considered to constitute reasons for refusal that could be sustained in this instance.

The detailed matters regarding materials, landscaping and drainage can be controlled by suitably worded conditions attached to any consent granted. Therefore in accordance with paragraph 11 of the framework consent is recommended.

## **RECOMMENDATION**

It is recommended that planning consent 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: Location Plan, 17/135 (i) and 17/135(ii) received on 21st May 2019.

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

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

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

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

- \* location and current canopy spread of all existing trees and hedgerows on the land;
- \* full details of any to be retained, together with measures for their protection in the course of development;
- \* a detailed planting specification showing all plant species, supply and planting

- sizes and planting densities;
- \* finished floor levels;
- \* means of enclosure;
- \* other vehicle and pedestrian access and circulation areas;
- \* all hard and soft surfacing materials;
- \* minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);

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

- 5 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the 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.

- 6 The development hereby permitted shall not be occupied until the approved sewage disposal works proposed have been completed in accordance with the submitted and approved details contained within The Surface and Foul Water Drainage Strategy by Cole Easdon Consultants Limited. Once implemented the foul drainage strategy shall be retained and maintained in accordance with the approved details.

REASON: To ensure that the development is provided with a satisfactory means of foul drainage.

- 7 Notwithstanding the details in the Foul and Surface Water Drainage Strategy, 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 occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information regarding the riparian ownership of the drainage ditch 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.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure or additional hardstanding, other than those shown on the approved plans or agreed as part of the landscaping scheme as required by conditions within this decision notice, shall be erected or placed anywhere on the site.

REASON: In the interests of visual amenity.

- 9 The site shall not be permanently occupied by persons other than gypsies and travellers as defined in Annex 1 of Planning policy for traveller sites (DCLG, 2015).

REASON: Planning permission has only been granted on the basis of a demonstrated unmet need for accommodation for gypsies and travellers and it is therefore necessary to keep the site available to meet that need.

- 10 There shall be no more than four (4) caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 stationed on the site edged in red, of which no more than two (2) shall be a static caravan or mobile home. For the avoidance of doubt there shall be no stationing of any mobile home on the land located outside the site outlined in red on the location plan.

REASON: It is important for the local planning authority to retain control over the number of caravans on the site in order to safeguard interests of visual, residential amenity and flood risk in accordance with policies CP47 of the Wiltshire Core Strategy.

- 11 No more than two commercial vehicles shall be kept on the site for use by the occupiers of the caravans hereby permitted, and shall not exceed 3.5 tonnes in weight.

REASON: In the interests of residential amenity, highway safety and the character of the countryside.

- 12 Except for the keeping of commercial vehicles as defined in condition 11, above, no commercial activity or use, including the storage of materials and waste, shall be carried out on the site.

REASON: In the interests of residential amenity, highway safety and the character of the countryside.

- 13 No external lighting shall be installed until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light GN01:2011", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

14      **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.

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

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

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