

Mr A Batty The Malthouse Sydney Buildings Bath Somerset BA2 6BZ	Development Services Wiltshire Council PO Box 2281 Salisbury SP2 2HX
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Our Ref: S/2010/1942/FULL

Dear Sir/Madam

Please note that the enclosed decision notice relates only to planning permission or listed building consent granted. It does not signify that the work has also been approved by the Council under the Building Act 1984.

Under the former Building Regulations, an owner or developer had a duty to notify the Local Authority of the date any building works were commenced. In certain circumstances this duty has been waived by the Building Act 1984, and the Council will, therefore, no longer have a complete record of all building works undertaken.

As you will be aware, this information can be of great importance, especially when properties change hands and the Council are regularly asked for such information by prospective purchasers, solicitors and agents.

It will therefore be of benefit to the local authority and to yourselves if you will notify the Local Planning Authority when you commence the building works, change of use or other development approved by the decision notice.

I would be grateful if you could please return the attached commencement slip.

PLEASE KEEP THIS LETTER WITH THE PLANNING DECISION NOTICE

Yours faithfully

Andrew Guest

Area Development Manager
Phone : 0300 456 0100
fax: 01722 434520
email: developmentmanagementsouth@wiltshire.gov.uk
web: www.wiltshire.gov.uk

DKA	
RECEIVED	29 MAR 2011
FOR THE ATTENTION OF	AB
ACTION TAKEN	
FILE REF	

To: Area Development Manager (Development Services South) (Attn of ENFORCEMENT OFFICER) Planning Office, 61 Wyndham Road, Salisbury SP1 3AH

COMMENCEMENT OF DEVELOPMENT Reference: S/2010/1942

Please note that it is intended to commence work on the development, details of which are given below, on

28 MAR 2011

Applicant: Date Approved:

PROPOSAL: FULL PLANNING Two storey extension to special school, provision of new car parking area and associated alterations and landscape/planting.

LOCATION: Exeter House Special School Somerset Road Salisbury SP1 3BL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

NOTIFICATION OF PLANNING DECISION

Application Reference Number: S/2010/1942/FULL

Name and address of agent:

Mr A Batty
The Malthouse
Sydney Buildings
Bath
Somerset
BA2 6BZ

Name and address of applicant:

Wiltshire Council
County Hall
Trowbridge
BA128JD

Particulars of Development: FULL PLANNING Two storey extension to special school, provision of new car parking area and associated alterations and landscape/planting.

At: Exeter House Special School Somerset Road
Salisbury

In pursuance of its powers under the above Act, the Council hereby GRANT PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified below :-

Permission granted for the following reason:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G1 & G2 (General Criteria for Development), G8 (Groundwater Protection), D1 & D2 (Design Policies), C2 (Rural Environment), C7 (Landscape Setting of Salisbury & Wilton), C11 (Nature conservation), CN21 (Archaeology), TR11 (Transportation), PS1 (Public Services) & PS5 (New Education Facilities) of the saved policies of the adopted Salisbury District local plan and the aims and objectives of PPS1, PPS 9, and Adopted Wiltshire Structure Plan Policy C3 insofar as the proposed development accords with the principles of sustainable development and the general criteria and principles for development as set out within the local plan. The proposed development is considered to be of an appropriate scale, design and materials and would not unduly affect the amenity of neighbours. The proposal would not have undue detrimental impacts on visual amenity within the surrounding area and would not adversely affect the landscape character of the wider Landscape Setting of Salisbury and Wilton. The proposed development would not affect any European Protected Species and would not adversely affect nature conservation interests or the Bishopdown County Wildlife Site.

And Subject to the following CONDITION (S):

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.

DECNAPFP 05/09

2. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 30.12.2010, as amended by the amended drawings received on 24.02.2011, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

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 first use/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.

POLICY: G2, D2, C7

4. No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas 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: To ensure the proper management of the landscaped areas in the interests of visual amenity.

POLICY: G2, D2, C7

5. The development hereby approved shall be carried out in accordance with the details of the submitted Construction Method Statement (Appendix K of the submitted Design and Access Statement), unless otherwise agreed in writing by the local planning authority.

Reason: To minimise the impact of the development on the surrounding area and wider environment

Policy: G2

6. No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of the amenity of neighbours

Policy: G2

7. The development hereby approved shall be carried out in accordance with the details of the submitted Ecological Report and Management Plan for Bishopdown County Wildlife Site (Appendix D of the submitted Design and Access Statement), unless otherwise agreed in writing by the local planning authority.

Reason: To mitigate against impacts on nature conservation and the Bishopdown County Wildlife Site

Policy: G2, C11

INFORMATIVE

All birds are legally protected and their nests and eggs are protected during the breeding season. For most species this is between 1st March and 31st August but it may occur outside this period. If there is a likelihood breeding birds are present, you must delay tree works until young birds have left the nest or the nest has been abandoned.

Signed:

A handwritten signature in black ink, appearing to read "B. A. Fleet". The signature is written in a cursive style with a period at the end.

Director for Development Services

DATED: 28/03/11

PERMISSION FOR DEVELOPMENT

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the district and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation. In particular the applicant is reminded of the following matters:-

1.1 the need in appropriate cases to obtain approval under Building Regulations. (The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);

1.2 the need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath;

1.3 The need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a public highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD.

(It is the responsibility of the applicant to ascertain whether his development affects any public right of way or listed building.)

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Appeals must be made on a form which is obtainable from the Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him. If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of

reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

5. **Discharge of Conditions.** The Government introduced new fees for the discharge of planning conditions from 6 April 2008. The fee is payable per request and not per condition. The fee chargeable is £25 per request for householder development and £85 per request for all other types of development. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made using the 1 APP forms which are available on the council's Website or the Planning Portal. You are advised that, as the local planning authority has up to 12 weeks to consider the request, you apply well in advance of when you intend to start work.