

## Western Area Planning Committee

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### MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 9 JUNE 2021 AT COUNCIL CHAMBER - COUNTY HALL, BYTHESEA ROAD, TROWBRIDGE, BA14 8JN.

#### **Present:**

Cllr Christopher Newbury (Chairman), Cllr Bill Parks (Vice-Chairman), Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Edward Kirk, Cllr Stewart Palmen, Cllr Antonio Piazza, Cllr Pip Ridout, Cllr David Vigar and Cllr Suzanne Wickham

#### **Also Present:**

Cllr Matthew Dean and Cllr Gordon King

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#### 16 **Apologies**

There were no apologies for absence.

#### 17 **Minutes of the Previous Meeting**

The minutes of the meeting held on 17 February 2021 were presented for consideration, and it was,

#### **Resolved:**

**To approve and sign as a true and correct record of the minutes of the meeting held on 17 January 2021.**

#### 18 **Declarations of Interest**

Though not a pecuniary interest, Councillors Edward Kirk, Stewart Palmen, David Vigar and Antonio Piazza declared an interest in Item 8a, due to being members of Trowbridge Town Council.

#### 19 **Chairman's Announcements**

The Chairman made those in attendance aware of the Covid regulations that were in place for the meeting.

#### 20 **Public Participation**

No questions had been received from councillors or members of the public.

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

21 **Planning Appeals and Updates**

The update report on planning appeals was received with details provided that all appealed decisions had been upheld.

**Resolved:**

**To note the Planning Appeals Update Report for 9 June 2021.**

22 **Rights of Way Applications**

The Committee considered the following Rights of Way applications:

23 **Parish of Melksham Path No.107**

Public Participation

Katherine Evans, Solicitor representing Cooper Tyres, spoke in objection to the application.

Francis Morland, spoke in support of the application but questioned the procedures in place.

Dr Phil Wadey, spoke in support of the application.

Definitive Map and Highway Records Manager, Sally Madgwick presented a report which had the purpose to consider the two objections and thirty representations relating to the above Order to add footpaths over land near to the River Avon, Melksham Forest, Melksham. The report recommended that Wiltshire Council support the confirmation of the Order when the matter is referred to the Secretary of State for Environment, Food and Rural Affairs (SoSEFRA).

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on the claimed route, specifically points C and D within the report and presentation which make up an on-going right of way. Additionally, whether the Council could take a neutral stance regarding the proposal, which was not recommended for this application as the Councillors had sufficient information within the report to decide on the matter.

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

The local Unitary Member, Councillor Jack Oatley, was unable to attend the meeting, therefore Democratic Services Officer, Ben Fielding read out a statement in support of the application on his behalf.

A motion to move and accept the proposal was moved by Councillor Trevor Carbin and seconded by Councillor Andrew Davis.

At the conclusion, it was,

**Resolved:**

**That the Wiltshire Council Parish of Melksham Path No. 107 and Melksham Without Path No. 151 Rights of Way Modification Order 2020 is forwarded to the Secretary of State for Environment, Food and Rural Affairs with the recommendation that it be confirmed with a modification to the Order plan correcting the symbol used in the key for points C to D.**

24 **Westbury Path No.68**

Public Participation

Christopher Smith, Liabilities Negotiations Manager for Network Rail was unable to attend the meeting and therefore his statement was read out by Democratic Services Officer, Ben Fielding on his behalf. Francis Morland spoke in support of the application.

Definitive Map and Highway Records Manager, Sally Madgwick presented a report which had the purpose to consider the two objections and one representation received relating to the above Order to add a footpath leading from footpath Westbury 15 to Westbury railway station. The report recommended that Wiltshire Council takes a neutral stance when the matter is referred to the Secretary of State for Environment, Food and Rural Affairs (SoSEFRA).

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on statements provided by Network Rail, that there had been intention to lock a gate blocking the path on Good Fridays. It was queried how any response other than the Officer recommendation to take a neutral stance would result.

It was clarified that though plans for the nearby Spinnaker development include a parallel footpath, this route has not yet been constructed and was not relevant to the decision to be considered by the Committee.

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

The local Unitary Member, Councillor Matt Dean, then spoke in support of the application. Councillor Dean stated that the report presented had only been partial and did not include the primary documents which the Secretary of State for Environment, Food and Rural Affairs (SoSEFRA) had access to at the Schedule 14 appeal stage, which would therefore prevent a balanced decision from being made.

A debate then followed where the following issues were discussed, including whether the Committee should opt to defer the decision in order to receive further information and whether this would consequently lead to a different

stance other than one of neutrality after consideration. It was also questioned what the additional evidence and information would consist of and whether this would change the officer's recommendation.

During the debate, a motion to defer was moved by Councillor Wickham and seconded by Councillor Kirk.

At the conclusion of the debate, it was,

**Resolved:**

**That the Wiltshire Council Parish of Westbury Path No. 68 Rights of Way Modification Order 2020 would be deferred until further documentary evidence is available for the consideration of the committee.**

25 **Planning Applications**

To consider and determine the following Planning Applications:

26 **19/10805/FUL - Land to East of Trowbridge Rugby Club, Hilperton BA14 6JB**

Councillors Kirk, Palmen, Piazza and Vigar left the meeting at 16:27 following their earlier declarations in relation to Item 8a.

**Public Participation**

Lance Allan, representing Trowbridge Town Council, spoke in support of the application.

Senior Conservation and Planning Officer, Steve Sims, presented a report, which outlined a new sports facility to include a new fenced and floodlit 3G artificial grass pitch and a new pavilion providing inclusive ancillary facilities to support the pitch, together with new community coaching and education rooms and a training room/gym for use by football rugby club users. A new access road and additional parking is also proposed. The report recommended that the application be approved subject to conditions.

Details were provided of the site, including the principle of development (including loss of agricultural land), impact on character of the area, ecology issues, highway issues, impact on the living conditions of neighbouring residents, archaeology issues and drainage issues.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on which direction vehicles are expected to turn when exiting the site.

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

The local Unitary Member, Councillor Ernie Clark, then spoke in objection of the application. Councillor Clark stated that Hilperton currently has its own playing field including changing facilities and a bar. Additionally, the location of the proposed application was referenced, the size of the carpark, the deficiency of public transport as well as the quality of the land and the use of the proposed building within the application. The planning officers responded to each of the points made.

Councillor Ernie Clark then moved a motion to reject the Officer's recommendation, which was not seconded and consequently did not progress to a vote.

A debate then followed where the following issues were discussed, including concerns about the use of the building for conference and non-sporting use. It was however clarified that the existing rugby club building is used for such events and the floor plan of the proposed building would only be 25% dedicated to club house use.

Additionally, other issues were raised such as whether conditions and informatives could be added to the officer's recommendations such as the need to improve local bus services to serve the application and additionally the need for covered cycle parking to be provided prior to completion. The potential for brown road signage was also questioned.

During the debate, a motion to accept the Officer's recommendation with and additional informative with regards advising the applicant to liaise with the council to seek improvements to local bus routes and services and amending condition 8 to include details of covered cycle facilities was moved by Councillor Davis and seconded by Councillor Ridout.

At the conclusion of the debate, it was,

**Resolved:**

**That the recommendation be approved subject to 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:**

**Site location plan scale 1:1000 dwg no. 170815-029.03**

**Site plan proposed scale 1:1000 dwg no. 170815-330.04**

**Pavilion layout - proposed scale 1:100 dwg no. 170815-326.03**

**Pavilion elevations - proposed scale 1:100 dwg no. 170815-328.03**  
**Landscape strategy scale 1:1000 dwg no. 359-P-006 rev B**  
**Hard works plan 1 of 2 scale 1:250 dwg no. 359-P-001 rev A**  
**Hard works plan 2 of 2 scale 1:250 dwg no. 359-P-002 rev A**  
**Planting plan 1 of 3 scale 1:250 dwg no. 359-P-003 rev B**  
**Planting plan 2 of 3 scale 1:250 dwg no. 359-P-004 rev B**  
**Planting plan 3 of 3 scale 1:250 dwg no. 359-P-005 rev C**  
**AGP development layout scale 1:500 dwg no. 18-0108 BM25583 0346 03 rev 1**  
**AGP elevations scale 1:200 dwg no. 18-0108 BM25583 0346 05 rev 1**  
**AGP elevations and fence/enclosure/mast details scale 1:100 dwg no. 18-0108 BM25583 0346 06 rev 1**  
**AGP proposed pitch scale 1:250 dwg no. 18-0108 BM25583 0346 02 rev 1**  
**Drainage strategy scale 1:500 dwg no. TRC-BWB-DGN-XX-DR-C-500 rev P8**  
**Proposed earthworks strategy scale 1:500 dwg no. TRC-BWB-DGN-XX-DR-C 630 rev P5**  
**Proposed external works finished levels scale 1:500 dwg no. TRC-BWB-DGN-XX-DRC-600 rev P5**  
**Floodlighting design by Surfacing Standards Ltd publication dated 18.09.2020, project LSUK005**

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

**3) No development shall commence on site except for site clearance, ground investigation and demolition works, until further ground remediation and infiltration soakaway testing works have been undertaken and the findings have been submitted to and approved in writing by the Council along with the finalised soakaway design details to verify that the designed soakaways are suitable for the development. If the infiltration test results or site groundwater levels demonstrate that soakaways are not appropriate, an alternative method of surface water drainage shall be designed, submitted to and approved in writing by the Local Planning Authority prior to any operational development commencing pursuant to the pavilion and pitch. Thereafter, any approved drainage scheme shall be completed prior to the development being brought into use.**

**REASON: To ensure that the development can be adequately drained without increasing flood risk elsewhere.**

**4) None of the development hereby approved shall commence on site (including demolition, ground works or vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:**

- 1. A method statement for vegetation clearance, including the times when an Ecological Clerk of Works will be on site to supervise the works.**
- 2. A plan showing 'no-go' areas which will be fenced off from contractors for the entire duration of the construction works.**
- 3. A method statement for the demolition and/or removal of buildings in the north of the site including surveys required before demolition, times when an Ecological Clerk of Works will be on site to supervise the works and provision of the mitigation which will be provided in the event bat roosts are found.**
- 4. Measures, including surveys, mitigation and translocation, which will be undertaken to ensure risks to other protected species are identified and adequately reduced across the site before construction commences and throughout the construction period.**

**The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details. A report prepared by a competent person(s), certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, shall be submitted to the Local Planning Authority within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner.**

**REASON: To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.**

**5) No development hereby approved shall commence (save for groundclearance, site enabling, and demolition works) until:**

**a) A written programme of archaeological investigation, which should include on-site work and analysis, publishing and archiving of all archaeological findings, has been submitted to and approved by the Local Planning Authority; and that the approved programme of archaeological work has been carried out in accordance with the approved details.**

**REASON: In order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.**

**6) Prior to the development hereby approved being brought into use, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:**

**A. A plan identifying the location and specific management aims for each identifiable landscape area.**

**B. 1-5 year and long-term maintenance requirements for each identifiable landscape area which demonstrate how the Landscape Strategy will be achieved after the initial 12-month planting contract.**

**C. Any requirements for replanting where planting stock becomes diseased or dies after the initial 12-month planting contract.**

**Annual and five-year work schedule capable of being rolled forward,**

**The LEMP shall be implemented in full in accordance with the approved details and shall enure for the lifetime of the development.**

**REASON: In order that the development is undertaken in an acceptable manner and to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.**

**7) The development hereby approved shall not be brought into use until the vehicular access, turning area and parking spaces have been completed in accordance with the details as shown on the approved plans. Thereafter, the aforesaid provision shall be maintained and retained for the lifetime of the development.**

**REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.**

**8) The development hereby approved shall not be brought into use until the cycle parking facilities as shown on the approved plans have been provided in full and are available for use. Thereafter, the cycle parking facilities shall be maintained and retained for such use for the lifetime of the development.**

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

**9) The floodlighting hereby approved shall only be used between the hours of 15:00 and 22:00.**

**REASON: In order to minimise light pollution and nuisance and to protect and safeguard rural setting and any protected species.**

**NOTE: This condition is consistent with the approved decision issued for the adjoining rugby club site floodlighting (as granted by applications W/05/00822/FUL and W/12/01169/FUL).**

**10) No external lighting shall be installed on the site until detailed plans showing the type of light appliance, the height and position of the fitting, the illumination levels and light spillage levels in accordance with the appropriate Environmental Zone standards as set out by the Institute of Lighting Professionals in their publication GN01:2020, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2020), and have been submitted to and approved in writing by the Local Planning Authority**

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



**core bat habitat meets the requirements of the Trowbridge Bat Mitigation Strategy.**

**Note: This condition will be discharged when a post-development lighting survey conducted in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy has been submitted to the Local Planning Authority demonstrating compliance with the approved lighting plans, having implemented and retested any necessary remedial measures.**

**11) The development hereby approved shall be completed in accordance with the Landscape Strategy (Urban Wilderness 359-P-006 Rev B), the Planting Plans 1 (Rev B), 2 (Rev B), and 3 (Rev C) (Urban Wilderness 359-P-003-005); and, the floodlighting design (Surfacing Standards Ltd publication dated 18.09.2020, project LSUK005)**

**REASON: To ensure adequate protection and mitigation for protected species, priority species and priority habitats.**

**12) No sound reproduction or amplification equipment (including public address systems and loudspeakers) which would be audible at the site boundaries, shall be operated on the site, unless approved in writing by the local planning authority.**

**REASON: To define the terms of this permission and to safeguard the rural setting and nearby amenities.**

**13) 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.**

**14) Any on site works undertaken in relation to trees shall be carried out in strict accordance with section 4 of the Arboricultural Impact Assessment Report produced by BWB (dated November 2019) and protective fencing shall be erected prior to any operational development commencing on the site in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment,**

**machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during the construction operations.**

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

**15) Prior to bringing the development into use the applicant shall submit details of stopping up the existing field access served off the A361 and shown on approved plan drawing 170815-330.04 which shall require the written approval of the Council and thereafter, the stopping up of the field access shall be carried out in accordance with the approved details within 2 months of the site being brought into use.**

**REASON: To define the terms of this permission and in the interests of highway safety.**

**Planning Informatives:**

**1) Should the applicant wish to apply to vary the floodlighting condition as referenced above, the applicant would be required to undertake additional protected species surveys and light impact assessments in accordance with the TBMS requirements and appropriate future standards of the Institute of Lighting Professionals (or its equivalent) and/or adopted policy.**

**2) The applicant is advised to consider the provision of additional road signage and to liaise with the Council's highways team where necessary, to assist with directing visitors to and from the site.**

*Councillor Ernie Clark requested his vote in abstention be recorded.*

**26a 20-08785-FUL - Land at 66A Westbury Leigh, Westbury BA13 3SQ**

Councillors Kirk, Palmen, Piazza and Vigar returned to the meeting at 17:26, following the conclusion of Item 8a.

#### Public Participation

Brian Osbourn, spoke in objection to the application.

Paul Stevens, Architect representing client, spoke in support of the application.

Head of Development Management, Mike Wilmott, presented a report, which outlined the demolition of an existing building as well as the construction of four new dwellings. The report recommended that the application be approved subject to conditions.

Details were provided of the site, including the principle of development, impact upon the area and wider landscape, heritage matters, highway impacts, biodiversity matters and neighbouring impacts.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on the provision of carparking and how vehicles would be able to rotate and then emerge on to the carriageway.

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

The local Unitary Member, Councillor Gordon King, then spoke in objection to the application. In his statement, Councillor King spoke of the unique and historic identity of Westbury Leigh, the impact on surrounding properties and local amenities as well as the land being within a Zone 1 flood zone. Additionally, the size of the proposed buildings and the current street scene was referenced.

A debate then followed where the following issues were discussed including the current building make up of Westbury Leigh, including a large number of listed buildings and the potential need for a conservation area. Additionally, the similar height level of the proposed houses in comparison to the malthouse as well as the improved aesthetic design of the proposed houses in comparison to the building currently situated in the location.

During the debate, a motion to accept the officer's recommendation was moved by Councillor Andrew Davis and seconded by Councillor Edward Kirk.

At the conclusion of the debate, it was,

**Resolved:**

**To approve the application subject to the following planning conditions**

**Conditions: (11)**

**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:**

**Drawing 841:03B (Existing & Proposed Location & Site Plan) received 03.03.2021**

**Drawing 841:01 (Existing Building) received 09.10.2020**

**Drawing 841:02A (Existing Levels) received 05.05.2021**

**Drawing 841:12B (Proposed Elevations and Floor Plans for Detached House) received 02.03.2021**

**Drawing 841:05D (Proposed Plans and Elevations of Terrace) received 02.03.2021**

**Drawing 841:11 (Proposed Eaves Heights) received 30.11.2020**

**Drawing 841:07E (Proposed Street Scene) received 02.03.2021**

**Drawing: 841:10A (Proposed Stormwater Drainage) received 03.03.2021**

**Drawing 841:04F (Proposed Site Plan with Vehicle Tracking) received 11.05.2021**

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

**3) No development shall commence on site, except for enabling works and ground investigations and remediation, until detailed infiltration testing and soakaway design in accordance with BRE 265 and Wiltshire Council's Surface Water Soakaway Guidance have been submitted for the written approval of the LPA to verify that soakaways would be suitable for the development. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage with the requisite details, shall be submitted to and approved in writing by the Local Planning Authority; and in either case, the approved drainage systems shall be installed and completed prior to the occupation of the development.**

**REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.**

**4) No development shall commence on site until a scheme for the discharge of surface water from the site, including sustainable drainage systems, drainage drawings, calculations and all third party approvals, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.**

**REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.**

**5) No development beyond slab level shall commence on site until the details (with samples made available on the site) of the materials to be used for the external walls, roofs, porches and windows/doors have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.**

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

**6) No gates, fences, walls or other means of enclosure, shall be erected on site until the details have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved plans and be maintained in perpetuity.**

**REASON: to maintain the character and appearance of the area.**

**7) All the compensatory tree planting and soft landscaping proposals forming part the approved plans shall be implemented and completed during 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.**

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

**8) None of the dwellings hereby approved shall be occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. Thereafter, the areas shall be maintained for those purposes for the lifetime of this development.**

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

**9) None of the dwellings hereby approved shall be occupied the following windows shall be glazed with obscure glass only to an obscurity level of no less than level 4 and the windows shall be permanently maintained with obscure glazing in perpetuity:**

- **The dormer windows in the north west elevation serving the bathrooms as shown on Drawing 841:05D;**
- **The windows in the south west and north east elevation serving the downstairs WC and the stairwell window on the north eastern elevation shown on drawing number 841:05D;**
- **The stairwell window on the north western elevation shown on Drawing 841:12B**

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

**10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or reenacting or amending that Order with or without modification), the**

garage hereby approved shall be retained for vehicle parking and shall not be converted to habitable accommodation.

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

**11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or reenacting or amending that Order with or without modification), no windows, dormer windows or rooflights, other than those shown on the approved plans, shall be inserted in the dwellings hereby approved.**

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

**INFORMATIVES TO APPLICANT:**

**1) 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 <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>**

**2) Bats and their roosts are protected by law and it is illegal to disturb, harm, obstruct, damage or obstruct them. If there is any evidence of bats found on site, all works on site should cease and advice should be sought for a licensed ecologist.**

**3) The applicant should note that the works hereby approved involve the removal and disposal of asbestos and should only be removed by a licenced contractor. Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.**

**4) The applicant is encouraged to install 5 integral swift nest bricks in this**

**development as an ecological enhancement measure. Suggested locations would be 3 integral bricks in the north east gable end of the block of three houses and 2 bricks in the western elevation of house no.5 and should be installed/made available prior to the first occupation of the development hereby approved.**

27 **Urgent Items**

There were no Urgent Items.

(Duration of meeting: 3.00pm – 6:05pm)

The Officer who has produced these minutes is Ben Fielding of Democratic Services, direct line 01225 718656, e-mail [Benjamin.fielding@wiltshire.gov.uk](mailto:Benjamin.fielding@wiltshire.gov.uk)  
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