

## NORTHERN AREA PLANNING COMMITTEE

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### DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 16 JULY 2014 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

#### **Present:**

Cllr Christine Crisp, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Peter Hutton (Vice-Chair), Cllr Simon Killane, Cllr Jacqui Lay (Substitute), Cllr Howard Marshall, Cllr Mark Packard, Cllr Sheila Parker, Cllr Tony Trotman (Chairman) and Cllr Philip Whalley

#### **Also Present:**

Cllr Howard Greenman, Cllr Nina Phillips and Cllr Dick Tonge

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#### **77 Apologies**

Apologies were received from Cllr Sturgis.

Cllr Sturgis was substituted by Cllr Lay.

#### **78 Minutes of the previous Meeting**

The minutes of the meeting held on 25 June 2014 were presented.

#### **Resolved:**

**To approve as a true and correct record and sign the minutes.**

#### **79 Declarations of Interest**

There were no declarations of interest.

#### **80 Chairman's Announcements**

There were no Chairman's announcements.

#### **81 Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

In light of the public in attendance at the meeting the Committee agreed to move agenda 6b to be heard first.

## 82 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting and published in Agenda Supplement 1, in respect of applications **6a**, **6b** and **6c** as listed in the agenda pack.

## 83 **14/03084/FUL - Land East of Manor Farm, Wadswick, Box, Corsham, Wiltshire, SN13 8JB**

### **Public participation**

Mr Charles Todd, Mr James Adams and Mrs Pauline Reed spoke in objection to the application.

Ms Amanda Stobbs and Mr Tim Barton spoke in support of the application.

Cllr Pauline Lyons, Box Parish Council, spoke in objection to the application/  
Cllr Peter Anstey, Corsham Town Council, spoke in objection to the application.

The officer introduced the report which recommended permission be refused. He drew attention to the late observations circulated at the meeting which detailed a change to his recommendation, to deferral, as proposed changes substantially altered the submitted application. He took the committee through the substantive report before them which included details of fencing, CCTV and panel equipments. He drew attention to the bridleway and footpath on the site and the inclusion of an education area.

The Committee then had the opportunity to ask technical questions of officers and it was confirmed that panels would be sited to maximise efficiency. Screening methods would reduce reflection for traffic from the east. The application included details of proposed drainage which dealt with the natural flow of run off, and the proposed elephant grass screening had attenuation properties. The elephant grass would be cropped in parallel ten metre bands to ensure partial screening at all times, and being a rapidly growing crop it was anticipated to be at full height in ample time. The application did not include integral lighting for CCTV.

Members of the public then addressed the Committee as detailed above.

The local member, Cllr Dick Tonge then spoke in objection to the application, noting that the reasons for refusal given by the officer would not be overcome by deferring the item. The siting had not changed, neither had its setting in

terms of both immediate visual amenity and of the wider landscape as well as the setting and enjoyment of the Cotswolds ANOB

In the debate that followed the Committee noted the importance of acting in a reasonable manner and the high risks of not deferring. A request for a site visit was noted.

**Resolved:**

**The Committee deferred consideration of the application to a later committee meeting to allow for revised information to be taken into account.**

**84 13/01296/FUL - Land Adjacent to Sedgewick House, Old Hardenhuish Road, Chippenham, Wiltshire, SN14 6HH**

**Public participation**

Mr John Tucker, Mrs Karen Tucker and Mr Matthew Stephen spoke in objection to the application.

Mr Alex Jaggard spoke in support of the application.

Cllr Andy Phillips, Chippenham Town Council, spoke in objection to the application.

The officer introduced the report which recommended to delegate to the Area Development Manager to grant permission subject to the signing of a Section 106 agreement and conditions. He noted that no construction would take place in root protection zones and the design was not out of keeping as there was no strong local style.

The Committee then had the opportunity to ask technical questions of officers and it was confirmed that the brook was not within the application site. The application had stated there was rights of access to the site however this was a civil matter. No objections had been received on highways or drainage grounds. Two tree preservation orders existed on the site, and a construction method statement added.

Members of the public then addressed the Committee as detailed above.

The local member, Cllr Nina Phillips then spoke in objection to the application.

In the debate that followed the Committee highlighted the need for construction traffic to access the site through Sedgewick House.

**Resolved:**

**The Committee delegated to the Area Development Manager to GRANT planning permission, subject the signing of a Section 106 agreement and 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. No development shall commence on site until 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: In the interests of visual amenity and the character and appearance of the area.**

- 3. 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:**
  - (a) indications of all existing trees and hedgerows on the land;**
  - (b) details of any to be retained, together with measures for their protection in the course of development;**
  - (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;**
  - (d) finished levels and contours;**
  - (e) means of enclosure;**
  - (f) hard surfacing materials;**

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

- 4. 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.

5.

- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
- (c) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

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

**REASON:** To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

6. The existing hedge between Nos 12 and 14 Bythebrook and the application site shall not be removed and shall be retained at a height of at least 3:00 metres. Should any section of the hedge be removed or die it shall be replaced with appropriate planting during the next planting season.

**REASON:** To preserve the visual amenity and privacy of the development.

7. Prior to the commencement of development details of any proposed retaining walls to be built on the site shall be submitted to and approved in writing by the local planning authority and implemented and maintained strictly in accordance with the approved plans.

**REASON:** To safeguard the visual amenity of the area and in the interests of highways safety.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (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 safeguard the amenities and character of the area and in the interest of highway safety.

9. No part of the development hereby permitted shall be first brought into use/occupied until the access, 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:** In the interests of highway safety.

10. 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 first occupied until surface water drainage has been constructed in accordance with the approved scheme.

**REASON:** To ensure that the development can be adequately drained.

**11. The development hereby permitted shall be carried out in accordance with the approved Flood Risk assessment dated September 2012 by PBA and the following mitigation measures detailed in the FRA:**

- 1. Finished floor levels are set no lower than 68.25 above Ordnance Datum (AOD)**

**The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme.**

**REASON: To reduce the risk of flooding to the proposed development and future occupants.**

**12. No development shall commence on site until details of the works for the disposal of sewerage 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: To ensure that the proposal is provided with a satisfactory means of drainage.**

**13. The mitigation measures in paragraphs 5.4 and 5.6 of the approved Ecological Assessment prepared by BSG Ecology and received 8th May 2013 shall be carried out in full prior to the first occupation of the development and/or in accordance with the timetable detailed in the Ecological assessment.**

**REASON: To mitigate against the loss of existing biodiversity and natural habitats.**

**14. No development shall be undertaken within 8 metres of the bank of the Hardenhuish brook which would restrict access for the purposes of maintenance by the water authority.**

**REASON: To safeguard access for maintenance of the watercourse.**

**15. No development shall commence on site (including any works of demolition), 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 erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- 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) measures for the protection of the natural environment;
- i) hours of construction, including deliveries; and
- j) construction traffic may only access the site from Old Hardenhuish Lane via the entrance to Sedgwick House;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

**REASON:** 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.

16. Prior to the occupation of the development the proposed dwellings an area from which refuse bins can be collected shall be agreed in writing by the local planning authority.

**REASON:** In the interests of public and visual amenity.

17. Notwithstanding the submitted plans planning permission is not granted by this decision for the erection of gates at the proposed entrance to the site at Bythebrook.

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

#### **Informatives**

1. This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990.
2. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to



**erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.**

- 3. 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.**

**85 14/03183/FUL - Blackberry Pond, Chelworth Road, Cricklade, SN6 6HD**

### **Public participation**

Cllr John Coole, Cricklade Town Council spoke in objection to the application.

The officer introduced the report which recommended to delegate to the Area Development Manager to grant permission subject to the signing of a Section 106 agreement and conditions. Ongoing enforcement matters were to be set aside, and they were satisfied there was agricultural activity on the site and the application was appropriate.

The Committee then had the opportunity to ask technical questions of officers and it was confirmed that a condition could be added to remove the existing building and debris cleared from the site before work commenced. There was no need to condition it as an agricultural building as any work not detailed within the application would need further planning permission. Access to the site had been considered as part of the permission previously granted for the stables and the additional building would not increase traffic movement. It was not possible to use this application to enforce on other outstanding matters.

Members of the public then addressed the Committee as detailed above.

The local member was not in attendance.

In the debate that followed the Committee highlighted the need to add a condition to remove the existing building and debris cleared from site before work commenced.

**Resolved:**

**The Committee granted planning permission subject to the following conditions:**

**WA1 – Full Planning Permission**

**The building hereby permitted shall be used for the purposes of Agriculture as defined in Section 336 of the Town and Country Planning Act 1990.**

**REASON: To define the permission.**

**WM6 – Disposal of waste / manure**

**No development shall commence on site until details for the storage of manure and soiled bedding (including the location of such storage) and its disposal from site (including frequency) have been submitted to and approved in writing by the Local Planning Authority. Before the development is first brought into use, the works for such storage and disposal shall be completed in accordance with the approved details and shall subsequently be maintained in accordance with the approved details. No storage of manure and soiled bedding shall take place outside of the storage area approved under this condition.**

**REASON: In the interests of public health and safety, in order to protect the natural environment and prevent pollution.**

**WM9 – No portable structures**

**No portable buildings, van bodies, trailers, vehicles or other structures used for storage, shelter, rest or refreshment, shall be stationed on the site without the prior approval in writing of the Local Planning Authority.**

**REASON: In order to protect the living conditions of nearby residents and/or the rural character of the area.**

**When the solar panels hereby permitted cease to be operational for a continuous period of 12 months (or such period as may otherwise be agreed in writing by the local planning authority), all the components relating to the solar panels shall be removed from the building.**

**REASON: In the interest of visual amenity and the character and appearance of the area in accordance with policies C3, NE15 and NE16 of the North Wiltshire Local Plan 2011.**

### **WM13 – Approved plans**

- **JM30 – Plans and elevations**
- **JM20 – Layout plan**
- **JM10 – Site plan**

**All date stamped 19th March 2014**

### **WA12 - Demolition**

**No construction works shall commence on site until the existing building identified to be removed on the approved plans has been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.**

**REASON: In the interests of the character and appearance of the area and neighbouring amenities.**

### **INFORMATIVES**

**There is currently a caravan, septic tank and a metal container on site and a hard surfaced area. The applicant is reminded that these do not benefit from planning permission and are not included as part of this planning application. An enforcement notice has been issued in relation to these.**

86 **14/04152/FUL - 26 High Street, Sutton Benger, Chippenham, Wiltshire, SN15 4RF**

### **Public participation**

Mr Ian Rea spoke in support of the application.

The officer introduced the report which recommended that planning permission be refused. He explained that that as the post office function had moved +the application was to split and create 2 units, meaning there would be three dwellings on a site previously occupied by one. The previous reason for refusal had gone, however it was considered that the saturation and intensity was beyond the acceptable threshold of acceptable amenity space.

The Committee then had the opportunity to ask technical questions of officers and it was confirmed that the height increase had been granted in a previous permission.

Members of the public then addressed the Committee as detailed above.

The local member, Cllr Greenman then spoke in support of the application.

A motion to delegate to the Area Development Manager to grant planning permission subject to the signing of a Section 106 Agreement and conditions was seconded.

In the debate that followed the Committee discussed the layout and whether it was detrimental to the residential amenity of existing, future and neighbouring occupiers and character and appearance of the conservation area.

**RESOLVED:**

**The Committee delegated to the Area Development Manager to grant planning permission, subject to completion of a S106 agreement in respect of off-site public open space contributions and 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. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the buildings or the completion of the development, whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.**

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

- 3. No part of the development hereby permitted shall be first occupied until the access, 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: In the interests of highway safety.**

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (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 dwellinghouses hereby permitted or within their curtilage.

**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 additions, extensions or enlargements.

5. 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:** To ensure that the development can be adequately drained.

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

**A1/12/10/04 rev B - Proposed Ground Floor Plan/Proposed Rafter Plan/Proposed Elevations**

**A1/12/10/05 rev A - Proposed Section A-A/Proposed Section B-B**

**A1/12/10/06 rev A - Proposed Site Plan/Proposed Boundary Wall Section**

**A1/12/10/07 rev A - Proposed Site Elevations**

**A1/12/10/08 - Proposed Ground Floor Plan/Proposed Second Floor Plan/Proposed Elevations**

**A1/12/10/09 - Proposed Section A-A/Proposed Section B-B**

**Received 25 April 2014**

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

**INFORMATIVE TO APPLICANT:**

1. 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.

**INFORMATIVE TO APPLICANT:**

- 2. 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 [INSERT].**

**INFORMATIVE TO APPLICANT:**

- 3. 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**

87 **14/05122/FUL - The Kingfisher, Hungerdown Lane, Chippenham, Wiltshire SN14 0JL**

**Public participation**

Mr Nick Charlton and Mr Lloyd Stephens spoke in support of the application.

The officer introduced the report which recommended that permission be delegated to the Area Development Manager to grant subject to the signing of a Section 106 agreement and conditions. He noted that this was a resubmission of a previous application which addressed privacy concerns and the relationship with Hungerdown Lane. Parking for the pub had also been reconfigured and met the required standards.

The Committee then had the opportunity to ask technical questions of officers and it was confirmed that a disabled bay had been allocated closest to the pub entrance. Although the car park bays were not presently painted, there would be marked bays up to the required standard.

Members of the public then addressed the Committee as detailed above.

The local member, Cllr Hutton then addressed the Committee, highlighted that the engagement with the community had not happened and that he did not support an application for three residential units.

A motion to refuse planning permission on the grounds of overdevelopment of the site, its scale, mass, design and density failing to accord with Policy C3(i) of the adopted North Wiltshire Plan 2011 was moved but was not seconded and therefore fell.

In the debate that followed the Committee highlighted the need to have clear signage in the pub car park restricting its use to patrons and to add an informative encouraging public engagement.

**Resolved:**

**The Committee delegated authority to the Area Development Manager to grant planning permission subject to the signing of a Section 106 agreement with the following heads of terms:**

- **£17,460 in offsite Open Space Contribution to be used to upgrade facilities at Little Battens Recreation Ground**

**and 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. No development shall commence on site until 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: In the interests of visual amenity and the character and appearance of the area.**

- 3. 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:**
  - a) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;**
  - b) finished levels and contours;**
  - c) all hard and soft surfacing materials, including refuse and other storage units.**
  - d) means of enclosure**
  - e) Signage details, including size, design and location clearly stating 'parking for patrons only'**

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

- 4. 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 any dwelling 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.

5. No part of the development hereby permitted shall be first brought into use/occupied until the access, 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:** In the interests of highway safety.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part 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 additions, extensions or enlargements.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes of the development hereby permitted.

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

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

**Drg No: 1011 Revision E**



**Drg No: 3010 Revision C**  
**Drg No: 3011 Revision B**  
**Drg No: 5010 Revision B**  
**Drg No: 5011 Revision B**  
**Drg No: 5012 Revision B**

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

**INFORMATIVE TO APPLICANT:**

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

**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:**

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.

**INFORMATIVE TO APPLICANT:**

Prior to the commencement of development on site the owner should lease with local residents and set out how disruption, during the construction and development phase, will be kept to a minimum.

Cllr Hutton asked for his vote against delegating to the Area Development Manager to grant planning permission subject to the signing of a Section 106 Agreement and conditions to be recorded.

**88 Urgent Items**

There were no urgent items.

(Duration of meeting: 6.05 - 8.50 pm)

The Officer who has produced these minutes is Kirsty Butcher, of Democratic Services, direct line 01225 713948, e-mail [kirsty.butcher@wiltshire.gov.uk](mailto:kirsty.butcher@wiltshire.gov.uk)

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