

## REPORT TO THE WESTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	04 February 2015
<b>Application Number</b>	14/05980/FUL
<b>Site Address</b>	Fairview House Gipsy Lane, Warminster BA12 9LR
<b>Proposal</b>	Demolition of Fairview House and construction of 6 new houses and 6 new flats with associated infrastructure, gardens, external store & sheds
<b>Applicant</b>	Selwood Housing
<b>Town/Parish Council</b>	WARMINSTER
<b>Ward</b>	WARMINSTER EAST
<b>Grid Ref</b>	387851 144489
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Eileen Medlin

### **Reason for the application being considered by Committee**

This application is brought back to Committee for further discussion in the light of the resolution made on 14<sup>th</sup> January to allow members to visit the site and for officers to provide more clarity on the affordable housing provision, to update the policy position following the formal adoption of the Core Strategy on 20 January (and of particular relevance is the change to the threshold at which affordable housing is now required), incorporate the changes previously presented within a late list circular, and to make further corrections where applicable, including some commentary on the proposed demolition element of the submission.

The application was originally brought to committee at the request of Councillor Andrew Davies to consider the following issues:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design - bulk, height, general appearance
- Environmental or highway impact
- Car parking
- Local public concerns

### **1. Purpose of Report**

To consider the above application and to recommend that planning permission is granted subject to conditions.

### **2. Report Summary**

The main issues considered in this report are as follows:

- Principle of the development
- Impact on housing need
- Impact on the character and appearance of the area
- Impact on the amenities of adjoining occupiers
- Impact on highway safety and parking

### **3. Site Description**

Fairview House is a purpose built care/nursing home (which is currently vacant) located in a plot measuring 0.28 hectares within the Town Policy Limits of Warminster. The premises are located immediately to the south of the Ashwood Care Centre, an 82 bed care home (previously the Beckford Centre) which has recently been constructed. To the east of the site is Gipsy Lane which serves several residential properties as well as providing the means of access to the site. Small Brook Meadows recreational land is located to the south and to the west of the site is Plants Green.

### **4. Planning History**

There is no relevant planning history.

### **5. The Proposal**

This application seeks permission to demolish 'Fairview House' and erect 12 dwellings with associated parking. Plots 1 and 2 are planned as a pair of 3-bed semi detached houses located in the south east corner of the site. Plots 3 to 8 would comprise 4 x 2-bed flats and 2 x 1-bed flats contained within a three storey block at the centre of the site. Plots 9 to 12 would consist of 4 x 2-bed semi detached two storey houses located to the west of the site. The application has been subject to extensive negotiations which have led to a number of revisions reducing the number of residential units from 14 to 12. The revisions have consequently reduced the parking provision and some of the proposed houses have been moved further away from the eastern and western boundaries (which adjoin neighbouring residential properties).

### **6. Planning Policy**

#### **Development Plan context**

The Wiltshire Core Strategy (WCS) was adopted at a special council meeting on January 20<sup>th</sup> 2015 and as such, it can be afforded 'Full Weight' in planning terms although it is still subject to a 6-week potential challenge. The following WCS policies have full weight: Core Policy 1 – Settlement Strategy; Core Policy 2 – Delivery Strategy; Core Policy 3 – Infrastructure; Core Policy 31 – Spatial Strategy: Warminster Community Area; Core Policy 41- Sustainable construction and low carbon energy; Core Policy 43 - Providing affordable homes; Core Policy 45 - Meeting Wiltshire's housing needs; Core Policy 50 - Biodiversity and Geodiversity; Core Policy 51 – Landscape; Core Policy 52 - Green infrastructure; Core Policy 57 - Ensuring high quality design and place shaping; Core Policy 60 - Sustainable transport; Core Policy 61 - Transport and development; Core Policy 62 - Development impacts on the transport network; Core Policy 63 - Transport strategies; Core Policy 64 - Demand management; Core Policy 65 - Movement of goods; Core Policy 66 - Strategic transport network; Core Policy 67 - Flood risk; Core Policy 68 - Water Resources.

The Development Plan also includes a number of policies carried over from the West Wiltshire District Plan 1<sup>st</sup> Alteration 2004, the West Wiltshire Leisure and Recreation DPD and the Swindon and Wiltshire Waste and Minerals Core Strategies and their subservient DPDs. For the avoidance of any doubt, the still saved policies of the West Wiltshire District Plan and the Leisure and Recreation DPD are listed in Appendix D of the Core Strategy.

**Neighbourhood Planning** – There is a Warminster Town neighbourhood plan area. The neighbourhood area has been officially designated and has an established steering group, but it is at a very early stage of preparation. There is no draft plan at this stage and therefore little weight can be afforded to the emerging neighbourhood plan.

#### **National Planning Policy context**

The **National Planning Policy Framework (NPPF)** was introduced as a principal material consideration in the determination of planning applications in March 2012. It introduces the

presumption in favour of sustainable development at paragraph 14 as a 'golden thread' running through plan making and decision taking.

The NPPF is clear in stating that '*planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise*'. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. Paragraph 17 of the NPPF sets out the core planning principles and paragraphs 18-219 constitute what sustainable development means in practice. Paragraph 32 is also critical in terms of asserting that local planning authorities should only refuse applications on transport/highway safety grounds where "*the residual cumulative impacts of development are severe*".

**National Planning Practice Guidance (PPG)** provides guidance on the interpretation of the NPPF. Recent changes to the guidance asserts that affordable housing and tariff style planning contributions should not be sought on schemes of 10 units or less.

## **7. Consultations**

**Warminster Town Council** – Objects to the proposed development advising that whilst they are not opposed to development of this site per se, they consider that the density of the proposal would not be in keeping with the neighbourhood and is also an overdevelopment of the site with no safe provision for children's play. The Town Council also raised concerns about highway dangers, the additional 20 parking spaces and the parking layout which may cause danger from reversing, and potential overlooking. The Council sought more information from the developers in relation to the existing building. After reviewing the revisions, the Town Council reached the same view but cited additional highway concerns to include lack of pavement onto Gypsy Lane, dangers within the development and approaching the development from neighbouring lanes and roads. This view was reiterated following consultation on a second set of revisions.

**Wiltshire Council Highways Officer** – Initially reported having no 'in principle' objection to the scheme, but advised that the parking arrangements did not meet the adopted standards. The applicants addressed these concerns through the submission of revised plans and provided sufficient parking spaces to meet the Council's required standards. The highways officer also confirmed that there was no objection to the number of units being accessed from a shared surface.

**Wiltshire Council Tree Officer** – No objection.

**Wiltshire Council School Places Team** – No objection and no contributions are required in this particular case.

**Wiltshire Council Environmental Services Team** – Financial contributions of £9659 are sought for indoor recreation facilities. It is proposed that the contribution is used to upgrade the sports hall and upgrade pool spectator seating or use the contribution to upgrade the existing Boat House at Warminster Park to use as Tennis and Ball Court changing accommodation. Financial contributions of £16,700 are also sought for offsite open space and play provision at Warminster Park.

**Wiltshire Council New Housing Team** – Supportive of this application and provided further comments following the committee meeting on 14 January to appreciate the consequences of having an adopted Core Strategy.

**Wessex Water** – No objection. The consultation response provided advice relating to new water and waste water connections and requirements for sewers which can be covered by an informative.

**Wiltshire Fire and Rescue Service** – No objection. The consultation response refers to requirements under building regulations and makes recommendations to improve fire safety in domestic properties which can be covered by an informative.

**Wiltshire Council Ecology Officer** – No objection, subject to ecological enhancement to the scheme through the provision of bat bricks in the southern elevations of Plots 1 to 9 and planting of replacement trees. Satisfied with the findings of the additional ecological report prepared following the identification of ponds not addressed in the originally submitted survey.

**Wiltshire and Swindon Biological Records Centre** – Advised that there are records of water voles and otters at Smallbrook Meadows.

## **8. Publicity**

Letters sent to neighbouring occupiers and site notices were erected at the entrance to site, along Gypsy Lane and along Plants Green. Neighbours and contributors were re-consulted on two sets of revised plans. In total, 31 letters of objection were received relating to the original submitted plans on the following summarised grounds:

Fairview House was not placed on the open market for sale

Loss of trees and hedgerow

Traffic congestion

Cramped form of development

Design and density not in keeping with the character of the area

No consideration given to the re use of the existing building

Effect on the Beckford Centre residents who are likely to be elderly and infirm

No children's' play area and Quality of life for future occupants

Disruption during the course of construction

Ensure that committee members voting on the application do not have a conflict of interest

Impact on the value of neighbouring properties

Accept principle of the development

Three storey flats not in keeping with the area

Effect on access road

Loss of privacy

Pedestrian Safety

On street parking pressures

Only half the site is previously developed land, the rest is green field

Site should be combined with Beckford Centre to provide amenity space for residents and additional parking

Access restrictions at the end of gypsy lane should be removed to lessen impact of development

Signage at junctions of Smallbrook Road and Gypsy Lane should be improved

Layout is dominated by parking

Is change if use from healthcare to residential acceptable?

A smaller number of units would be acceptable

Loss of Daylight

Waste Water infrastructure able to cope with increased demand

Risk of flooding

Recognised need for more affordable housing

New footprint of Beckford Centre not shown on the submitted plans

Housing scheme for older people would fit better in the locality than family housing

Development is premature as the impacts of the neighbouring development cannot be fully measured

Great crested Newt Survey flawed

Site is a toad migration route

Poor design in orientating 4 houses so that their rear elevation bears the brunt of the prevailing weather.

Ground levels on site are higher than those on Plants Green

### **Comments received on revised plans which reduced number of dwellings to 13:**

15 of the previous contributors wrote in again to comment on the revised plans with the majority stating that their previous comments still stood. Additional issues raised include;

Planning permission was refused for an increase in the height to a Bungalow in Plants Green Improved situation for neighbouring occupier at No 22 Gipsy Lane, but there is no improvement for the neighbouring occupier(s) in Plants Green.

**Comments on revised plans which reduced the number of dwellings to 12:**

23 of the previous contributors wrote in again to reiterate their objections and cited the following:

Alternative layouts are proposed, but there is some dismay among some local residents that the revised plans have not taken account of principle objections. Some representors however welcome the revisions.

## **9. Planning Considerations**

### **9.1 Principle of the development**

Fairview House is currently vacant and was previously in use as a nursing home/residential care home. There is no specific policy protection for his type of C2 residential accommodation enshrined within the adopted Wiltshire Core Strategy or the NPPF; and as such, its loss is acceptable in principle. The applicants have provided a letter from the Avon and Wiltshire Mental Health NHS Trust advising that the facility was closed as the clients were relocated to be supported within 'community based' services in non health settings, i.e. supported housing. The letter further advises that the building cannot be re-commissioned as accommodation for 'in-patient' services as it is not capable of economic conversion. Whilst there is a sustainability argument for the reuse of an existing building, officers are mindful that without any policy backing, members are advised that this application should not be refused on the grounds that demolition is proposed. As there are no substantive planning reason to insist that the existing building is retained, officers advise that it would be unreasonable to require the applicant to demonstrate financial viability or insist upon retaining the building for conversion purposes.

The application site is located with the Town Policy Limits of Warminster as identified within the former West Wiltshire District Plan and as carried forward into the Core Strategy. It is a previously developed site and not designated for any other use. As such, the principle of residential development is in accordance with the settlement and delivery strategies set out in Core Policies 1 and 2 of the adopted Wiltshire Core Strategy.

### **9.2 Impact on housing need**

Core Strategy Policy 43 currently requires affordable housing on sites of 5 or more. However, recent changes made to national planning policy guidance advising that affordable housing should not be sought on schemes of 10 houses or less. As the proposal is for 12 units which exceeds both the threshold set by the Wiltshire Core Strategy and the PPG, 30% of the proposed development equates to 4 units which should be secured as affordable housing via a s106, one of which should be for shared ownership and the rest for affordable rent, as agreed by the Council's New Housing Team.

Notwithstanding the above, it is duly appreciated that the application has been submitted by Selwood Housing (a Local Register Provider of Affordable Housing); and it is noted that it is the applicant's intention for all the remaining housing to be affordable rental units. As reported above, housing colleagues have responded in support of the application as it is made by a Registered Provider and would likely benefit affordable housing provision for the area. The Council should only secure the number of units required by planning policy as affordable in order to satisfy obligation tests; and, whilst it may be the applicant's intention to develop all of the units as affordable, all 12 units cannot be secured in the absence of any policy basis.

### **9.3 Impact on the character and appearance of the area**

The site is located in a residential area with a mix of property styles and types. Plants Green which is located to the west of the site is predominately detached bungalows finished in a variety of materials. The part of Gipsy Lane immediately to the east of the site is a Cul de Sac of two storey red brick detached houses. To the north of the site is the Ashwood Care Centre, which has recently opened and is taller in height. The site is accessed via the Gipsy Lane cul-de-sac and is largely screened from view by the existing built development in the area and the treed southern boundary of the site.

Plots 1 to 8 would broadly occupy the footprint of the existing building whereas 9 to 12 would occupy the former garden area to the west. The buildings proposed are of mixed height with two storey houses located at the entrance (east) of the site and the rear (west). A three storey block of flats is proposed in the centre of the site, with the top floor level accommodation partly within the roof space (which reduces its overall height).

The development site is not a through-route but at the end of a cul-de-sac and the development would not be viewed in the context of the surrounding street scene. It is considered that the buildings sit comfortably within the site and would not appear cramped. Each house would have its own rear garden and the block of flats would have a communal garden. Parking for the units would be dispersed around the site.

The surrounding development is predominantly single or two storeys with the exception of the Ashwood Care Centre. Officers submit that the three storey block of flats would not appear incongruous in this location due to its position within the site, having a relatively low ridge height and recognising the self contained nature of the site. The two storey semi detached houses located either side are also considered appropriate forms of development. The proposed houses on plots 1 to 8 would be the same distance from the rear boundary as the existing building. Whilst the block of flats would be taller than the existing building it is considered that the development would not appear overly dominant when viewed from the neighbouring public open space.

The design and materials to be used would be in keeping with the character of the area with height, roof form, materials being reflective of the surrounding development. As such, it is considered that the siting, scale, design and layout of the site would not appear incongruous in the area. It is considered that the proposed development sits comfortably within the overall site and would not have an adverse impact on the character and appearance of the area. The proposal is considered to be in accordance with Policy 57 of the Wiltshire Core Strategy.

### **9.4 Landscape**

The application is supported by an Arboricultural Assessment. The assessment sets out those trees to be removed, pruned and the method of protection during construction. Officers are satisfied that the development has taken account of the trees on site and that the proposed conditions would ensure that suitable protections are in place for the trees to be retained on site. Therefore the proposed development is considered to be in accordance with Policies 51 and 57 of the Wiltshire Core Strategy.

### **9.5 Impact on the amenities of adjoining occupiers**

The application site is bounded to the west by No. 29 Plants Green, to the east by No.22 Gipsy Lane, to the north by the Ashwood Care Centre and to the south by open space. It is considered that the proposed development would not have an adverse impact on the amenities of the residents of the Ashwood Care Centre as the proposed buildings are over 20m from the rear elevation of the Ashwood Care Centre. This distance is considered to be sufficient to prevent unacceptable levels of overlooking and privacy.

Plot 1 shares its side boundary with No 22 Gipsy Lane. The side elevation of Plot 1 is over 19m from the rear elevation of No 22 Gipsy Lane. There are no windows on the elevation facing No 22 Gipsy Lane and it is duly considered that the proposed development would not have an adverse impact on the occupiers of No. 22 Gipsy Lane. By virtue of the separation distance between buildings it is considered that the proposals would not result in an unacceptable loss of outlook or sense of enclosure for the occupiers of No 22 Gipsy Lane. It should be noted that No 22 Gipsy Lane is the closest residential neighbour to this side of the development and it is considered that the development would have less of an impact on other properties on Gipsy Lane.

Plots 9 to 12 are at right angles to the rear garden of No 29 Plants Green and all share their rear boundaries with the side boundary of No 29. The rear garden of Plot 12 is approximately 10m in length with the rear garden of Plot 9 increasing to 12m in length. Plots 9 to 12 are two bedroom properties and the first floor layout places a second bedroom and a bathroom at the rear of the property at first floor level. Therefore each of the properties would have a single bedroom window and a bathroom window facing towards the rear garden of No. 29 Plants Green.

It is accepted that the introduction of 4 houses with rear gardens backing onto the side boundary of No 29 Plants Green would result in the garden being overlooked in a way that it is not currently. However, it is necessary to assess whether the level of overlooking would have an unacceptable adverse impact on residential amenity. The proposed houses are at right angles to the existing house at Plants Green and as such it is considered that there would not be an unacceptable loss of privacy within the home. The four habitable room window orientated towards the rear garden of No 29 Plants Green would serve bedrooms. These windows are between 10 and 12 metres from the shared boundary. The northernmost of these windows would look onto the side elevation of No 29 Plants Green and have an oblique view of the garden. It is considered that the distances proposed would not be unusual in an urban environment and that the level of overlooking would not have an unacceptable adverse impact on residential amenity to justify a refusal.

It is furthermore appreciated that the rear garden of No 29 Plants Green slopes downwards from north to south and would be at a lower level than the rear gardens of the proposed properties. Therefore the proposed 2.1m high boundary treatment would appear higher from the rear garden of No 29 Plants Green as would the proposed houses. A 1.5m high fence currently separates the properties. It is considered that a 2.1m high fence would not appear overly dominant when viewed from the garden and house of No 29 Plants Green due to the width of the garden and distance from the house to the proposed fence. The proposed houses would be set back at least 10m from this boundary fence and it is considered that they would not appear overly dominant when viewed from the house or rear garden of No 29 Plants Green.

Overall it is considered that the proposed development would not have an unacceptable adverse impact on the amenities of neighbouring residential occupiers in accordance with Policy 57 of the Wiltshire Core Strategy.

#### **9.6 Impact on highway safety and parking**

The application meets the Council's parking standards and officers consider that the development would not have an adverse impact on highway safety. The site is located within the Town Policy Limits of Warminster and as such, is a sustainable location which could be accessed using sustainable means of transport. A number of concerns have been raised by residents relating to the impact of the development on transport safety and congestion as a result of the proposed development and the neighbouring Care Centre which recently opened. However, officers are satisfied that the development would not have an unacceptable transport impact and that the number of dwellings proposed is suitable for access to be

provided from a shared surface. Furthermore, officers are mindful that the NPPF advises that “development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”. In this particular case and in recognition that there is no such severe impact, the application satisfies highway policy interests both at the local and national level and is considered to be in accordance with policies 60 and 64 of the Wiltshire Core Strategy and the NPPF.

### **9.7 Ecology**

The application was supported by a Preliminary Ecological Assessment, a Great Crested Newt Survey and a Bat Survey. Officers are satisfied that the proposals would not have an unacceptable impact on ecology. Enhancements are proposed as part of the development such as bat bricks in the southern elevations of Plots 1 to 8 and 12. Replacement trees to the southern boundary are also required by condition. Therefore the proposed development is considered to be in accordance with Policy 50 of the Wiltshire Core Strategy.

### **9.8 Sustainability**

The proposed houses are designed to meet the standards set out by the Homes and Community Agency and as such meet Level 4 of the Code for Sustainable Homes which officers fully support. This is also consistent with the requirements of Policy 41 of the Wiltshire Core Strategy.

### **9.9 Financial Contributions**

Core Policy 3 of the Wiltshire Core Strategy refers to infrastructure delivery and the impact of new developments on existing infrastructure. Core Policy 50 refers to The Stone Curlew Management Strategy which is applicable to residential development within distances up to 15km of Salisbury Plain and requires financial contributions to mitigate the impacts of development. This is also referenced in Core Policy 31 – Warminster Community Area. Saved policies in the West Wiltshire Leisure and Recreation DPD refer to financial contributions for Public Open Space and Indoor Recreation Facilities. The scale of the development triggers financial contributions for Public Open Space, Indoor Recreation Facilities and the Wessex Stone Curlew Project. The contributions requested are set out in the table below;

<b>Contribution</b>	<b>Amount</b>
Public Open Space	£16,700
Pools and/or upgrade boathouse at Warminster Park	£4501
Sports Halls	£5158
Wessex Stone Curlew Project	£1320
<b>Total</b>	<b>£27679</b>

### **RECOMMENDATION:**

**To delegate authority to the Area Development Manager to grant planning permission subject to a legal agreement to secure the following:**

- **4 units of affordable housing, 3 of which should be affordable rent and one should be for shared ownership;**
  - **A financial contribution of £16,700 towards public open space;**
  - **A financial contribution of £4,501 towards swimming pools and/or upgrades to boathouse in Warminster Park;**
  - **A financial contribution of £5,158 towards sports halls; and**
  - **A financial contribution of £1,320 towards the Wessex Stone Curlew Project;**
- and, that permission be 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) 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;
  - b) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
  - c) the finished levels and contours;
  - d) the means of enclosure;
  - e) car park layouts;
  - f) other vehicle and pedestrian access and circulation areas;
  - g) all hard and soft surfacing materials;
  - h) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc); and,
  - i) all proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

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** No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and; The protective fencing shall be erected 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 construction operations

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs 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 and ecology.

- 6** No development shall commence on site until details of the screen fences to be located on the western boundary of the site have been submitted to and approved in writing by the Local Planning Authority. The screen fences shall be erected in accordance with the approved details prior to the occupation of the dwellings hereby permitted and shall be retained and maintained as such at all times thereafter.

REASON: To prevent unacceptable overlooking & loss of privacy to neighbouring property.

- 7** The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 8** 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.

- 9** 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.

- 10** The development hereby approved shall not be first occupied until the refuse and recycling facilities shown on the approved plans have been provided and made available for use. These facilities shall be maintained in accordance with the approved details thereafter.

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and

recycling.

- 11** 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.
- 12** The development hereby approved shall be carried out in accordance with the recommendations made in Section 6 of the Nocturnal Emergence and Dawn Re-Entry Bat Surveys report (no. RT-MME-117290-01) dated August 2014 and Sections 6.2 and 6.3 of the Preliminary Ecological Appraisal report (no. RT-MME-116887-01) dated June 2014 both prepared by Middlemarch Environmental, unless otherwise agreed in writing with the local planning authority.  
REASON: to ensure adequate protection and mitigation for protected species / priority species / priority habitats.
- 13** Bat boxes erected in suitable trees shall be at a minimum height of 4 metres from the ground.  
REASON: to ensure adequate installation of bat boxes, as an enhancement for biodiversity
- 14** Prior to the commencement of any works associated with the development hereby approved, an Amphibian and Reptile Method Statement for site clearance and a Reptile and Amphibian Mitigation Strategy shall be submitted to the local planning authority for approval by the Council Ecologist. The approved method statement and mitigation strategy shall be implemented in full.  
REASON: To ensure protection of priority and protected species.
- 15** Prior to the commencement of works associated with the development hereby approved, details of the replacement trees (10 trees) on the southern boundary, including species and container sizes, shall be submitted to the local planning authority for approval. Trees shall be of British origin and local provenance. The tree replacement planting shall be carried out in accordance with the approved details within 12 months of the completion of the development.  
REASON: to ensure mitigation for loss of trees along the southern boundary, which is used by foraging/commuting bats.
- 16** Prior to the commencement of any works associated with the development hereby approved, details of the mitigation for house sparrows shall be submitted to the local planning authority for approval by the Council Ecologist. The approved details shall be implemented in full before the dwellings hereby approved are occupied.  
REASON: to provide mitigation for the loss of nesting sites of a priority species, the House sparrow.
- 17** No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.  
REASON: In the interests of visual amenity.
- 18** The development hereby permitted shall be carried out in accordance with the following approved plans:  
3732/001 Rev H Site Plan and Location Plan, received 21 October 2014  
3732/002 Rev B Plots 1 and 2 Plans and Elevations, received 21 October 2014

3732/003 Rev C Plots 1 and 2 Plans and Elevations, received 21 October 2014

3732/004 Rev C Plots 3 to 8 Plans and Elevations received 21 October 2014

3732/005 Rev B Plots 9 to 12 Plans and Elevations, received 21 October 2014

516/7343/1 Topographical Survey, received 18 June 2014

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

INFORMATIVE: Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural England should be contacted for advice on any special precautions before continuing (including the need for a derogation licence).

INFORMATIVE: New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages of their website [www.wessexwater.co.uk](http://www.wessexwater.co.uk). Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence. Further information can be obtained from the Wessex Water New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

INFORMATIVE: Separate systems of drainage will be required to serve the proposed development. No surface water connections will be permitted to the foul sewer system. If any further information is required please contact Wessex Water.

INFORMATIVE: The attention of the applicant is drawn to the contents of the attached letter from Wiltshire Fire and Rescue Service.

INFORMATIVE: 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 date of future s106 agreement].