

NORTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 24 JUNE 2015 AT COUNCIL CHAMBER - COUNCIL OFFICES,
MONKTON PARK, CHIPPENHAM.**

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Sheila Parker, Cllr Toby Sturgis, Cllr Chuck Berry and Cllr Howard Greenman

Also Present:

Cllr Dick Tonge

54 **Apologies**

Apologies for absence were received from Cllrs Terry Chivers, Howard Marshall, and Mark Packard.

55 **Minutes of the Previous Meeting**

The minutes of the meeting held on 3 June 2015 were presented.

Resolved:

To confirm as a true and correct record the minutes of the meeting held on 3 June 2015.

56 **Declarations of Interest**

There were no declarations of interest.

57 **Chairman's Announcements**

There were no Chairman's announcements.

58 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

59 **Planning Applications**

60 **15/02933/FUL - Brown Leaves, Hollow Street, Great Somerford, SN15 5JD**

Deborah Loader, John Longford-Brown, and Doreen Jevons spoke in opposition to the application.

Peter Lydiate and Lindy Lydiate spoke in support of the application.

Richard Hughes, Great Somerford Parish Council, spoke in opposition to the application.

The Planning Officer introduced the report which recommended that planning permission be granted subject to conditions. The application was for the erection of new detached dwelling including new access and new single garage within the conservation area. The officer explained that the application was a resubmission of an application that was approved in 2012 and remains extant (live) until the end of 2015. As the new application contained no material changes and no significant change in material considerations, it was explained that this carried significant weight in considering the new application.

It was noted that the Conservation Officer considered that the proposal would result in harm which had also been advised in the previous application. It was highlighted that the concerns of the Conservation Officer and the representations made by members of the public had been taken into consideration by the case officer who considered the proposal, on balance, to be acceptable. In response to some concerns regarding the shared access on Hollow Road, the officer drew attention to the proposed condition requiring the submission and approval of a construction method statement prior to development if the application was granted.

The Planning Officer explained that there had been a change in the policy framework for the consideration of the proposal as the Wiltshire Core Strategy had now been adopted. However, it was confirmed that the relevant policy considerations were broadly similar in objectives and requirements. The application was in line with the Wiltshire Core Strategy and the National Planning Policy Framework and, as such, there was no significant change in policy since the application was determined that justified refusal.

The Committee then had the opportunity to ask technical questions; it was confirmed that only certain types of tree were protected under conservation area status which did not include hedges and the hedging along the boundary lines was under the control of the applicants.

The Committee enquired how much weight should be given to the extant (live) planning permission and the Legal Officer confirmed that if this application were refused, the applicants could implement the live consent which was materially the same as the application under consideration. It was explained that a change

in policy could have an effect but clarified that this would only be the case if there were any material differences in the application which was not the case.

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

The local member, Cllr Toby Sturgis, expressed support for the views and concerns of the Parish Council and members of the public. Further concern was raised regarding the height of the proposed structure and the objections of the Conservation Officer. It was warned that the proposed structure could dominate the conservation area landscape and that there was no requirement to maintain the hedge that partially shielded the site. As such, Cllr Sturgis recommended that, should the proposal be granted, a condition be attached requiring the submission and agreement of landscaping details to the northern site boundary to provide some site screening to the north.

The local member drew attention to the access road of the property as it also served Holmdale and a large section of arable land and permanent access was required. It was highlighted that parking was very difficult in the area and that any visitors or construction vehicles would only be able to park on the road at great inconvenience to other residents and the operator of the nearby farmland. Cllr Toby Sturgis welcomed the construction method statement that would be required of the applicants if approved but highlighted the need to provide off-street parking for access and unloading.

Attention was drawn to the concerns of the Parish Council and the local member urged the Committee to refuse the application on CP51 and CP57 or to further condition the application to give due regard to the conservation and highways concerns.

The Planning Officer responded to comments from the public and confirmed that the footpath mentioned in the presentation was in fact private land but this had not been a material consideration on this or the previous application. It was added that the other planning consents in the surrounding area had been taken into account in the officer report. It was also explained that the s.106 contributions referred to in the reasons for granting permission in the previous application were a standard reference required at that time that were no longer required. It was further clarified that s.106 contributions were secured to make a development acceptable and were not given weight as a benefit of development that was balanced against any harm identified. As such, the removal of these contributions following the national change to the Planning Practice Guidance in respect of s.106 requirements would not constitute the loss of a benefit or a material change that should now be considered as a reason for refusal.

The Planning Officer noted that Highways had not objected to the site access, parking arrangements or use of Hollow road in this or the previous application. It was also confirmed that it would be possible to condition the use of the garage for vehicles to minimise parking on the road.

In the debate that followed, it was agreed that illegal parking would be an enforcement issue and was not a planning consideration. Consequently it was recommended that an informative be added to any grant of permission encouraging the applicant to investigate and consider provision of an off site construction compound. The Committee noted that the application was not materially different to the original application that had been granted but recognised the legitimate concerns of the Parish Council and local residents. The Committee recognised the proactivity of the applicants and encouraged that, should the application be approved, the communication between the applicants, Parish Council, and local residents continued throughout the construction process.

Following confirmation of the procedural rules from the Democratic Services Officer, the Committee considered a motion to grant planning permission with two additional conditions relating to the maintenance of the hedging and use of the garage to minimise the visual impact on the landscape and parking problems respectively.

Resolved:

To GRANT planning permission 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 implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.**

Design & Access Statement

Site Location Plan

Site Plan as Existing

Site Plan as Proposed

Site Sections AA

Site Sections BB

Section AA

Section BB

New Dwelling External Works

Proposed Floor Plans

Bungalow Existing and Proposed East Elevations

Bungalow Existing and Proposed West Elevations

**Bungalow Proposed North and South Elevations
Bungalow Existing North and South Elevations
Proposed East and West Elevations
Proposed North and South Elevations
All dated 25/03/2015**

REASON: To ensure that the development is implemented as approved.

- 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. No part of the development shall be first occupied until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.**

REASON: In the interests of highway safety

- 5. The development hereby permitted shall not be first occupied until the six 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.

- 6. 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 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.

7. (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 (2012): 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.

8. No development shall commence on site until details of the materials to be used on the exterior of the development 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.

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 those Orders with or without modification), no development

within Part 1, Classes A-H shall take place on the dwelling house hereby permitted or within its 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.

- 10. 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.

- 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. 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) measures to control the emission of dust and dirt during construction;**
- (e) hours of construction, including deliveries;**

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

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

- 13. Prior to the commencement of development a scheme for the landscaping of the northern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority.**

REASON: To protect views of the site from the right of way to the North;

- 14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.**

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

INFORMATIVES:

- 15. Any alterations to the submitted and 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.**
- 16. 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.**
- 17. You are advised that this planning permission does not override any interests that third parties may have regarding civil matters such as ownership, covenants or private rights of way. Before any works are carried out which affect land outside your ownership you should ensure the necessary consents have been obtained from all persons having an interest in the land. If you intend carrying out works in the vicinity of the site boundary you are also advised that it may be expedient to take your own independent advice with regard to the requirements of the Party Wall Act, 1996.**

18. The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

19. The Council recommends that the applicant investigate and consider the scope to secure a temporary off site construction compound for the duration of the erection of the dwelling.

61 **15/03367/FUL - Neston Gospel Hall, Chapel Lane, Neston, Wiltshire, SN13 9TD**

Sir James Fuller spoke in support of the application.

The Planning Officer introduced the report which recommended that planning permission be refused for the reasons set out in the report and drew attention to the late observation in which Highways considered the parking area and visibility splays to be acceptable. The application was for the conversion of a redundant chapel as an extension to the existing dwelling with an associated upgrade of parking facilities. The officer explained that, as a former community use building, Core Policy 49 of the Wiltshire Core Strategy was relevant and this required applicants to demonstrate that there was no demand or need for other appropriate uses of the building as referenced in the policy before conversion to a residential use could be considered as a matter of last resort. As such the applicant was required to market the building for community uses prior to consideration of a change of use to a residential building. Evidence of this marketing had not been demonstrated in the application and was a key policy objection which formed the basis for reason 1 of the recommendation for refusal.

The Planning Officer highlighted that there were also concerns regarding the future residential amenities of the dwelling and those visiting and using the graveyard which was an active burial ground with burials as recent as two years ago. It was explained that similar proposals were often granted if the burial ground was historic or if there was some separation or boundary treatment between the burial ground and the dwelling but that this was not possible in this situation owing to the very close proximity of the burial ground to the dwelling. Attention was also drawn to the proposals to add a first floor which cut across the middle of the window openings. This was highly visible from public view and out of character with the form and use of the building and therefore in conflict with Core Policy 58 of the Wiltshire Core Strategy and the protection of heritage assets in the National Planning Policy Framework.

The Committee then had the opportunity to ask technical questions and it was explained that the graveyard adjoined the property on two sides and the other

two sides could be an amenity garden. It was confirmed that it would be possible to condition the submission and agreement of boundary treatment details that may partially address amenity concerns but officers highlighted that the proximity of the graves to the building could make this very difficult over a significant part of the site. The Planning Officer clarified that there was a hierarchy of uses for consideration as alternatives to residential use in relation to any proposals to convert community use buildings under Wiltshire Core Policy 49. It was explained that redevelopment for non-community service/facility use was only to be permitted as a last resort and where all other options had been exhausted.

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

The local member, Cllr Richard Tonge, highlighted that there were a large number of community services in the immediate and surrounding area. It was explained that there was a lack of demand for additional community services in the area and, as the hall had been empty for five years and the Hall Trustees had not been approached by any parties, it was questioned whether the marketing exercise was necessary. The local member also drew attention to the proposal to paint the outward facing elements of the floor matt black in order to reduce the visibility to the public.

It was emphasised that the applicant had engaged in extensive discussion with the congregation of the Gospel Hall and, following some compromises, had the full support of the Hall Trustees. The local member hoped that the Committee would take this into account and urged the Committee to approve the application.

In the debate that followed, it was highlighted that a residential dwelling may have a lesser impact on the adjoining burial ground than a community use building. The Committee also considered the value of a full six month marketing exercise given the demand and service provision in the area. It was discussed that the Neston Park Trust already had some marketing and community evidence which might satisfy the policy requirements.

Resolved:

To DEFER for two Committee cycles to allow the applicant to collate and submit for officer consideration any supporting information they have in respect of the availability of and demand for Community Facilities in the locality; also to consider the need for design alterations and prepare and submit any supporting information demonstrating the impact of the scheme proposals at similar sites already developed.

62 **14/04909/VAR - Erin Trade Centre, Bumpers Way, Bumpers Farm, Chippenham, SN14 6NQ**

Laurence Hibberd spoke in opposition to the application.

The Planning Officer introduced the report which recommended that planning permission be granted subject to conditions. The application was for the removal of conditions 4 and 5 of planning application 14/04909/FUL. The officer explained that, following a further consultation with the Public Protection Team, the removal of condition 5 would not impact as the remaining conditions (concerning noise limits, closed doors, and limited hours of operation) were sufficient to control the noise impact on nearby residential amenities subject to the retention of condition 4.

There were no technical questions.

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

The Planning Officer responded to comments from the public and explained if parts of the application were acceptable that it was best practice to approve those parts and reject the others. In this instance, to approve the removal of the condition considered to be superfluous and to retain the condition that was considered necessary; the applicant could then appeal against the retained condition.

Cllr Peter Hutton spoke on behalf of the local member, Cllr Nina Philips, and echoed the concerns expressed by the local resident concerning the noise impact of the site. The retention of condition 4 was welcomed as any increase in operational hours would severely impact local residents. The local member welcomed the recommendation but remained mindful of the noise impact and encouraged local residents to contact the Environmental Team if noise levels were too high.

In the debate that followed, the Committee thanked Laurence Hibberd for his account and for providing a clear picture of the impact on local residents. It was noted that the recommendation would ensure that the remaining conditions on noise, closed doors, and operational hours were sufficient to control the impact of noise on nearby residential amenities.

Resolved:

To GRANT planning permission for the removal of condition 5 of planning application 14/04909/FUL subject to the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The rear doors and windows in the easterly facades of units 5 to 13, as shown on the submitted plans, shall remain closed at all times whilst the units are open for business;

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

3. During daytime hours of operation (0700-2300) the Rating Level due to activities and/or machinery operated in, on or around each unit shall not exceed 44 dB when measured at a point 3.5m from any dwelling; and

During night-time hours of operation (2300-0700) the Rating Level due to activities and/or machinery operated in, on or around each unit shall not exceed 35 dB when measured at a point 3.5m from any dwelling.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

4. The B2 use hereby permitted shall only take place between the hours of 08:30 and 18:00 Monday to Friday and between 08:30 and 17:00 on Saturdays and 10:00 and 16:00 on Sundays. The use shall not take place at any time on Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Class(es) B1, B2 & B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to

that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

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

**Site Location Plan
Existing Floor Plan
Noise Assessment**

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

INFORMATIVE TO APPLICANT:

7. 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.

63 **15/01282/DP3 - Cricklade Leisure Centre, Stones Lane, Cricklade, SN6 6JW**

Nick Dye spoke in support of the application.

Ruth Szybiak, Cricklade Town Council, spoke in support of the application.

The Planning Officer introduced the report which recommended that planning permission be granted subject to conditions. The proposal was for extensions and alterations to Cricklade Leisure Centre including new car park, multi-use games area and petanque court. It was highlighted that the application was in keeping with the existing building and that a tree conservation plan was included. The Planning Officer explained that the application was an improvement of the existing facilities that was welcomed by the Town Council and that there was no loss of privacy or amenity for nearby residents.

The Committee then had the opportunity to ask technical questions and it was confirmed that the Highways team had no objections and that there would be 40 additional car parking spaces (three of these would be for blue badge holders).

The Committee also asked whether there was a condition relating to lighting on the site. It was explained that a lighting scheme was submitted as part of the application and the Environmental Health Officer raised no objections. It was highlighted that, although there was no specific condition relating to lighting, there were acceptable lighting proposals submitted with the application and the approved plan's condition referred to this document. Also, the opening hours of the leisure centre were controlled.

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

In the debate that followed, the Committee recognised the extensive consultations that had taken place and the overwhelming support for the improvements to the leisure centre, including the Town Council and residents of Cricklade and the surrounding areas.

Resolved:

To GRANT planning permission 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. No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:**
 - A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;**
 - A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2012**
 - A schedule of tree works conforming to BS3998.**
 - Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;**
 - Plans and particulars showing the siting of the service and piping infrastructure;**

- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- Details of all other activities, which have implications for trees on or adjacent to the site.

REASON:

- (a) In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.
- (b) 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).
- (c) 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.
- (d) 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 (2012): 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.

3. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the 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.

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 part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

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

6. No development shall commence on site until a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme should specify the acoustic insulation and other measures to be put in place to prevent and control the emission of noise from the development including noise from external plant and machinery. The approved scheme shall be implemented in full before use of the new areas commences and maintained at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

7. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

8. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

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

Application Form

Design and Access Statement (31 January 2015)

J005307 Extended Phase 1 Habitat Survey (January 2014)

C13788 Transport Assessment (February 2015)

C13788/TP Travel Plan (February 2015)

R/C13793/002.02 Flood Risk Assessment (February 2015)

Tree Constraints Information (18th December 2013)

16796 G0 SI-101 A Existing Location Plan

16796 G0 SI-103 H Proposed Site Layout

16796 G2 GA-1101 J Proposed Ground Floor

16796 G2 GA-1102 G Proposed First Floor

16796 G2 GA-1103 Proposed Roof Floor

16796 G2 EL-1202 C Proposed Elevations

16796 G2 EL-1202 Proposed Elevations

131218-CLC-TCP-NC-1.0 Tree Constraints Plan

142795 – E001 Rev A Proposed External Lighting

00210.00021.16.002 Rev 2 Hard Landscape Plan

00210.00021.16.003 Rev 2 Landscape Planting Plan

2518-C-02 P3 Foul Drainage and Surface Water Management Strategy

Received on 11/02/2015

Arboricultural Impact Assessment & Tree Protection Plan (March 2015)

150316-1.2-CLC-TPP-NC Tree Protection Plan

Received on 17/03/2015

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

10. INFORMATIVE TO APPLICANT:

In discharging condition 6 it is recommended that the applicant should engage an Acoustic Consultant. The consultant should carry out a thorough background noise survey and noise assessment in accordance with BS4142:1997 (or any subsequent version) and demonstrate that the rating noise level is at least 5dB below the background noise level.

11. 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.

12. INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works

are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

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

64 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 4.50 pm)

The Officer who has produced these minutes is Fiona Rae, 01225 712681,, of Democratic Services, direct line 01225 712681, e-mail fiona.rae@wiltshire.gov.uk

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