Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2022/00916

Decision Date: 13 June 2022

Applicant:	Mr Edward Haskins The Vaults, Bartlett Street, Bath, BA1 2QZ
Particulars of Development:	Construction of a single storey eco home and associated works, including new access and partial re-building of unsafe boundary wall
At:	Land South of Back Lane, Ramsbury, Wiltshire

In pursuance of its powers under the above Act, the Council hereby **GRANTS PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below) and subject to the following conditions:

Conditions

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

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

2 The development hereby permitted shall be carried out in accordance with the following approved drawings and details:

Location Plan	10
Existing and Proposed Block Plans	11A
Existing Site Plan	12
Proposed Site Plan	13A
Proposed Floor Plan	14
North & South Elevations	15A
East & West Elevations	16A
Boundary Wall Proposed Works Plan	21502/ 19
Structural Report on Retaining Wall	S2643
Proposed Boundary Wall Alterations	21966/ 17A
Visual Assessment of Boundary Wall (photograph)	
Site Access Appraisal	Technical Note – 7115/01
Protected Species Survey & Mitigation Strategy	August 2020
Heritage Assessment	January 2022
Architectural Design Statement	

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

3 a) No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall provide for the following:

i) the parking of vehicles of site operatives and visitors,

ii) loading and unloading of plant and materials and excavated material from the site,

iii) storage of plant and materials used in constructing the development,

iv) measures to control the emission of dust and dirt during construction, and

v) hours of construction, including deliveries,

has been submitted to, and approved in writing by, the local planning authority.

b) The so-approved Statement shall be complied with in full throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved Statement.

REASON
To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general and in the interest of highway safety and convenience.

4 i) Subject to part (v) of this condition, no development shall commence within the area indicated by application PL/2022/00916 until there has been submitted to and approved in writing by the local planning authority a Written Scheme of Archaeological Investigation.

ii) The Scheme shall provide for on-site work and off-site work such as the analysis, publishing and archiving of the results.

iii) The on-site work shall include a Ground Penetrating Radar survey and trial pit investigations (eg 12 No. 2m x 2m x 2m) carried out by a qualified archaeologist, in order to enhance upon the results of the earlier geophysical site survey to give further detail on the extent and nature of the sub-surface features.

iv) The work may produce results that require further investigation to be carried out either prior to or during development, and the Scheme shall allow for this eventuality.

iv) No development shall commence until the approved programme of archaeological work has been carried out in full accordance with the so-approved Scheme.

v) Other than in as much as listed building consent is also needed, part (i) of this

condition should be read so as to permit creation of a gap in the wall to be realigned (as identified on drawing 21966/17A) sufficient to allow access for a min-excavator for the sole purpose of digging the trial pits as identified in the submitted Scheme.

REASON
The site is identified as being of high archaeological potential. The development will necessitate significant ground disturbance and excavation. Archaeological investigation and recording is required to enable the recording of any matters of archaeological interest.

INFORMATIVE
The Scheme shall be carried out following the standards and guidelines for such works as set out by the Chartered Institute for Archaeologists (CIfA).

5 i) No development of the new dwelling shall commence above ground floor slab level until full details of all external materials and finishes have been submitted to and approved in writing by the Local Planning Authority.

ii) No flintwork shall be constructed until a sample panel of flintwork, not less than 1 metre square, constructed using flints hand laid in a random pattern (with no preformed panels to be used), has been erected on site, inspected and approved in writing by the Local Planning Authority.

The panel shall then be left in position for comparison whilst the development is carried out.

iii) The development shall not be carried out other than in accordance with the so-approved details.

REASON
In the interests of visual amenity and the character and appearance of the Ramsbury Conservation Area and the setting of nearby listed buildings.

INFORMATIVE
The details of materials and finishes to be submitted under this condition shall include for example, product literature and photographic examples (submitted electronically in pdf format) and shall not include links to manufacturer/ vendor web sites. If requested (for example in the event of the submitted details being inadequate) samples of materials and finishes are to be made available for inspection on the development site.

6 No construction of the realigned section of the boundary wall to form the vehicular access (as shown on drawing 21966/17A) shall be carried out other than using the flintwork detailing as approved under the condition above, and

details of brickwork and coping stones and capping brickwork first to have been submitted to and approved in writing by the local planning authority.

REASON
In the interests of the heritage significance of the wall, the character and appearance of the Ramsbury Conservation Area and the setting of other nearby listed buildings.

INFORMATIVES
A. The details to be submitted under this condition will be expected to include the use of brickwork to match the existing walling, including the use of a traditional brick bond and mortar, and details of how the new wall will tie into existing walling.

B. The wall is considered to form part of the heritage listing of Parliament Piece as a Grade II* listed building. Accordingly, the works to the boundary wall will require listed building consent.

7 a) Prior to the commencement of development of the new dwelling above ground level there shall be submitted to and approved in writing by the local planning authority full details of the green roofing to be established, including:

i) construction method (including any product literature),

ii) details of species to be incorporated,

iii) assessment of the suitability of the green roof/ species for the location, and

iv) maintenance requirements

b) The development shall not be carried out other than in accordance with the so-approved details, and there shall be no occupation of the dwelling until the green roof has been constructed, laid and planted as so-approved.

c) The green roof shall thereafter be maintained in accordance with the approved details and notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting or amending that Order with or without modification) shall not be altered or replaced (other than with a green roof complying with the approved details).

REASON
To ensure a satisfactory external appearance to the dwelling in the context of the Ramsbury Conservation Area and adjoining listed buildings.

8 The development shall not be carried out other than in accordance with a plan first to have been submitted to and approved in writing by the local planning authority to clarify the existing and finished building and ground levels.

The plan shall be based upon a measured survey of the site and boundary walls and shall clearly identify the existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels and levels of the existing boundary walls.

REASON
Due to lack of topographical survey submitted with the application and lack of specified ground levels and building heights, and given the extent of earthworks proposed; the height of the development being a critical factor in considering the application.

9 i) Prior to the first occupation of the development or the substantial completion of the development (whichever is the sooner) there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, the details of which shall include:

a) all hard and soft surfacing materials,

b) boundary gates,

c) a detailed planting plan and specification showing all plant species, supply and planting sizes and planting densities,

ii) All so-approved planting shall be carried out no later than either the first planting and seeding season following the first occupation of the development, or the substantial completion of the development, whichever is the sooner.

iii) All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.

iv) 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.

v) All hard landscaping shall also be carried out in accordance with the approved details prior to the first occupation of the development or in accordance.

REASON
To ensure a satisfactory landscaped setting for the development in the interests of the character and appearance of the Ramsbury Conservation Area.

10 i) Prior to the commencement of construction of the dwelling above ground floor slab level there shall have been submitted to and approved in writing by the local planning authority details of permanent ecological enhancements to be incorporated in the development.

ii) There shall be no first occupation of the dwelling until the enhancements have been provided in full accordance with the so-approved details.

REASON
In accordance with the recommendations of the submitted Protected Species Survey & Mitigation Strategy, and in the absence of specific proposals relevant to the proposed development, in the interests of biodiversity net gain.

11 i) Prior to the commencement of development of the new dwelling above ground floor slab level there shall have been submitted to and approved in writing by the local planning authority details of a surface water drainage scheme based upon sustainable drainage principles, to dispose of all rainwater falling on the dwelling and new or replacement areas of hardstanding.

ii) The development shall not be carried out other than in accordance with the so-approved details and shall be implemented in full prior to first occupation of the dwelling.

iii) The drainage measures as so-approved shall thereafter be maintained in perpetuity so as to prevent surface water run-off from the site.

REASON
In the interests of controlling flood risk.

INFORMATIVE
The details to be submitted under this condition shall include full details of any proposed drainage measures and must demonstrate their adequacy for the catchment area of surface water on the site. For any suggested soakaways, the information to be submitted under this condition
must include:
- Ground investigations and infiltration testing in line with the requirements of the BRE Digest 365 and undertaken by a competent contractor are required to assess the
feasibility of the proposed surface water drainage strategy.
- Sizing calculations, construction details and a maintenance plan.

12 i) No external lighting shall be installed on the site until plans and details showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), together with details of measures to control the duration when the lighting is switched on have been submitted to and approved in writing by the Local

Planning Authority.

ii) Lighting shall not be installed other than in accordance with the so-approved details and shall be thereafter be so-maintained as approved.

iii) No external lighting shall be installed, erected or operated on the site other than in accordance with the details as approved under part (i) of this condition.

REASON
In the interests of the amenities of the area and character and appearance of the Ramsbury Conservation Area.

INFORMATIVE
The information to be submitted under part (i) of this condition shall include a detailed assessment to demonstrate that the proposed lighting meets appropriate standard for the relevant Zone.

13 i) The dwelling shall not be occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans.

ii) The areas shall be maintained for those respective purposes at all times thereafter.

REASON
In the interests of highway safety.

14 No works to the boundary walling (as identified on drawing 21502/ 19) shall be carried out other than in accordance with full details of the proposed works first to have been submitted to and approved in writing by the local planning authority.

REASON
Due to the lack of detail provided of the proposed works, and to ensure an appropriate specification for the works in the interests of the heritage significance of the wall itself, the character and appearance of the Ramsbury Conservation Area and the setting of nearby listed buildings.

INFORMATIVE
The wall is considered to form part of the heritage listing of Parliament Piece as a Grade II* listed building. Accordingly the works to the boundary wall will require listed building consent.

15 Notwithstanding the provisions of Classes A and B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England)

Order 2015, there shall be no addition to or extension of the dwelling hereby permitted, and there shall be no fitting of aerials, antennae or any other fittings above roof level.

REASON
In consideration of the scope for significant extension to the dwelling, and the potential impacts on the character and appearance of the Ramsbury Conservation Area and the setting of nearby heritage assets, and the high archaeological potential of the site.

16 Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, no building or enclosure, swimming or other pool shall be erected on the application site.

REASON
To allow the local planning authority to consider assess any proposals for development of outbuildings etc within the site, in the interests of maintaining the character and appearance of the Ramsbury Conservation area and the setting of nearby listed buildings.

17 Any vehicular gates shall open inwards only as shown on the approved plans and they shall be so-maintained in perpetuity.

REASON
In the interests of highway safety.

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Parvis Khansari - **Corporate Director, Place**

NOTES

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

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

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

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

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).