# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/06370 |
| **Application Type:** | Approval of details reserved by a condition |
| **Site Inspection:** | |
| **Consultation ends:** | 18 August 2023 |
| **Case officer:** | Jonathan James |

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| **Site Address:** | The Maltings, 11 Farm Lane, Great Bedwyn, Marlborough, Marlborough |
| **Proposal:** | Discharge of conditions 4, 5 ,6 and 12 of planning application PL/2021/05546 (Refurbishment of Existing Buildings and Erection of 3 Dwellings) |
| **Recommendation:** | Approve |

POLICIES

Wiltshire Core Strategy (WCS, 2015)
• Core Policy 51 – Landscape
• Core Policy 57 – Ensuring High Quality Design and Place Shaping
• Core Policy 58 – Ensuring the Conservation of the Historic Environment
• Core policy 67 – Flood Risk

National Planning Policy Framework (2021) (NPPF)

Planning Practice Guidance (PPG)

CONSULTATION RESPONSES

Town/Parish Council – N/a

REPRESENTATIONS

WC Conservation – The application is a DOC application for conditions relating to approved PL/2021/05546. The conditions (4 (slab levels), 5 (sewerage details), 6 (surface water run-off details) & 12 (DPC levels for new dwellings)) do not require input from Conservation and therefore I will leave the assessment of the details to the case officer.

Land Drainage – No comments relating to condition 5; Prior to the discharge of condition 6 further detail is required to be submitted. The area has a high risk of ground water flooding (ref. the Councils GW flood map). Further detail relating to surface water drainage, soakaways, soakage tests, ground water flooding, FFL, SUDs, provision of a CMP has been provided. The LLFA Officer recommends a number of conditions and informatives also.

ASSESSMENT

The application before the Council is for discharge of conditions 4 ,5 ,6 and 12 of planning application PL/2021/05546 (Refurbishment of Existing Buildings and Erection of 3 Dwellings).

Details for each of these conditions have already been agreed under application PL/2023/00071 and as such there exists a fallback position for works to commence without a conclusion to this application.

Following the previous approvals, the agent/applicant sought guidance on amending the scheme further in terms of lowering finished floor levels and alterations to the approved materials. It was considered during those discussions that a discharge of condition application would be the most appropriate way forward to accommodate these changes and allow members of the public to consider the alterations.

The application includes details relating to conditions 5 and 6 (foul sewage and surface water drainage respectively) as the approved drainage details also made reference to the FFL which is being revised.

Condition 4
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: 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, in the interests of visual amenity and to safeguard the amenity of the neighbouring properties.

The revised ground floor slab levels are shown on External Works Plan by The Property Design Studio Ltd (Drawing No. 200 Revision D) and Drainage Design Plan by SWJ (Document No. 00500 Revision C3).

The approved finished floor level (FFL) is 121.00 AOD and the revised proposed FFL is 120.775. This means the development will sit at a slightly lower level and therefore have a reduced impact on visual amenity and the amenity of neighbouring properties in accordance with Core Policy 57. Reducing the finished floor level by 0.275mm (the equivalent of a concrete block) will consequently reduce the impact of the development in respect of visual and residential amenities.

It is considered that the levels as shown are similar to those as depicted on the approved scheme and should not result in a significant detrimental impact on the residential amenity of the neighbouring properties or on the visual amenity of the area. On this basis it is considered that the details submitted are acceptable and comply with Core Policy 57.

Condition 5
No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. The three new dwellings shall not be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: 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 ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

It is proposed to connect the foul sewerage to the mains, which runs along the east of the site. The foul drainage scheme has already been approved but the Drainage Design Plan by SWJ has been updated with the proposed 120.775 FFL (Document No. 00500 Revision C3). The physical connection to the existing public sewer will be established through a separate agreement with Thames Water under the Water Industry Act.

Connection to the mains is the preferrable option and there are no objections to this method of foul water disposal. The details contained within the application are considered to satisfy the requirements of condition 5.

Condition 6
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 three new dwellings shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: 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 ensure that the development can be adequately drained.

The land drainage team were consulted under the previous application to discharge these conditions and no comments were received from them. Under the current discharge of condition application further detail has been requested; however, the applicant already has a fallback position in order to commence development and this application only includes the drainage details due to the fact that the drainage scheme included the FFL for the site.

The LLFA officer requires further detail to be submitted prior to the discharge of condition 6. The area has a high risk of ground water flooding (ref. the Councils GW flood map). Further detail relating to surface water drainage, soakaways, soakage tests, ground water flooding, FFL, SUDs, provision of a CMP has been provided. The LLFA Officer recommends a number of conditions and informatives also. Some of these requests are beyond the remit of this type of application, for example new conditions and informatives cannot be added to a discharge of condition application and therefore cannot be resolved now.

It is noted that the surface water drainage scheme has already been approved but the Drainage Design Plan by SWJ has been updated with the proposed 120.775 FFL (Document No. 00500 Revision C3). This scheme ensures that surface water is drained in an appropriate and sustainable manner to ensure the development is neither at risk of flooding nor increases the risk of flooding elsewhere in accordance with Core Policy 67.

Bearing this in mind it is considered that the surface water drainage scheme details are therefore considered to satisfy the requirements of this condition as reasonably previously found.

Condition 12

No development above DPC level of the three new dwellings hereby approved shall commence until the exact 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: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

The external walling and roofing materials have already been approved although the applicant needs to use a slightly different clay tile due to lead-in delays with supplies of the approved clay tile. The approved and proposed tiles are shown on the “Revised Schedule of Materials” document with this application and will ensure the development is in-keeping with the character of existing development in the site’s context in accordance with Core Policies 57 and 58.

It is considered that the revised proposed clay tile is almost identical to the approved clay tile already approved and therefore continues to respect the visual amenities of the area.

Comments received from the Conservation Officer raise no objection to the proposed materials.

The site is not prominent in the principle streetscene sitting behind the existing main structure of ‘The Maltings’; however, the materials are similar to existing stock and would be acceptable within this location.

CONCLUSION

In conclusion it is considered that the submitted details are considered acceptable and meet the requirements of conditions 4 ,5 ,6 and 12 of planning application PL/2021/05546 (Refurbishment of Existing Buildings and Erection of 3 Dwellings). Development shall be carried out in accordance with the approved details.

RECOMMENDATION:
Approve

I can confirm that the details submitted, namely:
• Application Form
• Covering Letter (dated 27/07/2023)
• Revised Schedule of Details for Approval
• External Walling and Roofing coverings
• External Works Plan (Dwg. No. 200 Rev D)
• Drainage Design (Dwg No. 00500 Rev C3)

are considered acceptable to meet the requirements of conditions 4 ,5 ,6 and 12 of planning application PL/2021/05546.

Please note that development must be carried out in accordance with the approved details. Please also note that whilst the scheme is considered satisfactory this does not remove the requirement to provide details of any additional lighting or amendments to this approved scheme if sought in the future.

Please ensure that a copy of this correspondence is kept with the decision notice. If you have any queries, please contact the case officer on their details below.

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