Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/07146

Decision Date: 13 June 2023

Applicant:	Mr Idowu Sholanke 39 Liskeard Way, Freshbrook, Swindon, SN5 8NL
Particulars of Development:	Variation of condition 2 on PL/2022/08349 to allow for extension of time to 6 months to supply a validation report for glazing and ventilation
At:	1 Langley Road, Chippenham, SN15 1BR

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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.

Subject to compliance with the following conditions:

Conditions: (5)

1 The change of use is permitted in accordance with the following approved plans and the details set out within the following documents:

- Site Location Plan – 21-A101
- Existing First & Second Floor Plan–– 21-A104
- Existing Elevations – 21 -A105
- Revised Block Plan – 21- A102
- Proposed Bin Shed – 21-A110
- Proposed Elevations – 21-A108
- Building Section sheet 1 – 21-A111
- Building Section sheet 2 – 21-A112
- Existing basement and ground floor plan – 21-A103
- Proposed Basement and Ground Floor Plan – 21-A106
- Proposed First & Second Floor Plan – 21-A107
- Elevations of Bicycle Shed 6 bay – 21- A109 (received 21 Dec 2022)
- Noise Assessment Report – 4th April 2023 (Parker Jones acoustics)

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

2 Within 6 months of the date of this planning permission a validation report shall be submitted to the local planning authority for approval in writing. The validation report shall demonstrate compliance with the glazing and ventilation specifications set out within Table 5.5 of Parker Jones Noise Impact Assessment dated 4th April 2023 in order to achieve compliance with the required standards as set out within the assessment.

REASON: To ensure a satisfactory standard of living environment for incoming occupiers.

3 Within 3 months of the date of this planning permission, photographic evidence shall be provided to demonstrate that the bin and cycle store have been provided in accordance with approved plans (Elevations of Bicycle Shed 6 bay, Dwg. No 21- A109 received 21 Dec 2022, and Proposed Bin Shed, Dwg. No 21-A110). These stores shall be kept permanently available for their intended use and shall be retained in perpetuity.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

4 In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be followed be a written verification report that confirms what works that have been undertaken to render the development suitable for use.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5 The parking area as shown on the hereby approved plans shall be kept free from obstruction, maintained and remain available for its intended use at all times thereafter in perpetuity.

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

Informatives: (4)

6 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

7 The applicant is advised that this permission authorises a change of use only and does not authorise any works or alterations that may require planning permission/internal or external alterations, additions, or works.

8 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.

9 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.

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).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk