Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/04469

Decision Date: 06 October 2023

Applicant:	Arlington Ltd 1a Mill Lane, Wimborne, UK, BH21 1JQ
Particulars of Development:	Alterations and conversion of upper floors into 3 no, self-contained flats. Form W/C for the retail unit on the ground floor and bin and bike stores for flats.
At:	15 Oatmeal Row, Salisbury, SP1 1TH

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

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 the following conditions:

Conditions: (5)

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 plans:

DWG No: 1277.P.01 Site Location Plan Date Received 26.06.23
DWG No: 1277.P.02 Existing and Proposed Ground Floor Plan Date Received 26.06.23
DWG No: 1277.P.03 Rev A Existing and Proposed First Floor Plan Date Received 26.06.23
DWG No: 1277.P.09 Proposed Ground Floor Plan, Ground Part West Elevations and Section B-B Date Received 27.06.23
DWG No: 1277.P.04 Rev D Existing and Proposed Second Floor Plan Date Received 26.06.23
DWG No: 19180-13 Rev C Proposed Stair Plan and Elevation Date Received 21.08.23
DWG No: 19180-12 Rev B Proposed Stair Component Plan Date Received 21.08.23

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

3 There shall be no occupation of the three flats hereby approved until a scheme of works for noise attenuation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the design recommendations set out at section 6 of the Noise Assessment Report by ISVR Consulting dated September 2023 and shall include full details of secondary internal glazing to be applied to the existing external windows serving the flats and also include full details of the proposed air ventilation system (including positions of the extraction points and flues). Any works which form part of the approved scheme shall be completed before the premises are first occupied and shall be maintained in accordance with the approved details at all times thereafter.

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

4 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: In the interests of amenity.

5 The flats hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which external water usage).

REASON: To ensure the development is nutrient neutral.

Informatives: (2)

1 The applicant is advised that any works to the building which form part of the approved scheme of noise attenuation required under condition 3 and which are deemed likely to affect its character as a building of special architectural or historic interest may require a separate grant of listed building consent.

2 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
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

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