Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/07296

Decision Date: 11 October 2023

Applicant:	Melksham Dental Practice 22 Bank Street, Melksham, Wiltshire, SN12 6LG
Particulars of Development:	Proposed change of use from Commercial Space to Dentist Practice. Proposed rear flat roof dormer to property. Rear disabled access to property. External air conditioning unit and dental practise compressor, along with associated works.
At:	8 Bath Road, Melksham, SN12 6LP

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:

Application form received 07/09/2023
Site location plan, existing and proposed drawings Drg no 303/101 rev a received 06/10/2023
Air conditioning unit details received 07/09/2023

Compressor details received 07/09/2023

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

3 The materials to be used in the development hereby permitted shall match in material, colour and texture to those detailed on the application form and approved plans and documents.

REASON: in the interests of visual amenity

4 The use hereby permitted shall only take place between the hours 8.30am and 6.30pm from Mondays to Fridays and between 8am and 1pm on Saturdays. The use shall not take place at any time on Sundays and 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 The proposed AC300 compressor to be located at the rear of the property shall be installed within the Noise Replacing Cabinet that is shown in the application document entitled ‘compressor information’ prior to the first use of the compressor.

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

Informatives: (1)

6 The applicant is advised to take note of the recommendations as detailed in section 8 of the submitted flood risk assessment

Whilst there is a risk of flooding from fluvial sources, where flood depths could be up to 0.73m in depth, it is recognised, from photographic evidence supplied by the client that Finished Floor Levels of the building are 0.636m above ground levels. To mitigate against remaining flood levels (up to 0.1m in depth) a series of standard mitigation measures should be employed. Measures should be employed above the existing Finished Floor Levels on Site. Measures include, but are not limited to:

• Passive flood door systems;
• Air brick covers (manual or automatic closing);

• Non-return flap valves on sewer outfalls.
• Sustainable Drainage Systems (SuDS) to store/intercept flood water;
• The mitigation measures detailed above for river flood risk are likely to be suitable for the relatively shallow flood depths which could be experienced in a 1 in 30 year and 1 in 100 year pluvial flood event. In addition, the regular maintenance of any drains and culverts
surrounding/on the Site should be undertaken to reduce the flood risk.
• Occupants of the Site should be signed up to receive EA Flood Alerts and Flood Warning

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