Wiltshire Council

The Town and Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: PL/2023/00808

Decision Date: 03 August 2023

Applicant:	Living Space Housing Hayfield House, Arleston Way, Solihul, B90 4LH
Particulars of Development:	Approval of reserved matters following Outline application 20/07334/OUT approved under Appeal ref APP/Y3940/W/21/3285428 for up to 50 dwellings, (appearance, scale, layout and landscaping)
At:	Lane West of Semington Road, Melksham, SN12 6DP

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: (8)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Plans

- 3855-02 Rev T Proposed Site layout
- 3855-03N Hard Landscaping Plan
- 3855-04P Materials Plan
- 3855-06P Tenure Plan
- 3855-07N Housetype Mix
- 3855-08M Proposed Parking Strategy
- 3855-09N Boundaries Plan
- 3855-11J House Type 3
- 3855-13E House Type 4 (Render)
- 3855-16F House Types 5 & 6
- 3855-21 House Type 1 M4(2) Plan

- 3855-20A House Type 3 M4(2) Plan
- 3855-11F House Type 7
- P22-2409 EN 001 01-E Detailed Soft Landscape Proposals (Sheet 1 of 2)
- P22-2409 EN 001 02-E Detailed Soft Landscape Proposals (Sheet 2 of 2)

Technical

- A380-RM-PH1-60 G Engineering Layout
- A380-RM-PH1-58 A Excess Flows Layout
- A380-RM-PH1-57 A Drainage Catchment Area
- A380-RM-PH1-50 G Drainage Strategy
- A380-RM-PH1-10 G General Arrangement
- A380-R005 Drainage Response
- MSW-BWB-ZZ-XX-RP-LE-0001_Ecological Impact Assessment

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

3 No development shall commence on site above ground floor slab level until details and samples of the materials to be used for the external walls, roofs and porches have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information and the matter is required to be agreed in the interests of visual amenity and the character and appearance of the area.

4 No carriageway or pavement shall be surfaced until details and samples of the materials to be used for the surfacing have been submitted to and approved in writing by the Local Planning Authority. The material treatment shall illustrate priority of pedestrian movement along key corridors and shall provide a contrast to adjacent carriageway areas. Prior to the occupation of any dwelling, the footways and junction transition areas shall be completed in all respects with the approved details and maintained as such thereafter.

REASON: The application contained insufficient information and the matter is required to be agreed in the interests of visual amenity, the character and appearance of the area and to maximise the priority of sustainable modes of transport within the development in accordance with Core Strategy Policy 60 and 61.

5 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs,

trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6 Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long-term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring the success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: The application contained insufficient information and the matter is required to be agreed to ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

7 No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans and maintained as such in perpetuity.

REASON: In the interests of highway safety and the amenity of future occupants.

8 Prior to first occupation, the cycle/footway connections routes shall be surfaced and completed to the satisfaction of the Local Planning Authority and maintained as such thereafter. The routes shall provide continuous thoroughfare to adjacent highway and development site networks and shall not be subject to ransom within the control of the applicant.

REASON: To maximise the priority of sustainable modes of transport and connectivity to adjacent highway networks and development sites in the interests of highway

sustainability and Core Strategy Policy 60 and 61.

9 Prior to the occupation of plots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29 and 30 the acoustic fencing hereby approved on drawing No. 3855-09 shall be erected and maintained as such in perpetuity.

REASON: In the interests of residential amenity.

Informatives: (1)

2 Your attention is also drawn to the conditions imposed on the outline planning permission reference APP/Y3940/W/21/3285428 and dated 30th May 2022.

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