Wiltshire Council

The Town and Country Planning Act 1990

Approval of Wiltshire Council Regulation 3 Application

Application Reference Number: PL/2021/07229

Decision Date: 07 October 2021

Applicant:	Wiltshire Council Bruton Way, Trowbridge, Wiltshire, BA14 8JD
Particulars of Development:	Renovation of Grade II Listed Melksham House, with demolition of modern single storey extensions to rear and construction of a new roof extension to provide internal lift access.
At:	Melksham House, 27 Market Place, Melksham, SN12 6ES

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: (13)

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:

10106L(9)001 - Location Plan
10106L(9)002G - Proposed Site Plan
10106L(9)003 - Proposed Site Plan Demolition
10106L(0)001 - Proposed Ground Floor Demolition Plan
10106L - Proposed First Floor Demolition Plan
10106L(0)003 - Proposed Second Floor Demolition Plan
10106L(0)001C - Proposed Ground Floor
10106L(0)002 - Proposed First Floor
10106L(0)003 - Proposed Second Floor
10106L(0)007 - Proposed Roof Plan
10106L(0)020A - Proposed Elevations
10106L(0)021A - Proposed Elevations

10106L(0)022A - Proposed Elevations
10106A(3)001A - Detailed Sections New Glazed Doors
10106L(0)006 - Proposed Sections

18665-HYD-00-XX-SK-C-7720 P02 - Swept Path Analysis
18665-HYD-00-XX-SK-C-7721 P02 - Swept Path Analysis

Tree Protection Plan
External Services Strategy
Melksham House - Schedule of Repairs - Rev A
Design & Access Statement

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

3 No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

- The movement of construction vehicles;
- The cutting or other processing of building materials on site;
- Wheel washing and vehicle wash down facilities;
- The transportation and storage of waste and building materials;
- The recycling of waste materials (if any)
- The loading and unloading of equipment and materials
- The location and use of generators and temporary site accommodation
- Hours of activity including delivery of materials to the site.

The construction/demolition phase of the development shall be carried out fully in accordance with the construction management plan at all times.

REASON: To safeguard amenity and highway safety.

4 No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until tree protection measures are put in place in accordance with the "BS5837:20212 Arboricultural Report and Final Method Statement" by Alan Engley dated 25 June 2021 and the related Tree Protection Plan dated June 2021 which forms part of the planning application, and;

The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be

carried out in accordance British Standard 3998: 2010 “Tree Work – Recommendations” or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

5 The development hereby approved shall not be first used until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

• location and current canopy spread of all existing trees and hedgerows on the land;
• full details of any to be retained;
• a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
• finished levels and contours;
• means of enclosure;
• other vehicle and pedestrian access and circulation areas;
• all hard and soft surfacing materials;
• minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting, CCTV, etc);
• retained historic landscape features and proposed restoration, where relevant.

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

6 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.

7 No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

8 The development shall be carried out strictly in accordance with the mitigation and enhancement measures specified in the Ecological Assessment by Ethos Environmental Planning dated June 2021.

REASON: To safeguard wildlife.

9 No works shall commence on the drainage scheme until a detailed proposal has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved scheme.

REASON: To ensure satisfactory drainage of the site in the interests of amenity and safety.

10 Installation of the air source heat pump units shall not commence until a Microgeneration Certification Scheme (MCS) accredited installer has demonstrated the Air Source Heat Pump (ASHP) external units will meet the requirements of the MCS Planning Standard; and the ASHP will produce a noise level of no more than 42dB LAeq (5mins) at the nearest bedroom/lounge window when operating; through source noise level data, distance attenuation and screening calculations etc. MCS compliance certification must be submitted to the LPA within 3 months of installation.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

11 No ground works shall commence on site until an archaeology watching brief has been arranged to be maintained during the course of such works. The watching brief shall be carried out in accordance with a written specification which shall have been first agreed in writing by the Local

Planning Authority, by a professional archaeologist or an organisation with acknowledged experience in the recording of archaeology which is acceptable to the Local Planning Authority.

In the event that excavations deeper than 0.4m below existing ground level are required for the photovoltaic panels in the new community garden, then a Written Scheme of Investigation (WSI) shall be prepared for this area, and submitted to the local planning authority for approval in writing. Thereafter development in this area shall be carried out in accordance with the approved WSI.

REASON: The application contains insufficient information to enable this matter to be considered prior to granting of planning permission and 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 safeguard the identification and recording of features of archaeological interest.

12 No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

13 INFORMATIVE:
For the electric vehicle charging points, the applicant is encouraged to install 'super-fast' charging facilities, this to meet the likely requirements of the future users of Melksham House.

Sam Fox - **Director Economic Development & Planning**

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).