Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/08688

Decision Date: 04 December 2023

Applicant:	Mr D Lilley 12 Mill Lane , Beckingnton, Frome , United Kingdom, BA11 6SN
Particulars of Development:	Proposed 3 No. new terraced dwellings
At:	Land to the rear of King Street, Melksham, SN12 6HE

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: (6)

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 and documents:

Proposed location plan scale 1:500 and 1:1250 drg no. 00.00 A dated 10/1/22
Proposed site plan scale 1:100 and 1:500 drg no. 10.00 A dated 23/12/22
Proposed floor plans scale 1:100 drg no. 10.01 A dated 5/10/23
Proposed elevations scale 1:100 drg no. 10.02 A dated 5/10/23

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

3 No development hereby approved shall commence beyond ground floor slab level until a detailed 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:-

- full scaled elevation details of the repaired front boundary wall and gates
- all hard and soft surfacing materials

REASON: In order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features and to protect the setting of the adjacent Conservation Area and listed buildings.

4 All the landscape planting hereby approved shall be carried out in the first planting and seeding season following the first occupation of the buildings 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, 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 and to protect the setting of the adjacent Conservation Area and listed buildings.

5 No development hereby approved shall commence above ground floor slab level until a detailed scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and including all necessary permits, consents and permissions, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner and to ensure that the development can be adequately drained.

6 No dwelling hereby approved shall be occupied until the proposed cycle shelters hereby approved have been constructed according to the approved details. The cycle shelters shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

Informatives: (4)

7 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.

8 Wiltshire council's groundwater management strategy is available to view here - www.wiltshire.gov.uk/media/205/Wiltshire-groundwater-managementstrategy/pdf/Groundwater-management-2016-strategy-civilemergencies.pdf?m=637243827865430000. Information on climate change allowances can be found here - https://www.gov.uk/guidance/flood-risk-assessmentsclimate-change-allowances. Wilshire council soakaway guidance for developers can be found here - Developers-guidance-note-surface-water-soakaways-2.pdf (wiltshire.gov.uk)

9 Notwithstanding the submitted plans future occupiers of the development would need to be guided by the Council's waste collection team on where to locate bins on bin collection day and advice from the council's waste collection team should be sort with regards this matter. Wiltshire Council rubbish and recycling details can be found here - https://www.wiltshire.gov.uk/rubbish-and-recycling

10 Kings Street car park is a Council owned public car park as such the applicant is advised to contact the Council and secure any necessary legal rights of access over the car park.

Parvis Khansari - Corporate Director, Place