Wiltshire Council

The Town and Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: PL/2023/10274

Decision Date: 07 February 2024

Applicant:	Kents Oak Ltd c/o agent
Particulars of Development:	Approval of reserved matters for erection of 3 dwellings following Outline PL/2022/07116 (appearance, landscaping and scale)
At:	Land Adjacent to No.1 Witt Road, Winterslow, Salisbury, SP5 1PL

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified here under:-

Conditions: (4)

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

Drawing no. 23-3074-LOC1-D - Location Plan,
Drawing no. 23-3074-200- C - Proposed Site Plan
Drawing no. 23-3074-201- A - Proposed Plot 1 Floor Plans, N.E. S.E. Elevation
Drawing no. 23-3074-202- A - Proposed Plot 1 N.W. S.W. Elevation
Drawing no. 23-3074-203- B - Proposed Plot 2 Plans and Elevations
Drawing no. 23-3074-204- C - Proposed Site Section
Drawing no. 23-3074-205- A - Proposed Garage Plans & Elevations
All received on 29th November 2023

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

2 No development shall commence on site above slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development

shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting 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, in the interests of visual amenity and the character and appearance of the area.

3 No development shall commence on site above slab level 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:-

• a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
• means of enclosure;
• car park layouts;
• other vehicle and pedestrian access and circulation areas;
• all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting 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 ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

4 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.

Informatives: (7)

5 This approval of matters reserved refers only to condition(s) 3 of outline planning permission PL/2022/07116 dated 8th November 2023, but does not by itself constitute a planning permission.

6 The further approval of the Local Planning Authority in respect of those matters reserved by condition(s) 6, 8, and 9 of outline planning permission dated 8th November 2023 is required before development commences.

7 Your attention is also drawn to the following conditions imposed on the outline planning permission reference PL/2022/07116 and dated 8th November 2023, Conditions 1,5,6, 10, 11 and 12.

8 This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 7th November 2023.

9 The planning statement states: Surface water drainage with comprise a SUDs scheme utilising a soakaway under the car parking areas therefore any soakaways should be constructed in accordance with CIRIA C574 and the Wiltshire
Guidance

10 The application involves a change to the existing vehicle access together with access to a new layby adjacent to the public highway. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

11 The application involves a change to the give-way markings at the Witt Road / The Common/Gunville Road junction in accordance with plan ref: 6176.002 (contained within the Transport Technical Note). The applicant is advised to contact Highway Development Control on HighwaysDevelopment@wiltshire.gov.uk to discuss this

aspect of the development in more detail.

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

4 **CIL.** 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. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy