CASE OFFICER'S REPORT

Application Reference:	PL/2023/11102
Application Type:	Removal/variation of conditions
Site Address:	Manor Farm, Grittleton, SN14 6AN
Proposal:	Variation of condition 7 - Vary visibility splays to as shown on submitted drawing 230602-TP-3200 P01 - Access Visibility "Conversion of existing agricultural buildings to form 8 No dwellings and erection of 6 No new dwellings with associated access, engineering and landscaping works."
Recommendation:	Approve with Conditions

SITE AND PROPOSAL

The application relates to Manor Farm which is located towards the western end of the small village of Grittleton. The site is accessed from The Street and is adjacent to the junction with Alderton Road. The former farm complex consists of a significant three storey farmhouse in the southwestern corner (Grade II Listed) and a range of agricultural buildings, with the majority to the east of the farmhouse being stone built with traditional materials for their roofs. The farmhouse was listed in 1988 and the associated outbuildings within the site are curtilage listed as a result. The entire site is located within the Cotswold National Landscape (formerly AONB). The site is in Flood Zone 1 and is identified as being at low risk of surface or ground water flooding. There are no ecological designations affecting the site.

Planning permission was granted on 1st April 2019 for the conversion of the existing agricultural buildings at Manor Farm to form 8 no. dwellings along with the erection of 6 no. new dwellings with associated access, engineering and landscape works (18/07128/FUL refers). Listed Building Consent was also granted for the same conversion works (18/07246/LBC refers). The approved scheme was later varied by applications 21/01331/VAR & 21/01258/LBC. Redevelopment of the wider site is well underway and nearing completion. A number of properties are now occupied. Planning permission has recently been granted for an ancillary outbuilding (car port) to serve Manor Farm and for the reopening of a window in the eastern gable elevation of Barn 1 (PL/2023/08957 refers) in connection with the scheme for ecology mitigation. Listed Building Consent was also granted for the works to Barn 1 (PL/2023/09456 refers).

Under the original and varied permission the scheme involved alterations to the existing entrance, including realignment of the existing stone walls to the front of the site. Condition 7 related to the requirement for visibility splays to be provided and maintained. Development commenced in 2022 and the boundary wall was realigned broadly in compliance with approved site plan, but it was not realigned fully in compliance with that plan or to achieve the visibility splays required by condition 7. Subsequent change of ownership now prevents further alterations to the wall and so a reduced visibility splay is proposed.

This application seeks to vary condition 7 of the permission which relates to the visibility splays to the arrangement as shown on submitted drawing 230602-TP-3200 P01 - Access Visibility. The wider redevelopment scheme remains as previously approved.

RELEVANT PLANNING HISTORY

PL/2023/08957 Erection of ancillary domestic outbuilding and reopening of window in Barn B1 APPROVED

PL/2023/09456Reopening of window in Barn B1 APPROVED

21/01331/VAR Variation of condition 2 for application 18/07128/FUL "Conversion of existing agricultural buildings to form 8 No dwellings and erection of 6 No new dwellings with associated access, engineering and landscaping works" APPROVED

21/01258/LBC Revising Application 18/07246/LBC - Converting the existing Agricultural Buildings to form 7No Dwellings APPROVED

18/07128/FUL Conversion of existing agricultural buildings to form 8 No dwellings and erection of 6 No new dwellings with associated access, engineering and landscaping works. APPROVED

18/07246/LBC Conversion of existing agricultural buildings to form 8 No dwellings and erection of 6 No new dwellings with associated access, engineering and landscaping works. APPROVED

16/10196/FUL-Conversion of existing agricultural buildings to form 8 dwellings; Erection of 4 new build dwellings; Associated Access, Engineering & Landscaping Works REFUSED

16/10552/LBC- Conversion of existing agricultural buildings to form 8 dwellings; Erection of 4 new build dwellings; Associated Access, Engineering & Landscaping Works REFUSED

16/10205/FUL- Division of existing farmhouse to create two separate dwellings APPROVED

16/10551/LBC- Division of existing farmhouse to create two separate dwellings APPROVED

16/10204/FUL- Erection of New Farmstead Comprising Agricultural Storage and Livestock Buildings together with a Farmhouse. Associated Access, Engineering and Landscaping Works APPROVED

MAIN ISSUES

- Principle of Development
- Scale, Design and Visual Impact – including to Cotswold National Landscape
- Heritage Impacts
- Access and Parking

PLANNING POLICY

Wiltshire Core Strategy Jan 2015 (WCS):

Core Policy 1	Settlement Strategy
Core Policy 2	Delivery Strategy
Core Policy 3	Infrastructure Requirements
Core Policy 10	Spatial Strategy: Chippenham Community Area
Core Policy 41	Sustainable Construction and Low Carbon Construction
Core Policy 42	Standalone Renewable Energy Installations
Core Policy 48	Supporting Rural Life
Core Policy 50	Biodiversity and Geodiversity
Core Policy 51	Landscape
Core Policy 52	Green Infrastructure
Core Policy 57	Ensuring high quality design and place shaping
Core Policy 58	Ensuring the Conservation of the Historic Environment
Core Policy 60	Sustainable Transport
Core Policy 61	Transport and Development
Core Policy 62	Development impacts on the transport network
Core Policy 63	Transport Strategies
Core Policy 64	Demand Management
Core Policy 67	Flood Risk

Saved Policies of the North Wiltshire Local Plan 2011 (NWLP):

NE14 Trees and the control of new development
NE18 Noise and Pollution

National Planning Policy Framework 2023 (NPPF):

Chapter 2 Achieving sustainable development
Chapter 12 Achieving well-designed and beautiful places
Chapter 14 Meeting the challenge of climate change, flooding and coastal change
Chapter 15 Conserving and enhancing the natural environment
Chapter 16 Conserving and enhancing the historic environment

Cotswold National Landscape Management Plan 2023-2025

CONSULTATIONS

Grittleton Parish Council: No Comment

PL/2023/ 11102 – Manor Farm variation of conditions, noted this application was to regularise a technical breech of a 21/01331/VAR, applicant has discussed with Highways. Councillors agreed – No Comment

Highways: No objection to revised condition wording

The site access and visibility splays shall be carried out in accordance with drawing 230602-TP-3200 P01, and maintained as such thereafter.

REASON: In the interests of highway safety

REPRESENTATIONS

The application was advertised by site notice, neighbour consultation and press advertisement.

One letter of objection has been received -

The proposed solid white line seems to be overkill in this situation.

To the west of the junction is an existing footpath with a curb, and to the east is a substantial garden wall so a solid line to give a visual offset for drivers to use as a curb is unnecessary. Painting standard give way lines across the exit of the junction would give sufficient visual feedback as they would be clearly visible to drivers and cyclists approaching from the west.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance. The site is located in Grittleton which is defined within the Chippenham Community Area Spatial Strategy (Core Policy 10) as a Small Village with no boundary. In Small Villages strictly controlled development can be considered where it is limited to in-fill development meaning small plots clearly within, and in association with, the built-up part of the village (WCS, CP2).

The site benefits from planning permission for redevelopment involving the conversion of existing agricultural buildings to form 8 No dwellings and erection of 6 No new dwellings with associated access, engineering and landscaping works. The existence of an extant planning permission is viewed as a significant material consideration. Indeed, submitted under s73 of The Act, this application seeks only a minor change to the existing front boundary wall alignment and should be appropriately confined to the acceptability of the change proposed.

The application scheme remains, in principle, largely unaltered by the latest proposal. There are no known change of material circumstances that would allow a different conclusion to be reached in this case.

Planning obligations

Core Policy 43 sets out when affordable housing contributions will be required and indicates the proportion which will be sought from open market housing development. During the original application, the affordable housing team confirmed a demonstrable affordable housing need in the Chippenham Community Area and requested that a 40% on-site affordable housing contribution should be sought from the proposed development. It was noted at the time that the applicant did not propose any affordable housing, claiming through their Viability Report that, as an enabling development based on the minimum quantum of market housing to fund relocation of the farmstead, any S.106 contributions requested by the council could *undermine the fine balance of viability.* The applicant's position as stated has been accepted through the previous grant of permission. As the scope of the S73 application is limited to consideration of the condition being varied, and the acceptability of the proposed changes, this matter cannot be reconsidered.

In responding to the original application, the Education Team confirmed that no contribution for early years or primary school places was required and that the funding for providing additional secondary places in the Chippenham area was being secured via the Community Infrastructure Levy (CIL) and not S.106. Again, within the limitations of the S73 application, this matter is not for consideration.

The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales can put on new development in their area to raise funds to help deliver the infrastructure necessary to support development. The development will represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule and an informative would be placed on any permission. For further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

Scale, Design and Visual Impact – including to Cotswold National Landscape

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Section 12 of the NPPF expects a good standard of design.

The site is located within the Cotswold National Landscape (CNL formerly AONB) where Core Policy 51 is relevant as it aims to protect the beauty and tranquility of the landscape. Section 15 of the NPPF explains that decisions should ensure development protects and enhances valued landscapes and that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

Key aims of the Cotswold National Landscape Management Plan are to conserve and enhance visual amenity, key characteristics and local distinctiveness of the National Landscape.

The proposed change to the scheme involves minor deviation from the wall alignment adjacent to the existing site entrance. There are no other changes to the buildings, landscaping or layout of the development as previously approved. The minor change as a result of the slightly altered wall position as constructed does not alter the appearance of the site frontage to any degree that it would affect character and appearance of the area.

There are no changes to the scheme that would lead to a different conclusion in respect of the landscape impacts. The site is bordered on the south, east and partly to the north by existing dwellings and is confined within the existing farmyard. The wall alignment affects the site frontage along the main road, as such there would be no impact on wider landscape views or character of the surrounding CNL.

On consideration of the above, the scale, design and visual impacts of the development are considered to be acceptable. The proposal would integrate sufficiently within the immediate surroundings and wider landscape meeting the requirements of WCS CP51, 57 and 58 and the relevant sections of the NPPF.

Heritage Impacts

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on decision makers in considering whether to grant consent for works that affect a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved and where appropriate enhanced in a manner appropriate to their significance including buildings and structures of special architectural or historic interest. The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The proposal site is within the Conservation Area, with the existing stone farm buildings being curtilage listed and within the setting of the Grade II Listed Manor Farm House and also the adjacent properties known as Masons and Weighbridge. In accordance with the NPPF, when considering the impact of proposed development on the significance of a designated heritage

asset, great weight should be given to the asset's conservation. The existing historic significance of the curtilage listed farm buildings arise from their layout and grouping within the historic farm yard setting. The front boundary wall is a prominent and attractive feature within the Conservation Area and contributes to the setting of the listed building.

The proposed change to the scheme involves minor deviation from the approved plans affecting the wall alignment adjacent to the site entrance. There are no other changes to the buildings, landscaping or layout of the development as previously approved.

The heritage impacts arising from the wider redevelopment scheme were appropriately considered during the previous application and there are no significant changes to the scheme which would lead to a different conclusion to be reached. The minor change as a result of the slightly altered wall position as constructed does not alter the appearance of the site frontage to any degree that it would affect character and appearance of the Conservation Area. Furthermore, the minor change does not affect the grouping of the farmyard setting and does not detract from significant views of the listed buildings in the vicinity.

Access & Parking

Core Policy 61 Transport and New Development, inter alia, aims to ensure that the proposal is capable of being served by safe access to the highway network. Core Policy 64 Demand Management, inter alia, aims to ensure that adequate parking is provided.

The access arrangements are largely unchanged. The internal layout of parking spaces for the new development and Manor Farmhouse remains as previously approved. The only change relates to the achievement of the visibility splay which originally relied on the realignment of the existing boundary wall. Development commenced in 2022 and the boundary wall was realigned but not as agreed to achieve the visibility splays required by condition 7. Subsequent change of ownership now prevents further alterations to the wall that was required to provide the level of visibility previously agreed and so a reduced visibility splay is proposed.

Wiltshire Council Highways have reviewed the revised visibility proposals, indicated on Drawing No. 230602-TP-3200 P01. It is confirmed that this indicates a 43m visibility splay, in compliance with the guidance in Manual for Streets, but that the splays do not extend to the nearside carriageway edge. The Highways Engineer has assessed the effect of this configuration for the splays on site and concludes that given the nature of vehicular movements in the vicinity, the revised splay would offer an acceptable level of visibility for the safe use of the access.

In discussion between the Highways Engineer and local Highways Office it has been agreed to add a solid white line encouraging vehicles to stop further back from the junction. One letter of objection questioned the necessity of a solid line suggesting that standard junction markings would be sufficient. The Highways team have clarified that as this is a minor access, standard junction markings would not be required and that instead, the solid white line, set back from the driveable carriageway, is a less formal arrangement that would provide a safety benefit in light of the reduced visibility.

In terms of safe access and parking the proposal is considered compliant with the requirements set out in CP60 and 61.

Other matters

There are no changes to the scheme which require further consideration of matters in relation to residential amenity, drainage, flood risk or ecology. All previous conditions in respect of these matters will apply and should continue to be effective in ensuring the scheme complies with relevant national and location policies. Conditions are updated where details have been approved.

CONCLUSION

In conclusion, it is considered that varying the condition to allow for the visibility spays as revised would comply with the requirements of Core Policies 1, 2, 10, 48 51, 57, 58, 61, 64 and 67 of the adopted Wiltshire Core Strategy, Sections 2, 5, 8, 12, 14, 15 and 16 of the National Planning Policy Framework and the provision of the Planning Acts. The change proposed would not result in any adverse landscape impacts or harm to designated heritage assets. The highways impacts are acceptable subject to conditions. In the absence of any material considerations indicating otherwise, Planning Permission should be granted.

RECOMMENDATION

That Planning Permission be GRANTED subject to the following conditions;

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

Site Location Plan
(received 31 March 2021)

16.1367.14B B7 (ONLY) Elevations as Proposed
16.1367.12D B7 (ONLY) Plans as Proposed
(received 4 February 2019)

16.1367/05 rev.A Existing Plan Area B
16.1367/01 rev.A Site Plan as Existing
16.1367/04 rev.A Elevations as Existing – Building Seven & Eight
16.1367/10 rev.A Elevations as Existing – Building Six
16.1367/09 rev.A Elevations as Existing - Building Six
16.1367/08 rev.A Elevations as Existing – Building Four & Five
16.1367/07 rev.A Elevations as Existing – Building Two & Three
16.1367/06 rev.A Elevations as Existing – Building One
MFG.P.19 B1 Elevations as Proposed
MFG.P.18 B6 Plans as Proposed
(received 26 February 2021)

MFG.P.15.P1 B1 Plans as Proposed

MFG.P.30.P1 B2/3 Elevations as Proposed
MFG.P.16.P1 B2/3 Plans as Proposed
MFG.P.21.P1 B4/5 Elevations as Proposed
MFG.P.17.P1 B4/5 Plans as Proposed
MFG.P.22.P1 B6 Elevations as Proposed
MFG.P.14.P1 B7/8 Elevations as Proposed
MFG.P.12.P1 B7/8 Plans as Proposed
MFG.P.48.P1 New Barns Plans and Elevations
MFG.P.49.P1 Dutch Barns Plans and Elevations
(received 20 May 2021)

MFG.S1.15 Building Materials
(received 16 June 2021)

MFG.S1.10.P5 Proposed Site Plan
MFG.S1.14/P1 Landscape Materials
(received 28 July 2021)

1422-A02-H Indicative Drainage Layout
(received 19 October 2021)

MFG.S1.13/P2 Landscape Details
(received 2 November 2021)

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

2 No part of the development hereby approved shall be first occupied until the existing agricultural buildings as shown in dotted red outline on the Proposed Site Plan 16.1367/24 received 04.02.19 have been demolished and removed from site entirely and the land to the north of the proposal site restored to agricultural pasture land

REASON: In the interest of interests of the character and appearance of the area and residential amenity

3 The natural stonework to be used externally on the proposed boundary wall forming the western vehicle access to the development shall match that of the existing wall in terms of type, colour, size, dressing and bedding of stone, coursing, type of pointing and mortar mix

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The development hereby permitted shall not be first brought into use until the first five metres of the access(s), measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

5 No part of the development hereby permitted shall be brought into use until the access(s), 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

6 Notwithstanding the approved site plan, the site access and visibility splays shall be carried out in accordance with drawing 230602- TP-3200 P01 (received 21 December 2023), and maintained as such thereafter.

REASON: In the interests of highway safety

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: In the interests of visual amenity.

9 The development shall not be carried out otherwise than in accordance with the approved Construction Management Plan MFG.P.03 and Construction Method Statement by LPC (Trull) Ltd. dated 11 February 2021 (received 16 February 2021) & delivery arrangements as confirmed within LPC (Trull) Ltd email (received 15 April 2021) submitted under the discharge of condition application relating to condition 10 of 18/07128/FUL, approved on 6 May 2021 (ref.21/01611/DOC).

REASON: To ensure that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

10 The development shall not be carried out otherwise than in accordance with the following approved details of landscaping -

Proposed Site Plan ref: MFG.S1.10.P
Landscape Materials ref: MFG.S1.14/P1

(received 28 July 2021)

Landscape Details ref: MFG.S1.13/P2
(received 2 November 2021)

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

11 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.

12 The development shall not be first occupied until foul water drainage system has been constructed in accordance with the approved scheme 'Proposed Drainage Layout' ref: 1422 CO2 REV.H (received 19 October 2021).

REASON: To ensure that the development can be adequately drained.

13 The surface water drainage system shall be constructed in accordance with the approved scheme 1422 C05 A Drainage Details Sheet 2, 1422 C02 I Proposed Drainage Layout, 1422 C03 B Drainage Schedules, Storm Drainage Infiltration Testing Summary (all received 17 December 2021)) submitted under the discharge of condition application relating to condition 14 of 21/01311/VAR, approved on 25 January 2022 (ref.PL/2021/11732).

REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.

14 The development shall not be carried out otherwise than in accordance with the approved Drainage Maintenance Statement/Schedule 1422 - Dated July 2022 (received 26 July 2022) submitted under the discharge of condition application relating to condition 15 of 21/01311/VAR, approved on 2 August 2022 (ref.PL/2022/05756). The drainage system shall be maintained in accordance with the approved details.

REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.

15 All development shall be carried out in accordance with the submitted Bat Survey Report (TP Ecology, 2016) and Proposed Site Plan (drawing number MFG.S1.10.P5). All bat roost mitigation features shall be installed in accordance with the details set out in that report and plan, and shall be retained as such unless agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

16 All external lighting shall be installed in accordance with the external lighting layout and details as shown in the 'Proposed Site Plan' ref: MFG.S1.10.P5 (received 28 July 2021) and Light Modelling Report Hydrock Consultants Ref: C19042 dated 14.05.2021 (received 28 May 2021). No additional external lighting shall be installed.

REASON: To minimise light spill and illumination of habitats utilised by protected species, including bats and barn owl, and to maintain dark foraging and commuting areas and corridors; and to ensure compliance with Core Policy 50 of the Wiltshire Core Strategy.

17 Before the development hereby permitted is first occupied, all first floor windows in the east elevations of Buildings D1 & D2 shall be glazed with obscure glass only [full height windows to a minimum height of 1.4m]. In addition, the louvres to the east and south elevations of Buildings D1 & D2 shall be fitted to all first floor, full height windows as indicated in Dutch Barn Plans and Elevations ref: MFG.9.49.P1, prior to the occupation of the buildings. The windows shall be permanently maintained with obscure glazing, and louvres shall be installed as indicated in perpetuity.

REASON: In the interests of residential amenity and privacy.

18 The Air Source Heat Pump (ASHP) installations shall meet the requirements of the MCS Planning Standard; and the ASHP's will produce a noise level of no more than 42dB LAeq (5mins) at the nearest bedroom/lounge window when operating.

REASON: To ensure that appropriate levels of amenity are achievable.

INFORMATIVE TO APPLICANT: 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 thatwe 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 www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

INFORMATIVE TO APPLICANT: Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE TO APPLICANT: The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE TO APPLICANT: The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

INFORMATIVE TO APPLICANT: Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.