Wiltshire Council

The Town and Country Planning Act 1990

Notice of Planning Permission for Variation/Non-Compliance with a condition imposed on an earlier permission

Application Reference Number: PL/2023/09033

Decision Date: 27 February 2024

Applicant:	Mr & Mrs Oliver Jackman Meadow Cottage Kings Lane, Ansty, Wiltshire, UK, SP3 5QA
Particulars of Development:	Variation of conditions 2 (approved plans list), 3 (external materials), 4 (visibility splays) and 8 (stopping up of the existing vehicular access) of PL/2022/07945 and removal of condition 10 (relating to the finished floor levels of the extension).
At:	Meadow Cottage, Kings Lane, Ansty, Salisbury, Wilts, SP3 5QA

In pursuance of their powers under the above Act, the Council hereby GRANT PLANNING PERMISSION for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with any condition(s) specified hereunder:-

Conditions: (9)

1 The development hereby permitted shall be begun before the expiration of three years from 19/12/2022.

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:

1484/01 (Site Plan and Location Map) received 17/10/2023

1484/03A (Proposed Floor Plans / Site Plan / Sketch View) received 17/10/2023
1484/04A (Proposed Elevations) received 17/10/2023
1484/05B (Parking / Visibility Splay) received 09/02/2024
1484/21 (Additional Details (Discharge of Conditions)) received 21/12/2023 - Note: this only refers to the 'Typical New Window and Door Details' and 'Materials', the 'Site Plan Layout' on this drawing has been superseded
Flood Risk Assessment Version 1 dated 06/07/2023

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

3 The development shall be undertaken using the materials detailed on the approved plans and in accordance with the finer architectural details (door/window details) for the extension which are also shown on the approved plans.

REASON: In the interest of visual amenity and character/setting of the heritage assets.

4 No part of the development shall be first brought into use, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety.

5 The development hereby permitted shall not be first brought into use until the first 5m of the access, 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.

6 Notwithstanding the submitted details, the proposed development shall not be first brought into use until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

7 Any gates shall be set back 4.5m from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

8 The stopping up of the existing access shall take place in accordance with the approved details within one month of the first use of the development. No later than one month after the first use of the development, the sole means of vehicular access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

9 No part of the development hereby permitted shall be first brought into use until the access, turning area & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

Informatives: (3)

With regards condition 08, The blocking up of the existing access shall be carried out with native hedge planting, in order to compensate visually for the loss of other hedging to create the new access.

The application involves the creation of a new vehicle access. 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.

The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. Notwithstanding, as the site is within 20m of a water course to the east, consultation with the EA is advised.

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