Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/07437

Decision Date: 06 March 2024

Applicant:	Ian & Alison Mills Syon House, 3 High Street, Ramsbury, SN8 2PA
Particulars of Development:	Erection of a single storey eco home and associated external works, including new access and partial re-building of unsafe boundary wall.
At:	Land South of Back Lane, Ramsbury, Marlborough, SN8 2QH

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: (14)

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:

- Application Form
- Heritage Assessment (I Lund, Sept 2023)
- Location Plan, Dwg No. 20
- Topographical Survey, Dwg Name 20417_1_Topo.dwg
- Proposed Site and landscape Plan, Dwg No. 23 Rev D
- Proposed Floor Plan, Dwg No. 24 Rev E
- North and South Elevations, Dwg No. 25 Rev B

• Proposed East and West Elevations, Dwg No. 26 Rev B
• East and West Site Section Elevations, Dwg No. 32
• Comparison Section A-A with approved overlay, Dwg No. SK17 Rev A
• Clarifying Site Section AA_AA, Dwg No. 30 Rev A
• Boundary Wall Alterations Plans and Elevations, Dwg No. 28 Rev C
• Boundary Wall Plan

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

3 The development will be carried out in strict accordance with the following documents:
• Bat Activity Survey Report (A Mills, Daniel Ahern Ecology, Sept 2023)
• Preliminary Roost Assessment (A Mills, Daniel Ahern Ecology, Aug 2023)

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

4 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall provide for the following:
i) the parking of vehicles of site operatives and visitors,
ii) loading and unloading of plant and materials and excavated material from the site,
iii) storage of plant and materials used in constructing the development,
iv) measures to control the emission of dust and dirt during construction, and
v) hours of construction, including deliveries, has been submitted to, and approved in writing by, the local planning authority.

The so-approved Statement shall be complied with in full throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved Statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general and in the interest of highway safety and convenience.

5 No development shall commence within the area indicated by application PL/2023/07437 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.'

Informative: The monitoring is to be carried out following the standards and guidelines for such work as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.

6 Prior to the commencement of development there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, the details of which shall include:
a) all hard and soft surfacing materials,
b) boundary gates,
c) a detailed planting plan and specification showing all plant species, supply and planting sizes and planting densities,
d) the habitat enhancement recommendations as set out in section 4.2 of the Bat Activity Survey Report (A Mills, Daniel Ahern Ecology, Sept 2023).

All so-approved planting shall be carried out no later than either the first planting and seeding season following the first occupation of the development, or the substantial 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 and habitat enhancements shall also be carried out in accordance with the approved details prior to the first occupation of the development.

REASON: To ensure a satisfactory landscaped setting for the development in the interests of the character and appearance of the Ramsbury Conservation Area.

7 Prior to the commencement of development of the new dwelling above ground level there shall be submitted to and approved in writing by the local planning authority full details of the green roofing to be established, including:
i) construction method (including any product literature),

ii) details of species to be incorporated,
iii) assessment of the suitability of the green roof/ species for the location, and
iv) maintenance requirements

The development shall not be carried out other than in accordance with the so-approved details, and there shall be no occupation of the dwelling until the green roof has been constructed, laid and planted as so-approved.

The green roof shall thereafter be maintained in accordance with the approved details and notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting or amending that Order with or without modification) shall not be altered or replaced (other than with a green roof complying with the approved details).

REASON: To ensure a satisfactory external appearance to the dwelling in the context of the Ramsbury Conservation Area and adjoining listed buildings.

8 No development of the new dwelling shall commence above ground floor slab level until full details of all external materials and finishes have been submitted to and approved in writing by the Local Planning Authority.

No flintwork shall be constructed until a sample panel of flintwork, not less than 1 metre square, constructed using flints hand laid in a random pattern (with no preformed panels to be used), has been erected on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out.

The development shall not be carried out other than in accordance with the so-approved details.

REASON: In the interests of visual amenity and the character and appearance of the Ramsbury Conservation Area and the setting of nearby listed buildings.

INFORMATIVE: The details of materials and finishes to be submitted under this condition shall include for example, product literature and photographic examples (submitted electronically in pdf format) and shall not include links to manufacturer/ vendor web sites. If requested (for example in the event of the submitted details being inadequate) samples of materials and finishes are to be made available for inspection on the development site.

9 Prior to the commencement of development of the new dwelling above ground floor slab

level there shall have been submitted to and approved in writing by the local planning authority details of a surface water drainage scheme based upon sustainable drainage principles, to dispose of all rainwater falling on the dwelling and new or replacement areas of hardstanding.

The development shall not be carried out other than in accordance with the so-approved details and shall be implemented in full prior to first occupation of the dwelling.

The drainage measures as so-approved shall thereafter be maintained in perpetuity so as to prevent surface water run-off from the site.

REASON: In the interests of controlling flood risk.

INFORMATIVE: The details to be submitted under this condition shall include full details of any proposed drainage measures and must demonstrate their adequacy for the catchment area of surface water on the site. For any suggested soakaways, the information to be submitted under this condition must include:
- Ground investigations and infiltration testing in line with the requirements of the BRE Digest 365 and undertaken by a competent contractor are required to assess the feasibility of the proposed surface water drainage strategy.
- Sizing calculations, construction details and a maintenance plan.

10 The dwelling shall not be occupied 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 respective purposes at all times thereafter.

REASON: In the interests of highway safety.

11

i) No external lighting shall be installed on the site until plans and details 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), together with details of measures to control the duration when the lighting is switched on have been submitted to and approved in writing by the Local Planning Authority.

ii) Lighting shall not be installed other than in accordance with the so-approved details and shall be thereafter be so-maintained as approved.

iii) No external lighting shall be installed, erected or operated on the site other than in

accordance with the details as approved under part (i) of this condition.

REASON: In the interests of the amenities of the area and character and appearance of the Ramsbury Conservation Area.

INFORMATIVE: The information to be submitted under part (i) of this condition shall include a detailed assessment to demonstrate that the proposed lighting meets appropriate standard for the relevant Zone.

12 Notwithstanding the provisions of Classes A and B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, there shall be no addition to or extension of the dwelling hereby permitted, and there shall be no fitting of aerials, antennae or any other fittings above roof level.

REASON: In consideration of the scope for significant extension to the dwelling, and the potential impacts on the character and appearance of the Ramsbury Conservation Area and the setting of nearby heritage assets, and the high archaeological potential of the site.

13 Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, no building or enclosure, swimming or other pool shall be erected on the application site.

REASON: To allow the local planning authority to consider assess any proposals for development of outbuildings etc within the site, in the interests of maintaining the character and appearance of the Ramsbury Conservation area and the setting of nearby listed buildings.

14 Any vehicular gates shall open inwards only as shown on the approved plans and they shall be so-maintained in perpetuity.

REASON: In the interests of highway safety.

Informatives: (1)

15 Informative:

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect any public right of way whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

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