Wiltshire Council

# The Town and Country Planning Act 1990

## Approval of Full Planning Permission with Conditions

## Application Reference Number: PL/2023/10884

## Decision Date: 13 March 2024

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| **Applicant:** | PCC of St Martin's Church, Bremhill c/o Dr David G Stevens<br>Old Stone Cottage, Bremhill, Wiltshire, United Kingdom, SN11 9LD |
| **Particulars of Development:** | Installation of new rainwater goods and soakaway drainage system |
| **At:** | St Martins Church, Bremhill, Wilts, SN11 9LA |

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:** (4)

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 Archaeological Mitigation During Development Churchyard of The Parish Church of St Martin, Bremhill, Wiltshire - BSM 23-SZWS: 43-2023/WSI

Received: 12.03.2024

Proposed Rainwater Goods (1)

Proposed Rainwater Goods (2)

Received: 08.01.2024

Heritage, Design and Access Statement RevA-7Dec23
Existing Elevations 1826/30
Existing Floor Plan 1826/02
Existing Site Plan 1826/31
Location Plan
Proposed Drainage Plan 1826/32
Proposed Elevations 1826/33
Proposed Site Plan 1826/34

Received: 13.12.2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

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

4 No development shall commence within the area indicated by application PL/2023/10884 until the approved programme of archaeological work has been carried out in accordance with the Written Scheme of Investigation agreed with Wiltshire Council Archaeology Service.

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

**Informatives:** (4)

5 1. Any infiltration features should be sited at minimum 5m from building foundations to confirm with soakaway guidance. If the proposed perforated pipe system/French drains are to infiltrate to the ground, then it is recommended they maintain a 5m clearance from the building foundations. Alternatively, these French drains could be lined.

6 The applicant should carry out infiltration testing on site, in accordance with BRE365,

to determine accurate infiltration rates to be utilised in soakaway calculations.

7 The applicant should prepare an Operation and Maintenance Plan that details the frequency of maintenance activities required to maintain the proposed SuDS. This should detail who is responsible for these maintenance activities.

8 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.

*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