Sent: Friday, March 15, 2024
From: Chris Beaver
To: Tapscott, Steve

Steve

Further to your email of 26th February 2024, please refer to the link below to the revised information pursuant to the above s.73 submission. These have been arranged in subfolders to align with the following conditions pursuant to planning permission PL/2022/04474.

Revised 2403-15

Proposed Variation of Conditions (2, 3, 4, 6, 8, 9, 10 and 17):

2	Plans List	Replacement Drawings: • Plot 4_Proposed Block Plan_2057_s.73 • Plot 4_Proposed Site Plan A_2057_s73 • Plot 4_Proposed Floor Plans_P1_A_2057_s73 • Plot 4_Proposed Proposed Elevations_P2_A_2057_s73 • Plot 4_Proposed Contextual Elevation_P3_A_2057_s73
3	Finished Floor Level	114.4m AoD as annotated on: • Plot 4_Proposed Floor Plans_P1_A_2057_s73
4	Hard and Soft Landscaping	As annotated on: • Plot 4_Proposed Site Plan A_2057_s73
6	Drainage	Updated Drainage Drawing for Plot 4: • Proposed Foul and Surface Water Drainage:_9672BAC-P510-P1 NB. the same drainage scheme for Plots 1-4 was approved PL/2022/08241 (i.e. condition 3 of planning permission 20/10605/FUL).
8	Construction Method Statement	CMP & Demolition Method Statement NB. the same information to Plots 1-4 was approved under PL/2022/08241 (i.e. condition 10 of planning permission 20/10605/FUL).
9	Details and Material Samples	• Plot 4 Material Schedule
10	Sample Panel	• Sample Panel Photosheet NB. the sample panels were approved under PL/2022/08241 (i.e. condition 13 of planning permission 20/10605/FUL).
17	Ecological Mitigation and Enhancement	Wildlife Protection and Enhancement Protection Scheme to be referenced against updated report: • Engain WPEPS dated 29th November 2023

Proposed Deletion of Conditions (7 and 11):

7	Building Recording	WSI – as previously approved included for information Final Report dated January 2024
11	Wildlife Protection and Enhancement	Wildlife Protection and Enhancement Protection Scheme • Engain WPEPS dated 29th November 2023

I have also added comment in red beneath your email below to assist your assessment .

I trust that this information will be sufficient for you to process the decision.

Please do not hesitate to contact me to discuss if you require any further information for clarificaition.

Regards
Chris

Chris Beaver
Director

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From: Tapscott, Steve <Steve.Tapscott@wiltshire.gov.uk>
Sent: Monday, February 26, 2024 1:43 PM
To: Chris Beaver <Chris@planningsphere.co.uk>
Subject: PL/2023/10969: Biddestone S73 of PL/2022/04474

Dear Chris,

Although I'm still waiting for Ecology's consultation response on this one, I have spent the morning going through the file. I'm afraid it's still beset with inconsistent and incomplete plans/info, so it's currently unacceptable in several aspects.

Compliance conditions

As an S73 is a standalone planning permission, I can't just roll forward stuff from a separate DoC. Therefore, I'll need you to submit the following if you'd like them to become compliance conditions:

- 3 (finished floor levels)
- 8 (Construction Method Statement)
- 10 (sample wall panel)

This information has been included – see summary table above.

If you want to delete condition 7 (historic recording), you'll also need to resubmit those details.

The approved WSI and recording report at enclosed.

Landscaping plan

The submitted landscaping plan doesn't define the heights of any of the means of enclosure and it doesn't include a gate (which is shown on the street scene and elevations). I can see that you've not described deepening the porch as part of your submission, but that seems to be your intention from the submitted elevations – this isn't reflected on the landscaping plan either.

It is also inconsistent with the submitted elevations because it shows the consented roof arrangement. The approved block plan will also need to align to what you're now proposing.

The landscaping condition required bin presentation points, but none are included and therefore details would still be needed by a condition.

To that end, I advised you under the separate live DoC app ref. PL/2023/10651 that the proposed presentation point did not appear to comply with the Waste Team's guidance. They have since commented that they would in fact prefer the bins to be located on the corner, if you're simply concerned with this one unit. However, if it's really going to be the case that the waste collection vehicle would need to reverse into the site to serve all four units, then the advice is you might as well future proof that scenario with a collection point on the pavement next to the bin store.

All these matters have been addressed in the revised plans

Drainage

Despite the concerns raised by Drainage at the previous DoC stage, they have commented that:

'*We note that our comments on the previous application (PL 2023 05684) have not been addressed in full as part of this new application. We therefore request that the applicant submit additional evidence in order to demonstrate how each of the previously raised points have been addressed in full. This shall include:*

- Details of the winter peak groundwater level and demonstration that this is atleast 1m below the base of any soakaway invert
- Cross-section and long-section drawings of proposed infiltration features
- Details of how silt ingress to the proposed soakaway / infiltration systems will be prevented

All soakaways shall be designed in accordance with Wiltshire Council's Soakaway Policy'.

A comprehensive drainage scheme for Plots 1-4 was approved by the LPA and signed off by your predecessor under PL/2022/08241 (i.e. condition 3 of planning permission 20/10605/FUL). The drainage plan included in this submission is an extract of the approved scheme insofar that it relates to Plot 4. On the basis that the drainage scheme is already approved we submit that it is not reasonable for the LLFA to request additional information on the basis the scheme has already been approved, and as such constitutes a lawful fallback position.

Gate

The conservation officer has commented that they are concerned with the proposed gate, which I agree is overly complex and does not respond to the local context. I would suggest either removing this altogether, or amending the design to a continuation in the height of the railings.

This design detail has been addressed in the revised plans submission.

Description

As a minor point, I believe the current description isn't 100% accurate, plus it could be tidied up a bit. Are you ok with this?

'*Vary conditions 2, 3, 4, 6, 8, 9, 10 and 17 and delete conditions 7 and 11 of consent ref. PL/2022/04474 in response to detailed surveys and post-planning design amendments*'.

Revised description agreed.

Way forward

As you'll be aware, we do have the discretion to accept one round of additional/amended info during the course of a live application. However, this needs to be supplied within four weeks of a request, and a six-week EoT needs to be agreed upon receipt. I'm happy to do that if you are.

We can agree a further EOT as required. NB. we attended the Agents Forum at County Hall earlier this week and in direct response to a question that I asked Nic Thomas about EOTs – he confirmed that officers have full discretion and there has been no material change to current practice. The position may change after the government has completed its review following conclusion of the current consultation.

Live DoC application

Lastly, there's nothing to stop you from doing so, but I can't help but wonder why you have submitted the separate DoC application ref. PL/2023/10651. I understand from your supporting letter for the S73 that the PL/2022/04474 plans have been amended through compliance with the Building Regs. It therefore seems implicit to me that your client won't be able to build in accordance with those approved plans (hence the S73), such that it begs the question as to why you're looking to discharge some of the conditions. Would it not make sense to withdraw that app and focus on this S73?

We will withdraw this application upon satisfactory conclusion of the enclosed information.

Best wishes,

Steve Tapscott MRTPI
Planning Officer
Tel. 01249 706668

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