DELEGATED REPORT

Application Reference: PL/2023/09195

PROPOSAL

The application is for the redevelopment of an existing industrial site to facilitate restoration, renovation and creation of 2no. dwellings and 2no. self-contained holiday units, including airsource heat pumps & in-roof photovoltaic panels, together with external swimming pool, landscaping and associated works at J Price Bath Ltd, Quarry Hill, Box.

SITE DESCRIPTION/CONTEXT

The application site is situated within the village of Box, which is defined as a "Large Village" within the Wiltshire Core Strategy. The application site is approximately 0.273 ha. The site is bordered by residential development, with a mix of Georgian and more modern dwellings.

The site has been in industrial use since it was founded in the 1830's, originally a candle factory to produce candles aiding the construction of Box Tunnel. Consequently, the site has some local cultural historic value. The site has also historically been used for the manufacturing of tennis balls and other rubber products. The site's industrial use has since reduced following the relocation of industrial activities to the new factory facility at The Old Stone Yard, Box. Some buildings are dilapidated and there are a number of buildings on site of varying quality. There is a considerable amount of remediation required due to previous industrial uses.

In respect of designations, the application site lies within the Box Conservation Area, and there are a number of Grade II listed buildings to the west and north of the application site. The application site is situated within the Bristol and Bath Green Belt, and Cotswold National Landscape (formerly Cotswold AONB). There are no flood risk constraints on the site.

PLANNING HISTORY

- 17/09403/OUT - Outline Planning Permission with Regard to Access, Scale, Layout and Phasing of Proposed Redevelopment of Industrial Site for Residential Use – Withdrawn

POLICIES

Wiltshire Core Strategy 2015 (WCS)

CP 1 Settlement Strategy
CP 2 Delivery Strategy
CP11 The Spatial Strategy: Corsham Community Area
CP50 Biodiversity and Geodiversity
CP51 Landscape
CP57 Ensuring High Quality Design and Place Shaping
CP58 Ensuring the Conservation of the Historic Environment
CP61 Transport and New Development
CP64 Demand Management
Core Policy 67 – Flood Risk

North Wiltshire Local Plan 2011
NE14 – Trees and the Control of New Development
NE18 - Noise and Pollution

National Planning Policy Framework 2023 (NPPF)

ISSUES

The principal considerations in the determination of this application are:

- Principle
- Greenbelt
- Character and appearance of the area (Cotswold National Landscape)
- Heritage Assets
- Residential amenity
- Highways and parking
- Ecology
- Contamination

CONSULTATION

Box Parish Council: No objection

Highways Engineer: "The site is located on the junction of Quarry Hill, a C Classified section of public highway subject to a speed limit of 30mph, with Barn Piece, an unclassified section of public highway and a cul-de-sac.

Access for pedestrians and vehicle parking will be required to be provided from Barn Piece and an opening through the wall on Quarry Hill, the provision of access in this location would require alterations to the public highway which will require a licence or permit for such works.

A sliding gated access is proposed from Quarry Hill which would be in the same location as the current gates and therefore is acceptable.

It is proposed to have a 2-bed and a 5-bed dwelling on the site, with 2 holiday lets ancillary to the main dwelling comprising of 2-bed unit and 4-bed unit. Vehicle parking on site would be provided with 14 available spaces which exceeds minimum requirements and is therefore acceptable.

Cycle parking and storage is also provided in accordance with standards, storage areas within garage and car port space is ample to make cycle storage provisions for the two residential units, the holiday lets have access to cycle storage within the main access to the units. EV Charge points have been indicated at 3 points within the site close to vehicle parking areas, it is unclear if The Coach house would have provisions for charging, each unit with allocated parking should have at least 1 EV charging point in line with Buildings Regulations Document S.

The trips associated with the change of use from industrial to residential would not be a concern and would be considered a benefit to the narrow roads surrounding the site. With this in mind, the construction phase would involve larger vehicles accessing the site and I feel that a Construction Management Statement would be required, this can be conditioned as part of any permission.

Therefore, in relation to the proposals, I would not wish to raise a highways objection subject to the following conditions and informative" (see conditions schedule at the bottom of the report)

Officer comment: Some similar conditions recommended from Public Protection so these have been merged, and some amendments have been made to trigger points following a request from the agent. These are considered reasonable and does not compromise the delivery of the condition.

Ecology: No objection subject to conditions (see draft conditions at the end of the report)

An Appropriate Assessment has been undertaken to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects. The application has potential to result in significant adverse impact either alone or in combination with other projects on the statutorily designated Bath & Bradford on Avon Bats SAC. As required by the Habitats Regulations an Appropriate Assessment has been completed by the LPA with a favourable conclusion. Natural England is satisfied with the conclusion of the AA and have no objection to the proposals, providing that all mitigation measures are appropriately secured in any permission given.

Natural England: No objection – Subject to mitigation:

> *"Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.*
>
> *Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the Bath and Bradford on Avon Bat SAC. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England is satisfied and thus we have no objection to the proposals, providing that all mitigation measures are appropriately secured in any permission given."*

Public Protection: No objection subject to conditions. Section 9.3 of the Geo-environmental desk top study by Bold Environmental Ltd proposes recommendations for ground investigation at the site, which are satisfactory. There is a condition suggested relating to contamination/remediation due to the contaminated land. To manage noise and dust during the construction phase a construction method statement is recommended. An air quality/ULEV infrastructure condition is suggested.

Officer comment: A Construction Method Statement was recommended by the Highways Engineer also. The proposed conditions will be merged/edited to ensure that all aspects of concern are covered within the final wording of the condition.

Arboricultural Officer: No objection provided the works are carried out as specified in the Arboricultural Report prepared by Tim Pursey dated August 2023.

Conservation Officer: "No objection in this case to the proposed development of the site.

> *I note that the proposed scheme will retain the historic buildings particularly to the perimeter of the site - this reuse of historic structures is to be encouraged.*
>
> *The reuse of the brown-field site for housing is also to be encouraged as this preferable to further development beyond the historic village.*

In reference to the new buildings the scale of the development would appear acceptable in relation to the existing character of the site.

Conditions will be required at post-decision level to ensure that the pallet and detailing of the new elements are appropriate in this case.

This should include samples of all new external materials including roofing, fenestration, walling and any means of enclosure."

REPRESENTATIONS

12 received, 9 in support, 3 in objection or with some objections which are summarised below:

- Design concerns and harm to heritage assets
- Commercial usage and impact on neighbours in evenings or weekends *(Officer comment – no commercial use being proposed, the office is ancillary to the Main House)*
- Parking concerns: Objection to holiday units on the basis of inadequate parking, and impact on on-street parking within the area.
- Proposed house too large and dominant
- Impact on neighbour amenity – notably the house impact to Netherby House in terms of privacy and overlooking, noise from holiday lets, swimming pool and heat pumps
- Queries plans for trees and ecology (Officer comment: See landscaping plan and ecology submissions for ecological mitigation and enhancement)
- Comment in relation to a walkway of semi-public nature (Officer comment: this is not intended to be a public walkway)
- Query in relation to whether pavements can be reconfigured to take account of the needs of wheelchair users (Officer comment: The pavements to the road are not part of this planning application, so this is not a consideration as part of the assessment. This query may be taken up with the Council's Highways department separately.)

Comments from Dorest and Safety Advisor: Recommendations made in relation to fire safety

ASSESSMENT

Principle

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.

In this case, the Wiltshire Core Strategy (WCS), including those saved policies of the North Wiltshire Local Plan, form the relevant development plan. The NPPF is a relevant material consideration, and the existing brownfield use of the site.

Development plan policies guide development to sustainable locations. CP1 "Settlement Strategy" of the WCS sets out where sustainable development will take place across the plan period. This generally seeks to direct development to the largest settlements, with smaller settlements accommodating lower levels of growth. CP2 "Delivery Strategy" of the WCS states that within the limits of development, there is a presumption in favour of sustainable development. The site is situated within the east of Box, which is defined as a Large Village in the WCS, within the Corsham Community Area CP11. Large Villages are defined as settlements with a limited range of employment, services and facilities.

The application site is a brownfield site of industrial use. There are no policies that protect the retention of this use in this location. The redevelopment of an existing employment site to create 2 no residential dwellings and 2 no self-contained holiday units within the settlement boundary is acceptable in principle in accordance with the housing policies CP1, CP2 and CP11 of the WCS.

Green Belt

The site is situated within the Green Belt where Paragraph 142 of the NPPF sets out that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open.

Most new buildings would be considered to be *inappropriate* development within the Green Belt. Paragraph 154 to the NPPF, however, sets out exceptions whereby new development may be considered to be "appropriate". Two of those exceptions are considered to be relevant to the consideration of this application.

Criterion (e) to para 154 confirms that limited infilling in villages would not be inappropriate in the Green Belt.

Criterion (g) to para 154 confirms that new buildings would not be inappropriate in the Green Belt if it were to constitute the partial or complete redevelopment of previously developed land, whether redundant or in continuing use which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The application site is located within the settlement boundary of the large village of Box, which is a built-up area within the Green Belt. The proposal would constitute redevelopment and infill within the village.

The buildings on site comprise the Candle Factory, cottage, Georgian house, workshops and other buildings associated with the industrial use. The existing structures on the site cover 1450 sqm which equates to 53% of the site area. The existing floor areas comprise 1868m2 and the proposed is 870m2. The existing volume of buildings comprises 10,255m3, compared to the proposed 4,630m3. The proposed scheme comprises the demolition of some buildings, refurbishment and some new build. The scheme results in a notable reduction of floor space and volume.

Taking the above factors into account, the proposed development would not have a greater impact on the openness of the Green Belt than the existing development, thereby meeting the first of the subsections to criterion (g) of paragraph 154 of the NPPF and would constitute limited infill within a village pursuant to criterion (e) of the same. Rather, the reductions in volume would increase the openness. The proposed development is therefore considered to be not inappropriate in the Green Belt.

Character and appearance of the area (Cotswold National Landscape)

Section 12 to the NPPF regards the creation of high quality, beautiful and sustainable buildings and places as being fundamental to what the planning and development process should achieve and that planning permission should be refused for development that is not well designed. Core Policy 57 'Ensuring high quality design and place shaping' of the Wiltshire Core Strategy requires a high standard of design in all new development, setting out a range of criteria by which to assess it. The site is situated within the Cotswold National Landscape (formerly Cotswold AONB), which Policy CP51 of the Wiltshire Core Strategy applies great weight to conserving and enhancing landscapes and scenic beauty.

The proposed redevelopment of the site retains the buildings of architectural and heritage merit i.e. the main house, coach house and candle factory. Other buildings within the site, namely the later industrial additions, are proposed for demolition and there are new built elements to the proposal.

The existing materials palette is a mixture of historic natural materials including Bath stone, clay pantile, natural slate roofing, as well as industrial materials including corrugated tin, steel, timber and concrete block. The proposed scheme aims to restore original parts of the site with historic materials, with some contrast to new elements. Historic roofs are to be repaired in slate or clay tiles to match the existing, and historic walls are to be repaired and repointed in lime. Existing timber doors and window sashes are to be retained and restored.

To contrast, the new roofs will be finished in standing seam zinc, regular seamed zinc, and flat roofs will be sedum grass of EDPM over glazed links. Whilst the majority of walls on site will be restored historic walls, new stone walls forming the extensions of the main house will be in shallow rise semi-coursed chopped walling stone from a local Tetbury seam with a high grey/shale content. New windows and doors will be in powder coated aluminium with ultra-slim profiles. To the elevations there will be a mix of ashlar/historic stone and shallow rise local stone. The Council's Conservation Officer has requested a condition to secure more details of the materials to ensure this is appropriate within the local area.

The proposal is made up of three sections: The Coach House in the east, The Main House in the centre of the site, and The Candle Factory in the west.

The Coach House will be refurbished with the removal of later industrial elevations to restore this to its historic form. This would form a single 2-bedroom dwelling, and garage with associated parking facilities. The massing of this building would be similar to the existing, but somewhat reduced with more variation to the roofline of the replacement extension at the south east end of the building. Parking is proposed next to this building accessed from Barn Piece.

The Main House is proposed to be retained, extended and altered as a family dwelling. The existing Georgian House is retained, with a modern extension to sit behind the house. This extends to the side at the rear, but will not be highly visible within the wider public realm. A proposed glass link would form a passageway between the two parts of the house which allows the original building to be appreciated separately to the contemporary extension. It is considered this is an appropriate design and sympathetic in heritage terms given the position of this within the site and use of glazing. Concerns have been raised by some neighbours that the main house would be too bulky. However, it is not considered that this is the case, as the extensions will be set behind the existing Georgian House, this will not appear overly bulky from the streetscene. It would be situated centrally within the site, and whilst this may be visible from some neighbouring properties, it is not considered that it would be close enough that it would be overbearing.

The Candle Factory is proposed to be adapted to provide two self-contained holiday let properties: one would be 2-bedroom and one 4-bedroom. These are proposed to be retained and managed in connection with the occupation of The Main House. The stone wall and historic parts of the building is retained as part of the proposals. The more modern proliferation of extensions are removed and more modest buildings are proposed instead, which will be an improvement to the streetscene.

Overall, it is considered that the proposals on the site comprise high-quality design, which would be a benefit to the character and appearance of the area. The buildings and elements of the existing site with heritage value are retained. The site at present has accumulated a number of more modern buildings, many of which appear run-down and detract from the character and appearance of the area. The revised proposals will result in the removal of the more unsightly buildings and result in a tidying up and visual improvement of the site from the public realm. A tree protection plan has been produced and co-ordinated with the proposed landscaping plan in order to maximise the protection and retention of existing trees and shrubbery. The proposal is considered to comply with CP51 and CP57 of the WCS.

Heritage Assets

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 66) as well as giving special attention to preserving or enhancing the character or appearance of the conservation area (s.72).

The NPPF outlines government policy, including its policy in respect of the historic environment. Paragraph 201 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). Paragraphs 206-208 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

The property is situated on the edge of the Box Conservation Area. There is no Conservation Area Appraisal currently published for this designation. However, the conservation area, by virtue of its designation, is significant in heritage terms. The application site does not include listed buildings, but the Georgian House, the Candle Factory and stone Coach House buildings are considered as non-designated heritage assets. These buildings have local historic significance due to site history and its association with producing candles to light Box tunnel whilst it was under construction. There are a number of Grade II listed buildings to the north, west and south of the site: Pear Tree Cottage, Netherby Cottage, Netherby, Rookery Nook and Amberley Cobden House, with more listed buildings (and the conservation area) further west.

Whilst the majority of public comments were in support, a few neighbours have raised concerns in respect of impact to the setting of listed buildings and the conservation area. The Council's Conservation Officer has been consulted and has no objection to the proposals. It is recognised that the proposed scheme has assessed the age and value of the different buildings on the site. The proposed scheme would retain the historic building and stone walls, which is encouraged. The more modern buildings which do not contribute positively to the conservation area are to be removed. The scale of the proposals are considered acceptable within this heritage context. The Council's Conservation Officer requests a condition to approve materials to ensure the pallet and detailing of the new elements are appropriate in this case. Subject to this condition, it is considered the proposed design, massing and materials are sympathetic to the setting of the heritage assets and are acceptable in heritage terms in accordance with CP58 of the WCS. There would be no harm to the significance of heritage assets as a result of the proposals.

Residential amenity

The existing residential dwelling and former commercial uses at the site. The proposal would remove the commercial use at the site and replacement with two new holiday lets, create a new dwelling and retain/extend the existing dwelling on site. The removal of an industrial site within a predominantly residential area is a benefit to residential amenity.

Objections have been received from three neighbours in terms of concerns for the massing and potential overlooking. Neighbours are Netherby Cottage (mainly concerned in respect of parking) Netherby House, and one other does not list an address. Nevertheless, the impact of the proposals on all neighbouring properties is considered below.

The Coach House element of the scheme will provide a parking garage and a single dwelling. The dwelling would be situated just north of 1-4 Princes Buildings which are residential dwellings. The building would be situated in line with the front gardens of these properties. As shown on the Proposed Coach House Elevations drawing, the proposed dwelling is situated at a lower level compared to the neighbouring dwellings. It is not considered that this would cause any harm to the amenities of the neighbours. There would be sufficient amenity space for the future occupier of the proposed dwelling.

The Main House retains the existing Georgian House at the front of the site, and adds a new extension to the rear. The situation at the front of the site therefore does not change. To the rear a number of commercial buildings are removed, and the proposed built form will be further from the boundary with 1-4 Princes Buildings. The proposed extensions have glazing at first floor level at the rear and a proposed balcony. The balcony area would be situated in line with the side of 1-4 Princes Buildings, a blank elevation. This would be approximately 10m distant. The other first floor windows would be approximately 13.75m from the boundary and face the gardens of the Princes Buildings. There is proposed planting/landscaping in between and the site levels mean that 1-4 Princes Buildings is situated at a higher level than the proposed dwelling/extensions, as shown on the site section. Given the height differences it is considered this relationship is acceptable and there would not be a detriment to amenity that would warrant refusal of the application. The neighbours to the west (Netherby House) have raised concerns about overlooking, its massing and light impact from the glazing. However with 38m back to back distances and intermittent landscaping, this it is not considered the extensions would create any issues that would cause adverse harm to this neighbouring property. The proposed extensions to the dwelling retains sufficient amenity space for the future occupiers.

The Candle Factory are comprises the removal of a number of buildings, retention of the stone building and wall. The commercial use is removed and it is proposed to be converted into 2 no. holiday lets. There are other residential dwellings on the other side of Quarry Hill, and there is Netherby Cottage directly to the west, Netherby House to the south, with other properties beyond. A residential use is more compatible in close proximity compared with industrial use. The concerns that have been raised by the neighbours at Netherby Cottage relate to parking, not neighbour amenity.

Objections have been received from the residents at Netherby House in relation to the noise associated with holiday lets and swimming pool. These are not considered to be uses that would generate significant levels of noise that would harm neighbour amenity. Noise from air source heat pumps are raised as a concern. The location of these are shown on the Proposed Site Plan. These are set off the boundary, and a condition can be applied which restricts the noise level of them in the interests of amenity. Some concerns were raised in relation to the ground level being raised for the swimming pool, but this is not the case. This area of the site is levelled but at a lower height to the existing site levels, with new steps being added down to the pool area from the Main House. It is not considered that the Candle Factory development would result in an unacceptable level of overlooking or cause adverse harm to neighbour amenity.

There is a significant amount of works including demolition during the construction period, which has the potential to be temporarily disruptive to neighbour amenity. A Construction Management Statement will be required by condition to ensure that this process is managed with as least disruption as possible. Subject to conditions, it is considered the proposal is acceptable in amenity terms in accordance with CP57 of the WCS.

Highways/Parking

A number of neighbours have raised concerns about the availability of parking within Box. The Council's Highways Engineer has been consulted on the application. The proposal is for a 2 bedroom and 5 bedroom dwelling, and 2 no holiday lets which are 2 and 4 bedroom respectively. 14 parking spaces are proposed on site which exceeds the minimum requirements, which is therefore acceptable. Cycle parking

and storage is provided in accordance with standards. EV charge points are indicated and it is advised that each unit with allocated parking should have at least 1 EV charging point in line with Building Regulations Document S. Whilst it is recognised some neighbours are concerned about the existing parking situation in Box, it is not the responsibility of this application to alleviate existing parking issues. The application provides sufficient parking for the proposals on site which is policy compliant. Given the proposal meets these parking requirements, it is not expected that it will increase the demand for off-street parking.

The number of vehicular trips associated with the change of use from industrial to residential would not be a concern, and would be considered a benefit to the narrow roads surrounding the site. A Construction Management Statement is recommended during the larger vehicles being used during the construction process. Conditions are also recommended in relation to the access surfacing. There is no objection raised in respect of highways and the proposals would be considered acceptable in terms of CP61 and CP64 of the WCS.

Ecology

Given the proposal is for the demolition and change of use of part change of use, the applicant has undertaken a Preliminary Ecology Assessment and subsequent bat survey and assessment. The application site is located within a consultation zone for bats associated with the Bath &
Bradford on Avon Bats Special Area of Conservation (SAC) and therefore has potential to result
in significant adverse impact on the special features of that site. An Appropriate Assessment has been undertaken to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects. The application has potential to result in significant adverse impact either alone or in combination with other projects on the statutorily designated Bath & Bradford on Avon Bats SAC. As required by the Habitats Regulations an Appropriate Assessment has been completed by the LPA with a favourable conclusion. Natural England is satisfied with the conclusion of the AA and have no objection to the proposals, providing that all mitigation measures are appropriately secured in any permission given.

The Council's Ecologist has no objection to the proposal subject to the proposal being carried out in accordance with the approved detail. The installation of biodiversity mitigation and enhancement measures must be supervised by a professional ecologist. Conditions are applied to restrict external lighting, a Construction Environment Management Plan and soft landscaping. Subject to conditions, the proposal complies with CP50 of the WCS.

Contamination
Given the industrial uses at the site, the Council's Public Protection Officer recommends a condition in relation to contaminated land. Section 9.3 of the Geoenvironmental desk top study by Bold Environmental Ltd proposes recommendations for ground investigation at the site, are considered satisfactory.

CONCLUSION

The proposed redevelopment of the industrial site to facilitate restoration, renovation and creation of 2no. dwellings and 2no. self-contained holiday units and associated works is acceptable in principle and green belt terms. Overall there would be a benefit to the character and appearance of the area, and it is considered the proposals would safeguard the setting of heritage assets. Subject to conditions it is considered the proposals are compatible with neighbour amenity. There are no concerns in respect of parking and highway safety, and no ecological concerns subject to compliance with the recommendations of reports. There is no concern over contamination subject to condition. With no material considerations indicating otherwise, the application is recommended for approval in accordance with Wiltshire Core Strategy (Jan 2015) policies CP1, CP2, CP11, CP50, CP51, CP57, CP58, CP61 and CP64 and the NPPF (Dec 2023)

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

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:

Plans as received by the LPA 23/10/23:
Location Plan 688-PL-000
Existing Block Plan 688-PL-001
Existing Site Plan 688-PL-002
Existing House Lower Ground Floor Plan 688-PL-003
Existing House Ground Floor Plan 688-PL-004
Existing House First Floor Plan 688-PL-005
Existing House Roof Plan 688-PL-006
Existing House Elevations 1 and 2 688-PL-007
Existing House Elevations 3 and 4 688-PL-008
Existing Coach House Ground Floor Plan 688-PL-009
Existing Coach House First Floor Plan 688-PL-010
Existing Coach House Roof Plan 688-PL-011
Existing Coach House Elevations 1 and 2 688-PL-012
Existing Coach House Elevations 3 and 4 688-PL-013
Existing Candle Factory Basement Floor Plan 688-PL-014
Existing Candle Factory Lower Ground Floor Plan 688-PL-015
Existing Candle Factory Ground Floor Plan 688-PL-016
Existing Candle Factory Roof Plan 688-PL-017
Existing Candle Factory Elevation 1 688-PL-018
Existing Candle Factory Elevations 2 and 3 688-PL-019
Existing Site Sections AA and BB 688-PL-020
Existing Site Sections CC and DD 688-PL-021
Existing Building Sections GG and EE 688-PL-022
Existing Sections HH, II, JJ and FF 688-PL-023
Proposed Block Plan 688-PL-101
Proposed Site Plan 688-PL-102
Proposed House Lower Ground Floor Plan 688-PL-103
Proposed House Ground Floor Plan 688-PL-104
Proposed House First Floor Plan 688-PL-105
Proposed House Roof Plan 688-PL-106
Proposed House Elevations 1 and 2 688-PL-107
Proposed House Elevations 3 and 4 688-PL-108
Proposed Coach House Ground Floor Plan 688-PL-109
Proposed Coach House First Floor Plan 688-PL-110
Proposed Coach House Roof Plan 688-PL-111
Proposed Coach House Elevations 1 and 2 688-PL-112
Proposed Coach House Elevations 3 and 4 688-PL-113
Proposed Candle Factory Basement Floor Plan 688-PL-114
Existing Candle Factory Elevations 1 688-PL-018
Arboricultural Assessment

Plans as received by the LPA 08/11/23:
Proposed Candle Factory Lower Ground Floor 688-PL-115
Proposed Candle Factory Roof Plan 688-PL-117
Proposed Candle Factory Elevation 1 688-PL-118
Proposed Candle Factory Elevations 2 and 3 688-PL-119
Proposed Site Sections AA and BB 688-PL-120
Proposed Site Sections CC and DD 688-PL-121
Proposed Building Sections GG and EE 688-PL-122
Proposed Building Sections HH, II and JJ 688-PL-123
Proposed Landscaping Plan 688-PL-126

Plans as received by the LPA 07/03/24:
PR external lighting plan, Ref: 688-PL-125, Rev: A, Date: 06/03/2024
PR bat loft, Ref: 688-PL-127, Date: October 2023
PR ecology plan, Ref: 688-PL-124, Rev: A, Date: 06/03/2024

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity

3. No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, has been submitted to, and approved in writing by, the Local Planning Authority.

   The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.
   The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include the following:

   1. the parking of vehicles of site operatives and visitors;
   2. Number and size of delivery vehicles/ construction vehicles
   3. loading and unloading of plant and materials;
   4. storage of plant and materials used in constructing the development;
   5. wheel washing and vehicle washing facilities;
   6. measures to control the emission of dust and dirt during construction;
   7. the cutting or other processing of building materials on site;
   8. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
   9. measures for the protection of the natural environment.
   10. hours of construction, including deliveries;
   11. the location and use of generators and temporary site accommodation
   12. pile driving (where within 200m of residential properties)

   REASON: 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.

4. No burning of waste or other materials shall take place on the development site during the demolition or construction phases of the development.

   REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable

5. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays

   REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable

6. No development shall commence on site (including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works), until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority.

   The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

   a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
   b) Working method statements for protected/priority species, such as nesting birds and bats.
   c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats; this should comprise the preconstruction/construction related elements of strategies only.
   d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
   e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

   Development shall be carried out in strict accordance with the approved CEMP.

   REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

7. The installation of the biodiversity mitigation and enhancement measures will be supervised by a professional ecologist and will continue to be available for wildlife for the lifetime of the development.

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

8. 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 in accordance with drawing PR landscaping plan, Ref: 688-PL-126, Date: October 2023 by Artel 31 for the duration of the development from the commencement of the scheme and shall be protected from damage by vermin and stock.
   - Any trees or plants which, 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.

REASON: To ensure a satisfactory implementation and maintenance of the Soft Landscaping strategy

9. No additional external light fixture or fitting will be installed within the application site other than those shown on drawing PR external lighting plan, Ref: 688-PL-125, Rev: A, Date: 06/03/2024 by Artel31 unless details of the additional new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

   The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

   REASON: To avoid illumination of habitat used by bats.

10. The development hereby permitted shall not be first brought into use/occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, 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

11. Prior to the use or occupation of the new development hereby approved a Microgeneration Certification Scheme (MCS) accredited installer has demonstrated the Air Source Heat Pump (ASHP) installation will meet the requirements of the MCS Planning Standard; and the ASHP will produce a noise level of no more than 42dB LAeq (5mins) at the nearest bedroom/lounge window when operating; through source noise level data, distance attenuation and screening calculations. MCS compliance certification must be submitted to the LPA within 3 months of installation.

    REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

12. No part of the development shall be brought into use/occupied until a scheme of Ultra Low Energy Vehicle infrastructure has been implemented, the details of which shall have been submitted to and approved by the Local Planning Authority. The scheme must be completed in accordance with the approved details and thereafter be permanently retained.

    REASON: Core Policy 55; Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

13. No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.

    Step (i) Site Characterisation:

    An investigation and risk assessment must be completed to assess the nature and extent of any contamination (including asbestos) on the site, whether or not it originates on the site. The

investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

- A survey of the extent, nature and scale of contamination on site;
- The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages;
- If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants;
- An assessment of the potential risks to
    - human health,
    - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
    - adjoining land,
    - groundwater and surface waters,
    - ecological systems,
    - archaeological sites and ancient monuments;

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

Step (ii) Submission of Remediation Scheme:
If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

Step (iii) Implementation of Approved Remediation Scheme:
The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

Step (iv) Reporting of Unexpected Contamination
In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.

Step (v) Verification of remedial works:
Following completion of measures identified in the approved remediation scheme a verification report must be produced. The report should demonstrate the effectiveness of the remedial works.

A statement should also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (The

Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage (ii) above).

The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.

Step (vi) Long Term Monitoring and Maintenance:
If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.

All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

14. Notwithstanding the approved drawings, no new construction works shall commence on each respective building until full details and samples of all new external materials including roofing, fenestration, walling and any means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

    REASON: The matter is required to be agreed with the Local Planning Authority before the relevant parts of the development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the conservation area and setting of listed building

15. Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification), the 2 no, self-contained holiday units hereby permitted shall be used to provide holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence. An up to date register of names and main home addresses of all occupiers shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.

    REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

16. INFORMATIVE
    The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license 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 the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details. If you have any queries regarding the above advice, please contact: