Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10811

Decision Date: 02 July 2024

Applicant:	Bromham Parish Council Site at Former Bromham Social Centre New Road, Bromham, Wiltshire, SN15 2JB
Particulars of Development:	Hybrid (Full and Outline) Planning Application descriptions (i) and (ii)(i)Outline application (with all matters reserved) for further community facilities, including a new sports pavilion, village shop, two possible future extensions to the Community Hub building, a relocated play park and 3 residential dwellings(ii)Full planning application for the Bromham Community Hub building, car park extension and associated landscaping works, and regularisation of the use of the existing temporary cabin, up until occupation of the new Bromham Community Hub only
At:	Site of former Bromham Social Centre New Road, Bromham, Wilts

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: (22)

1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or, where relevant, before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 With regard to those elements of the application in outline form, no development shall commence on those part of the site until details of the following (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
(a) The scale of the development;
(b) The layout of the development;
(c) The external appearance of the development;
(d) The landscaping of the site;
(e) The means of access to the site.

The development shall be carried out in accordance with the approved details.

REASON: The application was made in part for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3 With regard to those elements of the application in outline form an application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4 The full elements of the development hereby permitted shall be carried out in accordance with the following approved plans and documents:
• Design and Access Statement (Rev P3, Date March 2024)
• Transport Statement (author – ‘entran’)
• Geo-Environmental Site Investigation Report (Earth environmental and Geotechnical, Sept 2023)
• Location Plan (P2)
• Proposed Masterplan / Site Plan, Dwg No. 2300 Rev P10
• Ground Floor Plan as Proposed, Dwg No. 3000 Rev P4
• Elevations as Proposed – Sheet 1, Dwg No. 5100 Rev P4
• Elevations as Proposed – Sheet 2, Dwg No. 5101 Rev P4
• Refuse and Recycling Store Elevations as Proposed, Dwg No. 5200 Rev P1
• Landscape Strategy Plan, Dwg No. JO1265-SK-01 Rev C

REASON: For the avoidance of doubt and to ensure the proper planning of the development.

5 The development will be carried out in strict accordance with the following documents:
• Preliminary Ecological Appraisal. October 2023. Wildwood Ecology;
• Landscape Strategy Plan J01265-5K-01 Rev C. March 2024. Johns Associates

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

6 The development hereby permitted shall be carried out in strict accordance with the Tree Survey and Arboricultural Impact Assessment (ROAVR Group, 2nd Issue – 04/04/2024).

REASON: So as to ensure that the amenity value of the existing trees is maintained through the course of the development and in the interests of protected species and to prevent further loss of existing biodiversity and nature habitats.

7 Development shall be carried out in accordance with a phasing plan to be submitted to and approved in writing by the Local Planning Authority. The phasing plan shall ensure that the relocated play park is delivered prior to the closing of the existing play park and delivery of the new housing.

For the avoidance of doubt approved elements not specifically identified in the Phasing Plan may be carried out at any time subject to otherwise complying with the terms of this planning permission.

REASON: A phased approach is required to ensure that community and play park facilities are provided without loss to the community.

8 Prior to the commencement of development of the scheme hereby approved under the full application details, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-
(a) a detailed planting specification showing all plant species including trees, supply and planting sizes and planting densities;
(b) means of enclosure;
(c) car park layouts;
(d) other vehicle and pedestrian access and circulation areas;

(e) all hard and soft surfacing materials;
(f) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

Development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

9 No phase of development hereby approved under the outline application shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-
(a) a detailed planting specification showing all plant species including trees, supply and planting sizes and planting densities;
(b) finished levels and contours;
(c) means of enclosure;
(d) car park layouts;
(e) other vehicle and pedestrian access and circulation areas;
(f) all hard and soft surfacing materials;
(g) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
(h) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

In accordance with Wiltshire Design Guide para 11.1.5, the 'Tree pit design must allow for sufficient uncompacted rooting volume for the mature size of the chosen species of tree, with the correct provision of nutrients, water and oxygen. Tree planting systems should be to BS8545.'

The four trees in paving to the North of the proposed pavilion and shop will need to be planted in specially constructed soil cell pits (green blue urban / deep root / or similar and approved) to ensure sufficient uncompacted rooting volume is provided for the species of tree chosen.

Development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

10 All soft landscaping for a particular phase or part thereof comprised in the approved details of landscaping (in either full or outline details) 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 within the phase or part thereof whichever is the sooner or in accordance with a delivery strategy as set out within the necessary phasing plan.

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 shall also be carried out in accordance with the approved details prior to the occupation of any part of the development within the phase or part thereof or in accordance with a programme to be agreed (or revised) in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

11 Prior to the commencement of development of the scheme hereby approved under the full application details, a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

Informative: The drainage strategy, utilising blue-green SuDS wherever possible, must demonstrate that the proposals will safely manage surface water runoff and will not increase flood risk elsewhere. Given the underlying soil conditions we would also refer the applicant to Wiltshire Council's soakaway guidance; this covers the information required for a soakaway based drainage system to be implemented. Developers-guidance-note-surface-water-soakaways-2.pdf (wiltshire.gov.uk).

12 No phase of development hereby approved under the outline application shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has

been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

Informative: The drainage strategy, utilising blue-green SuDS wherever possible, must demonstrate that the proposals will safely manage surface water runoff and will not increase flood risk elsewhere. Given the underlying soil conditions we would also refer the applicant to Wiltshire Council's soakaway guidance; this covers the information required for a soakaway based drainage system to be implemented. Developers-guidance-note-surface-water-soakaways-2.pdf (wiltshire.gov.uk).

13 Prior to the commencement of development of the Community Hub building hereby approved, details of the materials to be used on the roofs and walls shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

14 No phase of development hereby approved under the outline application shall commence on site until details of the materials to be used on the roofs and walls has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

15 Prior to the commencement of development of the scheme approved for the full details a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include details of the relevant following measures:
i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
ii. A description of management responsibilities;
iii. A description of the construction programme;
iv. Site working hours and a named person for residents to contact;
v. Detailed Site logistics arrangements;

vi. Details regarding parking, deliveries, and storage;
vii. Details regarding dust and noise mitigation;
viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.
x. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
xi. Working method statements for protected/priority species, with regards to building demolition.
xii. Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts and reptiles; this should comprise the pre-construction/construction related elements of strategies only
xiii. 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.
xiv. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
xv. Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in accordance with the approved details.

Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

There shall be no burning undertaken on site at any time.

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

16 No phase of development hereby approved under the outline application shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the relevant following measures:
i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
ii. A description of management responsibilities;
iii. A description of the construction programme;
iv. Site working hours and a named person for residents to contact;

v. Detailed Site logistics arrangements;
vi. Details regarding parking, deliveries, and storage;
vii. Details regarding dust and noise mitigation;
viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.
x. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
xi. Working method statements for protected/priority species, with regards to building demolition.
xii. Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts and reptiles; this should comprise the pre-construction/construction related elements of strategies only
xiii. 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.
xiv. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
xv. Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in accordance with the approved details.

Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

There shall be no burning undertaken on site at any time.

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

17 No external light fixture or fitting will be installed within the application site unless details of existing and proposed 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.

18 The development hereby approved shall not be first brought into use until the parking spaces have been completed in accordance with the details as shown on the approved ‘Proposed Masterplan / Site Plan, Dwg No. 2300 Rev P10’ and delivery shall be accordance with the Phased Plan. The areas shall be maintained for those purposes for the lifetime of the development.

REASON: In the interests of highway safety.

19 No sound reproduction or amplification equipment (including public address systems and loudspeakers) which is audible at the boundary of the nearest noise-sensitive receptor shall be installed or operated on the site without the prior written approval of the Local Planning Authority.

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

20 All external windows and doors shall be kept closed when amplified or live music is taking place inside the building other than during access and egress.

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

21 No amplified or live music shall be played on site until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan should be based on a noise assessment to examine the impact of events on existing residential properties and those new ones proposed by this application. All events with live or amplified music shall be carried out in accordance with the agreed Noise Management Plan.

In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a thorough background noise survey and noise

assessment using noise criteria within the Code of Practice on the Control of Noise from Pubs and Clubs (Institute of Acoustics).

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

22 Any external ancillary plant, equipment and servicing shall be selected and acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive receptor.

A post installation noise assessment shall be carried out within 3 months of completion of the development to confirm compliance with the noise criteria and additional steps required to achieve compliance shall be taken, as necessary. The details as approved shall be implemented prior to first use of the proposed development and thereafter be permanently retained.

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

Informatives: (8)

23 Informative: The attention of the applicant is drawn to the contents of the correspondence received from Sports England on the 11th April 2024 and Wiltshire Councils Public Rights of Way Officer on the 1st February 2024.

24 Informative - The Noise Management Plan shall include undertakings and procedures for:
i. A general guide to the number, frequency (distribution within the year) and duration of events with live or amplified music to be held in a year
ii. The proposed times for music
iii. The location of speakers
iv. The control and use of the external terrace;
v. The control of noise breakout from within the building;
vi. Access and egress to and from the property by guests;
vii. The procedure for sound level monitoring and recording results
viii. Noise complaints policy
ix. The annual review of the approved Noise Management Plan and, if necessary, the submission and approval of a revised Noise Management Plan

25 Informative: The following matters would need to be included within the details submitted of any future reserved matters application:
(a) Opening hours of the village shop (including timings of deliveries to and from),
(b) Potential for noise and odour from any ancillary plant/equipment ,including any necessary extraction plant, the noise levels from any proposed air source heat pumps for the residential dwellings
(c) Hours of use for the sports pavilion
(d) Details of the proposed playground area would need to be approved under REM and implemented before closure of existing playground

26 Informative: The 'event access' will need to be set out as per the site layout drawing but with the gates set back at 4.8m (opening inwards) and the area between the carriageway and the gates as consolidated surface, grass-crete would be acceptable.

27 Informative: The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Nesting Birds: All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Reptiles: There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is advised to stop work and follow

advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk)

28 The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may 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.

29 Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

30 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