Wiltshire Council

The Town and Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: PL/2023/05471

Decision Date: 19th September 2024

Applicant:	Hannick Homes & Developments Ltd and Cotswold Homes Ltd c/o Cotswold Homes Ltd, West House, Armstrong Way, Great Western Business Park, Yate, Bristol, United Kingdom, BS37 5NG
Particulars of Development:	Approval of all reserved matters comprising of the erection of 23 dwellings together with associated infrastructure and landscaping following Outline Planning Permission ref 20/08341/OUT
At:	Land South West of Park Road, Malmesbury, Wiltshire

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified here under:-

Conditions: (9)

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:
Application Form & Certificate Received 5th July 2023
As per the plans schedule, received on 2nd July 2024 Plans Ref:
Drawing Number Drawing Description
897 – 100 Rev A Site Layout
897 - 150 Site Location Plan
897 – 101 Rev B Boundary Treatments Plan
897 – 102 Rev A Wall Materials Plan
897 – 103 Rev B Roof Materials Plan

897 – 104 Rev A Tenure Plan
897 – 105 Rev A Ownership Plan
897 – 107 Rev A PV Panel and Air Source Heat Pump Locations Plan
897 – 005 Plots 6 7 8 and 9 - Affordable 1 and 2 Bed - Floorplans
897 – 006 Plots 6 7 8 and 9 - Affordable 1 and 2 Bed - Elevations
897 – 007 Plots 13 and 14 - Affordable 3 Bed - Floorplans
897 - 008 Plots 13 and 14 - Affordable 3 Bed - Elevations
897 – 009 Plots 10 11 and 12 - Affordable 2 Bed - Floorplans
897 - 010 Plots 10 11 and 12 - Affordable 2 Bed - Elevations
897 – 011 Plot 15 - Type B - Floorplans
897 – 012 Plot 15 - Type B - Elevations
897 – 013 Plots 16 and 22 - Type D - Floorplans
897 – 014 Plots 16 and 22 - Type D - Elevations
897 – 015 Plot 1 - Type D Bay - Floorplans
897 – 016 Plot 1 - Type D Bay - Elevations
897 – 017 Plots 20 and 21 - Type K and KV1 - Floorplans
897 – 018 Plots 20 and 21 - Type K and KV1 - Elevations
897 – 019 Plots 2 3 4 and 5 - Type OM 3 bed - Floorplans
897 – 020 Plots 2 3 4 and 5 - Type OM 3 bed - Elevations
897 – 021 Plot 18 - Type BV1 - Floorplans
897 – 022 Plot 18 - Type BV1 - Elevations
897 – 023 Plot 19 - Type BV1 - Floorplans
897 – 024 Plot 19 - Type BV1 - Elevations
897 – 025 Plot 17 and 23 - Type DV1 - Floorplans
897 – 026 Plot 17 and 23 - Type DV1 - Elevations
897 – 050 Single Garage Floorplan and Elevations
897 – 051 Double Garage Floorplan and Elevations
897 – 250 Site Section
897 Material Finishes Schedule
23_271_101_B Soft Landscaping Plan

Energy Statement – Cotswold Homes Received 6th September 2024
REASON: For the avoidance of doubt and in the interests of proper planning.

3 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 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 or in accordance with a programme to be agreed 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.

4 No development shall continue on-site beyond slab level until the exact details and samples of the materials to be used for the external walls and roofs have 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 application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences 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.

5 Prior to development above slab level a final Sustainable Energy Strategy, explaining the low-carbon approach of the scheme taken in the technical design stages shall be submitted to and approved in writing by the Local Planning Authority. This shall include but not necessarily be limited to consideration of operational energy/carbon, embodied carbon, climate change adaptation and sustainable transport. The development shall be carried out in accordance with the agreed details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved.

6 No development above slab level shall occur until final details of the air source heat pumps and roof-mounted solar PV has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer’s details. The development shall be carried out in accordance with the approved details.

REASON: In order to define the terms of the permission and in order to support and encourage sustainable construction in accordance with policies CP41 and CP57 of the Wiltshire Core Strategy.

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No development above slab level shall occur until final details of the electric vehicle charge points has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location and manufacturer's details. The development shall be carried out in accordance with the approved details.

REASON: In order to define the terms of the permission and in order to support and encourage sustainable construction in accordance with policies CP41, CP55, CP57 and CP60 of the
Wiltshire Core Strategy.

8 No development above slab level shall occur until final details of the cycle parking has been submitted to and approved in writing by the local planning authority. Details shall include location and building elevations. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved.

9 The dwellings shall be constructed to meet, as a minimum, the higher Building Regulations standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

REASON: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised, to mitigate the impacts of climate change, in the interests of sustainability and to use natural resources prudently in accordance with the National Planning Policy Framework.

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