Wiltshire Council

The Town and Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: PL/2023/09551

Decision Date: 03 October 2024

Applicant:	Mr Paul Slingo c/o Agent, c/o Agent, c/o Agent, BH7 7DU
Particulars of Development:	Approval of reserved matters pursuant to outline planning permission PL/2021/11175 detailing, scale, layout, external appearance and landscaping for the construction of 56 new homes, internal roads, with associated infrastructure and open space
At:	Land North of Webbs Court, Lyneham

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: (3)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Drawing No. CB-14-345-BIN-01: Bin Store Floor Plans & Elevations
Drawing No. CB-14-345-CYC-01: Cycle Store Floor Plans & Elevations
Drawing No. CB-14-345-GAR-01: Single Garage Floor Plans & Elevations
Drawing No. CB-14-345-GAR-02: Double Garage Floor Plans & Elevations
Drawing No. CB-14-345-GL-AE-01: Type GL-A & GL-E Floor Plans & Elevations
Drawing No. CB-14-345-GL-A-01: Type GL-A Floor Plans & Elevations
Drawing No. CB-14-345-GL-AB-01: Type GL-A & GL-B Floor Plans & Elevations
Drawing No. CB-14-345-GL-AC-01: Type GL-A & GL-C Floor Plans & Elevations
Drawing No. CB-14-345-GL-B-01: Type GL-B Floor Plans & Elevations
Drawing No. CB-14-345-GL-C-01: Type GL-C Floor Plans & Elevations
Drawing No. CB-14-345-GL-C-02: Type GL-C Floor Plans & Elevations
Drawing No. CB-14-345-GL-CB-01: Type GL-C & GL-B Floor Plans & Elevations
Drawing No. CB-14-345-GL-D-01: Type GL-D Floor Plans & Elevations
Drawing No. CB-14-345-GL-E-01: Type GL-E Floor Plans & Elevations
Drawing No. CB-14-345-GL-E-02: Type GL-E Floor Plans & Elevations
Drawing No. CB-14-345-GL-E-03: Type GL-E Floor Plans & Elevations
Drawing No. CB-14-345-GL-F-01: Type GL-F Floor Plans & Elevations
Drawing No. CB-14-345-GL-F-02: Type GL-F Floor Plans & Elevations

Drawing No. CB-14-345-GL-F-03: Type GL-F Floor Plans & Elevations
All above received 03 November 2023

Drawing No. CB-14-345-GL-F-04: Type GL-F Floor Plans & Elevations
Drawing No. CB-14-345-GL-H-01: Type GL-H Floor Plans & Elevations
Drawing No. CB-14-345-GL-H-02: Type GL-H Floor Plans & Elevations
Drawing No. CB-14-345-GL-HK-01: Type H & Type K Floor Plans & Elevations
Drawing No. CB-14-345-GL-J-01: Type GL-J Floor Plans & Elevations
Drawing No. CB-14-345-GL-JH-01: Type GL-J & GL-H Floor Plans & Elevations
Drawing No. CB-14-345-GL-JK-01: Type GL-J & GL-K Floor Plans & Elevations
Drawing No. CB-14-345-SS-01: Street Scenes
Drawing No. CB-14-345-SS-02: Street Scenes
Drawing No. CB-14-345-SS-03: Street Scenes
Drawing No. CB-14-345-SUB-01: Substation Floor Plans & Elevations
Drawing No. HD012-RM-21 Rev A: Long Sections Sheet1
Drawing No. HD012-RM-22 Rev A: Long Sections Sheet2
Drawing No. HD012-RM-23 Rev A: Long Sections Sheet3
Drawing No. HD012-RM-81 Rev A: Large Refuse Vehicular Tracking
Drawing No. HD012-RM-82 Rev A: Fire Tender Vehicular Tracking
Drawing No. HD012-RM-83 Rev A: Standard Car Vehicular Tracking
All above received 13 December 2023

Drawing No. CB-14-345-001 Rev A: Planning Layout
Drawing No. CB-14-345-002 Rev A: Land Use Plan
Drawing No. CB-14-345-003 Rev A: Housing Mix Plan
Drawing No. CB-14-345-005 Rev A: Building Heights Plan
Drawing No. CB-14-345-006 Rev A: Parking Strategy Plan
Drawing No. CB-14-345-007 Rev A: Bin & Cycle Storage Plan
Drawing No. CB-14-345-008 Rev A: External Finishes Plan
Drawing No. CB-14-345-009-Rev A: External Enclosures Plan
Drawing No. HD012-005-Rev P1: Electric Vehicle Charging Point Location Plan
Drawing No. HD012-RM-52 Rev P1: Basin Sections
Drawing No. HD012-RM-41- Rev B: Engineering Layout
Drawing No. TOR-XX-XX-DR-L- (92)001 – Rev D: Landscape Masterplan
Drawing No. TOR-XX-XX-DR-L- (92)002 – Rev B: Hardworks and Boundaries 1 of 3
Drawing No. TOR-XX-XX-DR-L- (92)003 – Rev C: Hardworks and Boundaries 2 of 3
Drawing No. TOR-XX-XX-DR-L- (92)004 – Rev D: Hardworks and Boundaries 3 of 3
Drawing No. TOR-XX-XX-DR-L- (92)005 – Rev B: Softworks 1 of 5
Drawing No. TOR-XX-XX-DR-L- (92)006 – Rev B: Softworks 2 of 5
Drawing No. TOR-XX-XX-DR-L- (92)007 – Rev B: Softworks 3 of 5
Drawing No. TOR-XX-XX-DR-L- (92)008 – Rev B: Softworks 4 of 5
Drawing No. TOR-XX-XX-DR-L- (92)009 – Rev C: Softworks 5 of 5
Document No. TOR-XX-XX-DR-L- (92)010 – Rev A: Plants Schedules
Transport Technical Note
All above received 10 July 2024

Drawing No. CB_14_345_004 Rev B: Affordable Housing Plan
Drawing No. CB_14_345_006 Rev B: Parking Strategy Plan
Drawing No. CB_14_345_GL-12_01 Rev B: Type GL-GI & GL-G2 (M4 2 Compliant) Floor Plans & Elevations
Drawing No. CB_14_345_001/1: M4(2) Parking Extract
All above received 31 July 2024

Drawing No. HD012-RM-01 Rev B: Reserved Matters General Arrangement
Drawing No. HD012-RM-71 Rev C: Reserved Matters Adoptable Materials Layout
All above received 06 September 2024

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

2 No development shall commence on site 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.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To ensure that adequate provision is maintained for parking in the interests of highway safety and amenity.

Informatives: (5)

4 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

5 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.

6 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

7 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

8 The developer/applicant will be expected to enter into a S38 Agreement with the Local Highway Authority before commencement of works hereby approved.

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