Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/04923

Decision Date: 15/04/2025

Applicant:	Osman Homes Ltd C/O Agent, Bodenham House Barn, Salisbury, Wiltshire, SP5 4EN
Particulars of Development:	Change of use (Nos 24-28, Nos 32-36), demolition (No-30 in part only) and new build to provide a mixed-use development, providing 24 residential units and commercial floorspace, with associated works.
At:	Salisbury Post Office, 24-36 Castle Street, Salisbury, Wilts, SP1 1AB

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 39 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

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:

Proposed Site Plan:- Drawing no.9554/301, received on 16th April 2024

Proposed Ground Floor Plan:- Drawing no. 9554/308, received on 16th April 2024

Proposed First Floor Plan:- Drawing no. 9554/309, received on 16th April 2024

Proposed Second Floor Plan:- Drawing no. 9554/310, received on 16th April 2024

Block, Location Plans and Cycle Stores:- Drawing no.9554/302, received on 8th March 2024

Proposed Elevations (1 of 2):- Drawing no. 9554/313, received on 8th March 2024

Proposed Elevations (2 0f 2:- Drawing no. 9554/314, received on 8th March 2024

Indicative Street Scene:- Drawing no. 9554/315, received on8th March 2024

Ground Floor Demolition Plan:- Drawing no.9554/317, received on 8th March 2024

Proposed Roof Plan:- Drawing no. 9554/312, received on 8th March 2024

First Floor Demolition Plan:- Drawing no. 9554/318, received on 8th March 2024

Second Floor Demolition Plan:- Drawing no.9554/319, received on 8th March 2024

Proposed areas of New Construction and Conversion:- Drawing no. 9554/336, received on 8th March 2024

Flat 7- existing and proposed plans:- Drawing no. 9554/337, received on 8th March 2024

Flat8 – existing and proposed plans:- Drawing no. 9554/338, received on 8th March 2024

Flat 12 – existing and proposed plans:- Drawing no. 9554/324, received on 8th March 2024

Flat 13- existing and proposed plans:- Drawing no. 9554/325, received on 8th March 2024

Flat 14 – existing and proposed plans:- Drawing no. 9554/326, received on 8th March 2024

Flat 15- existing and proposed plans:- Drawing no. 9554/327, received on 8th March 2024

Flat 16 – existing and proposed plans:- Drawing no. 9554/328, received on 8th March 2024

Flat 17 – existing and proposed plans:- Drawing no. 9554/329, received on 8th March 2024

Flat 19 – existing and proposed plans:- Drawing no. 9554/330, received on 8th March 2024

Flat 20 – existing and proposed plans:- Drawing no. 9554/331, received on 8th March 2024

Flat 21- existing and proposed plans:- Drawing no. 9554/332, received on 8th March 2024

Flat 22- existing and proposed plans:- Drawing no. 9554/333, received on 8th March 2024

Flat 23- existing and proposed plans:- Drawing no. 9954/334, received on 8th March 2024

Flat 24 – existing and proposed plans:- Drawing no. 9554/335, received on 8th March 2024

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

3 No development shall commence on site above 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.

4 No development, other than demolition to ground level, shall commence within the red line boundary shown on ARC Architecture Limited's Location Plan Drawing No. 9554/302, dated March 2023, until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The programme of archaeological work will provide for:

i) A programme of site investigation and recording within the areas of archaeological interest. Development will not commence within these areas until the archaeological investigation has been satisfactorily completed.

ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the

programme set out in the written scheme of investigation or unless otherwise agreed in writing by the Local Planning Authority.

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, to enable the recording of any matters of archaeological interest.

5 The development hereby permitted shall not be first brought into use, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

6 The development hereby permitted shall not be first brought into use, until the two Castle Street dropped kerbs/footway crossovers have been reconstructed with a full height kerb.

REASON: In the Interests of Highway Safety.

7 Measures described in section 7 of the submitted Venta acoustic assessment reference VA3924.230426.NIA2 to mitigate noise from the pub shall be implemented in full and maintained that way for the duration of the use.

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

8 No development shall commence on site until a scheme for Mechanical Ventilation Heat Recovery (MVHR) for the dwellings with facades with habitable room windows facing Castle Street and Clipper Lane is submitted to and approved in writing by the Local Planning Authority. The system shall be capable of suitably ventilating and cooling the dwellings when the windows need to be closed for prolonged periods of time. The scheme shall include an assessment of the noise impacts of the MVHR system on future residents. The development shall then be built in strict accordance with the approved details.

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

9 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 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.

10 No development shall commence on site until a construction management plan has been submitted to and approved in writing by 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 details of the following:

i. The movement of construction vehicles;

ii. The cutting or other processing of building materials on site;

iii. Wheel washing and vehicle wash down facilities;

iv. The transportation and storage of waste and building materials;

v. The recycling of waste materials (if any)

vi. The loading and unloading of equipment and materials

vii. The location and use of generators and temporary site accommodation

viii. Where piling is required this must be Continuous flight auger piling wherever practicable to minimise impacts

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

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

11 In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be followed be a written verification report that confirms what works that have been undertaken to render the development suitable for use.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

12 The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage).

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

13 Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works. This condition will be discharged once photographic evidence of installed features has been submitted to and approved by the local planning authority.

REASON: To provide mitigation /enhancement for biodiversity.

14 No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied and shall be thereafter retained.

REASON: In the interests of visual amenity and the character and appearance of the area.

15 No development 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 detailed planting specification showing all plant species, supply and planting sizes and planting densities;

• pedestrian access and circulation areas;

• all hard and soft surfacing materials;

• minor artefacts and structures (e.g. furniture, storage units, signs, lighting etc);

• proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

• retained historic landscape features and proposed restoration, where relevant.

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, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

16 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

Informative

1 This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 2nd April 2025.

Informative

2 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Informative

3 The development hereby approved could be subject to the Community Infrastructure Levy. Wiltshire Council has now adopted a Community Infrastructure Levy (CIL) charging schedule. CIL is a charge that local authorities can place on new development in their area. The money generated through CIL will contribute to the funding of infrastructure to support growth.

More information and the charging schedule for CIL can be found using the following link:

http://www.wiltshire.gov.uk/planninganddevelopment/dmcommunityinfrastructurelevy.htm

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 Community Infrastructure Levy (CIL) - Wiltshire Council