

Please read the GUIDANCE NOTES before completing this form

APPLICATION FOR PLANNING PERMISSION

*North
Wiltshire
District
Council*

Send at least four copies (preferably five) of the application forms and the same number of each set of plans together with the correct fee to:

NORTH WILTSHIRE DISTRICT COUNCIL
PLANNING SERVICES
MONKTON PARK, CHIPPENHAM
WILTSHIRE, SN15 1ER

1 Name and address

of APPLICANT Mr P. & Mrs C. Head
Oak Hill House
Upper Seagry
Chippenham, Wiltshire
Post Code SN15 5HD

Telephone No

2 Name and address

of AGENT (if any) Willis & Co.
30 The Causeway
Chippenham
Wiltshire
Post Code SN15 3DB

Telephone No 01249 444975

3 Full address or Location of Site

Part of garden of Oak Hill House, Upper Seagry

Post Code SN15 5HD

PLANNING
SERVICES

31 MAR 2004
Site Area

Hectares

4 Describe the proposed development

Formation of new vehicular access.

Application



5 What is the applicant's interest in the land or buildings (Owner, Tenant, Prospective Purchaser etc.)

Owner

6 Does the applicant own or control any adjoining land or buildings?

Yes

If YES, edge in blue on the location or site plans.

7 State present use of the site or buildings or state last previous use and the date last used.

Residential garden

8 Indicate whether the proposal involves:-

New building(s)
Alteration or Extension to building(s)
Construction of new access to highway
Alteration of access to highway
Change of Use
Other Operations

9 Indicate which ONE of the following the application is for

- ☐ OUTLINE planning permission (for erection of a building(s) only)*
☐ APPROVAL of reserved matters (Give Ref. No. of Outline Permission)**
☒ FULL planning permission (includes CHANGE OF USE AND CONVERSIONS)
☐ RENEWAL of temporary/previous permission (Give previous Ref. No.)
☐ REMOVAL OF CONDITION Give condition No. permission No.

*For outline permission, ring any of the following for which approval is sought now:

SITING DESIGN EXTERNAL APPEARANCE MEANS OF ACCESS LANDSCAPING

**State any of the above reserved matter NOT applied for:

10 Give details of proposed means of:

Surface water disposal to soakaways

Foul sewage disposal N/A

Water Supply N/A

11 List plans submitted:

691/01, 691/02

12 State manufacturer, type and colour of ALL external wall and roof materials

N/A

13 Further information will be required for the following development:

Tick the correct box to indicate that you have filled out the relevant extra form

Offices ☐ Industry ☐ Shopping ☐ Warehousing ☐
Farm Buildings ☐ Farm Dwellings ☐ Waste Disposal ☐ Mineral Extraction ☐

14 If the applicant

- owns all of the site or buildings, then complete Certificate A and the Agricultural Holdings Certificate
- owns none or part of the site, then complete Certificate B and the Agricultural Holdings Certificate.
- does not know who owns any part of the site, refer to the GUIDANCE NOTES for further advice

15 **CERTIFICATE A****

I certify that at the beginning of the period 21 days ending with the date of the accompanying application, nobody except the applicant, was the owner* of any part of the land to which the application relates.

SIGNED [redacted] on behalf of Mr & Mrs P. Head
Marc D. Willis BTP MRTPI MBIAC

Date 30th March 04

OR

CERTIFICATE B**

I certify that I have/The applicant has* given the required notice to everyone else who, at the beginning of the 21 days ending with the date of the accompanying application, was the owner of any part of the land to which the application relates as listed below.

Owners name Address at which notice was served Date notice served

SIGNED

*On behalf of

Date

*See GUIDANCE NOTES

** Delete if not applicable

16 **AGRICULTURAL HOLDINGS CERTIFICATE - THIS MUST BE COMPLETED FOR ALL TYPES OF APPLICATION**

Whichever is the appropriate of the following alternatives must form part of Certificates A, B, C, and D. If the applicant is the sole agricultural tenant he/she must delete the first alternative and insert "not applicable as the information required by the second alternative.

"None of the land to which the application/appeal* relates, is or is part of an agricultural holding (which is tenanted).
OR

~~"I have/The applicant has/The appellant has* given the requisite notice to every person other than myself/himself/who on the day 21 days before the date of the application/appeal* was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:-~~

Tenant's name Address at which notice was served Date notice served

SIGNED [redacted] on behalf of Mr & Mrs P. Head
Marc D. Willis BTP MRTPI MBIAC

Date 30th March 04

*See GUIDANCE NOTES

** Delete if not applicable

17 I/we hereby apply for permission to carry out the development described in this application and on the accompanying plans.

SIGNED [redacted] on behalf of Mr & Mrs P. Head
Marc D. Willis BTP MRTPI MBIAC

Date 30th March 04

RE-STAMP 13/4/04

PLANNING APPLICATION REGISTRATION CHECK SHEET

TICK	TYPE	DESCRIPTION OF TYPE
	ADV	Advert Application
	AGD	Agricultural Detailed Notification
	AGN	Agricultural Notification
	ATU	Alternative Use Application
	C1884	Circular 18/84 Applications (Military)
	CAC	Conservation Area Application
	CLE	Certificate of Lawfulness (Existing)
	CLP	Certificate of Lawfulness (Proposed)
	COU	Change of Use Applications (Full Permission)
	DEM	Applications for Demolition (not CAC applications)
	DP3	Local Authority Applications FOR their Benefit
	DP4	Local Authority Applications NOT for their Benefit
	DOC	Discharge of Conditions
	EIA	Environmental Impact Assessment
	FCM	County Planning Applications
	FES	Full Application with Environmental Statement
	FRC	Forestry Commission Applications
✓	FUL	Applications for Full Permission (NOT including COU's)
	HRN	Hedgerow Retention Notice
	HSC	Hazardous Substances Applications
	LAC	Local Authority Consultations
	LBC	Listed Building Applications
	LBDC	Listed Building Discharge of Conditions Application
	OES	Outline Application with Environmental Statement
	OHL	Overhead Electricity Lines
	OUT	Outline Planning Applications
	REM	Approval of Reserved Matters (i.e. Details following Outline)
	RWN	Railway Applications
	SCO	Scoping Opinion - Environmental Impact Assessment
	SCR	Screening Opinion - Environmental Impact Assessment
	S73	Renewal of Unimplemented Permission
	S73A	Applications to Vary Condition on Implemented Permissions/ Renewals of Temporary Permissions/Retrospective Application
	TCA	Trees in a Conservation Area
	TFL	Tree Felling Licence
	TN3	Telecommunications Application
	TPO	Works to trees with Tree Preservation Orders

APP NO: 04-00992.FUL	CASE OFFICER: MF
PARISH: SEAGRY	AREA: 3

DESCRIPTION OF DEVELOPMENT
Formation of new vehicular access to paddock

FEE DETAILS	AMOUNT	METHOD	TICK
FEE RECEIVED	£110	CHEQUE	✓
FEE REQUIRED	£110	EURO CHQ	
OUTSTANDING AMOUNT	£	P/ORDER	
REFUND	£	CASH	
RECEIPT NO(S)	67406	P/D REM	
		RESUB	
RESUBMISSION FEE N/A	APPL NO	N.	

KEY DATES	DATE	INITIALS
APPLICATION RECEIVED (DATE STAMPED)	31.3.04	SCG
DATE PASSED TO S DAY FOR ALLOCATION	31.3.04	SCG
DATE PASSED TO PLANNING OFFICER	31.3.04	S.D.
DATE PASSED TO ADMIN (JB/AS)	31.3.04	MF
DATE REGISTERED	13.4.04	SCG
DATE PASSED TO PLOTTING	14.4.04	WCS
DATE PASSED TO ADMIN (HW/TO)		
DATE PASSED TO PLANNING OFFICER	20.4.04	JT
DATE PASSED TO LR/RW TO COUNTERSIGN DECISION	26.5.04	MF
DATE PASSED TO ADMIN (HW/TO) TO ISSUE DECISION		
DATE DECISION ISSUED	27.5.04	PCB

VALID	INVALID ✓	SPECIAL PARISH CONSULTATION?
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TICK	CODE	DESCRIPTION
	COMM	Committee Decision
	DEL	Officer Delegate Matter
✓	DELH	Officer Delegated/Highway

PUBLICITY:-	L	C	FP	SN	N
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ADVERTISE AS A DEPARTURE?	YES	NO
	☐	☒

ES SUBMITTED?	YES	NO
EIA DEVELOPMENT?	YES	NO

DEVELOPMENT TYPE CODES (AS SUBMITTED TO DTLR)

DEVELOPMENT TYPE CODE	DESCRIPTION	MARK
01	Major Dwellings	
02	Major Offices/Research & Development/Light Industrial	
03	Major Heavy Industrial/Storage/Warehousing	
04	Major Retail Distribution & Servicing	
05	Major Other Developments	
06	Minor Dwellings	
07	Minor Offices/Research & Development/Light Industrial	
08	Minor Heavy Industrial/Storage/Warehousing	
09	Minor Retail Distribution & Servicing	
10	Minor Other Developments	
11	Mineral	
12	Change of Use	
13	Householder	✓
14	Advertisement	
15	Listed Building Consent for Alteration	
16	Listed Building Consent for Demolition	
17	Conservation Area Consents	
18	Other	

• Please submit elevation plans & gate access

APPLICATION NO:-

PLOTTED ON:- ST9480

04 / 00892

PREVIOUS APPLICATIONS (SINCE 1974)

Date:-	20/4/04
Signed:-	Jayne

Ref	Description	Dec.
02.2878	Removal of agricul. workers condition	PER
79.656	Dwelling & detached garage	A
78.730/04	Agricultural bungalow	A

CONSULTATION ETC.

REQ	CONSULTEE	SENT	REPLY	AMENDED PLANS	
				SENT	REPLY
✓	Parish or Town Council	19/4/04			
	Legal Services				
	Listed Building Officers (Judy/ Sarah)				
	Building Control				
	Housing & Property Services				
	Environmental Health				
	Built Environment				
	Economic Development				
	Landscape Planning Officer				
	Leisure Strategy				
	Forward Planning				
	Environment Agency				
✓	County Highways	15.4.04			
	County Planning				
	English Heritage				
	The Six				
	Thames Water Utilities				
	Wessex Water (Bath)				
	Highways Agency				
	Defence Land Agency				
	DEFRA				
	Nature Conservancy (English Nature)				
	Pipelines Agency				
	British Waterways				
	BG Transco (Gas Pipelines)				
	County Footpaths Officer				
	County Archaeologist				
	Civic Society				
	Wiltshire Wildlife Trust				
	Adjacent Planning Authority				
	Neighbours				

SITE INFORMATION

Road C166 / C82	Listed Building	Art IV
Footpath/BW	Cons. Area	Flood Area Gas Pipe
Safeg'd Area Hullaington Yellow	SSSI	Oil Pipe
TPO	AONB	Arch Site
SAM	Green Belt	250 m Zone
Ecol Area	Spec Land Value	Sand & Gravel Area
HSE	Cotswold Water Pk	National Trust Ownership

Our Ref: 04.00992/FUL

Your Ref:

Strategic Manager: Alun Davies

Enquiries to: Mrs Mandy Fyfe

Date: 21st July 2004

**Marc Willis
Willis & Co
30 The Causeway
CHIPPENHAM
Wiltshire
SN15 3DB**

**Planning Services
Monkton Park
Chippenham
Wiltshire
SN15 1ER**

Correspondence



**Tel: 01249 706638
Fax: 01249 460810
email: mfyfe@northwiltshire.gov.uk
www.northwiltshire.gov.uk**

**Dear Sir
Town & Country Planning Act 1990
FORMATION OF NEW VEHICULAR ACCESS TO PADDOCK
Conditions 4 5 and 7
Oak Hill House Upper Seagry**

Thank you for your letter and enclosures of 21st June.

In my opinion the details in your letter and as submitted in drawings 691/03/A and 691/02/A are acceptable and provide sufficient information to discharge the above conditions.

Yours faithfully

**Mandy J Fyfe
Planning Officer**

CW ME

Willis & Co.

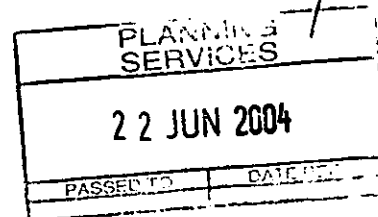
Chartered Town Planners
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Telephone: (01249) 444975
Facsimile (01249) 655556
Email: Willisplan@aol.com

Our ref; GRT/08/HEA

21st June 2004

Mrs M. Fyfe
Planning Services
North Wiltshire District Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER



Dear Mrs Fyfe,

Town and Country Planning Act 1990

Formation of new vehicular access to paddock; Oak Hill House, Upper Seagry, Chippenham. 04/00992/FUL.

With regard to application 04/00992/FUL, the following information is to discharge the attached conditions.

Condition 4

Please see the enclosed detail numbered 691/03/A. The formation of the hedgerow will not result in the loss of existing trees.

Condition 5

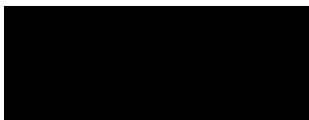
Please see the enclosed detail on drawing 691/02/A.

Condition 7

The concrete between the highway and gate entrance will be laid with a fall of 1:20 to ensure excess surface water drains away from the highway towards the proposed gully below the gateway. The water will then be carried in a 300 mm diameter pipe to a soak away within the paddock. Please see the details on drawing 691/02/A.

We trust the enclosed is sufficient to discharge the relevant conditions. If you need further information please contact us.

Yours sincerely,



pp. Marc D. Willis BTP MRTPI MBIAC

MF

The Courtyard Upper Seagry Management Limited
2 The Courtyard
Upper Seagry
Wiltshire
SN15 5JZ

Mrs Mandy Fyfe
Case Officer
North Wiltshire District Council
Monkton Park
Chippenham
SN15 1ER

12th May, 2004

Dear Mrs Fyfe

Proposal for the formation of new vehicular access to paddock

Application No: 04/00992/FUL Grid Ref: 394606E 180826N

I am writing on behalf of the residents of all nine properties that comprise The Courtyard, Upper Seagry to express our total opposition to application by Mr P & Mrs C Head for the formation of a new access into the paddock area behind our property.

This piece of land has been used for the occasional grazing of a few livestock for many years and currently has access from either Oak Hill House to the East or the old chicken farm property to the West.

Both properties are owned by Mr & Mrs Head and whilst we appreciate that once Oak Hill House is sold, they will no longer be able to access this land from an easterly direction, they will continue to have access via that western route.

Should this access become unavailable to them as a result of an eventual sale of the old chicken farm property, we would suggest that the applicants should sell the property subject to access being granted across that land.

We are most concerned that as Mr & Mrs Head intend to leave the village imminently and live abroad, any access from the road to the East could be subject to change of use for housing development on this paddock by future owners, or for additional vehicular access to a housing development on the old chicken farm site. Both eventualities we would oppose.

We trust that the Council will make the correct decision and refuse this application. However, in the event access IS granted, it should be restricted to a maximum of twice a year in order to mow the grass (or deliver & collect sheep) and that this use is subject to an order in perpetuity.

Yours sincerely



Richard Maugham
Company Secretary



12th MAY 2004 MF

✓
APPLICATION NO. 04/00992/FUL

OAK HILL HOUSE, UPPER SEAGRAM.

SEAGRAM

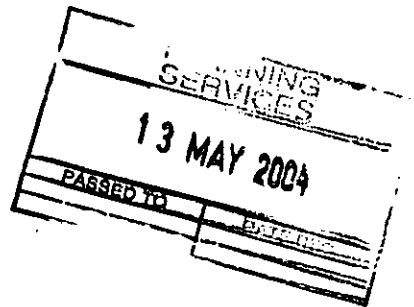
TOWN/PARISH COUNCILS

Responses

1. Support the application (because.....)

2. Object to the application (for the following reasons.....)

3. No comments



4. Other Comments

The Council are prepared to accept this application, providing that the access is used exclusively for grass-cutting machinery.

✓

For the attention of case officer Mrs M Fife.

Planning application 04 / 00992



Formation of new vehicular access at Oak Hill House, Upper Seagry.

We are writing to raise two important objections about this application for planning permission, which we would like addressed by the District Council.

1. The owner has previously proposed the site on the left hand side of drawing 691/01 (which is next to our residence, Chestnut Lodge) as an allocated site for seven dwellings under the Local Plan. Although this was turned down, we have concerns that the owner may later intend to use the proposed access as an access for housing development next to our boundary in the future, even though the stated purpose is presently for maintenance of a paddock.
If the applicant claims that the access is required so that a farmer can maintain the paddock because he will be resident in France, and if the Council is mindful to grant the application against our objection, then we would request that a limitation be put on the use of the access to say four times a year to ensure that it is used for the purpose stated.
It should be noted that the applicant has recently landlocked the paddock from his garden by erecting a fence, prior to putting his property up for auction.
2. There may be other existing access points to the paddock that the owner or anyone acting on his behalf could use to reach the paddock for maintenance purposes. For example one is marked as a track on Drawing 691/01. We would like to know why this track may not be used and to be assured that other existing accesses have been fully explored before a new one is created.

Yours sincerely,

[Redacted signature block]

John & Jane Clark
Chestnut Lodge,
39 Upper Seagry,
Chippenham SN15 5HA

PLANNING APPLICATION

*North
Wiltshire
District
Council*

REFERENCE NUMBER: 04/00992/FUL

PROPOSAL: FORMATION OF NEW VEHICULAR ACCESS TO
PADDOCK

LOCATION: Oak Hill House , Upper Seagry, Chippenham, Wiltshire,
SN15 5HD

PARISH: SEAGRY

IF YOU WISH TO SEE THE APPLICATION PLANS AND SUBMITTED DETAILS
THEN CALL AT:

THE COUNCIL OFFICES
MONKTON PARK
CHIPPENHAM

OR

YOU CAN TELEPHONE PLANNING SERVICES ON 01249 706444
AND MAKE AN APPOINTMENT TO SEE THE PLANS AND SUBMITTED DETAILS
AT THE DISTRICT COUNCIL'S OFFICES.

IF YOU HAVE ANY COMMENTS WRITE,
QUOTING THE NUMBER AT THE TOP OF THIS NOTICE, TO:

PLANNING SERVICES
NORTH WILTSHIRE DISTRICT COUNCIL
MONKTON PARK
CHIPPENHAM, WILTSHIRE, SN15 1ER

CASE OFFICER: Mrs Mandy Fyfe

DIRECT LINE: (01249) 706638

COMMENTS MUST BE RECEIVED BY >>> 13th May 2004

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Any correspondence regarding this application will be placed on a file
which is open to inspection by members of the public



ENVIRONMENTAL SERVICES DEPARTMENT
George Batten BSc (Hons) C.Eng FICE FIHT
Director of Environmental Services

^{mf}
Wiltshire
COUNTY COUNCIL

Head of Development Control
NORTH WILTSHIRE DISTRICT COUNCIL

County Hall
Trowbridge
Wiltshire
BA14 8JD
Tel: (01225) 713000

Please ask for: Julie Cleave

Direct line: (01225) 713463
Fax line: (01225) 713207

Our ref: JC/C/N04.0992
Your ref:

30 April 2004

Dear Sir

APPLICATION REF. N04.0992 - HIGHWAY RECOMMENDATIONS

Location : **PART OF GARDEN OF OAK HILL HOUSE, UPPER, SEAGRY**

Proposal : **FORMATION OF VEHICULAR ACCESS**



I refer to the above planning application received on 15 April 2004.

I recommend that no highway objection be raised subject to the following condition(s) being attached to any permission granted:-

A recessed entrance having a minimum width of 3m shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway edge. The area between the entrance and the edge of carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall have been submitted to and approved in writing by the Local Planning Authority.

Reason : In the interests of Highway safety

Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.

Reason : In the interests of Highway safety

Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason : In the interests of Highway safety



INVESTOR IN PEOPLE

CLARENCE

For all Highway Defects and Roadworks Information call
CLARENCE FREE 0800 22 22 22

Before the access hereby permitted is first brought into use the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway edge 90m from and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 900mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Yours faithfully

A black rectangular box redacting the signature of P L Tilley.

(/ /) P L Tilley
Transportation and Development Manager

cc. File

Willis & Co.

Chartered Town Planners
 30 The Causeway
 Chippenham
 Wiltshire
 SN15 3DB

Telephone: (01249) 444975
 Facsimile (01249) 655556
 Email: Willisplan@aol.com

Our ref: GRT/08/HEA

30th March 2004

Planning Services
 North Wiltshire District Council
 Monkton Park
 Chippenham
 Wiltshire
 SN15 1ER



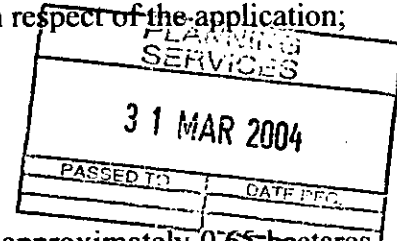
Dear Sir,

Town and Country Planning Act 1990

Formation of new vehicular access to paddock; Oak Hill House, Upper Seagry, Wiltshire.

Our client, Mr and Mrs Head, instruct us to submit the enclosed planning application for the formation of a new access. Please find enclosed in respect of the application;

- Four copies of the completed application form
- Four copies of drawing number 691/02
- Four copies of location plan numbered 691/01.
- Cheque for the appropriate application fee of £110.



Our clients own Oak Hill House which has a garden of approximately 0.65 hectares. The proposal is to form an access to their existing paddock to the north of The Courtyard.

The paddock is enclosed with a post and rail fence with hedge of indigenous species. The vehicular access will have a five bar-timber agricultural gate, which will be set back 5 metres from the edge of the highway, in the line of the existing hedge..

The position of the access has good visibility in both directions. The ditch which runs in front of the proposed access, across the road to a pond, will be piped with a 450 mm concrete pipe under the new access.

The road which the paddock will be accessed from is a country highway, 5.5 metres wide. Although the speed limit of the road is 60 mph, vehicles travel slower as it is near to the approach of the village which has a speed limit of 30 mph..

If you require any further information or clarification then please do not hesitate to contact us.

Yours sincerely,

Marc D. Willis BTP MRTPI MBIAC

8/4/04

Re; 04/00992/FUR

04/00992

Mrs Brown,

Please find enclosed five copies of
gate elevation as requested.

Regards

Georgia..

PLANNING SERVICES	
13 APR 2004	
PASSED TO	DATE REC.

Willis & Co.

Chartered Town Planners
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Telephone: (01249) 444975
Facsimile (01249) 655556
Email: Willisplan@aol.com

With Compliments

04 / 00992

Business Manager: W Alun Davies

*North
Wiltshire
District
Council*

5th April 2004

Willis And Co
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Planning Services
Monkton Park
Chippenham
Wiltshire, SN15 1ER

Tel: 01249 706444
Fax: 01249 460810
email: planning@northwilts.gov.uk
www.northwilts.gov.uk

Please quote reference numbers in all correspondence

Application No: 04/00992/FUL

Enquiries to: Mrs Joyce Brown
Direct Line: (01249) 706676

Dear Sir(s)

RE: FORMATION OF NEW VEHICULAR ACCESS TO PADDOCK
Oak Hill House Upper Seagry, Chippenham, Wiltshire

I refer to the application submitted recently for the above proposal.

Unfortunately, I am unable to register the application as the following items have been omitted:

Five drawings at a scale of 1:100 or 1:50 of the proposed Elevations of the gate/access are required.

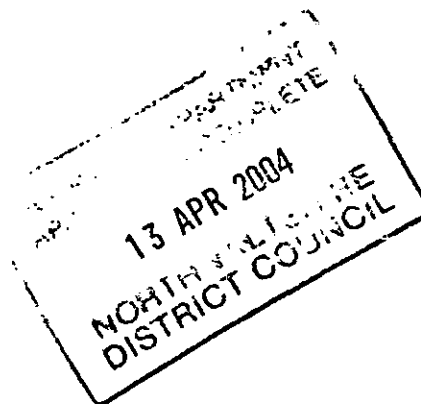
In order that the application can be processed submission of the above information is required.
Any necessary documentation is enclosed.

If I do not hear from you within 14 days of receipt of this letter I will assume that you no longer wish to proceed with this application and will return your documents.

If there are any problems and you require any help, please do not hesitate to contact me.

Yours faithfully

Mrs Joyce Brown
Planning Services



SITE INSPECTION NOTES

Application No:

04 / 00992

Date of Inspection:

21/4

Review Publicity Arrangements IN PARTICULAR:

Should the application have been/be
Advertised as a Departure?

~~YES~~/NO

Is a public right of way affected?

~~YES~~/NO

Is there a Site Notice displayed?

YES/~~NO~~

Do additional Site Notices need to be displayed?

~~YES~~/NO

Does Neighbour Notification appear correct?
(Note New Properties in particular)

~~YES~~/NO

Reason for not visiting site:

SITE WELL KNOWN

PREVIOUS VISIT

SITE VISIT UNNECESSARY

OTHER (Specify)

NOTES:

Property for sale by Auction - 10/5/04 - sold 26.5.04.
"wild potential" - Drawell Neate.
- why can't go through ex. property? - Need?
- trees - mature hedge - removed to achieve SL?
- cut a verge?

THE SCHEDULE

Name of Local Planning Authority: NORTH WILTSHIRE DISTRICT COUNCIL
Monkton Park, Chippenham, Wiltshire, SN15 1ER

NAME & ADDRESS OF AGENT:

Willis And Co
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

**BRIEF DETAILS OF APPLICATION IN THE
PARISH OF SEAGRY:**

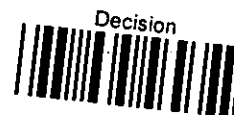
**FORMATION OF NEW VEHICULAR ACCESS
TO PADDOCK**

NAME & ADDRESS OF APPLICANT:

Mr P. & Mrs C. Head
Oak Hill House
Upper Seagry
Chippenham
Wiltshire
SN15 5HD

LOCATION:

Oak Hill House
Upper Seagry
Chippenham
Wiltshire
SN15 5HD



Application Dated: 31.03.2004
Permission Granted: 27.05.2004

Application Registered: 13.04.2004

PERMISSION GRANTED FOR THE FOLLOWING REASON:

The proposal is in accordance with the relevant planning policy for this area and is not considered to have a harmful effect on character and appearance of the area.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the documents (including plans) incorporated into this decision, and subsequently approved pursuant to this decision (if applicable), unless otherwise approved in writing by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity.

3. The access shall be used for agricultural purposes only.

Reason: To ensure that inappropriate uses do not take place in this locality.

APPLICATION REFERENCE NO: 04/00992/FUL

4. The development hereby permitted shall not be commenced until details of the hedging of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority.

The approved hedging scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

5. Prior to the first use of the access, a recessed entrance having a minimum width of 3m shall be constructed 4.5m back from the carriageway edge and its sides splayed outward at an angle of 45 degrees toward the carriageway edge. The area between the gravel and edge of the carriageway shall be properly consolidated and surfaced (not loose stones or gravel) for which details shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Highway safety.

6. Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.

Reason: In the interests of highway safety.

7. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Highway safety.

8. Before the access hereby permitted is first brought into use the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway edge 90m from and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 900mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

INFORMATIVES:

1. Notes are given for your assistance. There may be other matters not mentioned which you will need to consider. North Wiltshire District Council takes no responsibility for omitting reference to such matters here.
2. It appears the proposal involves works which will affect the highway and/or its verge. Before commencing such works, you must obtain the separate consent of the Highway Authority.

APPLICATION REFERENCE NO: 04/00992/FUL

Please contact The Director of Environmental Services, Wiltshire County Council, County Hall, Trowbridge, Wilts, BA14 8JD.

3. You are advised that this planning permission does not override any interests that third parties may have regarding civil matters such as ownership, covenants or private rights of way. Before any works are carried out which affect land outside your ownership you should ensure the necessary consents have been obtained from all persons having an interest in the land.

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

4. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2001:- RC9

C. H. Percord

Implementation Team Leader
Development Control, Listed Buildings & Landscaping

Date: 27th May 2004

PL100

**NORTH WILTSHIRE DISTRICT COUNCIL
Town and Country Planning Act 1990**

PERMISSION FOR DEVELOPMENT

1. The Local Planning Authority HEREBY GRANT PLANNING PERMISSION subject to the scheduled conditions (if any) for the development proposed by the applicant in the application, which is expressly incorporated herewith and is briefly described in the Schedule forming part of this permission.
2. The scheduled conditions (if any) have been imposed for the reasons set out in the Schedule.
3. "The Local Planning Authority", "the scheduled conditions", and "the application" referred to above are those described in the Schedule.

NOTES

1. **Time Limits on Planning Permissions.** By virtue of Section 91 - 96 of the Town and Country Planning Act 1990, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits (as appropriate) will apply:-
 - 1.1 **Where planning permission is given in outline** subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun either within 5 years from the date of the grant of the outline permission or within 2 years from the final approval of all the matters reserved.
 - 1.2 **Where the planning permission is complete and is not in outline** then the development must be begun not later than the expiration of 5 years from the date on which permission was granted.
2. **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 district 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.

In particular the applicant is reminded of the following matters:-

- 2.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. You are advised to contact Building Control before considering work on site);**
- 2.2 the need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath;
- 2.3 The need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

- 2.4 the need to make any appropriate arrangements under the Highways Act 1971, in respect of any works within the limits of a public highway. The address of the Highway Authority is Wiltshire County Council, County Hall, Trowbridge.

(It is the responsibility of the applicant to ascertain whether his development affects any public right of way or listed building.)

3. **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 three months of the date of this decision. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.) The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

4. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
5. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. **Enforcement.** It is very important that you comply with the Council's decision. If your application has been allowed, you must follow the agreed plans carefully and comply with the conditions. If your application has been refused, then you cannot carry out the work or use that you applied for.

If you fail to comply with this Decision Notice, then you could be in contravention of the Town and Country Planning Act 1990. In such circumstances, the Council may well initiate enforcement action.

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
OFFICERS DECISION ACTING UNDER DELEGATED POWERS**

RECOMMENDED DECISION ON APPLICATION NO

04.00992/FUL

☒

yes

Planning Permission be granted

☐

Planning Permission be Refused

☐

Listed Building Consent be granted

☐

Listed Building Consent be Refused

☐

Reserved Matters

☐

Observation be issued

☐

Conservation Area Consent

☐

Tree Preservation Order/TCA

☐

Advertisement Consent

☐

Discharge of Condition

☐

Other (specify)

☐

Certificate of Lawfulness

☐

EMAS Attached

☐

Amended Plans

☒

yes

Objectors/supporters (please tick if there are objectors/supporters)

PLANNING JUDGEMENT:

Oak Hill House has recently been sold at Auction. The dwelling access is off Henn Lane. Until recently it was subject of an Agricultural Worker's Condition, but this was removed under 02.02878/CLE. The applicant also owns other land, including the land which wraps around 1-9 The Courtyard and also to the west of these dwellings. This application relates to the land north of the nine dwellings, that runs to the south of the Seagry cricket pitch. In recent weeks the applicant has erected a post and rail fence to create a 16m wide corridor leading to a paddock separate from the garden of the dwelling. The proposal is to create a vehicular access off the Startley Road to provide access to the land, entirely separate from the existing dwelling. This would involve the removal of part of the hedge/tree between the field and the highway verge.

Two letters of objection have been received as during the processing of the application, the applicant asked that the settlement framework boundary be extended to include all his land as he intended to seek permission for some 7 dwellings on this land. This was rejected by the Local Plan Panel which sat earlier this month.

Therefore it is assumed that the access is purely for agricultural purposes only and will be conditioned as such. In terms of Policy, RC9 applies. The development is not considered objectionable in terms of this Policy.

REASON FOR GRANTING PERMISSION/CONSENT: The proposal is in accordance with the relevant planning policy for this area and is not considered to have a harmful effect on character and appearance of the area.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. C003
2. C009
3. The access shall be used for agricultural purposes only. Reason: To ensure that inappropriate uses do not take place in this locality.
4. C301 delete "landscaping" insert new word "hedging".
5. A recessed entrance having a minimum width of 3m shall be constructed 4.5m back from the carriageway edge and its sides splayed outward at an angle of 45 degrees toward the carriageway edge. The area between the gravel and edge of the carriageway shall be properly consolidated and surfaced (not loose stones or gravel) for which details shall have been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of Highway safety.
6. Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge. Reason: In the interests of highway safety.
7. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of Highway safety.
8. Before the access hereby permitted is first brought into use the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway edge 90m from and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 900mm above the nearside carriageway level and thereafter maintained free of obstruction at all times. Reason: In the interests of highway safety.

INFORMATIVES

1. 1001
2. 1015
3. 1018
4. POLICY INFORMATIVE; RC9

Please tick if any of the following points apply:

- All of the consultation periods have expired.
- If a permission, it is not contrary to the Development Plan.
- 2 Members of the Council (including the ward member) have not required the application to go to Committee (and done so within the consultation expiry date).
- The land (or part) is not owned by this Council or they are the Applicant or Agent.
- 5 or more members of the public (including Town and Parish Councils) have not objected on sound planning grounds?

yes

yes

yes

yes

yes

If delegated from committee, Date: _____

REMEMBER the option to take the matter to committee is available.

I declare that the named officer may authorise the
Issue of the above decision.

Case Officer

.....

Date

26/5/04

I authorise the issue of the above decision.

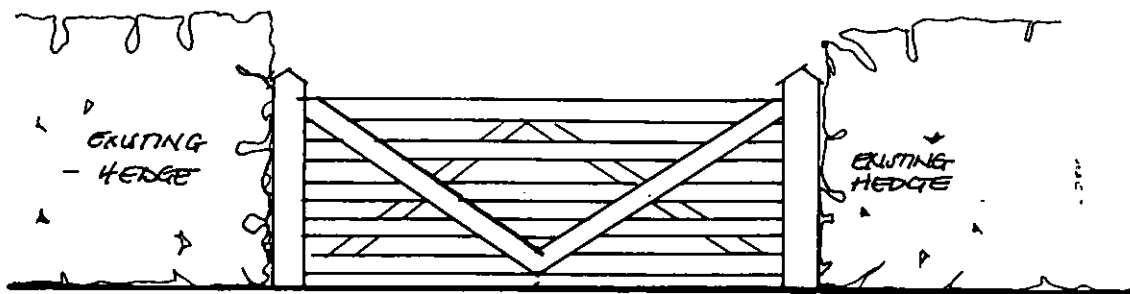
Named Officer

.....

Date

27.5.04

Agreed 21/7/04



FIVE BAR TIMBER GATE

Plans/Drawings

1:50

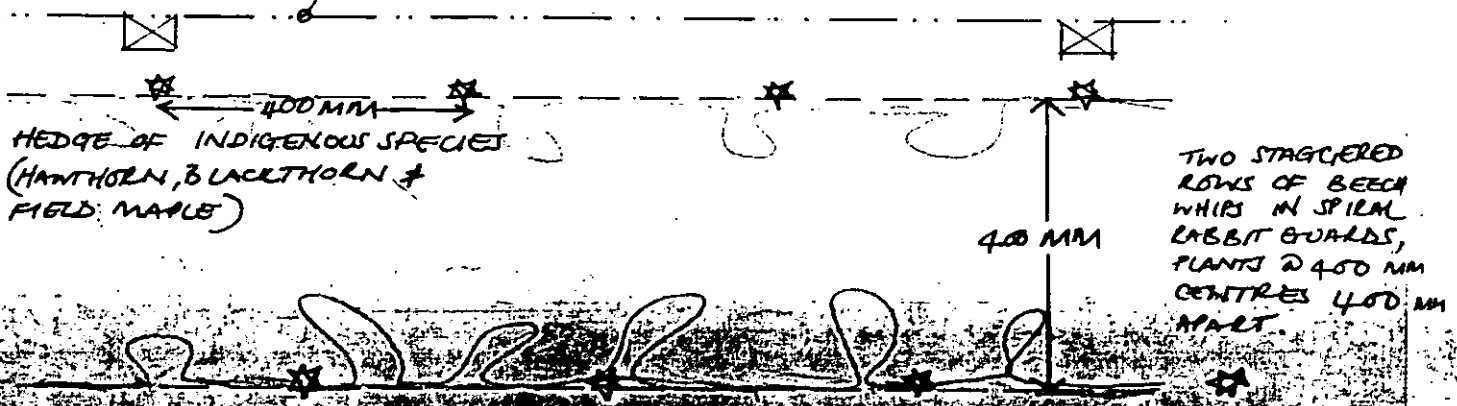


2-2 JUN 2004

PASSED TO

DATE REC.

STOCK PROOF POST
& RAIL FENCE



1:10

REV A; JUNE 04 - NOTES ADDED.

Willis & Co.

Chartered Town Planners

30 The Causeway, Chippenham, Wiltshire, SN15 3DB.

Telephone; 01249 444975 Facsimile; 01249 655556 Email; Willisplan@aol.com

Client; Mr P. & Mrs C. Head
Title; Formation of new vehicular access to paddock;
Oak Hill House, Upper Seagry, Wiltshire.
Proposed gate elevation and detail of means of enclosure.

Scale; 1:50 / 1:10

Date; April 2004

Drawing number; 691/03/A.

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Cond'n 4/S
on 21/07/04

R-50.

FALL OF 1:20
TO GULLY

DITCH PIPED
UNDER ACCESS

POND.

CONCRETE FALL OF 1:20
TO GULLY

EXISTING
ASH TREE

GULLY

3/500

CONCRETE
WALL WITH
8 FALL OF 1:20

HIGHWAY.

1:100

CRUSHED
GRAVEL

S-BAR
TINDER
GATE

SINKWAY

POST & RAIL
FENCE WITH
HEDGE OF
INDIGENOUS
SPECIES.

OAK HILL HOUSE

22 JUN 2004

WILLIS & CO.
Chartered Town Planners
30 The Causeway, Chippenham, Wiltshire, SN15 3DB.
Telephone; 01249 444975 Facsimile; 01249 655556 Email; Willisplan@aol.com

Client; Mr P & Mrs C. Head
Title; Formation of new vehicular access to paddock;
Oak Hill House, Upper Seagry, Wiltshire.
Block plan

Scale; 1:500 Date; March 2004 Drawing number; 691/02/A

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22 JUN 2004

PASSED	DATE REC.
--------	-----------

REUA; JUNE 04- DRAINAGE DETAIL ADDED & NOTED.

Willis & Co.

Chartered Town Planners

30 The Causeway, Chippenham, Wiltshire, SN15 3DB.

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Block plan

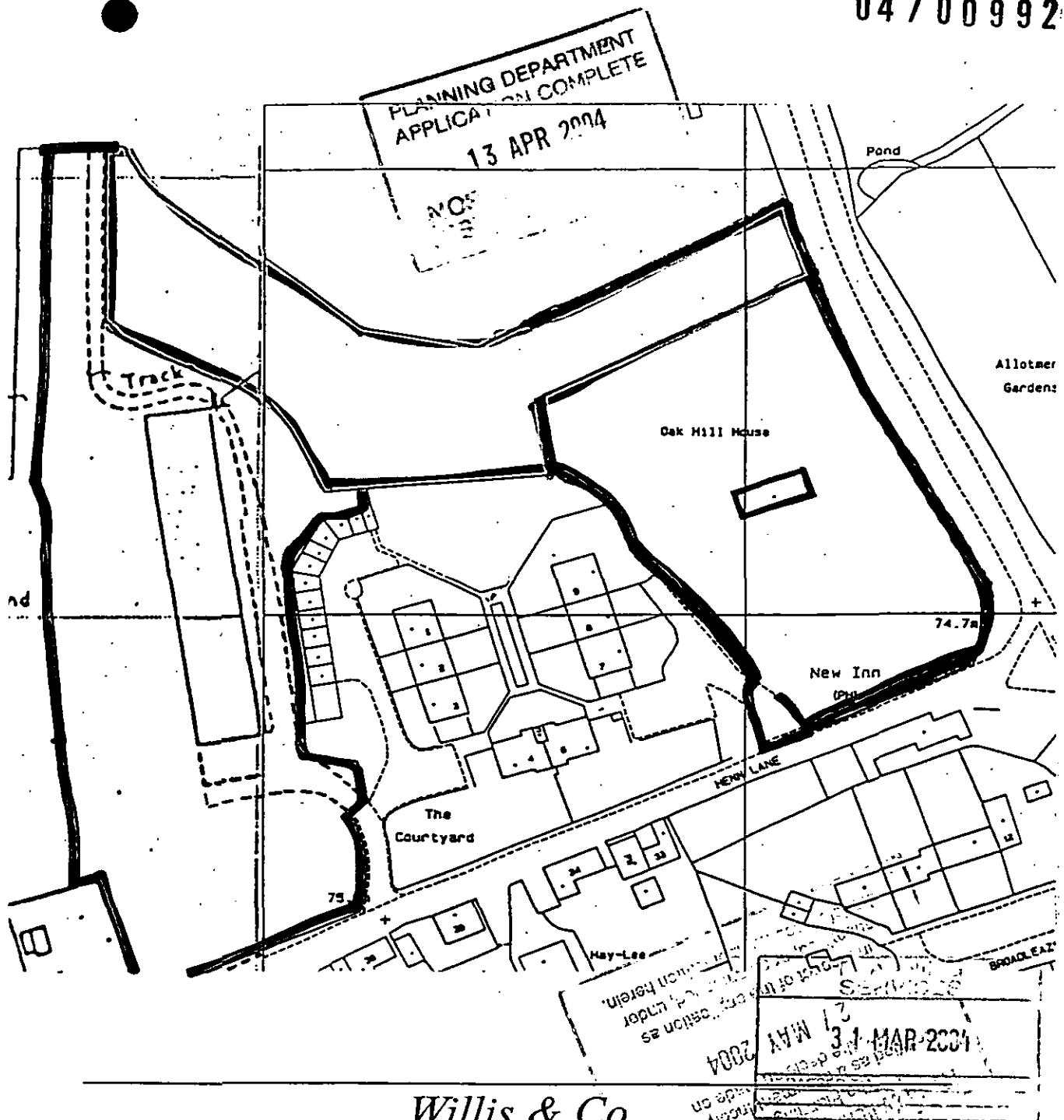
Scale; 1:500

Date; March 2004

Drawing number, 691/02/A .

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04/00992



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Telephone; 01249 444975 Facsimile; 01249 655556 Email; Willisplan@aol.com

Client;

Mr P & Mrs C. Head

Title;

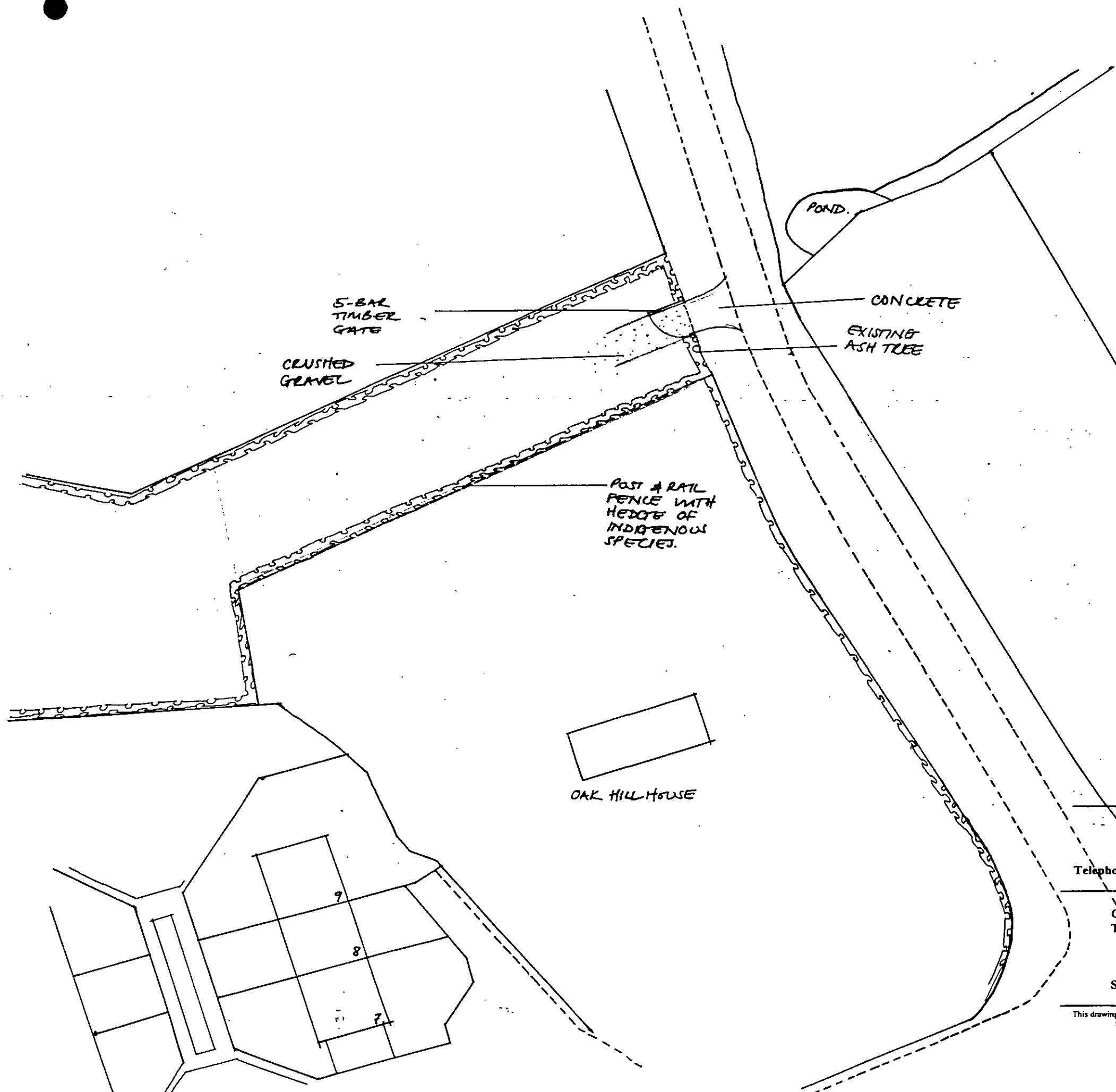
Formation of new vehicular access to paddock;
Oak Hill House, Upper Seagry, Wiltshire.
Location plan

Scale; 1:1250

Date; March 2004

Drawing number; 691/01

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PLANNING DEPARTMENT
APPLICATION COMPLETE
13 APR 2004

North Wilts District Council
Planning Committee
27 MAY 2004
In favour of the application as
submitted, or as amended, under
the reference number written herein.

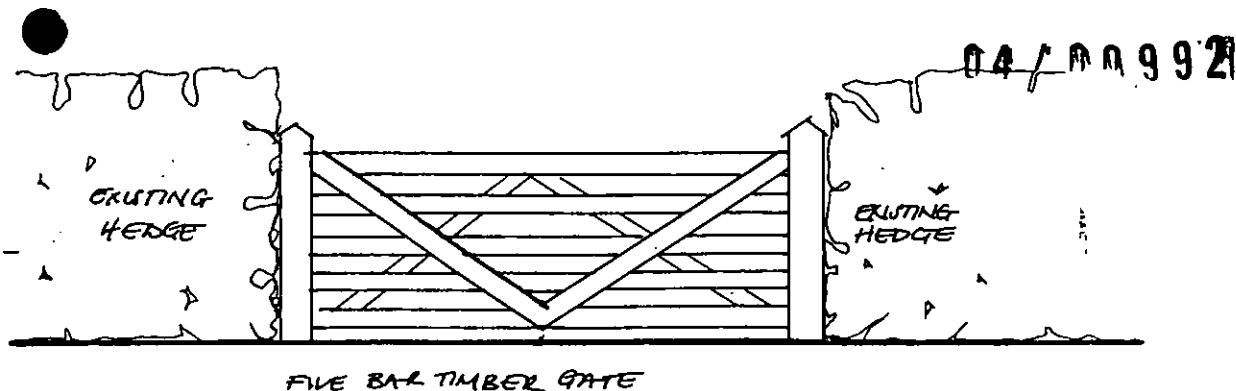
PLANNING
SERVICES
31 MAR 2004
PASSED TO: DATE:

Willis & Co.
Chartered Town Planners
30 The Causeway, Chippenham, Wiltshire, SN15 3DB.
Telephone: 01249 444975 Facsimile: 01249 655556 Email: Willisplan@aol.com

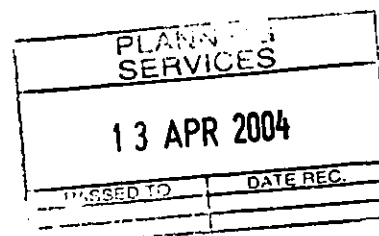
Client: Mr P & Mrs C. Head
Title: Formation of new vehicular access to paddock;
Oak Hill House, Upper Seagry, Wiltshire.
Block plan

Scale: 1:500 Date: March 2004 Drawing number: 691/02

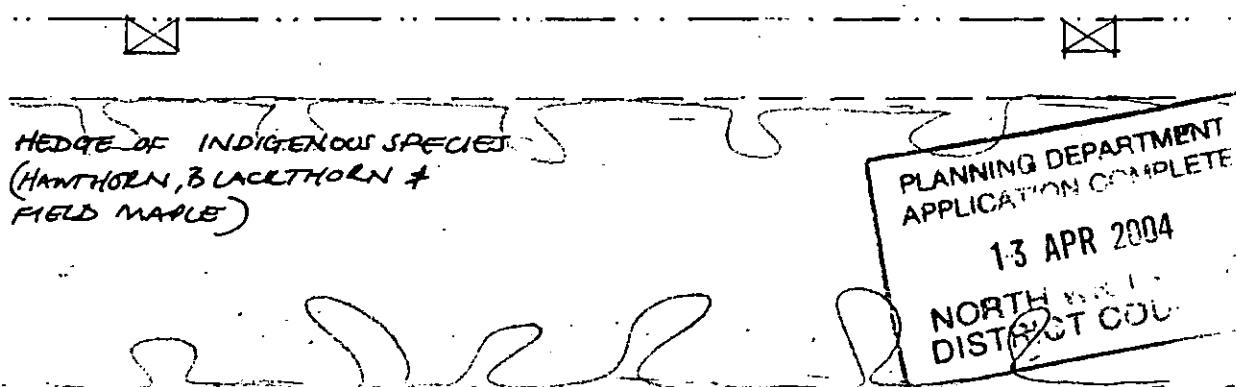
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1:50

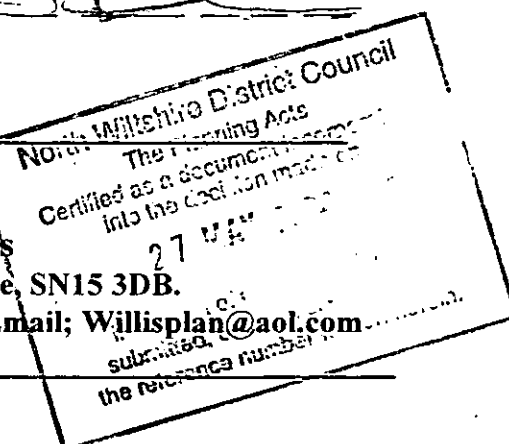


STOCK PROOF POST
& RAIL FENCE



1:10

Willis & Co.
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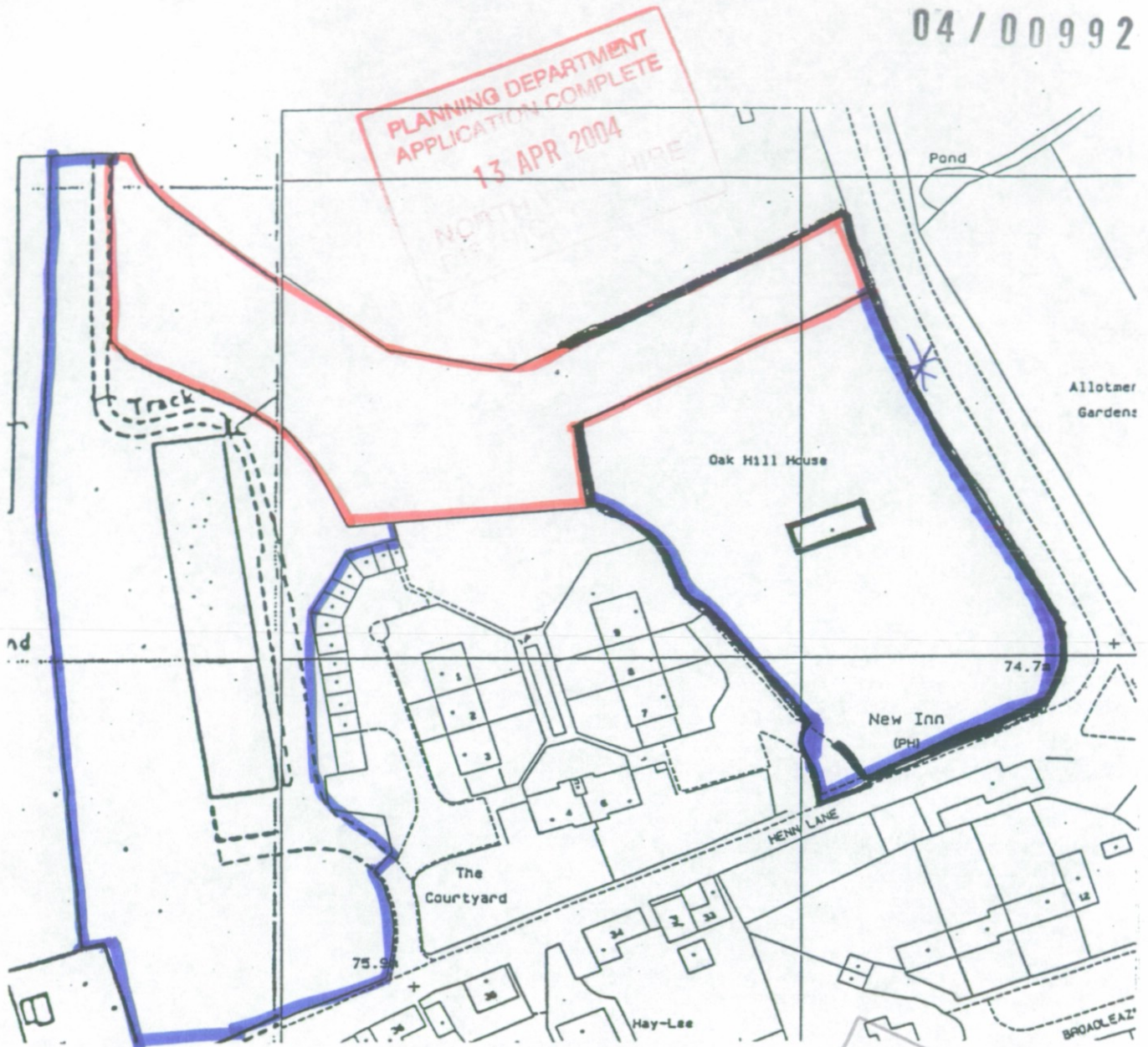


Client; Mr P. & Mrs C. Head
Title; Formation of new vehicular access to paddock;
Oak Hill House, Upper Seagry, Wiltshire.
Proposed gate elevation and detail of means of enclosure.

Scale; 1:50 / 1:10 **Date;** April 2004 **Drawing number;** 691/03

APR 1967

04/00992



Willis & Co.

Chartered Town Planners

30 The Causeway, Chippenham, Wiltshire, SN15 3DB.

Telephone; 01249 444975 Facsimile; 01249 655556 Email; Willisplan@aol.com

Client; Mr P & Mrs C. Head
Title; Formation of new vehicular access to paddock,
 Oak Hill House, Upper Seagry, Wiltshire.
 Location plan

Scale; 1:1250

Date; March 2004

Drawing number; 691/01

I certify that I posted a
 Site Notice in the location(s)
 marked X on this plan.
 Date: 18 APR 2004

DAVIDSON

PLANNING
APR 1964

