



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2024/00191
Decision Date: 14/05/2025

Applicant:	Sherbourne St Peters Ltd. 15 Hertford Court, Hertford Road, Marlborough, Wiltshire, SN8 4AW
Particulars of Development:	Conversion of three former school buildings into residential use to provide two houses, four maisonettes and seven flats along with the construction of seven new houses on land to the rear, giving a total of twenty new dwellings. In addition, the construction of a new combined refuse, re cycling and bike storage building. All with associated external works including a new electrical sub-station and parking for a total of forty four cars.
At:	St. Peter's Junior School, The Parade, Marlborough, SN8 1LQ

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 documents and plans:

Dwg Ref: 1427/P/LOC2 rev A Location Plan

Dwg Ref: 1427/P/CON2 rev A Site Constraints Plan

Dwg Ref: 1427/P/20 rev A Existing Site Plan

Dwg Ref: 1427/P/21 rev A Existing Plans: Main Building

Dwg Ref: 1427/P/22 rev A Existing Site Sections

Dwg Ref: 1427/P/23 rev A Existing Elevations: Main Building

Dwg Ref: 1427/P/24 rev A Proposed Site Plan: Roofs

Dwg Ref: 1427/P/25 rev A Proposed Site Plan: Ground Floor

Dwg Ref: 1427/P/26 rev A Proposed Plans: Main Building (1 of 2)

Dwg Ref: 1427/P/27 rev A Proposed Plans: Main Building (2 of 2)

Dwg Ref: 1427/P/28 rev A Proposed Sections: Main Building

Dwg Ref: 1427/P/29 rev A Proposed Housing Plans: Ground Floor

Dwg Ref: 1427/P/30 rev A Proposed Housing Plans: First Floor

Dwg Ref: 1427/P/31 rev A Proposed Housing Plans: Second Floor

Dwg Ref: 1427/P/32 rev A Proposed Site Sections

Dwg Ref: 1427/P/33 rev A Proposed Elevations: Main Building

Dwg Ref: 1427/P/34 rev A Proposed Elevations (1 of 2)

Dwg Ref: 1427/P/35 rev A Proposed Elevations (2 of 2)

Dwg Ref: 1427/P/36 rev A Building B (H8): Existing and Proposed

Dwg Ref: 1427/P/37 rev A Buildings A and C: Existing and Proposed

Dwg Ref: 1427/P/38 rev A Site Entrance Details

Dwg Ref: WHL-1226-01 rev C Soft Landscaping Proposals

Dwg Ref: WHL-1226-02 rev C Detailed Soft Landscaping Proposals

Dwg Ref: WHL-1226-03 rev C Detailed Soft Landscaping Proposals

Dwg Ref: 1428/WD/610 rev C4 Roof Details 1: eaves H1-7

Dwg Ref: 1428/WD/611 rev C2 Roof Details 2: Gables

Dwg Ref: 1428/WD/613 rev C1 Roof Details 4: Chimneys

Dwg Ref: 1428/WD/614 rev C2 Roof Details 5: Bargeboards

Dwg Ref: 1428/WD/680 rev C1 External Hard Landscape Details: Materials

Doc Ref: Supplementary Information Document 1: listed building repairs

Doc Ref: Supplementary Information Document 2: drainage

Doc Ref: Supplementary Information Document 3: archaeology

Doc Ref: Supplementary Information Document 4: materials

Doc Ref: Supplementary Information Document 5: sample panel

Doc Ref: Supplementary Information Document 6: external lighting

Doc Ref: Supplementary Information Document 7: electric vehicle charging

Doc Ref: Supplementary Information Document 8: masonry cleaning

Doc Ref: Supplementary Information Document 9: windows and doors H1-8

Doc Ref: Supplementary Information Document 10: windows and doors H9 and flats

Doc Ref: Supplementary Information Document 11: management plan

Doc Ref: TECHNICAL NOTE – 6903/06 FLOOD RISK ASSESSMENT
ADDENDUM 3

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

- 5** The development shall be completed, maintained and managed in accordance with the drainage details contained within Supplementary Information Document 2 for the life time of the development.

Reason: To ensure that management arrangements are in place for the sustainable drainage system and flood mitigation measures in order to manage the risk of flooding and pollution during the lifetime of the development

- 6** No residential unit on the development hereby approved shall be first occupied until a scheme for the future management and maintenance of the internal road serving the development hereby approved, as shown on drawing 1427/P/25 rev P1, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the arrangements for adoption by an appropriate public body or statutory undertaker, or, full details of the legal and funding mechanism(s) by which the long-term management and maintenance will be secured by the developer with the management body/ies responsible for its delivery.

The management and maintenance scheme shall be implemented in full in accordance with the approved details in perpetuity.

REASON: In the interests of highway safety.

- 7** No residential unit on the development hereby approved shall be first occupied until details of the scheme for the collection of waste from the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the legal and funding mechanism(s) by which the long-term private waste collection scheme will be secured by the developer with the management body/ies responsible for its delivery.

The private waste collection scheme shall be implemented in full in accordance with the approved details in perpetuity.

REASON: To ensure the safe and efficient collection of waste from the developer from a private waste collection service.

- 8** No residential unit on the development hereby approved shall be first occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- a) Description and evaluation of features to be managed;
- b) Landscape and ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5 year period);
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures;
- i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full 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, to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

- 10** The mitigation measures detailed within the approved Flood Risk Assessment (FRA) Addendum, Technical Note - 6903/05 (Issue no. 1, dated April 2021, ref: 6903), by Cole Easdon Consultants, shall be carried out in full prior to the first occupation of the new build dwellings hereby permitted. The mitigation measures shall thereafter be maintained throughout the lifetime of the development.

REASON: In the interests of flood prevention.

NOTE: The Environment Agency highlights the following mitigation measures detailed within the approved Flood Risk Assessment:-

- Finished floor levels for the new buildings, excluding integral garages, shall be set no lower than 127.06m above Ordnance Datum (AOD) as stated in section 2.4 and shown on drawing no. 6903/503 revision B
- Compensatory storage shall be provided as listed in section 2.5 and shown on drawing no. 6903/503 revision B
- The existing close boarded fence shall be replaced with a post and rail or hit and miss fencing as mentioned in section 2.6 and shown on drawing no. 6903/503 revision B (Flood Mitigation Plan).

- 11** The development will be carried out in strict accordance with the following documents:

- Proposed Elevations (1 of 2). Drawing no: 1427/P/34 A.
- Preliminary Ecological Appraisal. June 2024. Darwin Ecology.

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

- 12** The approved programme of archaeological work detailed in Supplementary Information Document 3 shall be carried out in accordance with the approved details.

REASON: In order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest. The archaeological evaluation already undertaken recorded post medieval structural evidence and significant made-ground deposits which may have been laid down to reclaim the formally marshy land. The evaluation report concludes that there is potential for well-preserved earlier archaeological deposits to exist within the deeper waterlogged deposits.

- 13** The development shall be carried out in accordance with the materials approved in Supplementary Information Document 4.

REASON: 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** The development shall be carried out in accordance with the approved sample panel as detailed in Supplementary Information Document 5. The approved sample panel must remain on-site during the construction phase.

REASON: in the interests of visual amenity and the character and appearance of the area

- 17** No external lighting shall be installed within the site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light GN01:2020", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 18** No residential unit on the development hereby approved shall be first occupied until the accesses (included the gates on London Road and amended geometry), the 2 x 13m and 2m x 9m visibility (with associated Traffic Regulation Order) on The Parade, relocation of the current parking spaces on The Parade and all parking spaces have been completed in accordance with the details shown on the approved plans (1427/P/25 rev A). The parking spaces (included garages) shall be maintained for the purposes of only parking at all times thereafter.

REASON: In the interests of highway safety

- 19** No residential unit on the development hereby approved shall be first occupied until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety.

- 20** No residential unit on the development hereby approved shall be first occupied until full details of the scheme to limit the use of the approved access onto London Road has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of permits and their management and the type of lock/code pad to be used. The access onto London Road shall only be used in accordance with the approved scheme.

REASON: In the interests of highway safety.

- 21** The development hereby permitted shall be carried out in strict accordance with the Construction Management Plan (V2) by Laburnum Associates (received 23.05.22).

REASON: In order to ensure that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 23** No dwelling shall be occupied until the Ultra-Low-Emission Vehicle (ULEV) Infrastructure details in Supplementary Information Document 7 is installed and retained in for the lifetime of the development.

REASON: In order to contribute towards a reduction in vehicle emissions.

- 24** 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 or use of the development hereby permitted 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.

- 26** The works to the existing trees within site shall be carried out in accordance with the Recommendations detailed within Section 5 of the 'Tree Survey, Tree Constraints Plan and Arboricultural Impact Assessment' (March 2021 Rev.A) by WHLandscape and shown on drawing no.ARB-1226-01 Rev.A. Furthermore, the development shall be carried out in accordance with the mitigation measures detailed within the Tree Survey, in particular the installation of the new hard surface within the Root Protection Area of T1 (Willow tree) shall be carried out in accordance with the methodology detailed within the report, and the foundation design of the semi-detached dwellings to ensure the roots of T6 & T7 (Lime Trees) are not damaged.

REASON: In order that the development is undertaken in an acceptable manner, in order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

- 27** No demolition, site clearance or development shall commence on site, and no equipment, machinery or materials shall be brought on to site for the purpose of development, until tree protective fencing, in accordance with the details shown within the 'Tree Survey, Tree Constraints Plan and Arboricultural Impact Assessment' (May 2020) by WHLandscape and in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations", has been erected.

The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years

REASON: In order that the development is undertaken in an acceptable manner, in order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

- 28** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer

window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes of the dwellings hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 29** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 30** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area, manage the flood risk impact of the proposal, and protect the integrity and wildlife of the River Kennet.

Informative

- 31** INFORMATIVE TO APPLICANT:

The attention of the applicant is drawn to the terms and conditions of the associated Listed Building Consent reference PL/2024/00547

Informative

- 32** INFORMATIVE TO APPLICANT:

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. The new access at The Parade will require the re-location of parking bays and the introduction of new waiting restrictions. The applicant will be required to fund the processing of the associated Traffic Regulation Order to make this achievable.

Informative

33 INFORMATIVE TO APPLICANT:

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.

Informative

34 INFORMATIVE TO APPLICANT:

This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

Informative

35 INFORMATIVE TO APPLICANT:

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 www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Informative

36 **INFORMATIVE TO APPLICANT:**

The applicant's attention is drawn to the following advice from the Environment Agency: -

Environmental permit:

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Informative

37 **INFORMATIVE TO APPLICANT:**

The applicant's attention is drawn to the following advice from Thames Water:-

“Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer

should take account of this minimum pressure in the design of the proposed development.

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=04%7C01%7CDevelopmentmanagement%40wiltshire.gov.uk%7Cced282703adf44a7b8d708d929c4337c%7C5546e75e3be14813b0ff26651ea2fe19%7C0%7C0%7C637586744914470226%7CUnknown%7CTWFPbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C1000&sdata=Er4j%2F%2Bfpu9G1CBvfSKIHNrqauoanCSXor8M8DAHMH0%3D&reserved=0>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Informative

38 **INFORMATIVE TO APPLICANT:**

The applicant's attention is drawn to the following advice from the Dorset & Wiltshire Fire and Rescue Service:-

"This application falls within the area for which Dorset & Wiltshire Fire and Rescue Service is responsible for delivering an operational and emergency response.

Building Regulation Matters

In the event the planning permission is granted for this development, the development would need to be designed and built to meet current Building Regulations requirements. The Authority raises the profile of these future requirements through this early opportunity and requests the comments made under B5 of Approved Document B, The Building Regulations 2010 be made available to the applicant/planning agent as appropriate.

The assessment of this development proposal in respect of Building Control matters will be made during formal consultation, however early recommendations are identified on the attached schedules and relate to the following areas:

- Recommendations identified under B5 of Approved Document B relating to The Building Regulations 2010
- Recommendations to improve safety and reduce property loss in the event of fire”.

Informative

- 39** 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 ****

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](#)