



Reference No: S/1998/1872

TOWN AND COUNTRY PLANNING ACT 1990

SALISBURY
District Council

APPROVAL OF FULL PLANNING PERMISSION

Decision



Name and address of applicant:

HALL & WOODHOUSE
THE BREWERY
BLANDFORD ST MARY
DORSET
DT11 9LS

Date Registered: 12/11/98

PROPOSAL: FULL APPLICATION - ERECTION OF NEW BUILDING FOR TWO STAFF
BEDROOMS AND STORE, FOLLOWING DEMOLITION OF EXISTING STORE
BUILDING

LOCATION THE SILVER PLOUGH INN WHITE HILL PITTON SALISBURY

**SALISBURY DISTRICT COUNCIL HEREBY GRANTS FULL PLANNING PERMISSION FOR
THE ABOVE DEVELOPMENT**

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. (A07A)
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D03A)
3. Before the building hereby approved is first occupied, the proposed shower room windows on the NE elevation shall be made non-opening and glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.
4. The staff bedrooms hereby approved shall not be occupied other than by persons currently employed at The Silver Plough Public House.

Reasons for Conditions:

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the proposed extension will relate appropriately to that of the existing building.
3. To prevent the undue overlooking of adjoining dwellings.

4. It would not be in the interests of proper planning for the bedrooms to be occupied other than by employees of the adjoining Public House.

C. Lane

Signed : (Authorised Officer)

PD

Date: * Please refer to notes attached

IMPORTANT NOTE: This permission shall be read in conjunction with the Section 106 Agreement, dated 19th January 1999 (Town and Country Planning Act 1990), which is applicable to this application, in terms of its restrictions, regulations or provisions.

Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

End of Decision.

IMPORTANT THESE NOTES MUST BE READ IN CONJUNCTION WITH THE ATTACHED DECISION.

A. NOTES IN RESPECT OF APPLICATIONS FOR:

1. *PLANNING PERMISSION*
2. *APPROVAL OF MATTERS RESERVED*
3. *LISTED BUILDING CONSENT AND CONSERVATION AREA CONSENT*
4. *CONSENT TO DISPLAY ADVERTISEMENTS*

(1) Appeals

If the applicant is aggrieved by the decision of the local planning authority to refuse permission, approval of matters reserved or Listed Building consent, or to the grant of permission or approval subject to conditions, an appeal may be made to the Secretary of State for the Environment within six months of the date of this Notice. In the case of an Advertisement, the appeal must be made within 8 weeks.

- (2) The Secretary has power to extend these periods but will do so only in exceptional circumstances which excuse the delay in giving notice of appeal.
- (3) Any appeal must be made on a form which can only be obtained from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ.

(4) Compensation

If permission to develop land is refused or 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 the Council a purchase notice requiring the Council to purchase its interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

- (5) 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) Listed Buildings

Where consent is given to **DEMOLISH A LISTED BUILDING** the applicant is advised that "Attention is drawn to Section 8 of the Listed Buildings Act 1990, the effect of which is that demolition may not be undertaken (despite the terms of consent granted by the local planning authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, 23 Savile Row, London W1 2HE and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it."

(7) Time Limits on Planning Permissions

Every planning permission and Listed Building Consent must be implemented within a limited period of time. If not, it will lapse. Unless otherwise stated in the planning permission, the rules are as follows:-

(a) "Outline" planning permission

- (i) application for approval of matters reserved by the outline planning permission must be made within three years of the grant of outline permission;
- (ii) the development must be begun either within five years of the grant of outline planning permission, or within two years of the final approval of details, whichever is later.

(b) "Full" planning permission and Listed Building Consents.

The development must be begun within five years of the grant of planning permission or Listed Building Consent.

continued overleaf...

B. ADDITIONAL NOTES IN RESPECT OF ADVERTISEMENTS

(1) Standard Conditions (*Town and Country Planning (Control of Advertisements) Regulations 1992*).

- (i) Any advertisement displayed, and any site used for the advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
- (ii) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- (iii) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- (iv) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission,.
- (v) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

- (2) If a condition imposing a time limit has been expressly included as part of this consent, then that condition must be observed. If no such condition is imposed Regulation 13(5) of the Town and Country Planning (Control of Advertisements) Regulations 1992 provides that any consent is granted for a period of **FIVE YEARS** from the date hereof. However, unless expressly stated to the contrary in the condition advertisements may continue to be displayed after the expiry of the permitted period, subject to the power of the local planning authority to serve notice under Regulation 16, requiring application for express consent for the continuance of the consent to be made.
- (3) Where the authority grant consent for a period shorter than five years they shall (unless the applicant required such a consent) state in writing their reasons for doing so, and the limitation of time shall for the purpose of these Regulations be deemed to be a condition imposed upon the granting of consent.
- (4) Provision may be made, in granting consent, for the term thereof to run for the subsequent inception of the display, to which the consent relates or from a subsequent date not later than six months after the date on which the consent is granted, whichever is the earlier.
- (5) At any time within a period of six months before the expiry of a consent granted under these Regulations, application may be made for the renewal thereof, and the provisions of these Regulations relating to applications for consent and to the determination thereof shall apply where application is made for such renewal.
- (6) **Penalty for Contravention.** A person who displays an advertisement in contravention of these Regulations is liable on summary conviction under Subsection (3) of Section 224 of the Act to a fine not exceeding Level 3 on the standard scale and in the case of a continuing offence, one tenth of Level 3 on the standard scale for each day during which the offence continues after conviction.

C. NOTES IN RESPECT OF ALL PLANNING APPLICATIONS

- (1) Attention is drawn to the need for strict compliance with the approved plan(s) and conditions, failing which appropriate action will be taken.
- (2) If planning permission has been granted for the development, please note that, should this involve any work within the highway, such as the construction of a vehicular access, the consent of the County Council as Highway Authority, should also be obtained. Please contact the County Surveyor, County Hall, Trowbridge (Tel: (0225) 713411).
- (3) Where planning permission or Listed Building Consent has been granted, approval may also be required under the Building Regulations before any work is commenced.
- (4) Although planning permission may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building, listed building consent may also be required before work commences.
- (5) **The local planning authority should be notified upon commencement of the development authorised by this Notice.**



Cliff Lane, BSc(Hons), Dip. EP, MRTPI
Head of Development & Building Control
Salisbury District Council
Planning Office
61 Wyndham Road,
Salisbury SP1 3AH

HALL & WOODHOUSE
THE BREWERY

BLANDFORD ST MARY DORSET
DT11 9LS

Case Officer: 01722 434398
Reception: 01722 434327
Fax: 01722 434520
DX: 58026 Salisbury
Date: 20th January 1999

Our Ref: S/1998/1872
Your Ref:

TOWN AND COUNTRY PLANNING ACT 1990

Please note that the enclosed decision notice relates only to planning permission or listed building consent granted under the above Act. It does not signify that the work has also been approved by the District Council under the Building Act 1984.

Under the former Building Regulations, an owner or developer had a duty to notify the Local Authority of the date any building works were commenced. In certain circumstances this duty has been waived by the Building Act 1984, and the District Council will, therefore, no longer have a complete record of all building works undertaken.

As you will be aware, this information can be of great importance, especially when properties change hands and the District Council is regularly asked for such information by prospective purchasers, solicitors and agents.

It will therefore be of benefit to the local authority and to yourselves if you will notify the Local Planning Authority when you commence the building works, change of use or other development approved by the decision notice.

I would be grateful if you could please return the attached commencement slip.

PLEASE KEEP THIS LETTER WITH THE PLANNING DECISION NOTICE

Yours faithfully

Cliff Lane
Head of Unit

Note: Conservation Area Consent is required for any demolition of buildings etc. within a Conservation Area.

To: Head of Unit (Attn of ENFORCEMENT OFFICER) Planning Office, 61 Wyndham Road, Salisbury

COMMENCEMENT OF DEVELOPMENT Reference: S/1998/ 1872

Please note that it is intended to commence work on the development, details of which are given below, on

20 JAN 1999

Applicant: HALL & WOODHOUSE Date Approved:
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STORE, FOLLOWING DEMOLITION OF EXISTING STORE BUILDING
LOCATION: THE SILVER PLOUGH INN WHITE HILL PITTON SALISBURY