

Northern Area Planning Committee

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 13 MAY 2026 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Martin Denz JP (Chairman), Cllr Chuck Berry (Vice-Chairman), Cllr Jon Atkey, Cllr Matt Bragg, Cllr Nick Dye, Cllr Gavin Grant, Cllr Howard Greenman, Cllr Jacqui Lay, Cllr Elizabeth Threlfall and Cllr Chris Vaughan (Substitute)

Also Present:

Cllr Andrew Matthews

27 **Apologies**

Apologies were received from:

- Cllr Ashley O'Neill
- Cllr Augusta Urquhart-Nicholls had arranged for Cllr Chris Vaughan to attend in her absence.

28 **Minutes of the Previous Meeting**

The minutes of the meeting held on 15 April 2026 were presented for consideration.

Cllr Jacqui Lay asked about the robustness of water systems for new developments in the event of a fire and referred to a recent fire that took place in Hook that was attended by the Fire Brigade. Unfortunately, a number of water mains pipes burst during their use by the Fire Brigade. The Chairman agreed to raise the matter with the Head of Development Management.

Cllr Threlfall asked if further clarity had been sought in relation to the percentage of major applications had been successfully overturned at appeal and how this was split between Committee decisions and under delegated authority. The Chair confirmed that this would be raised at the next meeting of the Planning Committees Chairs.

Resolved:

To approve and sign as a true and correct record of the minutes of the meeting held on 15 April 2026.

29 **Declarations of Interest**

There were no declarations of disclosable interest or dispensations granted by the Standards Committee.

30 **Chairman's Announcements**

The Chairman informed those in attendance of the procedures in place if there was to be a fire alarm.

31 **Public Participation**

No questions had been received from councillors or members of the public.

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

32 **Planning Appeals and Updates**

The Development Management Team Leader, Simon Smith presented the Planning Appeals Update report, which covered appeals received or determined since the last meeting of the Committee. An overview was provided on each appeal and the Committee noted that all five appeals were delegated authority with written representations. Three of the applications were dismissed at appeal and two were allowed with conditions at appeal.

The Committee noted that the latest percentage of major applications successfully overturned at appeal, which currently sat at 9% which was under the threshold of 10%. Officers explained that the rise in this percentage was mainly due to the changes in the NPPF. It was noted that the backlog of appeals prior to the change in the NPPF had now been worked through. Officers encouraged the Committee not to consider the chances of winning appeals when considering applications.

The Committee noted the contents of the appeals update.

33 **PL.2025.03305 - Pittville, Bremilham Road, Malmesbury**

Public Participation

David Clarke spoke in objection to the application.

David Hickson spoke in objection to the application.

Jane Hickson spoke in objection to the application.

Karen Drake spoke on behalf of Malmesbury Town Council.

Senior Conservation/Planning Officer, David Millinship presented a report which proposed residential development consisting of 4 dwellings with single garages; to include the demolition of existing bungalow and garage workshop.

Details were provided of the site and issues raised by the proposals, including the principle of development, policy and planning history, design and impact on the conservation area, residential, transport and highways, ecology and biodiversity net gain and flood risk and drainage. Further details were provided

about the housing land supply and the National Planning Policy Framework tilted balance.

It was noted that there were three rounds of public consultations with 57 responses from 21 households. There were no objections from other consultees, although some did recommend conditions to be added to any grant of planning permission, and an objection was received from Malmesbury Town Council for the original and two revised schemes.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Local Unitary Member, Cllr Gavin Grant then spoke regarding the application. Cllr Grant raised the following points which included but was not limited to the lowering of the ridge height, concerns about the lack of off-street parking, increasing demand for on-street parking, overlooking and general loss of amenities to neighbouring properties, issues relating to drainage, energy efficiency and biodiversity net gain. He explained that he did not have any objection to the development in principle. Cllr Grant paid tribute to the Senior Conservation/Planning Officer for his input with this planning application.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on the balance of the development, the garage for plot 2, parking spaces, overlooking, ownership of boundaries and future maintenance, ridge heights, lighting and type of roof windows.

Officers commented on energy efficiency, drainage and the condition about surface water drainage, how biodiversity net gains were able to be delivered on this size of site, a planting scheme condition, along with a tree protection condition, the increase of parking spaces on site to avoid vehicles using on street parking in Bremilham Road, it was noted that there was originally some indirect overlooking from a bathroom window which could be conditioned as the need for obscure glass to overcome the overlooking issue, boundaries on the site have also been conditioned, highways are satisfied with the access and visibility splays, and the Ecology Team being satisfied with the proposals as detailed in the report.

At the start of the debate a motion to ACCEPT the officer's recommendation to grant the application was moved by Cllr Chuck Berry and seconded by Cllr Chris Vaughan.

During the debate, issues were raised with reference to the loss of commercial use for homes, and a request for an additional condition requiring the use of obscure glass in the side window to plot 1.

Resolved:

That planning permission be GRANTED subject to the following conditions:

Conditions:

1. Time limit

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. Approved plans

The development hereby approved shall be implemented in accordance with the details of approved plan numbers and documents:

- 5607 52F – Proposed Site Layout;
- 5607 53D – Plot 1 - Proposed Plans & Elevations;
- 5607 56B – Plot 3 - Proposed Plans & Elevations;
- 5607 57B – Plot 4 - Proposed Elevations and Floor Plans;
- 5607 58B – Proposed Street Elevations;
- 5607 59 – Plot 2 Proposed Plans and Elevations;
- 5607 60 – Proposed Street Elevations.

Reason: In the interests of proper planning and to define the planning permission.

Pre-commencement

3. Construction and Demolition Traffic and Environmental Management Plan

No development (including demolition) shall take place until a Construction and Demolition Traffic and Environmental Management Plan (CDTEMP) has been submitted to and approved in writing by the local planning authority. As a minimum, the CDTEMP shall include:

- A construction phase site plan showing off-road areas for contractor parking and storage of materials;
- Details of construction traffic access location and management of deliveries;
- Noise and Dust/Emission control measures;
- Measures to prevent the egress of mud/debris onto the public highway;
- Construction/demolition working hours;
- Details of phasing if relevant.

Thereafter, the construction phase of the development shall proceed in accordance with the approved details.

REASON: To ensure the local planning authority has suitable control over matters relating to highways safety and residential amenities during the construction phase of the development in accordance with the aims of Core Policies 57 and 61 of the Wiltshire Core Strategy.

4. Site Levels

No development shall take place until full details of the finished levels, above ordnance datum, of the ground floors of the proposed dwellings, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

REASON: To ensure the development complies with the recommendations of the submitted Flood Risk Assessment and to ensure appropriate overall ridge heights are agreed in the interests of protecting the visual amenities of the area and preserving the significance of the conservation area in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy, policy 13 of the Malmesbury Neighbourhood Plan and the relevant planning policy advice of the National Planning Policy Framework.

5. Arb method statement compliance

Construction of the development hereby approved shall take place in accordance with the recommendations of the submitted Arboricultural Method Statement 01 Rev.A (Author: Arbtech, Dated: 3rd March 2026) and Tree Protection Plan 01 Rev.A (Dated 3rd March 2026). All tree protection measures shall be retained for the construction period of the development.

REASON: To ensure that the natural landscape features proposed to be retained are sufficiently protected during the construction phase of the development in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy.

Construction phase

6. Ecology survey compliance

The development shall be completed in accordance with the recommendations within the submitted Preliminary Ecological Assessment and Roost Assessment (Author: Arbtech, Dated: 17th December 2024).

REASON: To ensure that any protected species using the site are not harmed during the construction or demolition phases of the development in accordance with the aims of Core Policy 50 of the Wiltshire Core Strategy.

7. External materials

Construction of the dwellings hereby approved shall not proceed above finished floor/slab level until a schedule of all external materials has been submitted to and approved in writing by the local planning authority. As a minimum, the details shall include manufacturer/supplier and material name, details of any external finishes to be applied (including colour) and a photographic sample. Thereafter, the development shall be completed and maintained in accordance with the approved details.

REASON: In the interests of protecting the visual amenities of the area and preserving the significance of the conservation area in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy, policy 13 of the Malmesbury Neighbourhood Plan and the relevant planning policy advice of the National Planning Policy Framework.

8. Unexpected contamination

In the event unexpected contamination is encountered, construction of the development hereby permitted shall cease until a phased contamination risk assessment (to be carried out by a competent person in accordance with current government guidance and approved codes of practice) has been submitted to and approved in writing by the local planning authority. The phased contamination risk assessment shall be completed in accordance with the below requirements:

- Phase 1 shall include a comprehensive intrusive investigation in order to identify and characterise the type, nature and extent of contamination present, the risks to receptors and if significant contamination is identified to inform a Phase 2 remediation strategy,
- Phase 2 shall require the preparation and submission of a remediation strategy to ensure the site will be rendered suitable for its intended use. Thereafter the development shall be completed strictly in accordance with the remediation strategy approved under Phase 2 of this condition and the use shall not commence until a validation report confirming completion of these works has been submitted to and approved in writing by the local planning authority.

REASON: To ensure that any risk of ground, water and/or associated gas contamination is identified and, if necessary, a scheme implemented to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with the aims of Core Policy 56 of the Wiltshire Core Strategy and the planning policy advice of paragraph 189 of the National Planning Policy Framework.

Pre-occupation conditions

9. Site planting scheme

The dwellings hereby approved shall not be occupied or brought into use until a site planting scheme has been implemented in accordance with details that shall first be submitted to and approved in writing by the local planning authority. As a minimum, the details shall include:

- A plan showing all existing trees, shrubs and/or hedges to be retained;
- A plan showing all proposed planting to include plant numbers and species details;
- Planting and maintenance specifications, including measures to ensure the planting is protected from vermin and pests.

Any trees or plants (including existing trees and hedges to be retained) which, within a period of five years from first occupation of the development, 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.

REASON: In the interests of protecting the visual amenities of the area, providing some natural landscape features within the site and preserving the significance of the conservation area in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy, policy 13 of the Malmesbury Neighbourhood Plan and the relevant planning policy advice of the National Planning Policy Framework.

10. Surface water drainage

The dwellings hereby approved shall not be occupied or brought into use until a surface water drainage system serving all impermeable surfaces (roofs, patios, paths, site roads, parking/manoeuvring areas) has been installed/constructed in full in accordance with details that shall first be submitted to and approved in writing by the local planning authority.

As a minimum, the written details shall include:

- a drainage plan (drawn to a recognised scale);**
- technical details of all measures to be installed demonstrating compliance with the sustainable drainage systems (SuDS) hierarchy;**
- Details of any overland exceedance or discharge routes.**

Thereafter, the development shall be maintained in accordance with the approved details.

REASON: To ensure future occupiers of the site and adjacent land are not put at greater risk of surface water flooding than the existing situation in accordance with the aims of Core Policy 67 of the Wiltshire Core Strategy.

11. Means of enclosure

The dwellings hereby approved shall not be occupied or brought into use until means of enclosure between each plot, neighbouring boundaries and the street frontage have been constructed/installed in accordance with details that shall first be submitted to an approved in writing by the local planning authority. As a minimum, the details shall include:

- a plan showing all existing means of enclosure to be retained and all means of enclosure to be constructed/installed**
- the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure.**

Thereafter, the development shall be maintained in accordance with the approved details.

REASON: In the interests of protecting the visual amenities of the area and preserving the significance of the conservation area in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy, policy 13 of the Malmesbury Neighbourhood Plan and the relevant planning policy advice of the National Planning Policy Framework.

12. Car parking and manoeuvring areas

Notwithstanding the details of the approved drawings, the dwellings hereby approved shall not be occupied or brought into use until the site access, visibility splays and offstreet areas for the parking and manoeuvring of vehicles have been provided in accordance with a parking allocation plan and in accordance with hard-surface

materials details that shall first be submitted to and approved in writing by the local planning authority.

Thereafter, the development shall be maintained in accordance with the approved details.

REASON: To ensure sufficient off-street areas for the parking and turning of vehicles are provided and made available to each plot at an appropriate stage of the development and in the interests of conserving the visual amenities of the street scene and conservation area in accordance with the aims of Core Policies 58, 61 and 64 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

13. Bat and bird boxes

The dwellings hereby approved shall not be occupied or brought into use until a scheme of integral ecological enhancements has been implemented on site in accordance with details of the number, design and locations of bat roosts and bird nesting opportunities (e.g. bat and bird boxes) that shall first be submitted to the local authority for approval. The development shall be maintained in accordance with the approved scheme thereafter.

REASON: To provide mitigation /enhancement for biodiversity in accordance with the aims of Core Policy 50 of the Wiltshire Core Strategy and the relevant planning policy advice of the National Planning Policy Framework.

Compliance conditions

14. Householder PD removal – all classes

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by virtue of Classes A-H of Part 1 (Householder) of Schedule 2 to the Order shall be undertaken.

REASON: To protect the residential amenities of the area and in the interests of protecting the visual amenities of the area and preserving the significance of the conservation area in accordance with the aims of Core Policies 57 and 58 of the Wiltshire Core Strategy, policy 13 of the Malmesbury Neighbourhood Plan and the relevant planning policy advice of the National Planning Policy Framework.

15. No garage conversions

The garages serving Plots 1, 3 and 4 hereby permitted shall be kept available at all times for the parking of motor vehicles by the occupants of the associated dwellings and their visitors and for no other purpose.

REASON: To ensure sufficient off-street areas for the parking of vehicles are maintained in accordance with the aims of Core Policies 61 and 64 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

16. Obscure Glazing

The dwelling at Plot 1 of the development hereby approved shall not be occupied or brought into use until the first-floor bathroom window in the south facing elevation of the house has been fitted with obscure glazing, to an obscurity level of no less than level 3, and shall be maintained as such for the life of the development.

REASON: In the interests of residential amenity and neighbouring privacy.

INFORMATIVE NOTES

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the 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.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

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.

In this case, a Biodiversity Gain Plan needs to be submitted and approved prior to the commencement of the development. Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

For further information please refer to:

<https://www.gov.uk/government/collections/biodiversity-net-gain#developer-guidance>

Highways agreement

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will 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. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

If you have any queries regarding the above advice, please contact: HighwaysDevelopment@wiltshire.gov.

Drainage - Link to SuDS guidance

The Developer's attention is drawn to the National standards for sustainable drainage systems (SuDS) Updated 30 July 2025 here: <https://www.gov.uk/government/publications/nationalstandards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainagesystemssuds#:~:text=1.2%20Runoff%20from%20the%20development,priority%205%20is%20the%20lowest>.

As well as Wiltshire Council's Drainage Design Guidance (including the Wiltshire Council Drainage and Betterment Strategy) available here: <https://www.wiltshire.gov.uk/article/1000/Drainage>

34 **PL.2025.06615 - Building at Seagry House, Off Henn Lane and Startley Road, Upper Seagry**

Public Participation

Andrew Scott spoke in objection to the application.

Alan Bentley spoke in objection to the application.

Ewan Tavendale spoke in support of the application.

James Barrett-Jolley spoke in support of the application.

Andrew Ball spoke on behalf of Seagry Parish Council.

Senior Conservation/Planning Officer, Andrew Thomas presented a report which proposed the erection of building comprising 4 flexible B8 storage and distribution and/or Class E(g) Commercial, Business and Service units and erection of building for mixed agricultural and equestrian workshop, storage and estate office and stables, all following demolition of existing B8 storage building and site remediation, together with associated parking, servicing, drainage, infrastructure, biodiversity net gain and landscaping and alterations to existing vehicular access.

Details were provided of the site and issues raised by the proposals, including policy and planning history, the principle of development, design and appearance, heritage, landscape and arboriculture, amenity, highways and parking, ecology, flood risk and drainage, economic and social.

It was noted that there were sixty-six objections received from thirty-three individuals and three organisations acting under instruction from one of the objectors, along with three comments of support received during the public consultation.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Local Unitary Member, Cllr Howard Greenman then spoke regarding the application. Cllr Grant raised the following points which included but was not limited to scale of the development, visual impact upon the surrounding area, relationship to adjoining properties, design, bulk, height and general appearance, environmental and highway impact, consistency with the Neighbourhood Plan, and the requirements for a sequential Test in relation to the probability of flooding.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought about drainage issues and flooding risk, biodiversity net gain provision on site, the use of existing building locations for the development, the use of Henn Lane and access and egress to and from the site and potential need for conditions in relation to the size and type of vehicles using the access, courtyard access, limiting the hours of use of the buildings, and bringing the original building back into use and potential for housing on the site, types and scale of employment on site, Seagry is used as a rat-run and this causes significant issues, and reference to the Neighbourhood Plan and usage of the site.

Furthermore, reference was made to the comments from one of the public speakers objecting to the application and their technical expertise and legal opinion suggesting that a sequential test should be undertaken. Officers were reassured that the application had been reviewed by consultees who were satisfied that a sequential test was not required in this instance following a Council flood assessment and taking into account Counsels opinion as supplied by one of the objectors. Councillor Greenman asked the case officer whether a Sequential Test could be undertaken notwithstanding the report's conclusion that one was not required, and Members were advised that they could, if they considered it necessary, request further assessment. It was also later advised that members should be aware of the risks associated with requiring a policy test to be undertaken that isn't strictly necessary, and the need to approach each application and applicant in an equitable manner.

Officers explained that improvements would be undertaken with the replacement of the current ground cover on site to aid drainage issues, including the use of permeable construction techniques to improve infiltration and attenuation, and that the submitted drainage strategy had been subject to detailed modelling, including testing under extreme (surcharged) conditions, demonstrating no increase in flood risk elsewhere. Biodiversity net gain would be provided by the applicant on another site they own, Henn Lane is an existing highway and there were no conditions preventing its use, although access to the site would be restricted by condition and it was not expected that the B8 use would not generate intensive use.

In addition, officers confirmed that CP34 (iii) had been interpreted expansively by Inspectors, and the Economic Development Team had advised there is a demand and the test would be passed. Members suggested that the Team should be requested to review their earlier advice about the level of demand.

At the start of the debate a motion to ACCEPT the officer's recommendation to grant the application was moved by Cllr Chuck Berry and seconded by Cllr Matt Bragg.

During the debate, issues were raised in relation to an understanding of the reasons why the applicant wished to bring the site back into use, concerns were raised about the lack of restrictions on timings for the usage of the site and access and egress to Henn Lane, drainage issues and the need for a sequential test, which was specifically commented upon by Cllr Greenman. Officers confirmed that a sequential test could be requested.

The Committee noted that the local member, Cllr Greenman had suggested to the Head of Development Management and Director of Planning that the application should be delayed in coming to the Committee to allow for resolutions to the matters raised prior to and during this meeting. Officers proposed that they could be delegated authority for additional conditions as suggested by the Committee to be negotiated with the applicant, which received support from the Committee.

As a consequence of the discussions and comments from the Committee, Cllr Berry proposed to withdraw his motion to grant the application and replace it with a deferral so that the matters raised could be resolved prior to a further consideration. This was seconded by Cllr Grant. However, following further discussion and comment, Cllr Bragg indicated that he had not withdrawn his seconding of the original motion to grant. The Chairman received advice from the Senior Democratic Services Officer and legal that both the mover and seconder of a motion were required to withdraw the original motion, and as Cllr Bragg had not withdrawn this, the original motion to grant the application along with friendly amendments of additional conditions in relation to (i) hours of operation of buildings and users; (ii) the types of vehicles able to access the site and prohibiting HGV's; (iii) the use of the access from Henn Lane being limited to emergency purposes only, still remained on the table for the Committee to vote on and as a consequence the additional motion to defer the application was not valid. The Chairman relayed the advice about the original motion remaining on the table to the Committee and asked the Planning Officer to read out the additional conditions for this motion to grant the application.

The Committee then voted on the motion to grant the application.

Resolved:

To delegate to officers to explore with the applicant the use of additional conditions to control:

- **Hours of operation of buildings and uses – with the B8 use being significantly shorter than that of the Class E use (suggested 8-6, none on weekends etc.)**
- **Types of vehicles able to access the site, expressly prohibiting HGVs**
- **The use of the access from Henn Lane limited to emergency purposes only**

Upon satisfactory agreement of conditions, to discuss with the Division members, the Parish Council and objectors.

In the event satisfactory resolution of the above matters, then planning permission be GRANTED subject to the updated set of 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 and documents:**

- Flood Risk Assessment and Drainage Strategy Addendum 24013 (24 October 2025)
- Flood Risk Assessment and Drainage Strategy Addendum 24013 (18 November 2025)
- Flood Risk Assessment and Drainage Strategy (8 August 2025)
- Flood Risk Assessment Addendum 3 Version 2 (23 February 2026)
- Drainage Strategy 23075-PDL-01 Rev F (19 February 2026)
- SuDs Sections 23075-PDL-02 Rev C (19 February 2026)
- Block B – Roof Plans 2386-036C (3 October 2025)
- Block B – Floor Plans 2386-035C (3 October 2025)
- Block B East and West Elevations 2386-045C (3 October 2025)
- Block B North and South Elevations 2386-046C (3 October 2025)
- Proposed Block A East and West Elevations 2386-040A (8 August 2025)
- Proposed Block A Roof Plan 2386-032A (8 August 2025)
- Proposed Block A North and South Elevations 2386-041A (8 August 2025)
- Proposed Block A Ground Floor Plan 2386-030C (8 August 2025)
- Proposed Block A First Floor Plan 2386-031C (8 August 2025)
- Proposed Block A Parking and Stable Elevations East and West 2386-042A (8 August 2025)
- Proposed Block A Parking and Stable Elevations North and South 2386-043A (8 August 2025)
- Site Sections 2386-050B (3 October 2025)
- Whole Site Plan Proposed 2386-020Q (3 October 2025)
- Proposed Soft Landscaping PRI24552 11 (8 August 2025)
- Proposed Hard Landscaping PRI24552 12 (8 August 2025)
- Site Plan Proposed 2386-021J (3 October 2025)
- Location Plan 2386-001B (8 August 2025)
- Proposed Bin Store 2386-060 (8 August 2025)
- Soft Landscape Specification (8 August 2025)
- Boundary Details 2386-061 (8 August 2025)
- Sustainable Energy Strategy (8 August 2025)
- Prelim Access Layout 23075-PHL-01 Rev D (3 October 2025)
- Swept Path Analysis – Rigid HGV 23075-SPA-01 Rev C (3 October 2025)
- Swept Path Analysis (Stable Courtyard Access) 23075-SPA-02 Rev C (3 October 2025)

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

3. The development will be carried out in strict accordance with the following documents:

Arboricultural Report Rev A (30 October 2025)

Tree Protection Plan 251022-SH-Comm-TPP Rev A (30 October 2025)

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features

4. The development will be carried out in strict accordance with the following documents:

- **Sections 7, 8, and Appendices 7 and 8 of the Ecological Impact Assessment (EclA). 24 July 2025. ACD Environmental. Doc File Ref. PRI24552_EclA. Rev. A;**
- **Certificate. 10 July 2025. Natural England. Enquiry No. DLL-ENQ-WILT-00127;**
- **Soft Landscape Specification. July 2025. ACD Environmental. Doc File Ref. PRI24552 Spec;**
- **Soft Landscape Proposals. July 2025. ACD Environmental. Drawing No. PRI24552 11;**
- **Hard Landscape Proposals. July 2025. ACD Environmental. Drawing No. PRI24552 12;**
- **Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection Plan. 30 October 2025. Hillside Tree Ltd. Rev A;**

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

5. No development shall commence (including any works of demolition) until a Construction Traffic and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include, as a minimum:

- a) Routing plan for construction traffic;**
- b) Traffic Management Plan (including signage drawings);**
- c) Number, frequency, and size of delivery vehicles;**
- d) Staff and visitor vehicle movements and parking arrangements;**
- e) Details of any temporary or permanent Traffic Regulation Orders;**
- f) Phasing plan for construction activities;**
- g) Swept path analysis for the largest construction vehicle;**
- h) Hours of construction, including deliveries;**
- i) Measures to control the emission of dust and dirt during construction;**

The development shall thereafter be carried out in full accordance with the approved Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To minimise detrimental effects on neighbouring amenity and the local environment, reduce risks of pollution, and ensure highway safety during the construction phase.

6. No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method

Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to:

- Bat Species
- Nesting Birds
- Great Crested Newts
- Reptiles
- Badgers
- Priority Habitat Deciduous Woodland

The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

7. Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

8. Prior to commencement of development, a lighting plan that includes a Lux Plot, shall be submitted to the LPA for approval. The plan will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

9. No development shall commence, including any site preparation, groundworks or demolition, until an Emergency Access and Henn Lane Access Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall be prepared in consultation with the Local Highway Authority and shall include, as a minimum:
- a) A detailed plan and specification showing the measures to restrict vehicular access via the Henn Lane entrance, ensuring that the Henn Lane access cannot be used for daily, routine or operational ingress or egress associated with the development;
 - b) Clear identification of the circumstances in which the Henn Lane access may be used, limited strictly to emergency situations where the primary Startley Road access is temporarily unavailable owing to surface water flood conditions or other events that prevent safe use of the principal access, having regard to the requirements of paragraphs 116 and 181 of the National Planning Policy Framework concerning safe access during flood events;
 - c) Procedures for unlocking, temporary opening and controlled use of the Henn Lane access during such emergency events, including details of the responsible persons, notification arrangements, and a record keeping process;
 - d) Details of the physical or operational measures to reinstate the restricted status of the Henn Lane access immediately following any emergency use; and
 - e) A programme for the installation, maintenance and retention of all control measures for the lifetime of the development.

The approved Strategy shall be fully implemented prior to first use of the development and shall be adhered to at all times thereafter, unless a variation is first submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the Henn Lane access is not used as a primary or routine access/egress point, as the Local Highway Authority considers Henn Lane unsuitable for daily traffic associated with the development, and to ensure safe and appropriate access arrangements in accordance with Core Policies 60, 61 and 62 of the Wiltshire Core Strategy and paragraphs 116 and 181 of the National Planning Policy Framework, which require development to achieve safe access during flood conditions.

10. No development shall commence, including any site preparation, groundworks or demolition, until full and detailed design information for the proposed rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:
- a) A full hydraulic design demonstrating the performance of the rainwater harvesting system for all relevant design storm events

and showing how the system integrates with the wider surface water drainage strategy;

- b) Detailed engineering drawings and specifications for all system components, including storage tanks, filtration units, conveyance pipework and any flow control or pumping arrangements;
- c) Confirmation of proposed tank volumes, storage capacity calculations, inflow and outflow rates, and allowances for exceedance or emergency discharge; and
- d) Details of all by pass or overflow arrangements, including how exceedance flows will be safely routed without increasing flood risk on or off site.

The development shall thereafter be carried out in complete accordance with the approved details prior to first occupation and the rainwater harvesting system shall be retained and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the design and hydraulic performance of the rainwater harvesting system are appropriate and fully integrated into the site wide drainage strategy, in the interests of managing surface water flood risk in accordance with Core Policy 67 of the Wiltshire Core Strategy, Policy 95 of the emerging Wiltshire Local Plan, and Chapter 14 of the National Planning Policy Framework.

- 11. No development, other than demolition and remediation set out in the 'Phase 1 and 2 Desk Study & Ground Investigation (8 August 2025)', shall commence on site until the approved remediation has been completed.

The Local Planning Authority must be given at least two weeks written notification of commencement of the demolition and remediation works and the demolition and remediation works must be carried out in accordance with the details hereby approved.

Reporting of Unexpected Contamination:

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken and where remediation is necessary, a remediation scheme should be prepared and submitted to and approved in writing by the Local Planning Authority.

Verification of remedial works:

Following completion of measures identified in the approved remediation scheme a verification report must be produced. The report should demonstrate the effectiveness of the remedial works. The verification report should be submitted to and approved in writing of the Local Planning Authority.

Long Term Monitoring and Maintenance:

If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved until all the remediation objectives in that scheme have been achieved.

REASON: To ensure that risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, in accordance with Core Policy 56 of the Wiltshire Core Strategy and the Environment Agency's Land Contamination Risk Management (LCRM) guidance.

12. No part of the development shall be first brought into use until details of the cycle parking facilities shown opposite the west elevation of Block A have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the design, type of stands or racks, method of security, and means of enclosure or weather protection. The approved cycle parking shall be fully installed prior to first use of the development and thereafter retained and maintained for the lifetime of the development.

REASON: To ensure the provision of secure, covered and accessible cycle parking in the interests of promoting sustainable travel, in accordance with Core Policies 60, 61 and 62 of the Wiltshire Core Strategy and the National Planning Policy Framework.

13. No later than 3 months following completion of the SuDS infrastructure and any associated watercourse or ditch modifications, and in any event prior to the first occupation of any dwelling (or first use of the development, whichever is sooner), the developer shall submit to and obtain written approval from the Local Planning Authority, in consultation with the Lead Local Flood Authority, the following as-built information:

- a) As-built SuDS construction drawings, including all attenuation basins, flow controls, pipe networks, swales, inlets/outlets, exceedance routing and all constructed drainage assets.
- b) As-built plans of all watercourse, ditch or land-drain modifications, including dimensions, levels, cross-sections, long-sections and construction details.
- c) All as-built SuDS and watercourse/ditch drawings shall be provided in AutoCAD (DWG) format, fully georeferenced to OS National Grid; and PDF format for record purposes.
- d) A full drainage asset schedule including dimensions, levels, materials, and longterm maintenance responsibilities.

- e) An updated SuDS Maintenance Plan reflecting the final as-built arrangement.

The approved as-built drawings and documentation shall thereafter form the definitive drainage record for the development and must be complied with for the lifetime of the drainage system.

REASON: To ensure the constructed drainage system and watercourse/ditch modifications accord with the approved design, to maintain accurate LLFA drainage records, and to ensure the development does not increase flood risk on- or off-site, in accordance with the NPPF and Wiltshire Council SuDS guidance.

14. There shall be no burning undertaken on site at any time.

REASON: To protect the amenity of the area and to prevent air pollution, in accordance with Core Policy 57 and the NPPF.

15. The rating level (L_A,T_r) of noise from any external plant, machinery or equipment installed as part of the development shall not exceed 41 dB L_A,T_r at the boundary of the nearest residential property. Compliance with this limit shall be assessed using the methods and definitions set out in BS 4142:2014+A1:2019.

REASON: To protect the amenity of nearby residents in accordance with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

16. No part of the development hereby permitted shall be first brought into use until the access (including associated drainage works), internal access road, turning areas and the vehicle parking, and cycle parking facilities serving that part of the development have been completed in accordance with the details shown on the approved plans and made available for use. These areas and facilities shall be retained and maintained for their respective purposes in accordance with the approved details at all times thereafter.

REASON: To ensure satisfactory facilities for vehicles and cycles are provided in the interests of highway safety and to encourage travel by means other than the private car.

17. No part of the development shall be first brought into use 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 always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety

18. The Class E(g) uses within Block B shall only operate between the following hours:

- **08:00–20:00 Monday to Friday**
- **08:00–19:00 Saturdays**
- **09:00–16:00 Sundays and Bank Holidays**

No operations, including deliveries, collections, loading or unloading associated with the Class E(g) uses, shall take place outside of these hours.

REASON: To safeguard the amenity of nearby residential occupiers by limiting noise and activity during sensitive hours, in accordance with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order with or without modification, the buildings hereby permitted shall be used only for purposes falling within Class E(g), Class B8, and activities directly associated with the management and operation of the Seagry Estate. No change of use permitted by Class G, Class MA, or any other provision of Part 3 of Schedule 2 to the Order shall be undertaken. Furthermore, no extensions, external alterations or other operational development permitted under Part 7 of Schedule 2 shall be carried out unless express planning permission has first been obtained from the Local Planning Authority.

REASON: To ensure that the use and scale of the development remain compatible with the character of this edge-of-village location, to safeguard the amenities of neighbouring occupiers, and to retain appropriate planning control over future alterations or changes of use, in accordance with Core Policies 34, 51 and 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

INFORMATIVES:

Bat Species

The roof space of (Building at Seagry House, Off Henn Lane and Startley Road, Upper Seagry, Chippenham, SN15 5HD) is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Great Crested Newts (GCN)

The scheme will be operating under a District Level Licence (DLL) for Great Crested Newts. Great Crested Newts are protected under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation.

Works to the Public Highway

The developer/applicant will be expected to enter into a S278 Agreement with the Highway Authority for the access works before commencement of works hereby approved.

BNG Informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for

compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits

35 **PL.2025.07685 - Land at Kington Lane, Chippenham**

Public Participation

Jeremy Letherbarrow spoke in objection to the application.

Lynn Bevan spoke in objection to the application.

Mark Doodes spoke in support of the application.

Senior Planning Officer, Lucie Turner presented a report which proposed outline planning with some matters reserved except for Access for the Erection of up to 8 self-build dwellings and associated infrastructure.

Details were provided of the site and issues raised by the proposals, including the principle of development, policy and planning history, design and appearance, landscape, amenity, highways and parking, heritage, S106 and Community Infrastructure Levy, ecology and biodiversity and flood risk and drainage. Further details were provided about the 5 year housing land supply and the tilted balance.

It was noted that forty-four representation objecting to the proposals had been received with no representations of support. Consultees had no objections, apart from Stanton St Quintin Parish Council, and a number of conditions were suggested.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Local Unitary Member, Cllr Howard Greenman then spoke and confirmed the reasons why he called-in the application for the following reasons - scale of development, visual impact on the surrounding area, relationship to adjoining properties, environmental and highway impact. He then commented further on a number of Core Policies and Inspector's comments and drew attention to not be duly influenced by the lack of land supply.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on the demand for self-build homes, if the Neighbourhood Plan identifies any housing need and sites in the village, references to the self-build register and the housing land supply was 4.6 when the last application was refused by the Planning Inspector.

Officers confirmed that there was a self-build register and demand outstripped supply. They explained that not all self-builds are constructed and the plots were capable of being serviced.

At the start of the debate a motion to ACCEPT the officer's recommendation to grant the application was moved by Cllr Chuck Berry and seconded by Cllr Martin Denz (Chairman).

During the debate, comments were made in relation to the housing land supply, it was suggested that there were no merits to the application, and that if granted it would run out of time, the possibility to add a condition about the time to start the construction on site to 2 years, and the need for adequate screening.

The motion to grant the application was lost and a motion to REFUSE the application was moved by Cllr Gavin Grant and seconded by Cllr Howard Greenman.

Members suggested relevant reasons for the refusal as detailed in the Inspectors previous decision report and the Council's earlier decision upon which it was based. Officers advised the Committee that it was possible the Council could lose an appeal on this application due to the different housing land supply situation the Council is now in.

Resolved:

That planning permission be REFUSED for the following reasons:

- 1. The proposed development, by reason of its location outside of any defined settlement boundary within the open countryside, would be contrary to the settlement and community area strategies of the Wiltshire Core Strategy. Accordingly, the proposal fails to accord with Core Policies 1 'Settlement Strategy', 2 'Delivery Strategy', 10 'Spatial Strategy for the Chippenham Community Area' of the adopted Wiltshire Core Strategy (Jan 2015); Saved Policy H4 of the NWLP (June 2006); as well as Sections 2 'Achieving sustainable development' and 9 'Promoting sustainable transport' of the National Planning Policy Framework.**
- 2. The proposed development, by reason of its location in the open countryside, will result in a permanent change in the character and use of the site and immediate area that fails to integrate effectively into its surroundings. The development would harm the visual appearance and prevailing rural character in this edge of settlement context. It is not considered that the massing of new built form would integrate effectively into the immediate setting and would have a harmful impact upon local landscape character. The proposal fails to comply with Core Policies 51 (ii and iii) and 57 (i, ii, iii & vi) of the Wiltshire Core Strategy (Jan 2015) and paragraph 135 of the National Planning Policy Framework.**

36 **PL.2025.09378 - Parcels of Agriculture Land Owned by Manor Farm, Kempford in Marston Meysey Village**

The Chairman informed the Committee that the applicant had withdrawn this application prior to the meeting.

37 **PL.2026.01525 - Petroil Ltd, The Coach House, Common Platt, Purton, Swindon**

Public Participation

Mark Prtitt spoke in support of the application.

Mel Alsop spoke on behalf of Lydiard Millicent Parish Council.

Senior Conservation/Planning Officer, Samantha Stockley presented a report which proposed Permission in Principle for residential development of a minimum of 3 and maximum of 4 dwellings (Use class C3).

Details were provided of the site and issues raised by the proposals, including planning conditions and obligations, policy and planning history, key issues, location and principle of development, design and impact, highways impact and parking, ecology and biodiversity, flood risk and drainage and details about the housing land supply and the National Planning Policy Framework tilted balance.

There were no objections or no comment from consultees.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Local Unitary Member, Cllr Andrew Matthews then spoke regarding the application. Cllr Matthews raised the following points which included but were not limited to loss of existing employment land, a mixture of undeveloped and developed land, and the precedent that the application could set for other sites.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on access to certain parts of the site, the outline of the site, and concern about the designation given to the land outlined by the blue line on the plans shown at the meeting, limits on floor space and flooding in the area.

Officers commented on the potential for a delegation to officers for a further conversation with the Economic Development Team in relation to the economic impact of the application, and the area does contain some basic surface water drainage although this did not extend to the site itself.

At the start of the debate a motion to ACCEPT the officer's recommendation to grant the application was moved by Cllr Chuck Berry and seconded by Cllr Martin Denz (Chairman).

During the debate, officers were asked to seek advice from the Council's Economic Development Team about the impact of the loss of the existing office/workshop space.

RESOLVED:

To delegate to officers to consider the impact of the loss of the existing office/workshop space in conjunction with the Council's Economic Development team and in the context of the requirements of any relevant development plan or national policy.

Upon resolution of those considerations, and in the event the loss of the office/workshop is not considered to be unacceptable, then, an update be provided to the Division member before planning permission is GRANTED subject to the conditions set out in the report.

Informatives:

- 1. This Permission in Principle (PiP) shall cease to have effect three years after the date of this Decision Notice. The Technical Details Consent (TDC) relating to the proposed development must be granted prior to the expiration of this PiP.**
- 2. Please note that, in applying for TDC pursuant to this PiP, the applicant is advised to provide the following, as a minimum:**
 - i. Application plans, including:**
 - a. Location Plan**
 - b. Existing and Proposed Site/Block Plan (including landscaping proposals, visibility splays, vehicle tracking, car and bicycle parking arrangements, electric vehicle parking infrastructure and waste collection arrangements)**
 - c. Proposed Floor and Roof Plans**
 - d. Proposed Elevations**
 - ii. Design and Access Statement**
 - iii. Ecology reporting, including:**
 - a. Preliminary Ecological Appraisal (PEA) and,**
 - b. Subject to the findings of the PEA, Protected Species Surveys and/or an Ecological Impact Assessment (EcIA) as necessary**
 - iv. Biodiversity Net Gain information, including:**
 - a. Biodiversity Net Gain Assessment**
 - b. Statutory Biodiversity Metric Calculation Tool**

v. Arboricultural reporting, including:

- a. Tree Survey**
- b. Tree Constraints Plan**
- c. Arboricultural Impact Assessment (AIA) and,**
- d. Subject to the findings of the AIA, a Tree Protection Plan as necessary**
- e. Subject to the findings of the AIA, an Arboricultural Method Statement as necessary**

vi. Application Form

vii. SuDs and Surface Water Drainage Strategy

viii. Community Infrastructure Levy Forms (CIL) as appropriate

Please note that all requested information should provide the level of detail with the corresponding documents listed under the “Full Planning Application” table as set out in the Wiltshire Validation Checklist (dated August 2025).

3. The applicant is advised that the development hereby approved, if progressed to the TDC stage, may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. The applicant should submit all relevant CIL forms, including those relating to any claim of exemption or relief. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>
4. For the avoidance of doubt, the PiP hereby approved relates solely to the site identified in the Location Plan, ref. LPC 6300 EX 01.

Further, it is advised that the determination of this application has been made in consideration of that specific site, and that a separate assessment would be carried out by the local planning authority in determining any application for a different proposed site including one that wholly or partially incorporates the site relating to this permission in principle.

38 Urgent Items

There were no urgent items.

(Duration of meeting: 3.00 - 7.50 pm)

The Officer who has produced these minutes is Stuart Figini - Senior Democratic Services Officer, e-mail committee@wiltshire.gov.uk

Press enquiries to Communications, direct line 01225 713114 or email communications@wiltshire.gov.uk