

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

NOTIFICATION OF PLANNING DECISION

Application Reference Number: S/2012/1387/FULL

Name and address of agent:

Bosinney Architects
3 Victoria Place
Love Lane
Romsey
SO518DE

Name and address of applicant:

Mr Stephen Diffey
17 Bouverie Avenue
Salisbury
SP2 8DU

Particulars of Development: FULL PLANNING Conversion of school into 2 dwellings
At: Milford Park School White Hill Pitton Salisbury

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), subject to compliance with the condition(s) specified below :-

Permission granted for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely Policies G1, G2, D1, D2, R2, H16 (as saved within appendix C) and Core Policy 3.

In accordance with paragraph 187 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].

And Subject to the following CONDITION (S):

(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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no dormer windows shall be inserted in the roof slopes of the development hereby permitted.

REASON: In the interests of residential amenity/privacy and in the interests of preserving a heritage asset.

POLICY- G2 (General) NPPF (Para.131)

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(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of residential amenity/privacy and in the interests of preserving a heritage asset.

POLICY- G2 (General) NPPF (Para.131)

(4) Any roof lights inserted within the roof of the application building shall be of the conservation style and shall be maintained as such in perpetuity.

REASON: In the interests of preserving a heritage asset.

POLICY: NPPF (Para.131)

(5) The development hereby permitted shall not be first occupied until the first 5 metres of the access/parking area, measured from its junction with the public highway, has been consolidated and surfaced (not loose stone or gravel). The access/parking area shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY: G2 (General)

(6) The gradient of the parking area shall not at any point be greater than 1 in 15 for a distance of 5 metres from its junction with the public highway.

REASON: In the interests of highway safety.

POLICY: G2 (General)

(7) No development shall commence until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

POLICY: G2 (General)

(8) The vehicular access/parking area shall remain un gated at all times and shall remain for the use of the parking of vehicles in perpetuity.

REASON: In the interests of highway safety.

POLICY: G2 (General)

(9) The development shall be carried out in complete accordance with the following drawings:

DRG No. SK/1/A	28/11/2012
DRG No. SK/2	03/10/2012
DRG No. SK/3	03/10/2012
DRG No. SK/4	03/10/2012
DRG No. SK/5	03/10/2012
DRG No. SK/6	03/10/2012
DRG No. SK/1250	25/09/2012

REASON: For the avoidance of doubt

Signed:

A handwritten signature in black ink, appearing to read "B A Fleet". The signature is written in a cursive style with a period at the end.

Director for Development Services

Decision Date 27th FEBRUARY 2013

PERMISSION FOR DEVELOPMENT

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 district and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation. In particular the applicant is reminded of the following matters:-

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 footpath;

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 public highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD.

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

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. (Appeals must be made on a form which is obtainable from the Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him. If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of

reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

5. **Discharge of Conditions.** The Government introduced new fees for the discharge of planning conditions from 6 April 2008. The fee is payable per request and not per condition. The fee chargeable is £28 per request for householder development and £97 per request for all other types of development. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made using the 1 APP forms which are available on the council's Website or the Planning Portal. You are advised that, as the local planning authority has up to 12 weeks to consider the request, you apply well in advance of when you intend to start work.