

Town & Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: N/13/00698/REM

Agent DPDS Consulting Group Old Bank House 5 Devizes Road Old Town Swindon, Wiltshire SN1 4BJ	Applicant Taylor Wimpey UK Ltd Windrush Court Suite J Abingdon Business Park Abingdon Oxfordshire OX14 1SY
Parish: - PURTON	
Particulars of Development: - Provision of a 1 Form Entry Primary School including Erection of School Building with Associated Access, Car Parking and External Works Including Playing Fields, Landscaping and Associated Site Development.	
At: Ridgeway Farm Common Platt Purton Wiltshire SN5 4JT	

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, for the following reason:

The reserved matters of appearance, layout, scale and landscaping accords with the outline permission granted under 10/04575/OUT. The proposed development would not result in the detrimental impact on any residential amenities, landscape, drainage, ecology or highways. The proposal thus accords with Policies C2, C3 and NE15 of the adopted North Wiltshire Local Plan 2011.

And subject to compliance with the conditions specified hereunder:-

- 1 The development hereby approved shall not be first occupied for educational purposes until all the accesses, car parks, servicing areas and internal paths have been constructed in accordance with the approved plans.

REASON: To ensure that the development is served by an adequate means of access.

- 2 The development hereby approved shall not be first occupied for educational purposes until the adoptable road network serving the site has been completed to at least binder-course level and

provided with street lighting.

REASON: To ensure that the development is served by an adequate means of access

- 3 No development shall commence on site until a scheme of safe pedestrian and cycle routes within the outline application site, providing access from the walking and cycling catchment area has been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to any part of the development being first brought into occupied for educational purposes.

REASON: In pursuit of sustainable transport objectives.

- 4 No part of the development shall be first occupied for education purposes, until the visibility splays shown on the approved plans, with a 'y' distance of 43m, 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

Note to Applicant: This condition could require minor changes to boundary treatment

- 5 No development shall commence on site until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

- 6 Construction of the school building shall not commence until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 7 Development shall not commence until full details of the landscaping of the site have been submitted and approved under the discharge of condition 6 attached to 10/04575/OUT.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:

C12000.13.01 Location Plan 15/03/2013

Proposed Location Plan/Framework Plan 15/03/13

130226_Design and Access Statement 15/03/2013

Appendix D 15/03/13

Appendix E 15/03/13

Appendix F 15/03/13

Appendix I 15/03/13

Design and Access Supplemental Statement Walker Simpson Architects 13/09/2013

1352 L.5 REV A Illustrative Masterplan

WSA.0300.P1.04 REV Proposed Roof Plan

WSA.0300.P1.03 REV A Ground Floor Plan

WSA.0300.P1.05 REV A Proposed Elevations

440/ATR/001 REV D Access Swept Path Analysis and Visibility Splays (Replace Design and

Access Statement Appendix H)

440/ATR/002 REV C Swept Path Analysis (Replace Design and Access Statement Appendix H)

440/EW/005 REV B Indicative Site Cross Sections

Appendix G Secure by Design Response for Updated Revised Plans August 2013

No variation from the approved plans should be made without the prior approval of the local planning authority.

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

INFORMATIVES:

- 1 Your attention is also drawn to the conditions imposed on the outline planning permission reference 10/04575/OUT and dated 26/11/12.
- 2 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 3 This approval of matters reserved refers only to condition 4 of outline planning permission 10/04575/OUT dated 26/11/13, but does not by itself constitute a planning permission.
- 4 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 16th May 2012.
- 5 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.
- 6 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.

Signed



Director for Development Services

Dated: 09 December 2013

Town and Country Planning Act 1990

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.

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. (Information and forms relating to the appeals process can be found at the Planning Portal – www.planningportal.gov.uk/planning/appeals). 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 District Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
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 6th April 2008. The fee is payable per request and not per condition. The fee chargeable is £25 per request for householder development and £85 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 by using the 1 APP forms which are available on the Councils Website or the Planning Portal.

You are advised that the as local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work

6. If this permission relates to the creation of new dwellings/commercial units or conversion of buildings into dwellings/commercial units, you are required to apply for street naming and numbering to ensure that the new buildings are allocated accurate addresses and registered with the Royal Mail. Relevant application forms, guidance notes and fee sheets are available to download at <http://www.wiltshire.gov.uk/planninganddevelopment/streetnaming> or you can contact the Address Information Team on 01225 770508 or by email at streetnaming@wiltshire.gov.uk