

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

NOTIFICATION OF PLANNING DECISION

Application Reference Number: S/2009/1527/FULL

Name and address of agent:

MR DOMINIC WATKINS
CHRIS BLANDFORD ASSOCIATES
THE OLD CROWN
HIGH STREET
BLACKBOYS
UCKFIELD
TN225JR

Name and address of applicant:

MRS LORAIN KNOWLES
ENGLISH HERITAGE
29 QUEEN SQUARE
BRISTOL
BS1 4ND

Particulars of Development: FULL PLANNING DECOMMISSIONING OF EXISTING VISITOR FACILITIES AND A SECTION OF THE A344; THE ERECTION OF A NEW VISITORS CENTRE, CAR PARK, COACH PARK AND ANCILLARY SERVICES BUILDING; AND RELATED HIGHWAYS AND LANDSCAPING WORKS

At: AIRMANS CORNER LAND SOUTH EAST OF THE JUNCTION OF THE A360 AND A344 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:

It is considered that the proposal for the removal of much of the existing visitor centre and all the current parking provision will bring significant improvements to the environs of the Stonehenge monument and comply with policy 3i of the World Heritage Site Management Plan. In addition the closure of the A344 would fulfil policy 5b of the World Heritage Site Management Plan in that it would remove a significant amount of traffic from directly opposite the Stonehenge monument and therefore improve substantially the setting of the monument and the negative effect the road is currently having on the features of Outstanding Universal Value.

The new visitor centre at Airmans Corner would bring a significant improvement to the current visitor attractions creating greater understanding of the World Heritage Site via improved interpretation and education facilities much lacking at the moment and as such would comply and fulfil policy 4J of the World Heritage Site Management Plan as well as saved local plan policy T3.

It is considered that the proposed visitor centre and its associated buildings and structures will sit well within the landscape and although will be visible, have, it is considered, been positioned in the most appropriate part of the World Heritage Site with the least effect on features of Outstanding Universal Value. It is therefore considered in combination with the implementation (subject to conditions) of the full details of the application and the environmental statement and when having had regard to all relevant planning

considerations in particular saved local plan policies from the adopted Salisbury District Local Plan and the World Heritage Site Management Plan that the proposal is considered acceptable.

Subject to the following 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.

Policy G1 – General principles for development

2. The development shall be carried out in strict accordance with the approved schedule of materials and finishes to be used for the external walls and roofs of the proposed development and all other built structures hereby permitted, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority. As development progresses and where materials and finishes have not been agreed prior to commencement of development, these (and where so required samples or sample panels of such materials and finishes) shall be submitted to and approved in writing by the Local Planning Authority before their use. The works shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development and for the avoidance of doubt.

Policy D1 Extensive development

Policy D2 Infill development

3. No development hereby approved shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the visitor centre building is occupied and in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To enable the local Planning Authority to secure the satisfactory treatment of the boundaries in the interests of the visual amenity of the world heritage site.

Policy CN24 Stonehenge World Heritage site.

4. Landscaping Scheme

The development hereby approved shall not commence until details of the landscaping scheme including site clearance and a statement of the methods of its implementation shall be submitted to and approved in writing by the local planning authority.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and including a timetable for its implementation. If any plant dies, becomes diseased, seriously damaged or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing. The landscaping must be carried out in accordance with the agreed scheme and statement and maintained thereafter, unless the Local Planning Authority has given its prior written consent to any variation.

Retention of existing trees and shrubs

No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority.

All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989). If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub, or hedge shall be planted at the approximate same place, and that tree, shrub, or hedge shall be of such a size specification, and species, and should be planted at such time as may be specified in writing by the Local Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or

becomes seriously damaged or defective another tree of the species and size as that originally planted shall be planted at approximately the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to safeguard the amenity of the existing trees and to ensure a satisfactory appearance of the development.

Policy C9 Landscape conservation

5. Submission of tree protection statement

No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall show areas, which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Tree Protection Zones. Unless otherwise agreed, the Tree Protection Zones will be fenced, in accordance with British Standard Guide for Trees in Relation to Construction (BS5837: 1990) and no access will be permitted to the Tree Protection Zone for any development operation. Tree protection zones shall be provided for all trees to be retained on the site and also to take account of the root spread into the site of trees on adjoining sites.

The Arboricultural Method Statement shall also include all other relevant details, such as changes in levels, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences, placement of service runs i.e. BT, water, gas, sewage, electric etc. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and missing of materials, the movement of people and machinery across the site, where these are within ten metres of any designated Tree Protection Zone.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS3998, 1989).

The Arboricultural Method Statement shall include the provision for the supervision and inspection of tree protection measures on a regular basis throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the Local Authority Arboricultural Officer. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works and soft landscaping have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been given in writing.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of site clearance and construction.

Policy C9 Landscape conservation

6. No development shall commence until details of the Visitor Transit System have been submitted to and approved in writing by the local planning authority; such details to demonstrate the efficacy of the turning and waiting facilities proposed, at both operational ends of the site, and in the overnight parking area. Such a visitor transit system shall have at least two places on each train/unit to accommodate users in wheelchairs or other mobility impaired passengers and shall be brought into use concurrent with the opening of the visitor centre and maintained thereafter.

Reason: To ensure that the proposed layout can properly accommodate the operational requirements of the VTS trains and to ensure visitors who are mobility impaired can continue to access the Stonehenge monument.

Informative: The VTS will be running on a public highway. It must therefore comply with all necessary legislation related to such vehicles.

Policy G2 (i) General criteria

7. Notwithstanding the details of gating arrangements shown on the submitted drawings, the applicant shall, prior to the commencement of the development, obtain approval in writing from the local planning authority to further detailed drawings showing how vehicles accessing the A344 can turn around and return westbound in forward gear, including all points where access is restricted by proposed gating. The development shall be operated in accordance with the approved arrangements and details.

Reason: In the interests of highway safety and to avoid the inconvenience otherwise caused to larger vehicles that might need to gain access for highway maintenance or other purposes.

Policy G2 (i) and (ii) General criteria for development.

8. No development shall commence on the A344 and byway 12 until the applicant has submitted to and secured the written approval of the local planning authority of a scheme demonstrating how any gating or bollarding measures on the A344 are to be operated, their legal status, and what provisions are to be made for vehicles reasonably requiring access to the public highway and, beyond, to the stopped up section of A344 between Byway 12 and Stonehenge Bottom. Gating arrangements shall only be provided and operated in accordance with the approved scheme.

Reason: To demonstrate that a managed scheme will allow for the requirements of all proper vehicular users of the highway at all times of the day and night throughout the year.

Policy G2 (i) and (ii) General criteria for development.

9. Prior to the commencement of the development the applicant shall submit to and secure approval of the local planning authority to an interim scheme demonstrating how visitors during 2011 Summer Solstice, will be accommodated, and afforded access to their temporary parking facilities via the A344. Prior to the occupation of development the applicant shall submit to and secure approval of the local planning authority to a permanent scheme demonstrating how visitors during exceptional circumstances, such as summer solstice, will be accommodated, and afforded access to their temporary parking facilities via the A344. Parking arrangements shall be implemented in accordance with the approved scheme.

Reason: To ensure that local road congestion is not caused at the proposed Airman's Corner roundabout junction during exceptionally high levels of visitation, and in a circumstance where enforcement of a traffic regulation order could otherwise cause access difficulties.

Policy G2 (ii) General criteria for development

10. No part of the development hereby approved shall be commenced until a visitor management strategy in accordance with section 7.4 of the environmental statement (and the details within the ecological management strategy for visitor access to the landscape dated April 2010 and submitted May 2010) has been submitted to and approved in writing by the local planning authority. The visitor management strategy shall contain:

- (a) location specific strategies for avoiding impacts to breeding birds based on further studies of the baseline distribution of breeding birds and detailed analysis of current and anticipated visitor use of open access land and the wider World Heritage Site landscape;
- (b) an ecological management strategy (including full details of the frequency, spatial extent, survey methodology and target groups for monitoring as well as a timetable for reporting and a mechanism to demonstrate that emergency situations can be dealt with immediately); and
- (c) arrangements to ensure that monitoring and reporting shall inform and refine the specific strategies within the visitor management strategy on an ongoing basis as is required to ensure that the visitor management strategy remains effective.

The development shall not be operated other than in accordance with the approved visitor management strategy in perpetuity.

Reason: In order to protect the Salisbury Plain SAC/SPA and the wider landscape and nature conservation interests.

Policy C10 Nature conservation

11. No development shall commence until, a scheme and programme for cycle parking and storage provision at the western end of the retained A344 and for cycle parking at the eastern end has been submitted and approved in writing by the local planning authority. The facilities shall be provided in accordance with the approved scheme and programme and maintained thereafter.

Reason: In order to facilitate the objectives of the travel planning requirements for the site insofar as they relate to encouraging pedestrian and cycle transport, and to discourage random parking of cycles within the vicinities of the Stones and the proposed Visitor Centre.

Policy TR12 (ii & iii) Cycling and pedestrians

12. No development shall commence until a construction management plan has been submitted to and approved in writing by the local planning authority, (in consultation with the secretary of state for transport). The plan shall include details of the number and frequency of construction vehicle movements, construction operation hours, construction vehicle rates to and from the site with distance details, construction delivery hours, car parking for contractors, specific measures to be adopted to mitigate construction impacts (including infrastructure improvements if appropriate) a construction workers travel plan and a detailed traffic management plan to control traffic during the construction phases.

Reason: To mitigate the impact of construction traffic during the construction period and in the interests of highway safety on the local and strategic road network.

Policy C10 Nature conservation

13. The development hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority, a landscape management plan. The landscape management plan shall contain a statement for the long-term effective maintenance of the agreed landscape scheme and full details of all management and establishment operations over a ten-year period, unless otherwise agreed in writing by the Local Planning Authority. It shall also include details of the relevant management, and supervisory responsibilities.

The landscape management plan shall also include the provision for a review to be undertaken during the course of the plan with a final review being undertaken before the end of the ten-year period. A revised landscape management plan shall be submitted for the agreement of the Local Planning Authority before the ten years has expired. The revised details shall make similar provisions for the long-term maintenance and management of the landscape scheme. The revised scheme shall also make provision for future revision and updating. The provisions of the landscape management plan and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the Local Planning Authority. No trees, shrubs, hedges or other plants shall be removed for the duration of the landscape management scheme or its revisions, without the prior written approval of the Local Planning Authority. Management of the landscape scheme in accordance with the landscape management plan or their agreed revisions shall not cease unless agreed in writing by the local Planning Authority.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity to be provided by the new landscaping is achieved and safeguarded, and to ensure satisfactory appearance to the development.

Policy C1 The rural environment

14. No development shall be commenced until a scheme to provide details of water supply, water efficiency measures (in accordance with the principles within the water and waste water strategy within appendix A10.1 of the environmental statement) and mechanisms for monitoring water use has been submitted to and approved in writing by, the local planning authority. Any such scheme shall be supported by detailed information relating to water efficiency measures which will be included, revised calculations on predicted water use and how water use will be monitored. The scheme shall be fully implemented prior to the opening of the visitor centre in accordance with the approved details and maintained thereafter.

Reason: The site is located on a major aquifer within the catchment of the River Avon SAC/SSSI and the South Wiltshire core strategy proposed submission document (July 2009; policy 19) includes the requirement for non-residential development to include water efficiency measures.

Policy G3 Water environment
Policy C10 Nature conservation

15. No development shall commence until a detailed scheme for the disposal of foul drainage has been submitted and approved by the local planning authority. Details shall be in accordance with the principles contained within the water and waste strategy within appendix A10.1 of the environmental statement and shall include whether discharge is to ground or surface water, location of discharge, details of emergency storage proposals and emergency arrangements for tankering off-site. The scheme shall be completed in accordance with the approved plans before the visitor centre is brought into use and shall be maintained thereafter.

Reason: The site is located on a major aquifer within the catchment of the River Avon SAC/SSSI. Appropriate drainage arrangements will ensure groundwater is protected.

Policy G3 Water environment

16. No development shall commence until the detailed design of the surface water drainage scheme for the site, based on sustainable drainage and pollution control principles (in section 10 of the environmental statement) and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system. The site is located on a major aquifer within the catchment of the River Avon SAC/SSSI. Appropriate drainage arrangements will ensure groundwater is protected.

Informative: The applicant should be aware that any works offering an obstruction to flow within an ordinary watercourse will require prior flood defence consent from the environment Agency in accordance with S23 of the land drainage Act 1991. Further guidance is available from the Environment Agency development and flood risk officer- Daniel Griffin (01258 483351)

Policy G3 Water environment

17. No development approved by this permission shall be commenced until a detailed construction environmental management plan, in accordance with section 10.4 of the environmental statement (and incorporating the pollution prevention measures identified within the outline construction environmental management plan dated 23rd September 2009 as set out at appendix A2 of the environmental statement) has been submitted to and approved by the local planning authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

Reason: The site is located on a major aquifer with the catchment of the River Avon SAC/SSSI. Appropriate pollution prevention arrangements during construction will ensure groundwater and surface water are protected.

To protect the Salisbury Plain SAC/SPA and the wider landscape and nature conservation interests

Policy C10 Nature Conservation

18. No development shall commence until details of all lighting proposals, including street lighting, lighting for the car and coach parks, lighting for footpaths, lighting at the drop off points, including intensity of the lighting and design for the light column shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby permitted commencing. The details shall comply with the lighting strategy dated 6 April 2010 submitted in May 2010 and sections 7.6.54 and 7.6.55 of the environmental statement and include arrangements for testing of the works on their first operation. All the works and operation of the development shall subsequently accord with the approved details.

Reason: To ensure that the lighting scheme respects the overall design qualities required from the development and to minimise impact of the lighting scheme upon both the World Heritage Site and wider landscape and nature conservation interests and the Salisbury Plain SAC/SPA.

Policy C10 Nature Conservation

Policy C1 The rural Environment

Policy G2 (ii & iv) General criteria for development

19. No development shall commence within the application area until:

a) A written programme of archaeological investigation, which should include on-site work and off site work such as the analysis, publishing and archiving of the results has been submitted to and approved by the Local Planning Authority in writing; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

Reason: To ensure that artefacts of archaeological importance are properly recorded and evaluated.

Policy CN22 Ancient monuments and Archaeology

20. The development hereby permitted shall not commence until a waste audit, to include measures to deal with littering has been completed in accordance with the supplementary planning guidance to the Wiltshire Structure Plan and been submitted to and approved in writing by the Local Planning Authority.

Reason: in the interests of achieving a sustainable development.

Policy G2 (viii) General criteria for development (pollution)

21. The visitor centre hereby approved shall not be open for public use, until the developer has upgraded the surface of Byway 12 between the A344 and the Sustrans National Cycle Route 45.

Reason: In order to facilitate the objectives of the travel planning requirements for the site insofar as they relate to encouraging pedestrian and cycle transport.

Policy TR12 (ii & iii) Cycling and pedestrians

22. The development hereby permitted shall not be occupied nor will the closure of the A344/A303 junction (which will be the subject of a stopping up order under section 247 of the TCPA 1990) take place unless and until the scheme for modification of Longbarrow roundabout broadly shown on preliminary design drawing MP-A-G100-P-02 (rev i) shall be implemented.

Reason: To ensure that the scheme for Longbarrow roundabout is designed and constructed to appropriate standards enabling the A303 to operate effectively, following the closure of the A344/A303 junction in accordance with circular 02/07 planning and the strategic road network.

Policy G2 (ii) General criteria for development

23. The visitor centre shall not commence commercial operation until the approved car parks have been constructed, surfaced and drained in accordance with the approved plans.

Reason: To ensure that the development hereby permitted is provided with adequate facilities for the parking of vehicles.

Policy TR11 Parking

24. The visitor centre shall not commence commercial operation until the transit route and drop off points have been provided within the site in accordance with the approved plans.

Reason: To ensure adequate access to Stonehenge is provided for visitors.

Policy G2 (i) General criteria for development

25. The Visitor Centre shall not be brought into commercial operation until such time that a system of internal pedestrian footpaths, within the visitor centre site itself, has been completed in accordance with detailed drawings to be submitted to and approved by the Local Planning Authority

Reason: To facilitate pedestrian movement on identified desire lines.

Policy TR12 (ii) Cycleways and footpaths

26. The retail unit within the visitor centre hereby permitted shall not commence trading until details of the broad range of goods to be sold have been submitted to and agreed by the Local Planning Authority. The shop shall not sell goods outside of the agreed range, other than as a minor and ancillary part of the stores operation without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise adequate control over the kind of goods which are sold from the premises, in the interests of maintaining the vitality and viability of Amesbury town centre

27. No development shall commence until (i) details of the pedestrian and cycle route along the whole of the A344, including crossing arrangements at the A303 (Stonehenge Bottom) and (ii) a scheme for reviewing such access and crossing arrangements, have been submitted to and approved (in consultation with the Highways agency) in writing by the local planning authority. The development shall not be occupied until the agreed works have been completed. Any changes shall be implemented in accordance with the approved scheme.

Reason: To accommodate and facilitate the inevitable future local pedestrian and cyclist demand travelling the route between the Stones and west Amesbury, and provision of a safe crossing point on the A303 when the right turn facility currently in place is removed.

Informative: For the avoidance of doubt, the scheme for reviewing the access and crossing arrangements shall have regard to Design Manual for Roads and Bridges HD19/03 Stage 4 Safety Audit 12 and 36 month post-scheme recommendations for remedial action. It shall detail how recommended remedial action will be funded and implemented, including arrangements to provide for alternative crossing points on the A303 and associated access links.

Policy TR12 (ii) Cycling

28. The plans hereby approved are as follows -

Drawing no

As received on the 5th October 2009

AB-A-G200-E-WE rev C
AB-A-G200-E-N rev C
AB-A-G200-P-RP rev C
AB-A-G200-P-00 rev G
VC-A-G200-S-FF rev C
VC-A-G200-S-EE revC
VC-A-G200-S-CCDD rev D
VC-A-G200-S-BB rev C
VC-A-G200-S-AA rev D
VC-A-G200-E-S rev C
VC-A-G200-E-Ea
VC-A-G200-E-E rev C
VC-A-G200-P-RP rev C
VC-A-G200-P-00 rev G
MP-A-G100-P-03 rev I
MP-A-G100-P-02 rev G
MP-A-G100-P-01 rev F

DECNAPFP 05/09

MP-A-G000-P-XP-03 rev B
MP-A-G000-P-XP-02 rev B
MP-A-G000-P-XP-01 rev B
AC-G200-PA-01 rev B
VC-A-G200-E-W rev C
VC-A-G200-E-N rev D
10110301 - SEIW-21 rev A
HB-A-G200-P-00 rev E
MP-A-G100-P-03 rev K
11110201-PA-001
10110301-SEIW_17
10110301-SEIW_18
10110301-SEIW_20
10110301-SEIW_22 rev A
10110301-SEIW_19
HB-A-G200-P-RP rev D
HB-A-G200-S-AABB rev C
HB-A-G200-S-CCDD rev C
HB-A-G200-S-EEFF rev C
SE14283-SK-C-01 rev P2
SE14283-SK-C-02 rev P3
10110301-SEIW_16
10110301-SEIW_23
8877 (A) VC 001
8877 (L) VC 001
8877 (E) VC 001
8877 (E) VC 003
8877 (E) VC 002
TH/STON/SK09 rev A
HB-A-G200-XA-00
HB-A-G200-XS-AABB rev B
HB-A-G200-XP-00 rev B
AB-A-G200-S rev C
AB-A-G200-E-S rev C
MP-A-G100-P-02 rev I
SE14283-SK-C-03 rev P6
SE14283-SK-C-04 rev P4

Environmental Statement and appendices received 5th October 2009

Transport assessment and outline travel plan received 5th October 2009

Ecological management strategy received 5th May 2010

Lighting vstrategy document received 5th May 2010
including plan no's -

TH/STON/LIG/500
10110301-DT05 rev D
10110301-GA002 rev D
AC-N-G1
HUB-N-G1
VC-A-G500-D-01 rev A
VC-A-G500-D-02 rev A

Tabular response of clarification of ecological matters received on the 22nd December 2009.

Reason: For the avoidance of doubt and to provide an acceptable form of development

POLICY- G2 adopted Salisbury District Local Plan

INFORMATIVE:

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated 23rd June 2010.

Signed:

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

Director for Development Services

DATED: 23/06/10

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 £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 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.