

## CLERKS REPORT – February 2013

### Agenda Items

**7b) changes to national planning rules to allow the change of use of some offices to residential** – I have received the following report from Brad Fleet, Service Director of Development Service:

#### **Changes to national planning rules to allow the change of use of some offices to residential**

On 24<sup>th</sup> January the Secretary of State announced that later this Spring the planning rules on 'change of use' would be amended to introduce permitted development rights for certain types of offices to change to residential without the need for planning permission.

#### **What will these permitted development rights actually allow?**

They will permit change of use from B1(a)\* offices to C3\*\* residential.

This is subject to a 'prior approval' process where an authority can object but only on grounds of:

- significant transport and highway impacts
- development in safety hazard zones, areas of high flood risk and land contamination

The permitted development rights will only cover change of use: any associated physical development which currently requires a planning application will continue to need one.

A proposed change from commercial to residential use that does not benefit from the new permitted development rights (e.g. where it cannot satisfy the prior approval requirements) will continue to require a planning application.

*\*A B1(a) office includes any office **other** than: - Banks, building societies, estate and employment agencies, professional services (not health or medical services) and betting offices.*

*Essentially, it applies to any office which is not regularly visited by members of the public*

*\*\* A C3 residential use means use as a dwelling house but would exclude any form of institutional/hotel/nursing home type residential use*

#### **Exemptions?**

The new rights will initially be time-limited for a period of three years. Alongside the new permitted development rights it was announced that local authorities would be given an opportunity to seek an exemption for specific parts of their locality. The Government has made it very clear, however, that exemptions will only be granted in exceptional circumstances, where local authorities demonstrate clearly that the introduction of these new permitted development rights in a particular area will lead to:

the loss of a nationally significant area of economic activity

or

substantial adverse economic consequences at the local authority level which are not offset by the positive benefits the new rights would bring

A copy of the written ministerial statement which also outlines a number of other proposals can be viewed here: <https://www.gov.uk/government/speeches/change-of-use-promoting-regeneration> At the time of writing there is no specific information available on these other proposals.

**9a) Repainting of double-yellow lines in Mere** – I have now heard from David Button, Wiltshire Council's Area Highway Engineer, who confirms that he has measured up all the yellow lines in The Square and those extending from Boar Street towards Barton Lane and then passed the data onto Paul Shaddock in the Joint Transportation Team on 03/12/12, with a recommendation that re-painting should take place as soon as practicable.

**10 b) Interim internal audit report for year ending 31<sup>st</sup> March 2013** – Mr. John Wilson has carried out the interim internal audit and reports as follows: ' I have carried out an interim internal audit of the Mere Parish

Council Financial Statements for the year ending 31<sup>st</sup> March 2013. In my opinion the Council has maintained proper accounting records and the financial statements have been properly prepared. The Council will know that I for long have been concerned about lack of backup for the Clerk. I therefore am pleased that arrangements are now in hand to recruit an assistant from the beginning of April. The Clerk and I discussed the proposed take over by the Council of responsibility for the Salisbury Street and Castle Street car parks, and the public toilets. I emphasised the need for a risk assessment in relation to the maintenance of the toilets to safeguard both the Council and its appointed contractor. I would like to acknowledge the assistance I have received from the Clerk, Lindsey Wood. She certainly made this task easier by having, as always, everything ready to hand and in such good order.'

## **Information Items**

### **Precepts/Budgets**

Wiltshire Council has supplied me with a list of all the Wiltshire Parish & Town Councils Precepts and Band D charges and percentage increases/decreases. I would be happy to copy this if it is of interest but here are a few statistics that I thought may be of interest:

There are 222 Parish/Town Councils or Community Meetings in Wiltshire. The highest Band D charge for next year will be £184.28 (Royal Wootton Bassett) – the lowest will be 0.00 (Alvediston PC, East Kennett PC, Norton Bavant PC, Stockton PC & Stratford Tony PC). Below is a list of those with a Band D charge above £70. The highest percentage rise for a band D charge is 439%

<b>Parish/Town Council</b>	<b>Band D charge 2013/14</b>
Royal Wootton Bassett Town Council	184.28
Malmesbury Town Council	172.32
Cricklade Town Council	153.31
Chippenham Town Council	136.55
Corsham Town Council	122.84
Trowbridge Town Council	122.63
Purton Parish Council	103.65
Tidworth Parish Council	100.84
Wilton Town Council	91.65
Bradford On Avon Town Council	91.12
Salisbury City Council	90.00
Burbage Parish Council	86.97
Maiden Bradley Parish Council	79.06
Mere Parish Council	76.72
Warminster Town Council	73.70
Westbury Town Council	71.74
Ludgershall Town Council	71.68

### **Planning Decisions**

**Application Number: S / 2012 / 1719**

Location: Wood Farm Manor Road, Mere, Warminster.

Proposal: Erection of two storey extension to main farmhouse with new patio doors and windows to provide additional living space

Agent:

Case Officer: Charlie Bruce-White

Category Of Application: FULL PLANNING

Decision: APPROVED Date of Decision: 22/01/2013

**Application Number: S / 2012 / 247**

Location: Bramley House Castle Street, Mere, Warminster.

Proposal: Vary condition 1 of approved application S/2009/0550 (extension of Bramley House residential care home to provide 10 bedrooms with ensuite facilities at first floor with

ancillary accommodation at ground floor.  
Agent: 48 Ashley Road Boscombe Bournemouth BH14LJ.  
Case Officer: Charlie Bruce-White  
Category Of Application: VARIATION CONDITION  
Decision: APPROVED Date of Decision: 10/01/2013

**Application Number: S / 2012 / 1664**

Location: 36 Southbrook, Mere, Warminster.  
Proposal: Demolish existing utility and erect two storey side extension and single storey lean-to extension to rear  
Agent: Mr Gary Adlem Greencroft Church Lane Sturminster Newton DT102DH.  
Case Officer: Ms L Porter  
Category Of Application: FULL PLANNING  
Decision: APPROVED Date of Decision: 08/01/2013

**Application Number: S / 2012 / 1559**

Location: Breaches Farm Barrow Street, Mere, Warminster.  
Proposal: Conversion of traditional barn to form two holiday lets  
Agent: Mr Martin Leay MLA 12 Cirencester Office Park Cirencester GL7 6JJ.  
Case Officer: Charlie Bruce-White  
Category Of Application: FULL PLANNING  
Decision: APPROVED Date of Decision: 07/01/2013

**Application Number: S / 2012 / 1562**

Location: Breaches Farm Barrow Street, Mere, Warminster.  
Proposal: Conversion and extension of barn into work-live unit  
Agent: Mr Martin Leay MLA Cirencester Office Park Cirencester GL7 6JJ.  
Case Officer: Charlie Bruce-White  
Category Of Application: FULL PLANNING  
Decision: APPROVED Date of Decision: 07/01/2013

**Application Number: S / 2012 / 1561**

Location: 4 The Bartletts, Shaftesbury Road, Mere, Warminster.  
Proposal: The use of land as a garden.  
Agent: Brimble, Lea & Partners Wessex House High Street Gillingham SP8 4AG.  
Case Officer: Mr S Banks  
Category Of Application: CERTLAW EXIST USE  
Decision: APPROVED Date of Decision: 20/12/2012

**Application Number: S / 2012 / 1596**

Location: Plot B Former Newmead Cottage Site, Southbrook, Mere, Warminster.  
Proposal: Variation of Condition 2 of application S/2011/0620 (erection of three dwellings and associated works) to alter approved plans; omit 3210-B-01b and 3210-B-2b and substitute with 3210-B-11d, 3210-B-12c, 3210-  
Agent: Architect chartered Services 8a Church Hill Shaftesbury SP7 9QG.  
Case Officer: Charlie Bruce-White  
Category Of Application: VARIATION CONDITION  
Decision: APPROVED Date of Decision: 21/12/2012

**Application Number: S / 2012 / 1513**

Location: F J Chalke Ltd Talbot Garage Salisbury Street, Mere, Warminster.  
Proposal: Demolition of existing valet building, erection of new workshop extension including new extension for mot facility (amendment to S/2011/1020)  
Agent: Simon Bronstein Scaramanga Design Limited Studio 6 Chestnut Court Jill Lane Sambourne Worcestershire B96 6ES.  
Case Officer: Mr T Wippell  
Category Of Application: FULL PLANNING

Decision: APPROVED Date of Decision: 21/12/2012

**Application Number: S / 2012 / 1391**

Location: Burton Grange Burton, Mere, Warminster.

Proposal: Change of use and alterations to redundant farm buildings to form 3 no. holiday cottages and ancillary domestic uses, form, enlarge and block openings, remove lean-to, part replacement roof, infill open

Agent: BTA Architects 39 Silver Street Warminster BA12 8PT.

Case Officer: Mrs Lucy Minting

Category Of Application: LISTED CONSENT

Decision: APPROVED Date of Decision: 14/12/2012

**Application Number: S / 2012 / 1390**

Location: Burton Grange Burton, Mere, Warminster.

Proposal: Change of use and alterations to redundant farm buildings to form 3 no. holiday cottages and ancillary domestic uses, form, enlarge and block openings, remove lean-to, part replacement roof, infill open

Agent: BTA Architects 39 Silver Street Warminster BA12 8PT.

Case Officer: Mrs Lucy Minting

Category Of Application: FULL PLANNING

Decision: APPROVED Date of Decision: 14/12/2012

**Application Number: S / 2012 / 656**

Location: Land adj to 1 Old Hollow, Mere, Warminster.

Proposal: Outline application for 1 new dwelling on land adjacent to 1 Old Hollow

Agent: A.R.Dalziel M.C.I.A.T Office 10 - Unit 21 Old Yarn Mills Sherborne DT9 3RQ.

Case Officer: Mr A Bidwell

Category Of Application: FULL PLANNING

Decision: APPROVED Date of Decision: 30/11/2012