

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	23 April 2008
Application Number	07/01622/FUL
Site Address	Calne Local Centre, Calne, Wiltshire
Proposal	13 Dwellings and associated works.
Applicant	Persimmon Homes (Wessex)
Town/Parish Council	Calne/Calne Without
Grid Ref	399137 171905
Type of application	Full application

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because more than 5 letters of objection were received to the original application.

Summary of Report

The application was delegated to the Development Control Manager by Development Control Committee on 12 December 2007 to allow the signing of a legal agreement to secure funding for the local community centre to be built on land nearby, owned by the Town Council.

Subsequent to this decision, Persimmon Homes were made aware that the land in their ownership was slightly less than they originally understood. As a result of this they have revised the scheme by turning one of the town houses by 90 degrees and altering the shape of the flat block from "L-Shaped" to "T-Shaped".

The number of parking spaces remains the same, as do all other aspects of the application.

The revised site plan has been consulted on and 4 further letters of objection have been received. However, the letters re iterate concerns over increased traffic, parking and devaluation. All of these issues were debated by Members at the meeting on 12 December 2007.

Officer Recommendation

Delegated to the Development Control Manager to GRANT permission subject to:

- Conditions
- Suitably modified legal agreements

Planning History		
Application number	Proposal	Decision
05/02823/REM	Landscaping for new community Hall, Surgery and flats.	Permission
06/02420/REM	Landscaping for community hall, flats and surgery	Permission

Consultations

Calne Town Council feel that this is over development of the area and would prefer a smaller density of houses (Original scheme)

Amended scheme – Amendments noted

Principal Environmental Health Officer has no objections subject to conditions.

Wiltshire County Council - No objection

County Education Officers do not require a contribution towards education.

Representations

16 letters of objection have been received. (Original scheme)

Summary of key points raised:

- Add to parking and congestion problems
- Over-development.
- No public parking for busy medical centre.
- Should be community Centre.
- Garages will be used for storage rather than parking of cars.
- Overshadowing of houses.
- No benefit to the area.
- Inadequate planning in the vicinity

Petition with 105 signatures objecting for the following reasons:

- Shortage of parking
- Safety concern because of lack of parking.
- Tesco store has already increased traffic.
- The effect on the S106 agreement should not lead to a worsening of the area for parking.
- Photos to demonstrate lack of parking have been submitted

Planning Considerations

Principle of development

The principle of residential development on this site within the Calne North Development is acceptable subject to the Community Centre being re-located and built in an equally accessible and suitable location. This will be secured by way of a legal agreement.

Impact on amenity

There are no issues of overlooking and the scale of the development reflects its position between the higher flats to the east and 2 storey houses to the west.

The flats have mainly communal amenity space with the townhouses allocated gardens.

Design and Scale of Development

The design of the development will fit in with the remainder of the development using similar materials. The density of the scheme is around 60 dwellings per hectare, which is appropriate for this central area, close to local shopping and other uses.

Highways and parking

Wiltshire County Highways state that in terms of 3 x1 bed, 6x 2 bed, 3 x 3 bed and 1x 2 bed FOG, that 22 parking spaces is acceptable in highway terms. He notes that there are 2 visitor spaces near space 5 and 6 which are end to end and will need to be allocated to the same owner. Parking allocation is not required at this stage, but ideally 1 beds should have 1 space and the remainder to have 2 spaces which results in minus 1 space. It is suggested that the FOG has only 1 space.

They recommend conditions relating to access width, surfacing, disposal of surface water, visibility splays and retention of parking spaces.

Section 106 Contribution

The letter accompanying the application explains that Persimmon Homes are working with the Town Council to draw up plans for an alternative Community Centre. The full land value that is released by the development will be available to the Town Council to build the community Centre and this will be secured by way of a legal agreement.

Affordable Housing

The proposal is below the threshold set out in Policy H5 of the North Wiltshire Local Plan 2001 Wiltshire Local Plan 2011.

Public Open Space

A contribution will be required as the site was not originally designated as housing. This could be secured by condition.

Education

No education contribution is required.

Recommendation

Delegated to the Development Control Manager to GRANT planning permission subject to:

- Conditions
- Suitably modified legal agreements

Appendices: NONE

Background Documents Used in the Preparation of this Report: 1.20, 2.02, 3.06, 4.02, 4.04, 5.01