

**REPORT TO THE DEVELOPMENT CONTROL  
COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>23<sup>rd</sup> April 2008</b>
<b>Application Number</b>	<b>08/00532/COU</b>
<b>Site Address</b>	<b>Station Road, Wootton Bassett, Wiltshire</b>
<b>Proposal</b>	<b>Change of Use of Public Toilets to A Shop (A1) Financial Professional Services Office (A2)</b>
<b>Applicant</b>	<b>North Wiltshire District Council</b>
<b>Town/Parish Council</b>	<b>Wootton Bassett</b>
<b>Grid Ref</b>	<b>406792 182448</b>
<b>Type of application</b>	<b>Change of Use</b>

**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 8<sup>th</sup> April 2002 because the Council is the owner/applicant

**Officer Recommendation**

Planning Permission be GRANTED subject to the conditions

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## Proposal and Site Description

The former public toilet building has a stone façade, other walls of brick and a tiled roof. It is adjacent to the pavement and approximately 100m from the High Street. The “Old Nick” Public House and Somerfield car park are opposite. There are double yellow lines on the road.

The application is to allow options for disposal. Some external alterations to the building would probably be necessary for those uses and these would require a further application.

<b>Planning History</b>		
None		

## Consultations

**Wootton Bassett Town Council** – comments awaited.

**Wiltshire County Council Highways** – No objection (following removal of B8 use)

**Environmental Health** – No objections

## Planning Considerations

There are no specific policies of the local plan relating to this proposal other than Development Control Core Policy C3.

Considering its former use the building fits surprisingly well into the street scene and an alternative use needs to be found for this small (approximately 40m<sup>2</sup>) building.

A shop or professional services use would be appropriate in this location and would have infrequent servicing needs which would minimise the potential for obstruction of the highway during loading/unloading.

## Recommendation and Proposed Conditions/Informatives

Permission be granted 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 Section 91 of the Town and Country Planning Act 1990.

2 - The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

Informatives:

1 – A further planning application will be required for any material alterations to the appearance of the building

2 – This is a permission for alternative use in accordance with PART 3 CLASS E of the Town and Country Planning (General Permitted Development) Order 1995.

3 - This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Location plan 1:1250 and Block Plan 1:500 dated 03/03/2008.

### **Reason for Decision**

The uses proposed are sustainable alternatives to this building and comply with Policy C3 of the North Wiltshire Local Plan 2011

**Appendices: NONE**

**Background Documents Used in the Preparation of this Report: 1:20, 2:02, 4:02**