

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	5 th November 2008
Application Number	08/01756/FUL
Site Address	Land Adjacent to Cricklade Town Hall/Waylands, Cricklade
Proposal	Extension to Town Hall Car Park
Applicant	Cricklade Town Council
Town/Parish Council	Cricklade
Grid Ref	410024 193397
Type of application	Full Application

Reason for the application being considered by Committee

This application has been submitted to the Committee for a decision as the Council owns part of the land.

Summary of Report

This application proposes the extension of the car park to provide additional parking spaces. The site lies within the framework boundary and is also within the Cricklade conservation area.

- Implications on DC Core Policy C3 and HE1
- Impact on the Conservation Area

Officer Recommendation

Planning Permission be GRANTED subject to the conditions

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Proposal and Site Description

The site is located at the junction of High Street and Waylands with the existing access from the High Street. The proposal is to extend the existing car park with additional car parking spaces and the proposal includes a landscaping scheme.

Planning History		
Application number	Proposal	Decision
08/00553/FUL	Extension to Existing Town Hall Car Park	Refused

Consultations

Wiltshire County Council Highways have no objections.

English Heritage recommend refusal due to the potential damage to nationally important remains and the poor assessment of the monument in relation to the scheme.

Historic Buildings Officer states that the area is archaeological sensitive; however the proposed car park extension lies within the original urban settlement and whilst close to the Scheduled Ancient Monument (Town Walls), is outside the designated area. The depth of the excavation needed in order to achieve construction is likely to be limited and the possibility of intrusion into archaeological deposits is therefore unlikely. However, if permission be granted a condition should be imposed requiring that all excavation should be taken under an archaeological watching brief.

Representations

34 of letters of support have been received.

Summary of key points raised

- Extra parking needed in Cricklade
- Will be beneficial to local businesses
- Attract tourism
- Will enhance the area
- Greater usability for the Town Hall
- Will support the economic viability of Cricklade town

4 letters of objection have been received.

Summary of key points raised

- Site in conservation area and should be preserved
- Noise pollution
- Loss of amenity
- Intrusion into the landscape

Planning Considerations

Principle of development

The current scheme is as a result of lengthy negotiations with the applicants, using the advice of the council's urban designers. A revised plan has been received.

The proposal is to extend the existing car park and therefore the key issues are whether the proposed extension would be acceptable in terms of scale and the impact on the Cricklade conservation area. The site is located at the junction of High Street and Waylands to the south of the Town Centre. The application site is relatively level and made up from part of the existing Town Hall car park, which has 35 marked spaces, and part of the existing grass verge.

A previous application for an extension to the car park was refused (08/00553/FUL) as it was considered it would result in an unacceptable loss of amenity to nearby residents and be an unacceptable intrusion into the landscape of this part of Cricklade, would have a detrimental impact on the appearance of the area and would fail to preserve or enhance the character or appearance of the Cricklade conservation area.

Impact on amenity

The site falls inside the framework settlement of Cricklade and is situated within the conservation area. and any new development should also respect the surrounding area. It is not considered that the proposal will have a detrimental impact on the amenity of the area.

Impact on Conservation Area

The proposal will extend the existing car parking area, which includes a landscaping scheme and the existing trees and seating area are to remain, therefore it is considered the proposal will preserve the character and appearance of the Cricklade conservation area.

Design and Scale of Development

The existing parking is tarmac and it is proposed to continue with the same surface treatment which will provide visual continuity. The existing concrete post and chain fence is to be replaced with hedgerow screening along the southern perimeter. The land directly to the north of the existing trees will be returned to soft landscaping consisting of an extended grassed area and the replacement hedgerow. It is considered there would be very little visual difference in what exists now and the new proposal. This is considered to be an acceptable and appropriate scheme in this location.

Recommendations and Proposed Conditions/Informatives

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.

3. No development shall commence until the Local Planning Authority has first approved in writing details of a programme of access which will be afforded to a named archaeologist to observe and record all ground disturbance during construction (such works to include any geological trial pits, foundations and service trenches). The approved archaeologist shall thereafter be allowed access in accordance with the details so approved.

Reason: To enable the remains of archaeological interest which may exist within the site to be recorded.

4. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

Informatives

1. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- C3 and HE1

2. A public footpath is affected by this proposal. A planning permission does not authorise the stopping up or diversion of the footpath/bridleway. There is a statutory procedure for this which can be lengthy. Please write in the first instance to The Rights of Way Officer, Wiltshire County Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, quoting the reference number of the planning permission.

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.

Proposed Layout Revision A, received by the local planning authority on the 26th September 2008 and location plan received by the local planning authority on the 21 July 2008.

Reason for Decision: The revised proposed development is considered to have addressed previous concerns over its visual impact as it is considered will now preserve the character of the Cricklade conservation area and is therefore considered to comply with the provisions of Policies C3, and HE1 of the North Wiltshire Local Plan 2011.

Appendices:	<ul style="list-style-type: none">• None
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.20, 1.25, 2.02, 2.32, 3.04, 5.01