

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE Report No.

Date of Meeting	5th November 2008
Application Number	08/02284/FUL
Site Address	The Green, Barrow Green, Chippenham, Wiltshire
Proposal	Temporary Community Building (Re-submission of 08/01747/COU)
Applicant	Westlea Housing Association
Town/Parish Council	Chippenham Town Council
Grid Ref	392213 174709
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 the Council is landowner.

Summary of Report

This application is for a temporary community building and associated works. The building is for use as part of a community project to provide a venue and meeting place for family activities, one to one support services, service user groups and surgeries and youth activities and general consultation. The issues are:

- Impact of the building on The Green.
- Effect on residential amenity.

Officer Recommendation

Subject to no representations being received on matters not already considered within the consultation period, the Development Control Manager be authorised to GRANT Planning Permission.

Contact Officer	Charmian Burkey	01249 706667	cburkey@northwilts.gov.uk
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Proposal and Site Description

The proposal is for the siting of a temporary building on The Green for use as a community building.

Planning History

Application number	Proposal	Decision
08/01747/FUL	Temporary Community Building	Withdrawn.

Consultations

Town Council comments are awaited.

WCC Highways have no objection.

“The erection of the proposed building will primarily serve the local community, thus I don’t expect it to attract a significant amount of extra vehicles to the area. This in connection with the sufficient amount of easy access on street parking, I recommend that no highway objection be raised”.

Representations

No comments have been received. Any comments will be reported as additional information.

Planning Considerations

Principle of development

The Green is an open area of grassland surrounding by houses. There is an equipped play area on the western side and the building will be sited just to the north of this. A temporary access path will be created from paving slabs. The building is similar in appearance to a portacabin and is currently white. It can be painted and this can be controlled by condition.

The siting of the building in such a prominent place as The Green is not ideal in terms of visual impact, but it does serve other purposes in that it is centrally located, has natural surveillance by the surrounding houses and is visually in association with the play area.

The applicants have been advised that any permission will only be of a temporary nature and if the project is a success a permanent solution will need to be found. However, in the short term it is considered that the benefit to the community outweighs the loss of visual amenity.

Impact on amenity

The use of the building will be closely managed by Westlea and associated groups. The use of the building late in the evening can be controlled and therefore overall it is considered that the impact on the residential amenity of the area will be minimal.

The proposal is considered to comply with policy C3 of NWLP 2011, provided that the permission is limited to 12 months.

Recommendation and Proposed Conditions/Informatives

Subject to no representations being received on matters not already considered within the consultation period, the Development Control Manager be authorised to GRANT Planning Permission subject to conditions including the following:

1. The building hereby permitted and any ancillary works and structures shall be removed on or before 31st December 2011.

Reason: Permission would not normally be granted but regard has been paid to the particular circumstances of the applicant.

2. Before the building is first occupied it shall be painted in a colour which shall first be approved in writing by the local planning authority and shall thereafter be retained in that colour.

Reason: In the interests of amenity.

3. The use hereby permitted shall be carried on only by the applicant. When the premises cease to be used by the applicant, the use hereby permitted shall cease.

Reason: Permission would not normally be granted but regard has been paid to the personal circumstances of the applicant.

Informatives

1. 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.

Plan References

06-121 P1/A received by the local planning authority 02/10/08

Reason for Decision.

The community benefit of the proposal is considered to outweigh the loss of amenity that would be caused by the siting of the building on this bit of open land. The proposal is considered to comply with policies CF1 and 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, 5.01