

ADDITIONAL INFORMATION

This is information that has been received since the Committee Report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

The text in bold is additional/amended information to that circulated to Members on Tuesday 19th February 2008

Item 1 – 07/02875/FUL

4, 6 and 6A Wood Lane, Chippenham, SN15 3DW

Head of Development Control

To confirm that a Conservation Area Consent Application has been received for the demolition of the existing dwellings on the site. That application will be determined under delegated powers in accordance with the resolution of the Development Control Committee in respect of the application to redevelop the site.

Item 3 – 07/03228/FUL

14/15 Phelps Parade, Calne, SN11 0HA and Dwellings Over (Nos 25, 26, 27, 37 and 38)

Amended plans have been received removing the recessed doorway to the principal shop unit and showing details of the roof over the bin and cycle storage areas.

However, plans are still awaited showing elevations incorporating a brick plinth on the East elevation and also showing a perspective drawing of the entrance to the principal unit. The recommendation is therefore changed to DELEGATION to allow these to be received.

Details of the consultation process (prior to the planning application) have been submitted.

- A public exhibition – estimated attendance 800-1000
- A public meeting – 60 members of the public to attend
- Publicity in the press and on radio – leaflets in the library
- Response forms issued

63 Consultation responses – 86% in favour

An objector has submitted results of her own survey of 155 residents and local traders.

The results indicate that 117 were unaware of the public meeting, 136 do not think the 2004 retail survey should be used, 148 do not feel that 2 new shops warrants the disruption, other main retailers would be preferred, 145 do not want more town centre housing, 149 want the market place used for parking, 110 want free parking.

ADDITIONAL INFORMATION

Item 4 - 07/02241/COU

Whitehall Garden Centre, Corsham Road, Lacock, Chippenham, Wiltshire, SN15 2LZ

The CPRE have requested a planning condition to regulate the hours of use for the storage area and suggest 8am to 5pm Monday to Fridays and 8am to 12pm on Saturdays. This condition is suggested to protect the residential amenity of nearby properties **through workplace planning of movements of lorries and fork-lift trucks.**

Condition 3 has been questioned in terms of its enforceability.

Wind direction and speed are relied heavily upon in the noise assessment. A change in directions will change noise levels dramatically.

1 additional letter of objection has been received as follows:

Permission would be granted for the temporary storage of peat/compost but permission for the major recycling area for the whole garden centre complex, which would have a detrimental affect on the amenities of the nearby neighbours.

The mention of the bulk recycling containers has only come about due to the diligence of the case Officer who has visited the site and questioned the garden centre about what has been going on in that area since February 2007.

The word "associated" in the report suggests that the use of the bulk recycling containers is only in tandem with the deliveries & storage of the peat/compost, which is supposed to occur only during spring & early summer.

The applicants have previously breached conditions. Conditions should require that that this area is used for storage of peat & compost only and the bulk recycling containers are removed.

Head of Development Control:

A condition regarding the hours of use of the storage area was considered by the officer. However, in light of the fact that the noise increase in movements associated with this use are minimal and well within acceptable limits, it was considered that in accordance with Government guidance, such a condition would not be appropriate.

Condition 3 can easily be monitored and will be monitored by officers and no doubt any interested parties involved with this application. **It is because of this condition that the area will not become a major recycling area for the whole garden centre complex. The containers are needed for the storage of associated waste from the compost/peat deliveries.**

In the event that the area becomes used for unrelated storage, the Council will consider appropriate actions at that time.

In terms of wind direction and the effect this could have on the results, no technical evidence has been provided to substantiate this claim and in any event Environmental Health Officers raise no objections to this proposal.

ADDITIONAL INFORMATION

It is noted that the standard time limit condition has been attached at condition 1. Due to the retrospective nature of this application, this is incorrect.

Condition 1 should be as follows:

1. The use hereby permitted shall cease and any associated plant, materials and equipment shall be removed on or before the 31 August 2010.

Reason: To enable the local planning authority to review the development in the light of its effect on the locality.

The following INFORMATIVE should be added:

"The noise management measures outlined in section 11 of the Assessment of Noise Increase dated 12 December 2007 are noted and supported."

Item 5 – 07/02692/FUL

Row House Farm, Hoggs Lane, Purton, Swindon, SN5 4HQ

The applicant was asked to investigate an alternative route for part of the watercourse and to submit a report by a drainage engineer. He has declined to do so and wishes the application to be determined as submitted. He points out that due to the number of variables outside the applicant's control no drainage scheme can ever be 100% guaranteed to work. Part of the responsibility lies with WCC to replace a collapsed culvert. The scheme has been carried out in accordance with advice from DEFRA, the Environment Agency and the Council's engineer. Other landowners should also carry out ditch maintenance.

The recommendation is unchanged.

Head of Development Control:

Following the preparation of the Committee Report, the following should be clarified:

1. The Proposal has omitted "water courses" from the description on the report. The full description should be :

"Works to Improve Surface Water Drainage in Adjacent Field and Drainage Water Courses"

2. A stank is to be constructed and not a tank. A stank is wall across a ditch which is used to slow the flow of water in order to allow water downstream to clear.

3. It is considered that planning permission is only required in respect of the works already undertaken to clear the drainage watercourse along Hoggs Lane and the proposed collection pond. All other works proposed to replace like for like existing culverts wirestore ditches to their original depth and width do not

ADDITIONAL INFORMATION

constitute and engineering operation and thus planning permission is not required.

Item 6 - 08/00060/FUL

Land adjacent 8 Saunders Grove, Corsham, Wiltshire, SN13 9XG

Local Residents

A further six letters of objection has been received and below is a summary of the key points raised:

- Proposal will be close to an old Ash tree and other trees, which may be damaged during construction. Trees have been removed from the 'Buffer Zone' which was planted by Bloor Homes in 1990.
- The car park is used by children playing and using the path as a short cut to school together with dog walkers. The right of way is heavily used and a valuable link for pedestrians and cyclists.
- Restricted access to the site and storage of building materials will make it difficult for residents to use their allocated parking spaces and access for emergency vehicles would be difficult.
- Proposal totally out of character with the area.
- Overlook our property, overbearing and spoil the view and block light.
- Existing car park is tight and compact and when full, manoeuvring is difficult – the proposal will aggravate the situation. One space for the coach house is inadequate. Visitors parking would block the existing parking spaces.
- There is a right of way to the rear gardens of Nos 8, 9 and 10 – will unrestricted access remain?
- Site is a green space for wildlife and there is the remains of a pond/ditch draining onto the land.
- Inaccuracies on the application form. It is noted that whilst the site has decreased in size since the previous application but the floor space has increased – if the property is made smaller how can the floor space increase?
- Surface water disposal is indicated as soakaway which must be 5 metres from the building – all the surrounding land is owned by the other houses.
- Potential for damage to vehicles and the tarmac during construction.
- Will there be street lighting?
- The deeds show that the car park is owned by the owners of Nos. 7, 8, 9, 10 and 11 and therefore as we are all responsible for the up-keep of the car park then we all must consent to the coach house. There is also a clause that there should be no building or obstruction on the forecourt area.
- Proposal would be very close to existing dwellings. Katherine Park and Masons Way estates have already been built please preserve this small area of land.

Corsham Civic Society

Commented that this seems to be a very restricted area on which to put a dwelling. Quart and pint pot comes to mind.

DEVELOPMENT CONTROL COMMITTEE 20th February 2008

ADDITIONAL INFORMATION

Agent

Revised plans have been submitted which show the bin storage for the proposal and the missing details relating to the fenestration.

The agent has also confirmed that their client would be willing to make a financial contribution towards Open Space provision.

Corsham Town Council

Resolved that no objection be raised.

Wessex Water

A letter has been received from Wessex Water, who have raised no objection to the proposal but have made comments on the connection

Case Officer

Please add an additional informative:

4. The applicant's attention is drawn to the contents of the attached letter from Wessex Water dated the 11th February 2008.

With regard to trees, an officer visited the site to establish whether any of the existing trees are worthy of protection. The consensus was that whilst the trees offer a screen, due to the restricted size of the site and their close proximity to each other there was none that would warrant a tree preservation order.

It is difficult to judge whether the trees are within the actual site and indeed the ownership of the applicant, however, this is not a planning matter and the grant of planning permission would not override any third party interests such as ownership. A landscaping condition has already been recommended to ensure that an adequate screen remains.

Case Officer

Please add additional condition:

8. Prior to the use or occupation of the development hereby permitted, the car parking spaces shown on the approved plan LPC1963-A shall be provided and shall thereafter be kept available for the parking of vehicles at all times.

Reason: In the interests of road safety.

Amendment to Informative 2:

Delete - Plan Ref: Site Location Plan and Drawing Showing Floor Plans and Elevations received by the local planning authority on the 10th January 2008

Add – Plan Ref: Site Location Plan received by the local planning authority on the 10th January 2008 and Drawing No. LPC1963-A, received by the local planning authority on the 12th February 2008.

ADDITIONAL INFORMATION

Item 7 – 07/03149/FUL

Land to East of Pond Lane, Purton Stoke

Local resident

Whilst not objecting to the principal of this proposal in this location, it is felt that the design of the proposal should be given due consideration

The four main issues raised are summarised as follows:

1. The Permanent 3.0m high Crane.

A substantial piece of industrial lifting equipment towering over the green fields does not fit comfortable with the concept of a suitable design. If the crane were to be consented the planting of tree screens all around the site would go some way to lessening the visual impact of the development however this is not being proposed by the applicant.

2. The Pole Mounted Transformer

The pole mounted transformer is not akin to the appearance of a regular telegraph pole since it has a significant transformer mounted partway up the pole. A more appropriate solution would be for a floor mounted transformer within the secure site compound.

3. Landscaping

The applicant has been requested to look at the possibility of providing further landscaping off site to help "reduce the visual impact of the development". However the fact that these screening proposals are outside the control of the applicant is not suitable since there is no certainty of them ever being delivered or maintained.

4. Flood Lighting Conditions

No draft conditions, including restrictions on floodlighting are reported.

Item 8 - 07/03221/FUL

29 CLIFF ROAD, SHERSTON, WILTSHIRE, SN16 0LN

Agent

Revised plans have been received showing alterations to the front elevation. The existing garage door is to be replaced with three sash windows.

Further representations

A further letter and photographs have been received from a local resident who had previously objected to the proposal.

ADDITIONAL INFORMATION

Recommendation:

As per the main agenda.

Correction - In "Summary of Report" delete "Chippenham" and insert "Sherston"

DELETE - Condition 3

Amended plans of the front elevation have been received, as requested (N.B. They are not part of the application)

Item 9 - 08/00048/FUL

Busy Bees Nursery, Lowden Avenue, Chippenham, Wiltshire, SN15 1LH

Local Resident

A letter has been received from a local resident and the key points raised are summarised below:

- Concerned that the extra 10 places for children created by the extension will cause more cars to be present in an area already fairly congested.
- Already parking in the area by people visiting and working in the town together with new and proposed housing developments. This often results in dangerous parking at junctions making it difficult for residents and pedestrians.

Item 10 – 07/03245/FUL

Wiltshire Golf & Country Club, Vastern, Wootton Bassett, Swindon, SN4 7PB

1 letter of Support:

A summary of the main points are: Wootton Bassett has the potential to become a tourist base and the Wiltshire is providing the hotel, leisure facilities and holiday homes the town so badly lacks. The applicant has seen the potential of the town to become a hub for the central south-west and is set to capitalise on it to the benefit of the local economy. If development is to occur anywhere alongside the A3102 is as good as anywhere.

1 letter of objection:

Summary of main points: The existing units are a vast blue sprawl which do not fit into the landscape. Cars parking at the site already cause problems with glare. The properties are marketed more like second homes rather than holiday homes. fear that rather than creating a holiday development, this is a way of creating a residential area or a number of second-homes in the wrong place.