

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 4th November 2008.

Item 1 – 08/00826/FUL – Whitehall Garden Centre, Corsham Road, Lacock, Chippenham, Wiltshire, SN15 2LZ

Agent

The applicant's agent has written to confirm that his clients are willing to agree to funding off site works to deter traffic from using Notton lane, alterations to the phasing of traffic signals and any order required to address parking on Corsham Road.

In addition the highway authority in their original comments on the application raised a number of points in relation to 'internal matters' (reported on page 19 of the Officer's Report) but indicating that these issues could be dealt with by condition.

However the applicant points out:

- Pedestrian access from the east and within the development has been addressed by amended plans, providing a pedestrian access to the site opposite the Notton Lane junction with a marked pedestrian route within the site.**
- Concerns regarding the safety of pedestrians and the delineation of the service road and pedestrian have been addressed by way of an additional plan illustrating how this will be achieved.**
- Competition between coaches and HGVs for the 'dropping off' points can be limited by a programmed timetable for deliveries.**
- Cycle parking for staff can be accommodated within the staff parking area and can be secured by condition.**

Objections

One additional letter received reiterating previously expressed objections.

Item 3 – 08/01689/FUL – Callow Park, Callow Hill, Brinkworth, Wiltshire

Development Control Manager

In the first paragraph below heading "Principle of development", reference should in fact be made to planning permission 06/00313/FUL and not to the reference actually stated.

ADDITIONAL INFORMATION

Under the same heading, bullet-points 3 and 4 should in fact refer to a decrease.

Condition 15 should be amended to read as follows :

15. Within one month of the date of this planning permission, full details of the layout and number of parking spaces within the curtilage of the site, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with those details approved.

Reason: In the interests of highway safety.

Condition 20 should be amended to read as follows :

20. Prior to the first occupation of the building hereby permitted a scheme for the insertion of obscure glazing into all windows and doors to the western elevation shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the building and shall remain in that condition thereafter.

Reason: In the interests of residential amenity.

Item 4 – 08/01721/FUL – NAISH HILL HOUSE, NAISH HILL, LACOCK, CHIPPENHAM, SN15 2QL

Development Control Manager

Under heading "Design, scale and appearance", the second paragraph should in fact read as follows :

The overall scale, bulk and layout of the proposed extensions do not alter. As before the proposed development is not considered to have an adverse impact upon the setting of the listed building.

Item 5 – 08/01952/FUL – KINGSMEAD MILL, MILL LANE, LITTLE SOMERFORD, CHIPPENHAM, SN15 5JN

Environment Agency

A final consultation response has been received from the Environment Agency following the receipt of a letter from Little and Great Somerford Parish Councils. The Environment Agency states the following:

"The current situation at this site is that the drainage of water is restricted by the access road, and although the proposals for a flood relief bridge will not stop Kingsmead Mill from flooding, it may relieve drainage pressures in smaller events. Under common law a riparian owner has the right to protect his

ADDITIONAL INFORMATION

or her property against flooding from the watercourse and also to prevent erosion of the watercourse banks or any structures.

We are aware that Great Somerford has problems with flooding on its roads, however our flood risk maps show that the area lies within a high risk flood area. The flood map indicates that the flows from Little Somerford are restricted by the railway embankment and we feel that any increase in flows will cause further flooding into the floodplain north of the railway and not significantly affect the flood risk at Great Somerford.

Using our knowledge of the area and the information submitted in the Flood Risk Assessment that accompanied the Planning Application the Environment Agency are of the opinion that the proposals will not have any detrimental impacts on flooding in Great Somerford. However, if your Council have further concerns then we would advise to you to contact your Local Planning Authority to state your objections to the proposals.”

County Highways

County Highways raise no further comments following the submission of revised plans.

Agent

Revised plans have been received showing a cross-section and elevation detail as viewed from the driveway.

Recommendation:

As per the main agenda.

Items 7 and 8 – 08/00876FUL and 08/00877/LBC – The Stables, Grittleton, Chippenham, Wiltshire, SN14 6AJ

Parish Council

The Parish Council support the proposal as the development will bring employment to the area which is very important in a rural context. The proposal is also for a sustainable business. The following issues should be conditioned:

- Materials and workmanship should be of the highest quality and in keeping with the existing ones.
- Any external lighting to be used for the scheme should be sensitive to the environment and not add to light pollution in the area.
- The 30mph speed limit should be moved back past Foscombe crossroads towards the motorway bridge.

ADDITIONAL INFORMATION

- **Local residents are positive about the scheme as it makes full use of all the buildings, is under the same ownership as Grittleton House School and an alternative access is being proposed.**
- **Concern over Unit A which overlooks Old Walls.**

Letter from Agent

A letter has been received from the Agent in response to the committee report re-iterating their clients' case and setting out a series of corrections and clarifications. Officers do not consider that the letter raises any substantially new issues.

Recommendation:

As per the main agenda.

Item 9 – 08/02031/FUL – Rose & Crown, Brokenborough, Malmesbury, Wiltshire, SN16 0HZ

County Highways

Comment that 'the amended plan provides satisfactory detail to illustrate the conditions recommended with regard to the visibility splay and car parking requirement can be satisfied at the site, subject to the condition previously outlined.'

One additional letter of support has been received.

Agents

Have confirmed that the natural stone tiles will be retained on the existing building that currently have natural stone tiles. All other roofs will have reconstructed stone tiles.

Item 10 – 08/02096/OUT – New Church Farm, Ford, Chippenham, Wiltshire

An amended report has been received from the council's agricultural consultant following the submission of further information by the applicant which indicates that he intends to introduce a new flock of Dorset ewes.

This will mean that lambing takes place for 6 months of the year and, on balance, the council's consultants view is that this would create a functional need which would require a dwelling on site. He also points out, however, that under PPS7 the functional test should be met on the basis of the existing need rather than on the basis of the acquisition of additional stock. The functional need is not, therefore, established.

ADDITIONAL INFORMATION

It would be more appropriate to grant permission for a temporary dwelling in these circumstances, should such an application be made.

Item 13 – 08/01756/FUL – Land Adjacent Cricklade Town Hall/Waylands, Cricklade, Wiltshire, SN6 6AE

Local Residents

A further letter of support has been received.

A letter of objection has been received regarding noise and pollution. It is considered by officers that the new proposed car park layout will address these issues.

Item 14 – 08/02284/COU – The Green, Barrow Green, Opposite No. 32 Barrow Green, Chippenham, Wiltshire

One local resident objects for the following reasons:

- Any buildings on the green space will have a negative effect and is not a good use despite social aims.
- A community meeting place could be provided at the local primary school, church etc
- Vandalism.
- Noise from gatherings of people.
- Visual impact
- PPG17 does not support building on green spaces.

2 further letters of objection have been received objecting on the following further grounds:

- Anti social behaviour
- parking
- bus stop
- vandalism
- litter
- policing of building
- a child has recently been knocked down - the traffic speeds do not make it safe.
- other buildings could be used.

Town Council

Westlea Housing should be made aware that the Rise Trust has a purpose built building on St Paul's campus so it may wish to explore this option in the first instance. If the temporary building is permitted it should only be allowed to remain on site for a maximum of 1 year in order to establish a need for the service.

DEVELOPMENT CONTROL COMMITTEE 5th November 2008

ADDITIONAL INFORMATION

Development Control Manager

Condition 1 should read" on or before 31st December 2009"
