

**DEVELOPMENT CONTROL ADDITIONAL INFORMATION**  
**COMMITTEE 17<sup>th</sup> December 2008**

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 16<sup>th</sup> December 2008.**

**Item 1 – 08/00024/FUL - Gerard Buxton Sports Ground, Rylands Way, Wootton Bassett, Wiltshire, SN4 8AY**

**Town Council**

**Resolved to support the application but:**

- **request that all healthy trees be assessed by a tree expert from North Wiltshire District Council or an independent expert.**
- **would encourage traffic calming in Longleaze.**

**(Officers Note: trees issue is addressed in committee report.)**

**3 Further letters of objection:**

- **Object to the responsibilities of Councillors being abrogated on a matter that is so important to the town.**
- **Object to the Gerard Buxton Sports Ground being used for housing.**
- **Replacing facilities outside the town which is not safely or easily accessible is not sustainable.**
- **Site should be retained as a green area/park.**
- **Balance of housing to employment needs to be addressed.**
- **development will make Longleaze further congested**

**Ecology Issues**

**Members will note that in the Officers report Wiltshire Wildlife Trust raised no objection to the proposals. However, the District Ecologist requested further information and this was submitted in the form of a Extended Phase 1 Habitat and Protected Species Survey in April 2008. This is detailed in the 'Trees and Ecology' section on page 24 of the Committee report and Condition 13 secures the measures outlined in that survey. Whilst the Survey concluded that the habitats on the site are generally of low ecological value, a slow-worm was found on site during the survey. The survey report recommends a further reptile survey be undertaken, which the applicants are willing to do. The District Ecologist has advised that the survey should ideally be carried out prior to a decision being made (rather than the reptile survey and any mitigation measures being secured by condition). However, informally she has indicated that, given the nature of the site (i.e. largely comprising intensively managed amenity grassland), the survey is required to establish the number of slow-worms and what form any mitigation measures may take (e.g. translocation or providing habitat on site) and is highly unlikely to prevent development taking place. In this case and in the circumstances referred to,**

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Officers consider that a slightly revised condition 13 (making specific reference to a reptile survey being undertaken before any development work or clearing vegetation from the site takes place) is appropriate to cover this issue (rather than awaiting the outcome of the survey before making a decision.) The District Ecologist has agreed to this approach.

**Recommendation:**

**Amend condition 13 to read:**

The recommendations contained within the Extended Phase 1 Habitat and Protected Species Survey (prepared by ADAS UK Ltd and dated 17th April 2008) shall be implemented in full. In particular, before any development work commences on site, including demolition of buildings or removal of any trees or vegetation, a full reptile survey shall be undertaken and any recommendations, particularly in terms of mitigation measures to be undertaken, shall be implemented in full within the recommended time scales.

**Reason:** In the interests of the ecology of the area and protecting wildlife.

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**Items 2 and 3 - 08/00876/FUL & 08/00877/LBC - The Stables, Grittleton, Chippenham, Wiltshire, SN14 6AJ**

Following further discussions revised and additional drawings have been received from the agents providing some amendments to the scheme together with a greater level of detail regarding the impact of the conversion upon the listed stables:

**The amendments to the scheme include:**

- Reduction of unit G to one dwelling from two dwellings
- The retention of one stall and one store unconverted in Unit G.
- Removal of dry lining to the external walls of the three stable blocks: Unit D, G and E
- Retention of some tiling in Unit G (four out of 6 stalls)

**Additional information has been provided detailing:**

- The details of the proposed glazed partitions to Unit D, G and E
- Details of the insulated floor to the converted stables
- Identification of the elements of historic fabric which are to be removed (tiling, mangers, stall doors, panelled and glazed door in Unit E), and quantifying those which the agents are proposing to retain including some, mangers, tiling and metal work.
- A schedule of doors to be removed and upgraded to comply with fire regulations
- Details of flues and vents
- Details of new windows, staircase and doors including fire doors

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- Clarification of the proposed removal of the first floor to Unit C and revised location to provide additional head height to the first floor accommodation.

In terms of accesses and driveways, a revised plan has been received showing the following:

- All proposed driveways have been reduced in width and/or re-sited to preserve existing trees and landscaping.
- The turning and parking areas have been re-sited/reduced in scale.
- A cross-section drawing of the proposed driveway

The visual impact of the accesses has been significantly reduced and the impact on the trees is now deemed acceptable.

There remain a number of matters that need to be resolved, but in general the level of detail now received is a significant improvement over that which was available at the 5th November meeting. Whilst the scheme has been improved by the additional detail and amendments Officers remains very concerned about the harmful impact of the proposed extension and the conversion works upon the historic fabric and special architectural interest of the listed buildings. In terms of the impact of the proposal on the local wildlife, the applicants have still not submitted a survey demonstrating that the proposal will have no adverse impact on bats and badgers or on newts, voles and other amphibian species.

The revised site plan shows proposed boundary treatments and the siting of bins for domestic and commercial waste.

**Recommendation**

**As per the main agenda (REFUSE) but omit Reason for Refusal No. 2 for 08/00876/FUL**

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**Item 4 – 08/02017/FUL - 31 CORN GASTONS, MALMESBURY, SN16 0DP**

Development Control Manager

The existing and proposed block plan has been revised to show the correct extent of the site area towards the front of the property.

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**Item 5 – 08/02081/FUL - High Penn Farmhouse, Calne, Wiltshire**

Local resident

A local resident has drawn attention to an inaccuracy on the heights of the buildings shown and the fact that the D&A statement still makes reference to a 2 storey building.

Development Control Manager

The agent has been made aware of this and has submitted revised plans showing the building at 5m and will remove the reference to 2 storeys.

It is recommended that the following condition be added:

5. There shall be no insertion of any further floors into the building hereby permitted without the prior written approval of the local planning authority.

Reason: To restrict the scale of the use.

Local resident

A further comment from a local resident has been received which raises the following:

- Notice being served on owners of the track.
- Lack of reason in condition 3 relating to non commercial use. Highway safety should be added into the reason.
- The numbering of the plans to which any permission might refer is inaccurate as subsequent amended plans have been added.
- There is concern over the use of the loft space and a condition relating to its non use is suggested.

Development Control Manager:

- The access track does not form part of the development site.
- The following should be added to condition 3 "...and in the interests of highway safety"
- The most up to date plans will be annotated in the decision notice.
- The condition restricting the use of the roof space is considered to be unnecessary.

The following condition should be added:

6. Notwithstanding the areas annotated on the approved plans to be used for parking of a horsebox, details of an area to park a horsebox shall be submitted to and approved in writing by the local planning authority. The approved area alone shall be used for the parking of one horsebox and no other area shall be used for the purposes of parking a horsebox or other vehicle for the transportation of horses.

Reason: In the interests of residential amenity and the amenity of the countryside.

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Agent

The agent has confirmed that any reference to the stable block being two storey is incorrect and that the building will be single storey only.

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**Item 8 – 08/02301/FUL - Land Rear of 9 London Road, Chippenham, Wiltshire**

NWDC Cleansing and amenities

Have grave concerns about the position of the binstore and where people will leave bins out for collection. The most obvious place is very close to the roundabout and this would cause a significant safety issue. The 24 bins required could be changed to 4x1100ltr commercial bins to lessen the impact on the streetscene. There would need to be a dropped kerb to allow safe manoeuvring of bins. In their opinion there would need to be a re-work of the site plan to accommodate the wheeled bins and recycling boxes to ensure safety and reduce complaints regarding location of the bins and path obstruction.

Development Control Manager

There is no other location for the bin stores due to the location of the listed 9 London Road. However, it is considered that a management clause could be worded to prevent problems of leaving bins too close to the roundabout.

There have been some other design issues with windows facing 43 London Road, but these can be overcome by using obscure glazing and a re-draft of the ballustrading to the link between the two rear units. As it is recommended that the item is delegated for decision to the Development Control Manager, it is considered appropriate for further negotiations and amended plans to be secured on this issue.

The electrical substation is not in the applicant's ownership, but negotiations will take place with the landowner to try to secure some landscaping which would benefit the scheme and area in general.

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**Item 11 – 08/02416/FUL - Lower Lodge, 35 Bowden Hill, Lacock, Chippenham, SN15 2PP**

Lacock Parish Council

Object on the grounds that the log cabin would constitute a separate dwelling in the countryside and as stated by the Planning Inspector at the recent appeal, this would be an overdevelopment of the site. Also, there is concern about the disposal of sewage in the vicinity.

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Development Control Manager

Revised plans have been submitted which show the building having been re-sited and reduced in size to 4.1 metres x 10.8 metres. The revisions remain unacceptable in terms of both their proximity to the house and the adjacent protected trees.

Recommendation - unchanged.

**The officer has considered the proposals further.**

**The proposed building will provide self contained accommodation to be occupied independently of the main house, initially by a family member.**

**Due to the size of the accommodation on offer and its wholly independent use from the main house it is considered to be tantamount to the creation of a new dwelling in the countryside.**

**Reference has been made in the report to the inconsistencies with regards the mobility of the annex. The building would take approximately 2 weeks to either assemble or disassemble. It is erected on brick piers. In light of this, the building cannot be defined as mobile akin to a mobile home or caravan.**

**RECOMMENDATION:**

**The following additional reason for refusal be added:**

**2. Due to the size, scale and self contained nature of the building, it is considered to be tantamount to a new dwelling in the countryside contrary to Policy H4 of the North Wiltshire Local Plan 2011.**

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**Item 12 – 08/02499/FUL - Three Willows, Gosditch, Ashton Keynes, Wiltshire  
County Highways**

**Have commented on the application and have raised no objections to the proposal subject to a number of conditions being attached to any permission granted.**

**Parish Council**

**Raises no objections to the application.**

**Local Resident**

**One letter of support has been received from a local resident.**

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**Recommendation**

**As per the main agenda.**

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**Item 13 – 08/02504/FUL - 1 Lypiatt Mead, Corsham**

Corsham Town Council

The application should be refused for the following reasons:

1. The proposed development contravenes CTC Planning Policy PP02 – green space preserved in residential areas.
2. The proposed development is contrary to Policy C3 of the North Wiltshire Local Plan 2011.
3. The proposed development is detrimental to the amenity of the existing building and will result in additional on-street parking.

NWDC Legal Services

The S106 for this application has now been received, signed by the owner. I am arranging for it to be sealed and completed.

Development Control Manager

**The completed S106 has now been received, therefore, the recommendation should be changed to PERMISSION.**

Please add an additional informative:

4. Attention is drawn to the Legal Agreement relating to this development or land which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Section 111 of the Local Government Act 1972, Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 or other enabling powers.
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