

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION
12th March 2014

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.

Item 7a - N/13/05724/OUT – Land South of Bradford Road, Rudloe, SN13 0

At the request of the applicant and following receipt of legal advice confirming its CIL compliance, an additional sum of £4,998 is to be included in the S106 Heads of Terms as an off-site contribution to the provision of cemetery facilities at Corsham.

The recommendation is to be updated accordingly, with the following entry inserted into the bullet point schedule:

- " • Provision of a contribution in respect of local cemetery facilities "

Given the outline nature of the application, it is now considered that Condition 4 is overly-specific, although the landscaping features identified therein will remain a requirement of any residential development of the site. It is therefore recommended that the condition is removed and replaced with the following:

- 4 No development shall commence on site until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. The approved works shall be carried out in full prior to first use/occupation of the development hereby permitted and maintained thereafter in accordance with an approved scheme.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

The content of the now removed Condition 4 is to be inserted into an informative.

For the avoidance of doubt, as submitted plan ref 13/052/100 is indicative only, reference to this document should be omitted from Condition 13 altogether. An informative should also be added to confirm that the plan does not form part of the substantive application. For the same reason, Condition 11 is to be amended to avoid definitive reference to the laybys shown therein, so as to read as follows:

- 11 Prior to occupation of the 20th dwelling hereby permitted, the parking laybys situated either side of the access road and extending a distance of 60m into the site from its junction with Bradford Road, as indicated in outline on Indicative Masterplan drawing number 13/052/100 shall be provided and made permanently available for public use.

REASON: In the interests of avoiding excessive school parking on nearby roads.

A further letter of representation has been submitted on behalf of the Wessex Chambers of Commerce, supporting the employment element of the scheme specifically:

"We are writing on behalf of one of our members, BATH ASU, who have a planning application for growing their premises on the Fiveways Industrial estate (ref N/13/05724/OUT – employment aspect only).

The Company is of strategic importance to the Wiltshire Economy. BATH ASU features in the Wiltshire Council top 100 Companies project. It is a business operating in a "high tech" area and servicing medical establishments across the UK. This phase of development could support the creation of new jobs, many at a skilled, high value level which would be beneficial to the local area and beyond and make a significant contribution to the LEP and LA target for jobs created and safeguarded. This can also benefit the local economy directly and indirectly through the multiplier effect on dependant businesses.

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In additional to BATH ASU's growth plans, the new commercial properties could also potentially support the growth of other businesses local to Corsham, for example Pharmaxo (currently based on Fiveways Industrial Estate and a key partner of BATH ASU)"
