

# REPORT TO THE WESTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	15.09.2010		
<b>Application Number</b>	W/10/02009/FUL		
<b>Site Address</b>	Dorothy House Winsley Wiltshire BA15 2LE		
<b>Proposal</b>	Extension to car park to provide an additional 40 parking spaces		
<b>Applicant</b>	Dorothy House Hospice Care		
<b>Town/Parish Council</b>	Winsley		
<b>Electoral Division</b>	Winsley And Westwood	<b>Unitary Member:</b>	Linda Conley
<b>Grid Ref</b>	379810 160796		
<b>Type of application</b>	Full Plan		
<b>Case Officer</b>	Miss Jennifer Fivash	01225 770344 Ext 5297 jennifer.fivash@wiltshire.gov.uk	

## Reason for the application being considered by Committee

Councillor Conley has requested that this item be determined by Committee due to:

- \* Visual impact upon the surrounding area
- \* Relationship to adjoining properties
- \* Environmental/highway impact
- \* Car parking

## 1. Purpose of Report

To consider the above application and to recommend that planning permission should be granted subject to conditions.

Neighbourhood Responses  
1 letter of support received

Parish Council Response  
Application should be considered by elected planning committee as stated in section 7 of the report

## 2. Main Issues

The main issues to consider are:

- Impact on Green Belt
- Impact on Conservation Area
- Impact on Area of Outstanding Natural Beauty
- Landscaping
- Residential Amenity

### **3. Site Description**

The application site is located within the grounds of a care home located within the Western Wiltshire Green Belt, Area of Outstanding Natural Beauty and Conservation Area. The care home is a large three storey building which has been extensively extended in recent years. The building is located off the main leading into the village of Winsley.

The application site is located within and around the existing car park located to the south west of the building. The area at present is mostly tarmac but the area around the car park is garden mostly laid to grass with footpaths.

### **4. Relevant Planning History**

98/00953/FUL – Overspill car park and landscaping – Permission 12.08.1998

97/01363/FUL – Vehicular access erection of timber gates and implement shed – Permission 26.11.1997

88/01099/FUL – Filling existing quarry and formation of public car park – Permission 08.11.1988

### **5. Proposal**

The application seeks permission to extend the existing car park by 40 spaces. The extension would be in to the lowest part of the car park and would involve the removal of the existing bund to provide additional spaces and an extension into the garden area of the site to provide the other additional spaces. The proposal comes with an extensive landscaping scheme to help screen the proposed extension from the building and the wider area involving bunding and tree planting.

### **6. Planning Policy**

West Wiltshire District Plan First Alteration 2004

C2 Areas of Outstanding Natural Beauty

C17 Conservation Areas

C19 Alterations in Conservation Areas

C31A Design

C38 Nuisance

PPG2 Green Belts

PPS5 Planning for the Historic Environment

### **7. Consultations**

#### Winsley Parish council

As this would require departure from important policies in a very sensitive protected area, and because of the conflict therefore between that and other public interest consequences, it seems proper that the application be considered and decided by the elected planning committee.

#### Highways

No highway objection.

#### Conservation Officer

No objections

## **8. Publicity**

The application was advertised by site notice/press notice /neighbour notification.

Expiry date: 6 August 2010

Summary of points raised:

1 letter of support received.

## **9. Planning Considerations**

### **9.1 Green Belt**

Under the provisions of Planning Policy Guidance 2 Green Belts there is a general presumption against inappropriate forms of development within the green belt which, by definition, are harmful to its character and setting. Such inappropriate development should only be approved in very special circumstances.

The proposal is being sought because of the increase in visitors and staff to the site resulting from the extensions to main building. The existing car park capacity is insufficient and has resulted in parking on the main road and within the village of Winsley. According to the design and access statement submitted in support of this application the increase of 40 spaces would allow staff to park within the site and carry out their community function without harming the surrounding village. For this reason it is considered that there are special circumstances present to allow the additional parking spaces as the existing situation causes harm to the character and openness of the green belt.

Also the proposed development would not harm the openness or character of the green belt as an extensive landscaping scheme which would preserve the character of the area is included in the proposals. A condition has been attached to this recommendation to ensure that the landscaping scheme is implemented in accordance with the submitted details.

### **9.2 Area of Outstanding Natural Beauty (AONB)**

The proposed development would not harm the special character of the AONB as to the position of the additional spaces are located next to the existing spaces and as the proposed landscaping which would mitigate the impact on the character of the AONB and is therefore considered to be acceptable.

### **9.3 Conservation Area**

Similarly the proposal would preserve the character of the Conservation Area as the car park extension is next to the existing car park and would not result in any greater impact than the existing car parking as the proposal would be screened by the proposed landscaping scheme.

### **9.4 Highways**

There are no highway objections to this proposal which removes cars from the roads surrounding the site to a car parking area within the site.

### **9.5 Residential Amenity**

The proposed extension to the car park would not harm the amenities of the surrounding neighbours or the site due to its position and removing the existing traffic from the roads improving the residential amenity of the surrounding neighbours. For this reason the proposal is considered to be acceptable.

### **9.6 Conclusion**

The proposal complies with policy and planning permission should be granted subject to conditions.

**Recommendation:            Permission**

**For the following reason(s):**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

**Subject to the following condition(s):**

- 1     The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

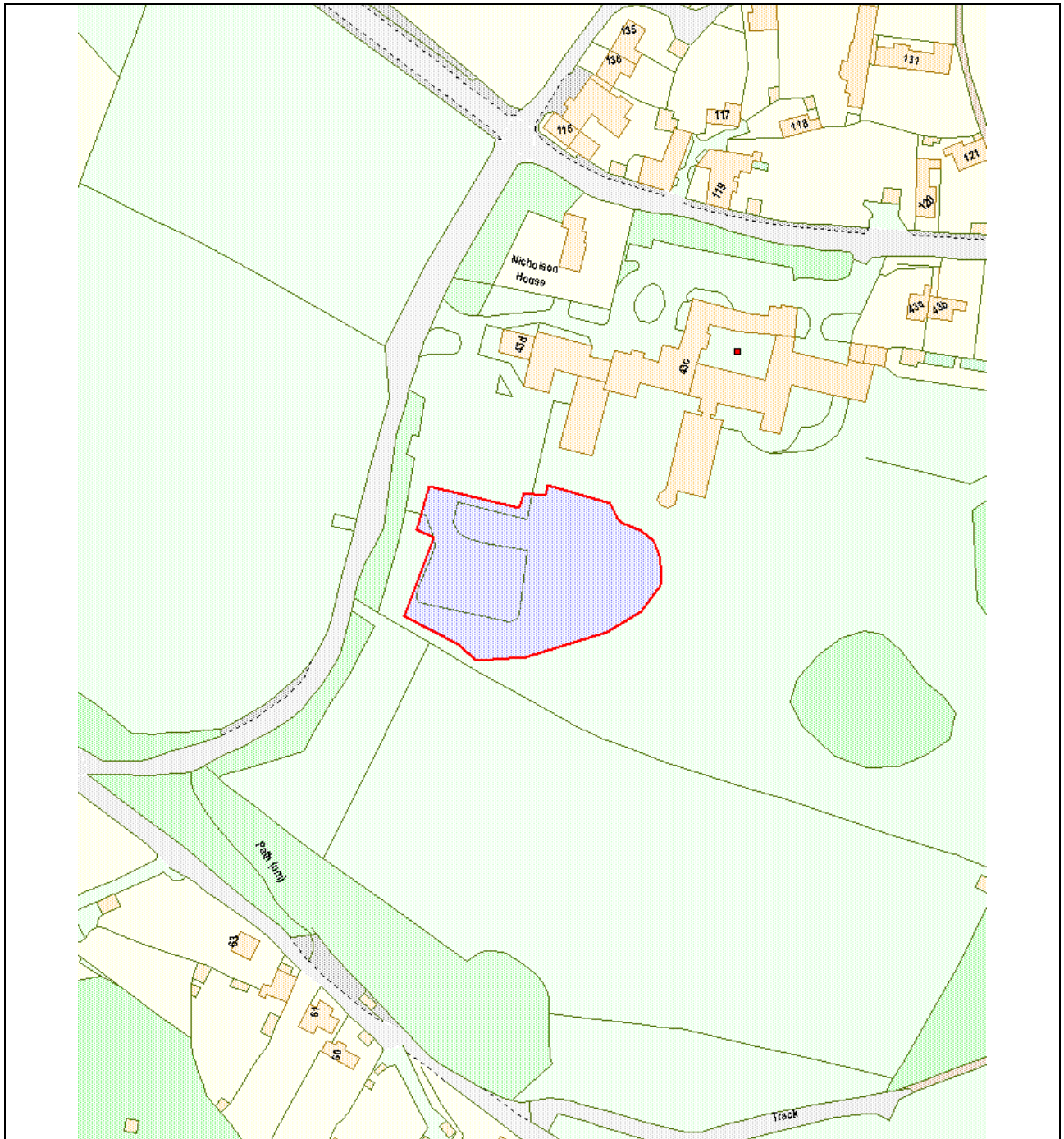
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2     The development and in particular the landscaping scheme shall be carried out in accordance with the details shown on drawings 40082\_P(90)002 Revision C and 40082\_P(90)002, and shall be maintained as such thereafter.

REASON: To prevent trees on site from being damaged during construction works

POLICY: West Wiltshire District Plan First Alteration 2004 Policy C32

<b>Appendices:</b>	
<b>Background Documents Used in the Preparation of this Report:</b>	



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## RELEVANT APPLICATION PLANS

Drawing : SK03 received on 25.06.2010  
Drawing : SK05 received on 25.06.2010  
Drawing : SK04 received on 25.06.2010  
Drawing : 40082\_P(90)001 REV C received on 25.06.2010  
Drawing : 40082\_P(90)002 received on 25.06.2010