

AGENDA SUPPLEMENT (3)

Meeting: Eastern Area Planning Committee

Place: Wessex Room - The Corn Exchange, Market Place, Devizes, SN10 1HS

Date: Thursday 25 January 2024

Time: 3.00 pm

The Agenda for the above meeting was published on 17 January 2024. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Matt Hitch of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718059 or email matthew.hitch@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Planning Applications (Pages 3 - 58)

DATE OF PUBLICATION: 23 January 2024

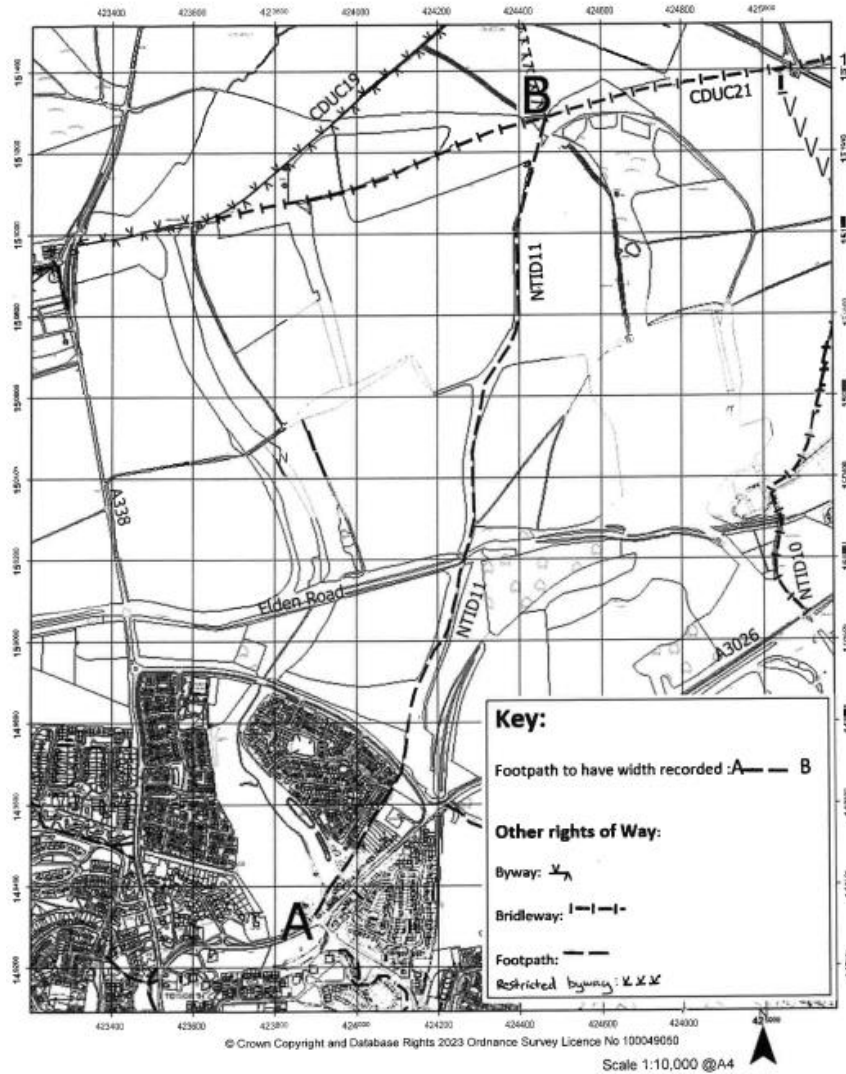
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Eastern Area Planning Committee

25th January 2024

The Wiltshire Council North
Tidworth Path No.11
Definitive Map and Statement
Modification Order 2023

Wiltshire Council
The Wiltshire Council North Tidworth
Path No.11 Definitive Map and Statement Modification Order 2023.





- The Council has a statutory duty under Section 53 of the Wildlife and Countryside Act 1981 to keep the definitive map and statement under continual review and to make legal orders to correct it where errors are found.
- The duty extends to investigating all relevant available evidence relating to the existence of public rights to pass and re-pass over a route.
- The legal test for evaluating this evidence is the balance of probabilities, in other words, is something more likely than not.
- Section 32 of the Highways Act 1980 permits the Council to consider historical documents, map and plans and to attach evidential weight to them according to their purpose and provenance.
- Legal events and publicly consulted documents where all or part of the purpose was to create or record public highways are given the highest evidential weight. This includes legal orders, Inclosure Awards arising out of Acts of Parliament and Schemes and Plans of Public Undertakings (i.e. Railways) deposited with Parliament and arising out of Acts of Parliament.

- This order arises out of an application which brought historical evidence to the Council's attention that a long route leading north from Tidworth to the parish boundary with Collingbourne Ducis was a historic road and not a footpath is currently recorded.
- The evidence with the highest provenance presented is the tithe map of 1844 showing the route as untitheable land. This map is described as having an “amateurish appearance” by a professor specialising in Historical Geography and Map History in a published book on the subject of tithe maps.

This route is also shown on a number of maps of lower evidential weight all of which are consistent with the route being a road of some description.

- The route was subject to an inquiry in 1956 where it was concluded the route should be recorded as a footpath on the definitive map and statement.
- Footpath NTID11 did not have a recorded width and as a result of the investigation a width has been added by the order to protect that width for public use.

- Although the application was made for a byway open to all traffic, an Act of Parliament in 2006 extinguished the public right to use the way with a mechanically propelled vehicle. The objectors now contend the route should therefore be recorded as a restricted byway rather than a byway open to all traffic.
- The order was advertised and attracted 3 objections in the statutory period. The landowners, town council and local residents have not objected.
- As a result of the objections which will not be withdrawn the Council must send this order to the Secretary of State for Environment, Food and Rural Affairs (SoSEFRA) for determination.
- Only the evidence of the historical status of this route are relevant matters that can be considered.
- Officers consider that the historical evidence for this route is balanced , but the evidence is almost wholly of low evidential value, as guided by the Planning Inspectorate consistency guidelines. As such the Order should be forwarded to SoSEFRA with the recommendation that it is confirmed as made.
- This decision was previously before committee in December 2022 where the resolution was to forward the order to SoSEFRA for confirmation (with modification). The evidence being considered now has not changed from that time.

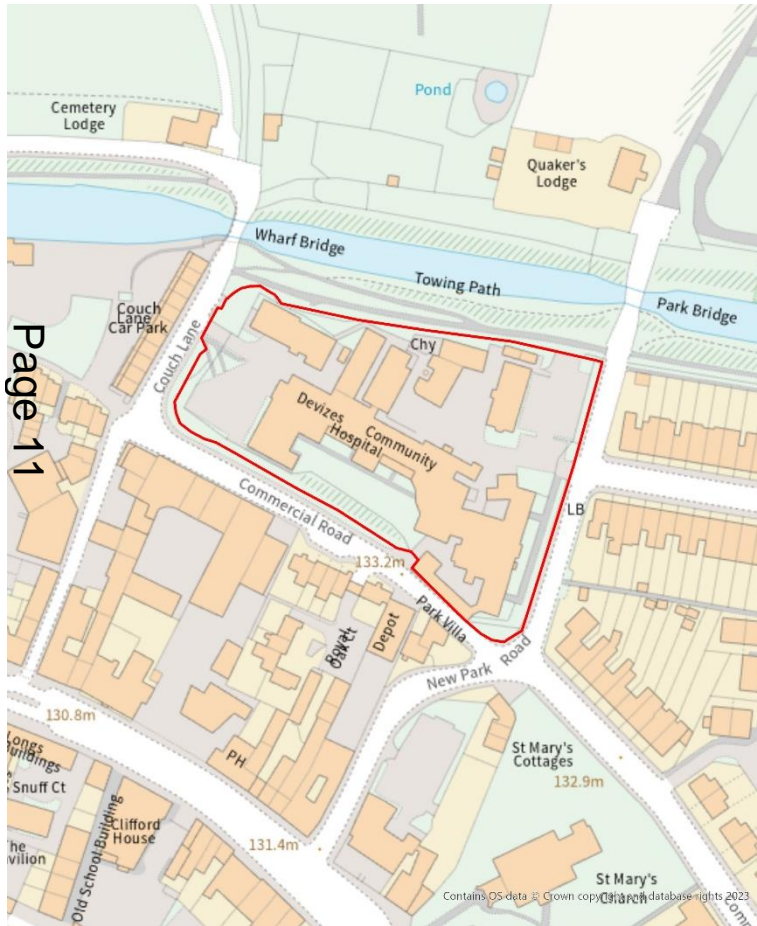
Recommendation Options:

- **Confirm the order as made**
- Confirm the order with modifications
- Take a neutral stance
- To not confirm the order

7a) PL/2022/08744 Devizes Community Hospital, New Park Road, Devizes, Wilts, SN10 1EF

Outline application (all matters reserved except for access) for part conversion and part redevelopment of the Devizes Community Hospital site to provide up to 58 no. residential dwellings (Use Class C3) and circa 67.7sqm flexible commercial unit (Use Class E), including the retention and conversion of two original buildings to the east of the site, with associated landscaping and parking.

Recommendation: Approve with Conditions



Site Location Plan

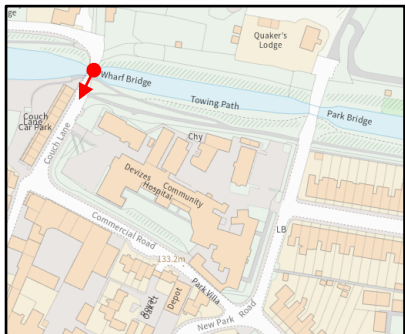


Aerial Photography



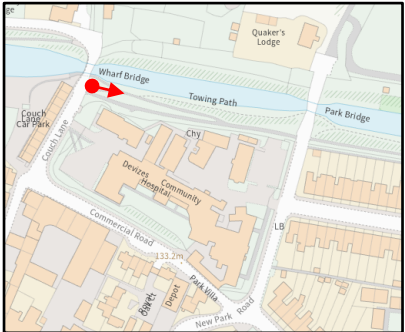


View from Wharf Bridge looking down Couch Lane with the site on the LHS





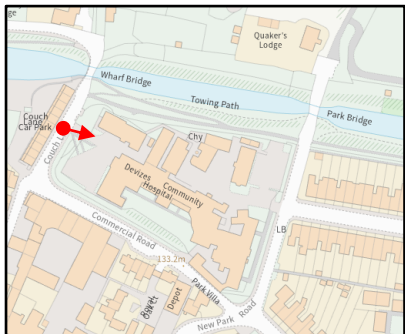
View from Wharf Bridge looking towards the site in a south-easterly direction



View looking east along the Kennet and Avon Canal Towpath with the northern boundary of the site on the RHS



View looking east towards the existing site entrance from Couch Lane





View looking north-east from Couch Lane towards the south-western corner of the site



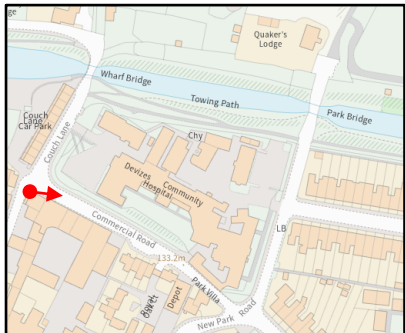


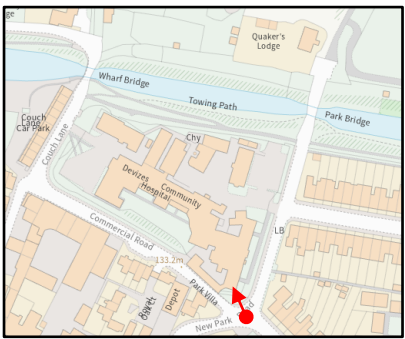
View looking south down Couch Lane towards New Park Street with the site behind





View looking east along Commercial Road towards the southern boundary of the site

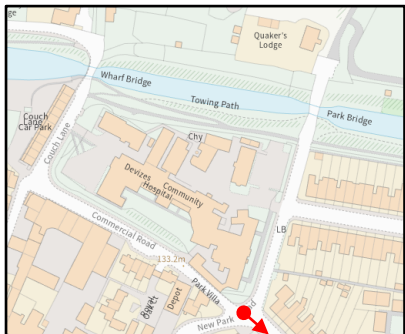


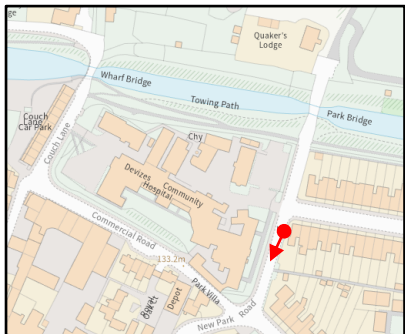


View looking towards the south-eastern corner of the site from New Park Road



View looking south-east along Commercial Road from New Park Road





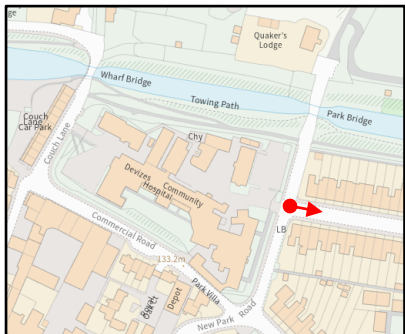
View looking south down New Park Road towards St Mary's Church with the site on the LHS



View looking west towards the existing entrance off New Park Road



View looking east down Victoria Road with the site behind

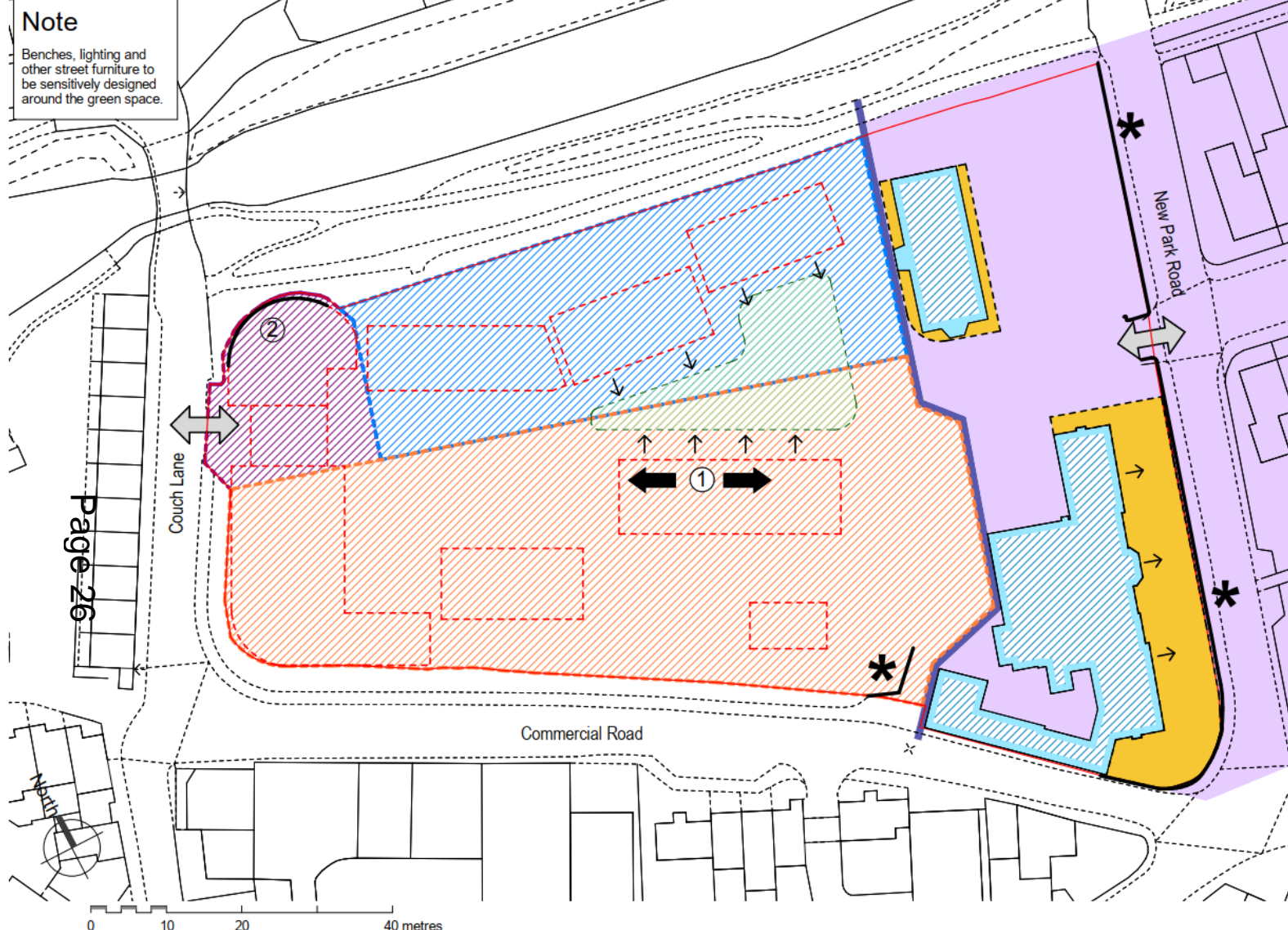






Indicative Site Layout

Note
Benches, lighting and other street furniture to be sensitively designed around the green space.



- Key**
- Devides Victoria Road Conservation Area. Converted buildings and ancillary single storey extensions permitted
 - Edge of Devides Victoria Rd. conservation area
 - Existing built elements to be retained, details for conservation of the existing buildings will come forward at reserved matters
 - Site development boundary
 - Active frontage to provide passive surveillance to communal green
 - Existing vehicular access to be retained
 - Proposed buildings as set out in illustrative layout (indicative)
 - Zone for 3-storey new buildings
 - Zone for 2.5-storey new buildings
 - Zone for 2-storey new buildings
 - Defensible space required to existing building (can include front gardens and entrance routes)
 - Retention, repair and reinstatement (if missing) of low boundary walls within the conservation area
 - ① No through route for vehicles permitted
 - ② Feature corner building to mirror reservoir curved shape

RESPONSIBILITY IS NOT ACCEPTED FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING. ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY. DETAILS AND SIZES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO CONFIRMATION BY THE RELEVANT SUB CONTRACTOR.

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Rev	Description	Date	Drawn	Checked	Drawn Codes
P1	Annotations amended following design team comments	08/08/22	AW	JS	
P2	Annotations updated following client comments	10/08/22	AW	JS	
P3	Note regarding street furniture added to drawing	22/08/22	AW	JS	

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Devides Community Hospital
 New Park Road, Devides
 Illustrative Heritage & Urban Design Parameter Plan

Rev	Date	AFA Project No.	Drawn by	Checked by
A	24/08/22	5183	AW	JS

Scale: 1:500 @A3
 Client: DH- AFA- XX- ZZ- DR- A-1151 P3

Heritage and Urban Design Parameter Plan

RIBA Stage 1

Note

Rear gardens to dwelling houses to have min. 10m depth where possible.

Front gardens to have a min. 3m depth where possible.

Kennet and Avon Canal

East - West Pedestrian and Cycling Link

North - South Pedestrian Link

Commercial Road

New Park Road

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North

0 10 20 40 metres

Key

- Devizes Victoria Rd. conservation area
 - Edge of Devizes Victoria Rd. conservation area
 - Existing built elements to be retained
 - Site development boundary
 - Pedestrian / cycle links (route shown indicative)
 - Retained ecological features
 - Existing vegetation to be retained
 - Existing bat roost to be retained (disturbance to be covered by mitigation measures)
 - Ecological features to be removed
 - Existing vegetation to be removed
 - Limited width sections of hedge and boundary wall may be removed to improve access into site
 - Proposed ecological features/habitats
 - Proposed bat house (location to be agreed)
 - 385m² central communal green (modified grassland - moderate condition)
 - New tree planting within public areas to be native species. New tree planting is also required to each side of the proposed gap in the canalside hedge to create a vegetation archway over the proposed footpath.
 - 250m² habitat enhancement area (modified grassland - moderate condition)
 - Enhancement of the lesser horseshoe roost in basement
 - Dark Zone/Dark Corridor - lighting in this area should not exceed existing levels and should be covered by sensitive lighting strategy
- Refer to WWE22075 - Devizes Community Hospital - Ecological Impact Assessment (22/09/2023) for further detail

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Rev	Description	Date	Drawn	Checked	Status Codes
P1	Annotations updated following client comments	13/08/22	AW	JS	S2: HWP
P2	Revised in response to planning Council feedback	22/08/22	AW	JS	S1: Coordination
P3	Updated to Align with Willowsed Cdn	22/08/22	AW	JS	S2: Information
					S3: Ht. Review
					S4: Construction
					D1: Costing
					D2: Tender
					D3: Contractor Design
					D4: Procurement
					A: Construction
					R: Financial / Risk/val
					AB: As Built

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Devizes Community Hospital
 New Park Road, Devizes
 Illustrative Green Infrastructure & Ecology Parameter Plan

Scale:	Date:	Project No.:	Drawn by:	Checked by:
1 : 500 @A3	24/08/22	5183	AW	JS
Client:	Drawn:	Checked:	Rev:	Status
DH- AFA - XX - ZZ - DR - A -1150			P3	

New RIBA Stage 1

Green Infrastructure & Ecology Parameter Plan

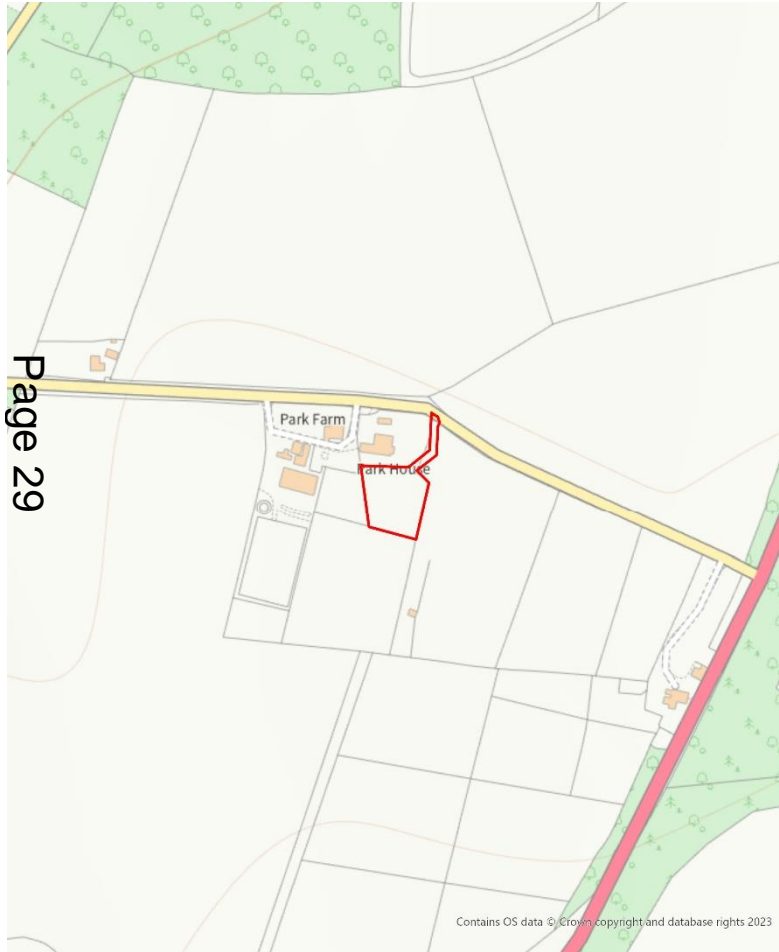


Illustrative Site Overview

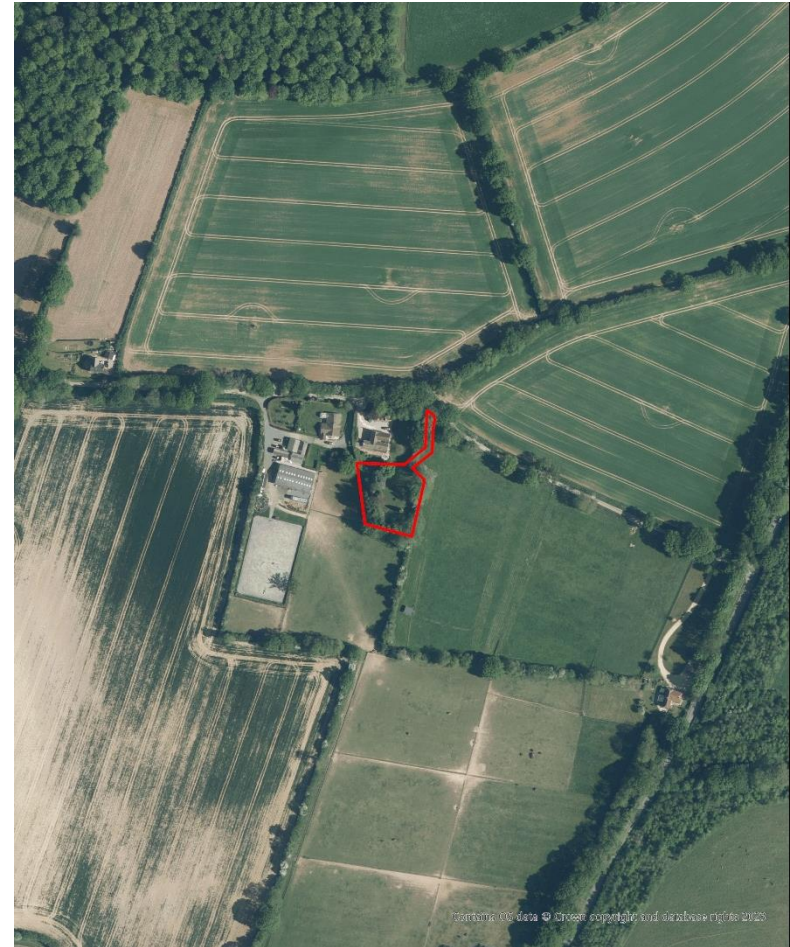
7b) PL/2023/07628 Park House, Clench Common, Marlborough, SN8 4DU

A single new sustainable development dwelling at the land behind Park House. Proposed access via approved planning application (PL/2022/08144) for proposed stables and access. A custom build for a 3 bedroom with 2 parking bays.

Recommendation: Refuse

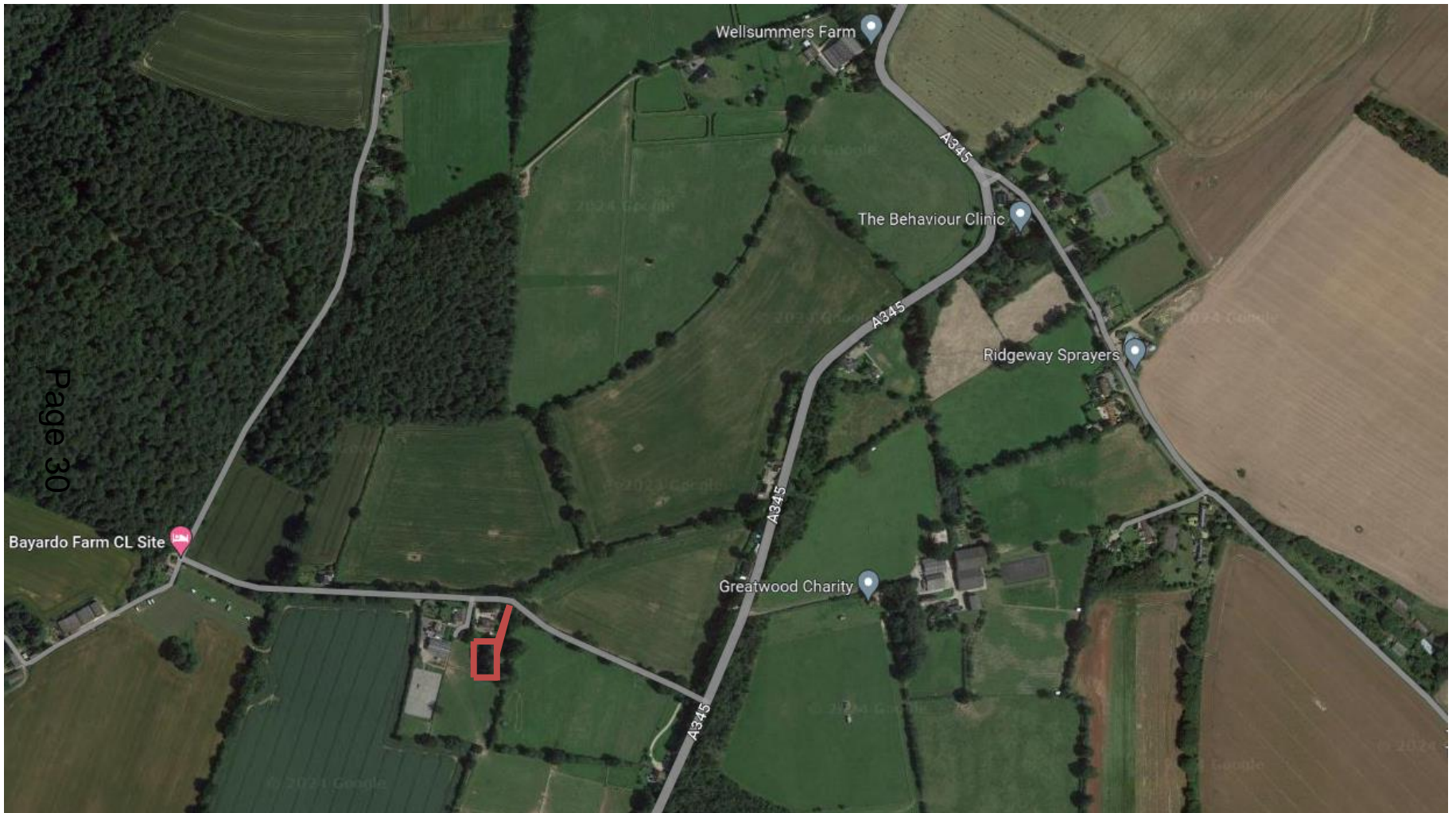


Site Location Plan



Aerial Photography





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WIDER AERIAL PHOTOGRAPHY



PROPOSED SITE PLAN



East Elevation (front)

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West Elevation

PROPOSED ELEVATION PLANS



North Elevation

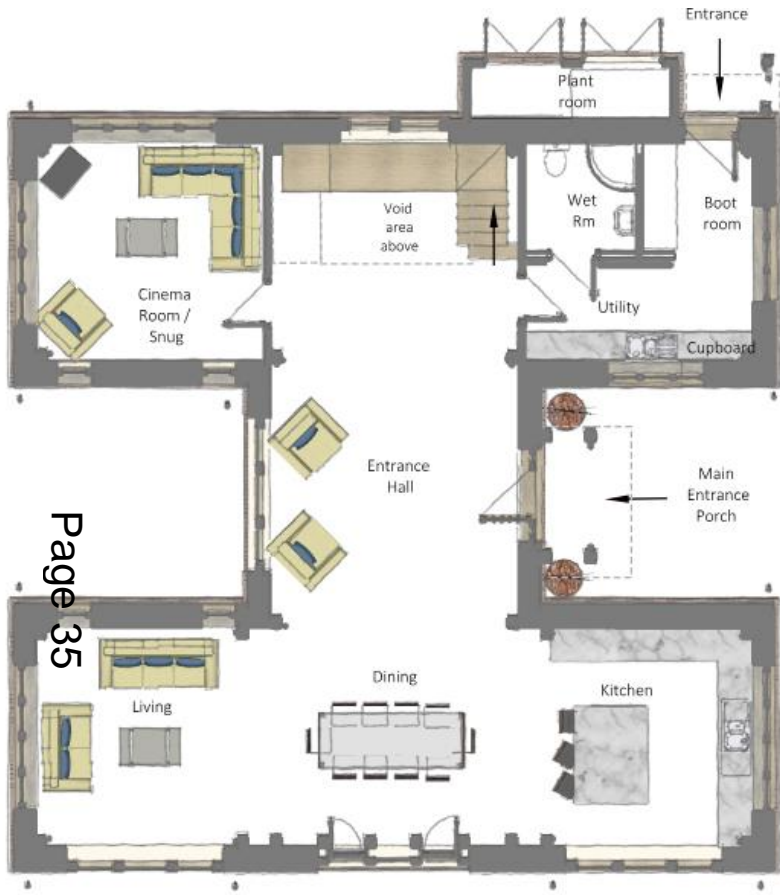
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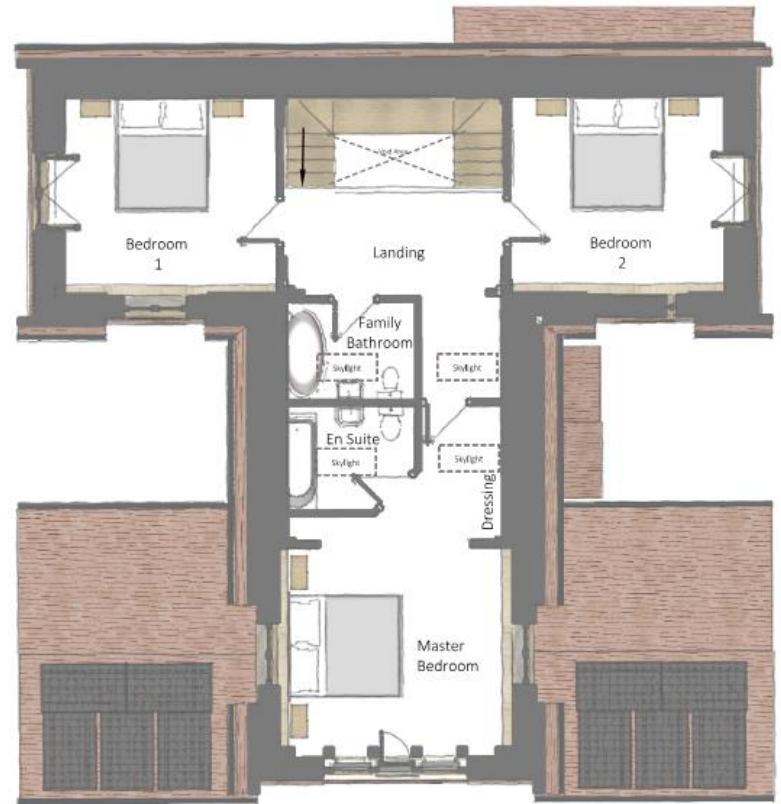
South Elevation



PROPOSED PERSPECTIVE PLAN



Ground Floor



First Floor



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VIEW OF EXISTING ACCESS POINT ONTO THE PUBLIC HIGHWAY



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VIEW FROM PUBLIC HIGHWAY (OUTSIDE THE ACCESS POINT) FACING WEST



VIEW ALONG PERMITTED DRIVEWAY AREA TO APPLICATION SITE AND PROPOSED ACCESS THROUGH THE VEGETATION BOUNDARY



**PART OF VEGETATION BOUNDARY BEING REMOVED FOR THE ACCESS ROUTE
(FACING NORTH WITHIN THE SITE)**



VIEW WITHIN SITE FACING NORTH



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VIEW WITHIN SITE FACING SOUTH



Page 1

VIEW WITHIN SITE FACING NORTH WEST (GARAGE STRUCTURE TO BE REMOVED)



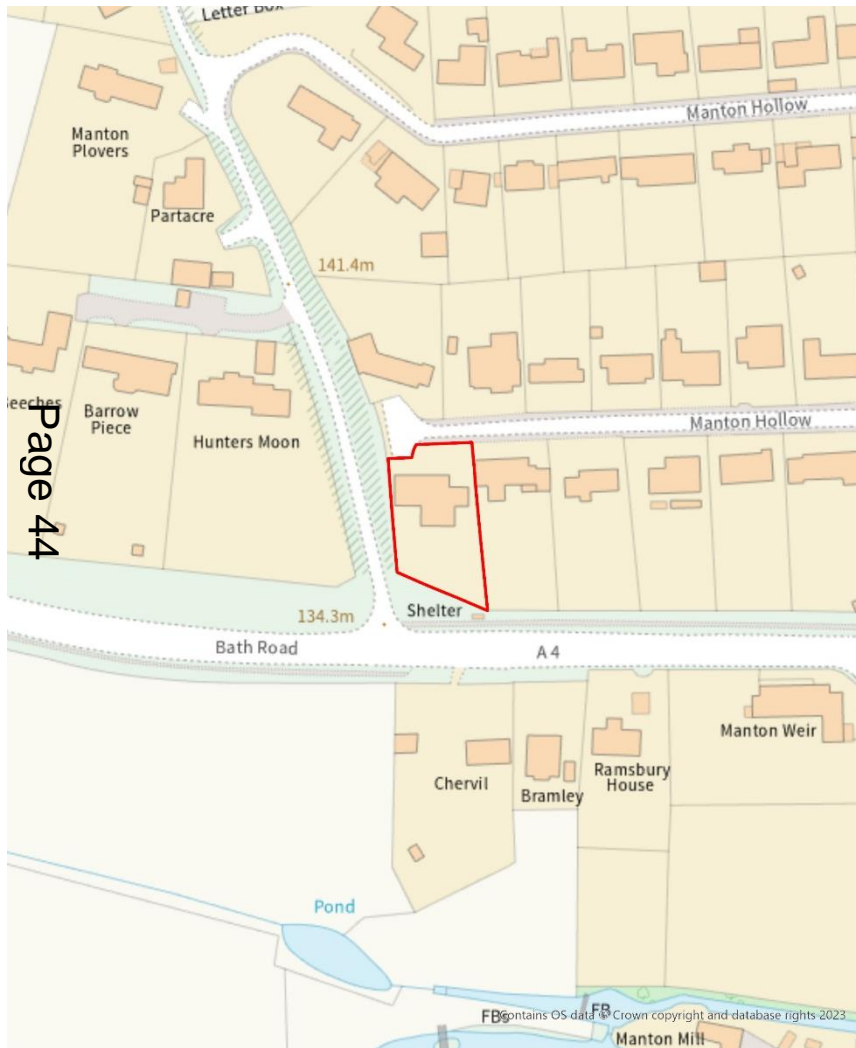
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VIEW WITHIN THE SITE FACING EAST

7c) PL/2023/05917 19 Manton Hollow, Marlborough, SN8 1RR

First floor rear extension

Recommendation: Approve with Conditions



Site Location Plan



Aerial Photography



MC
JUN 23



1 Existing North (Frontage) Elevation
1 : 100



2 Existing East (Boundary) Elevation
1 : 100

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3 Existing South (Garden) Elevation
1 : 100



4 Existing West (Boundary) Elevation
1 : 100



North Elevation



South Elevation

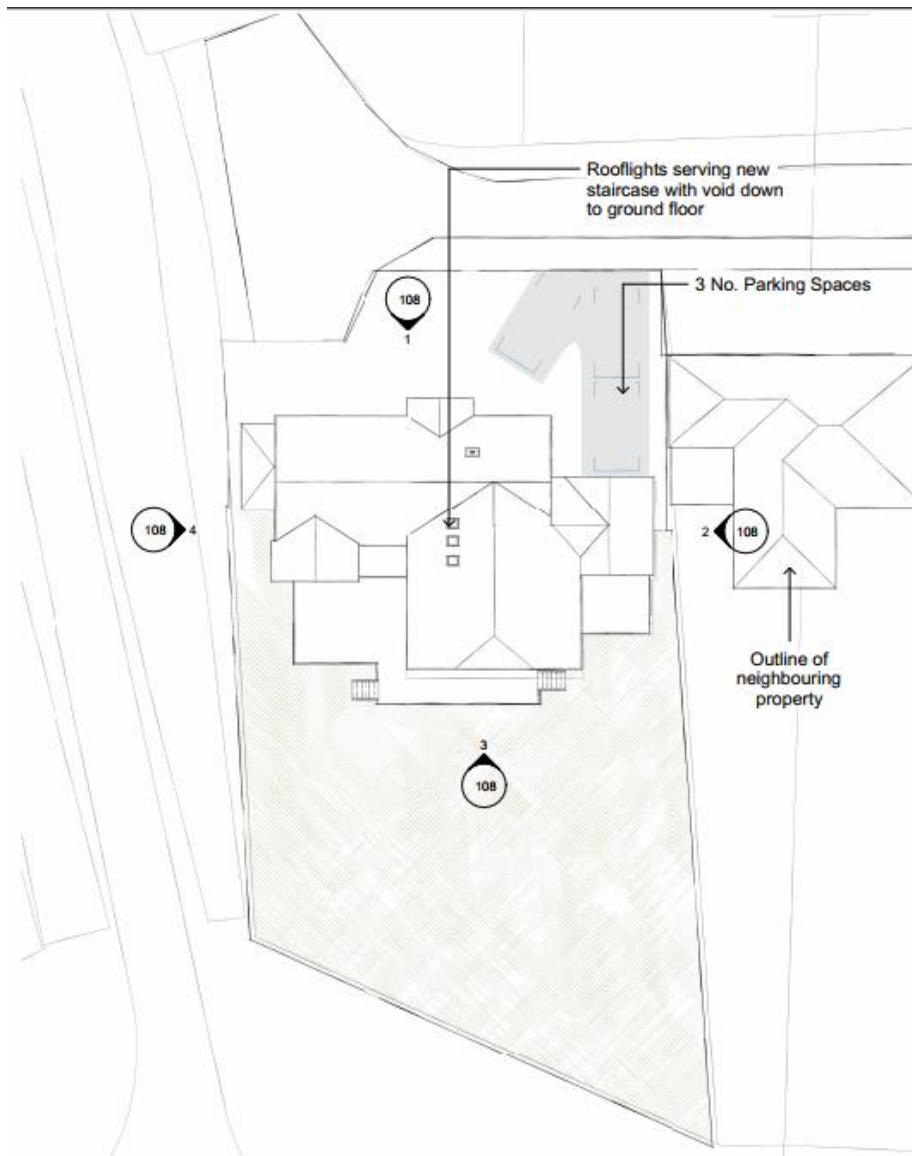


East Elevation



West Elevation







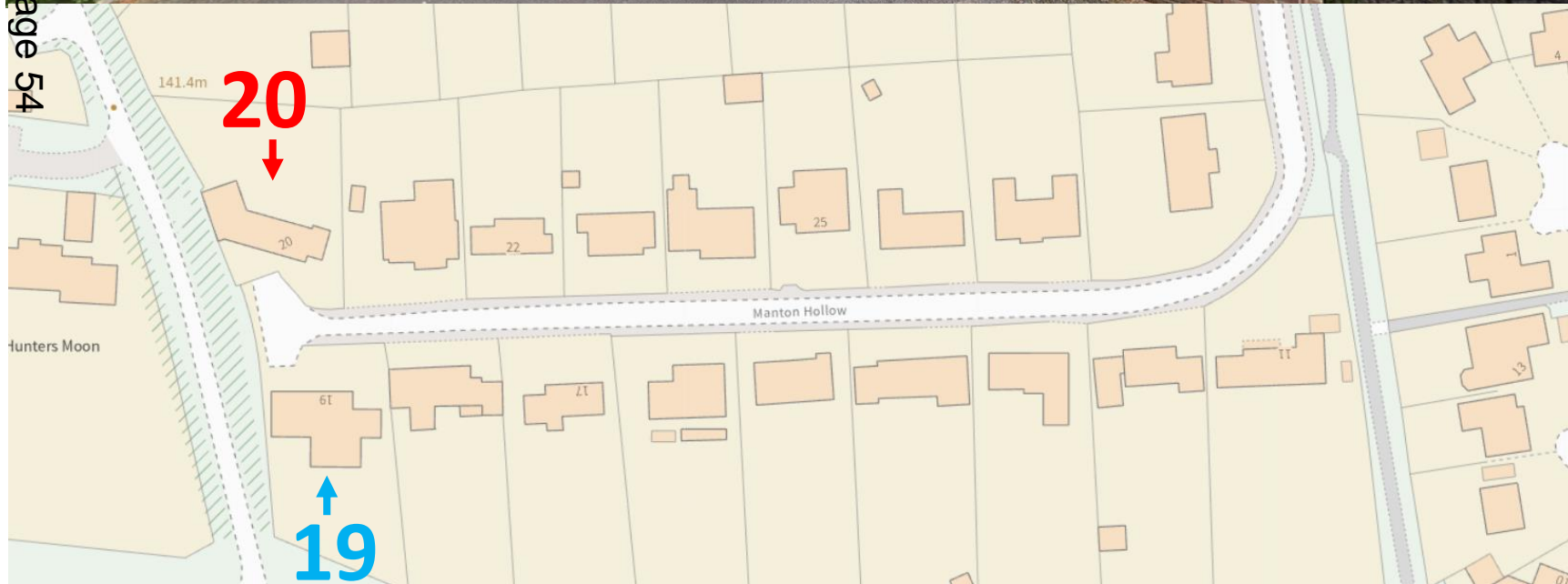
EXISTING FRONT ELEVATION



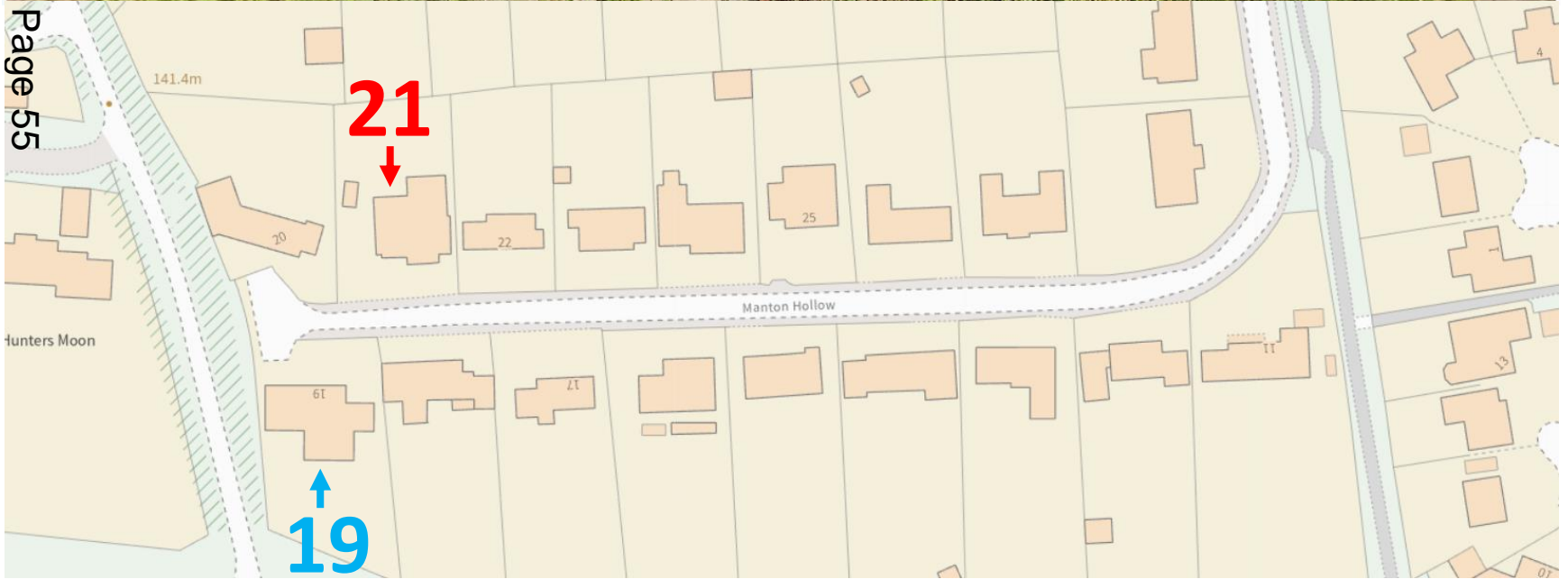
VIEW TO BUNGALOW FROM EAST







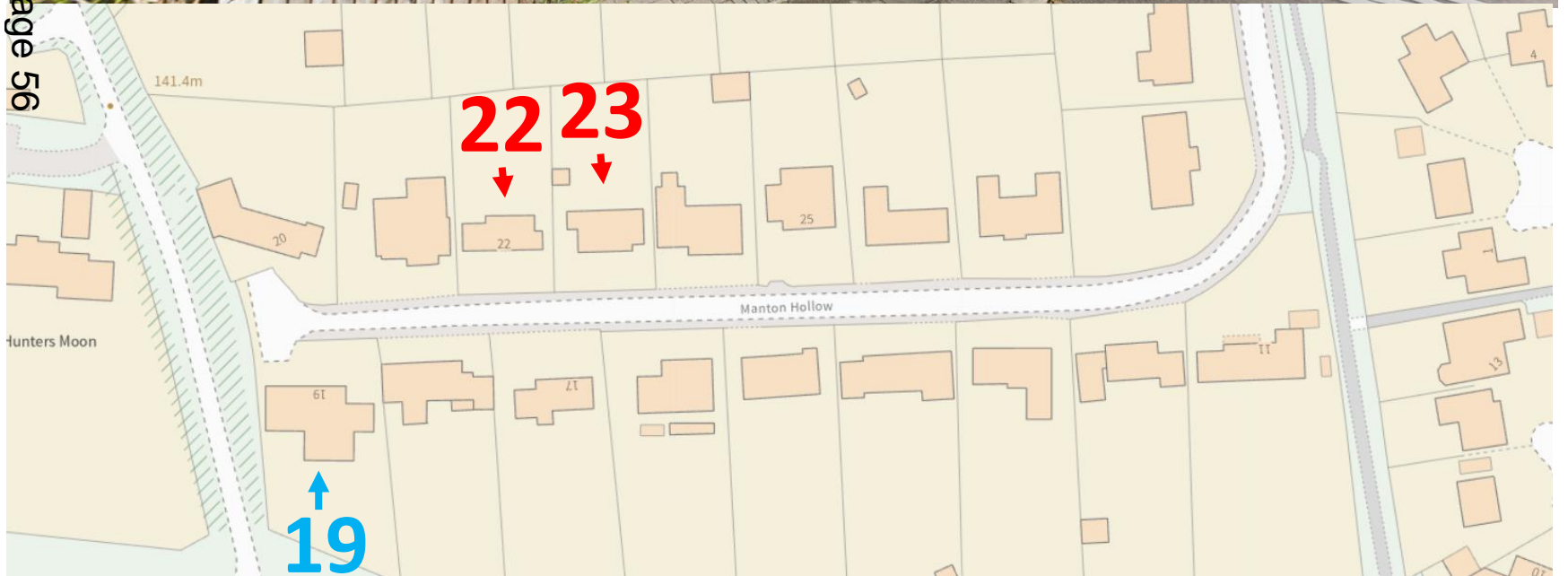
WIDER SITE CONTEXT



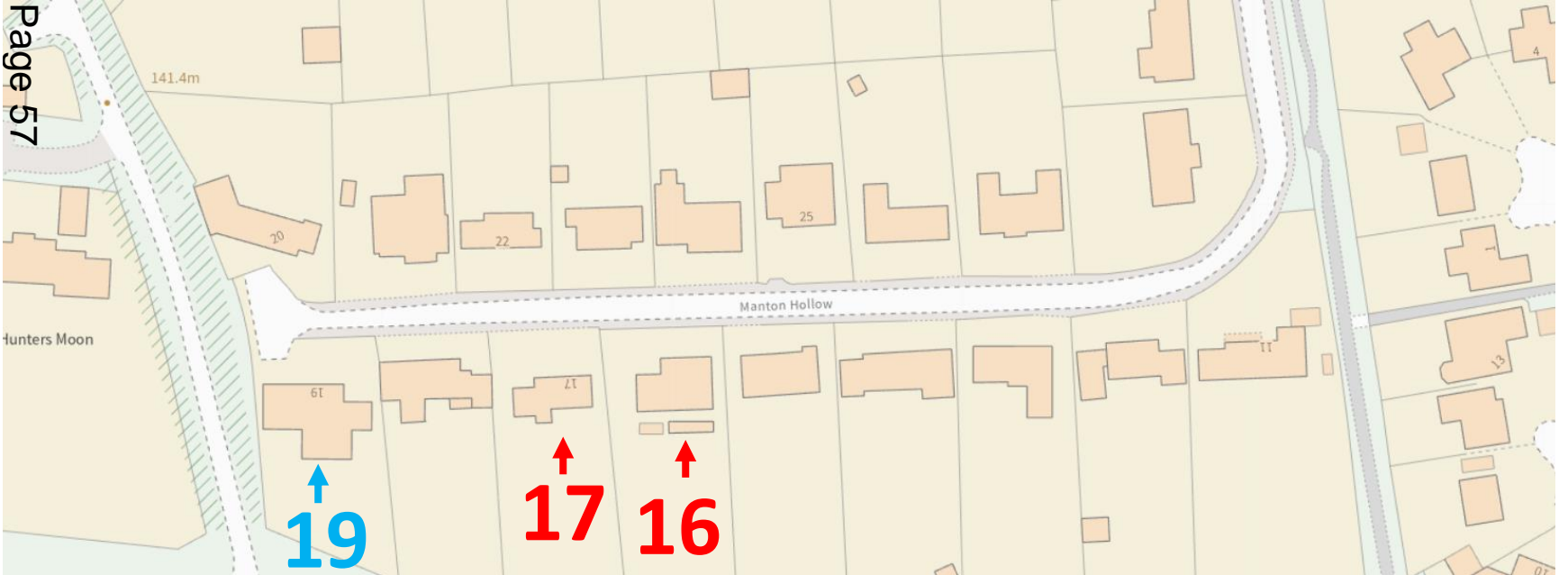
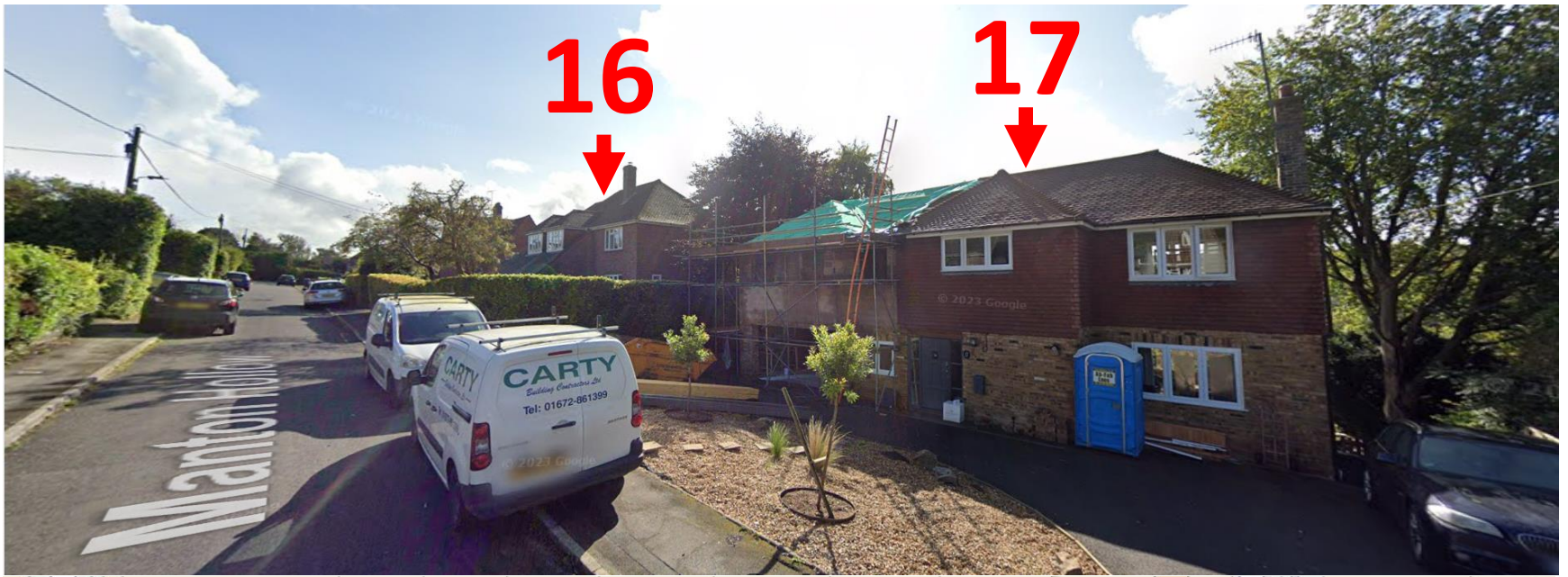
WIDER SITE CONTEXT



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WIDER SITE CONTEXT



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WIDER SITE CONTEXT

Eastern Area Planning Committee

25th January 2024