

# AGENDA SUPPLEMENT (1)

**Meeting:** Western Area Planning Committee

**Place:** Council Chamber - County Hall, Bythesea Road, Trowbridge, BA14 8JN

**Date:** Wednesday 7 August 2024

**Time:** 3.00 pm

---

**The Agenda for the above meeting was published on Tuesday 30 July 2024. Additional documents are now available and are attached to this Agenda Supplement.**

Please direct any enquiries on this Agenda to Ellen Ghey of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718259 or email [ellen.ghey@wiltshire.gov.uk](mailto:ellen.ghey@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](http://www.wiltshire.gov.uk)

---

## **Part I (Pages 3 - 50)**

DATE OF PUBLICATION: Wednesday 7 August 2024

Presentation Slides

This page is intentionally left blank

# Western Area Planning Committee

7 August 2024

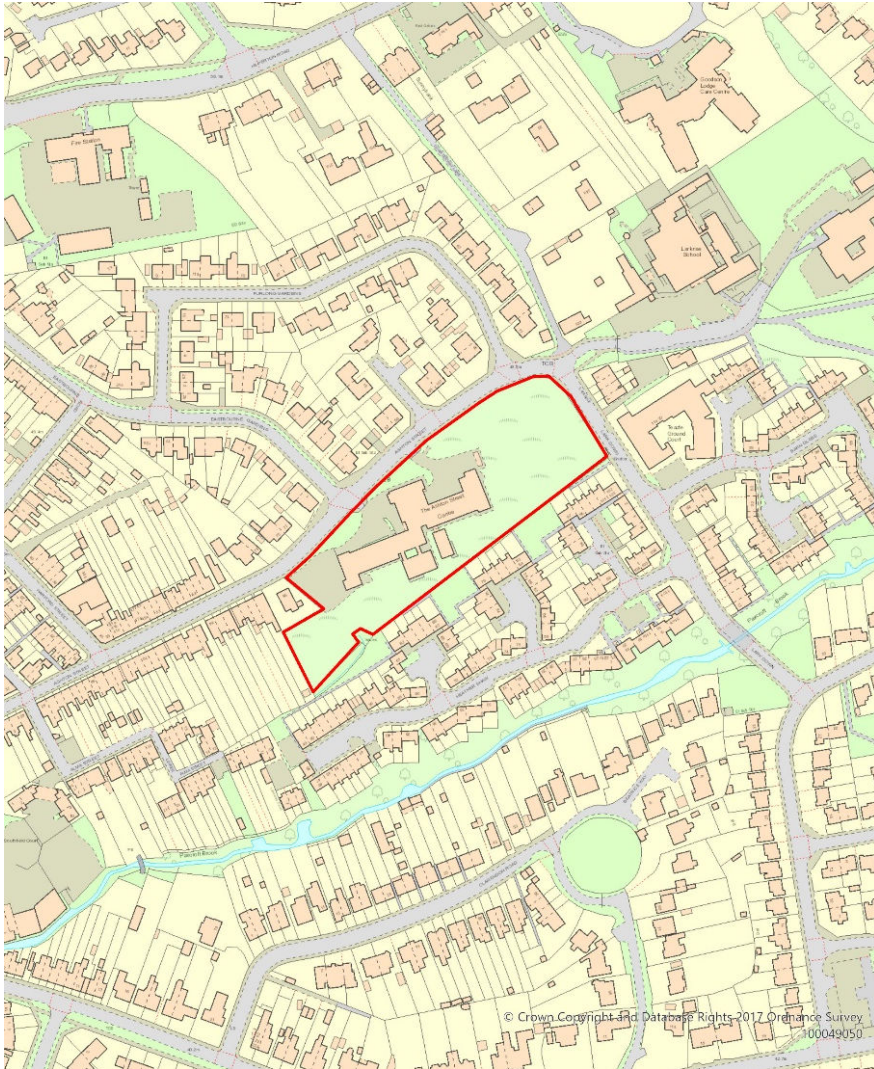


**7a) PL/2021/09909 – Ashton Street Centre, Ashton Street, Trowbridge, Wilts, BA14 7ET**

Redevelopment of former day care centre (Class F.1) comprising: the erection of 48 No. dwellings and associated access and landscaping works.

**Recommendation – Approve subject to Conditions**

Page 4



Site Location Plan



Aerial Photography







# Proposed Site Plan





# Photos of Existing Site and Surrounds

## Aerial View of Application Site



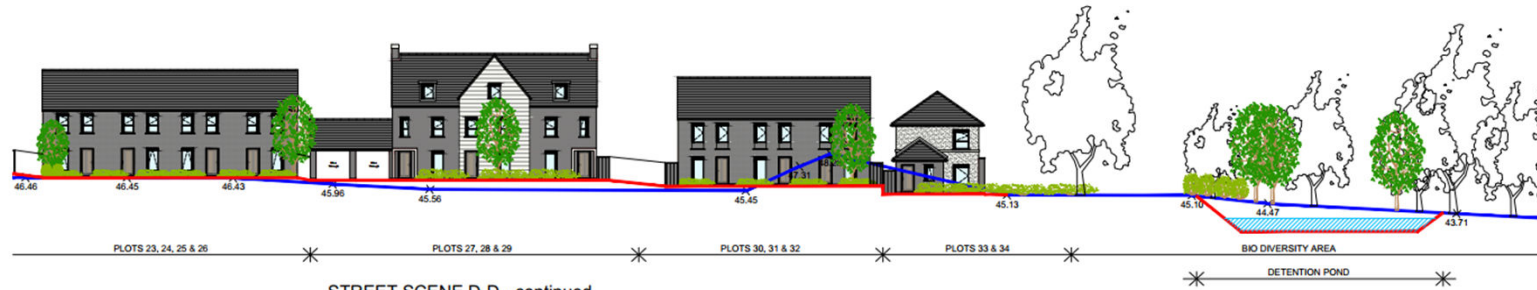


# Proposed Street Scenes



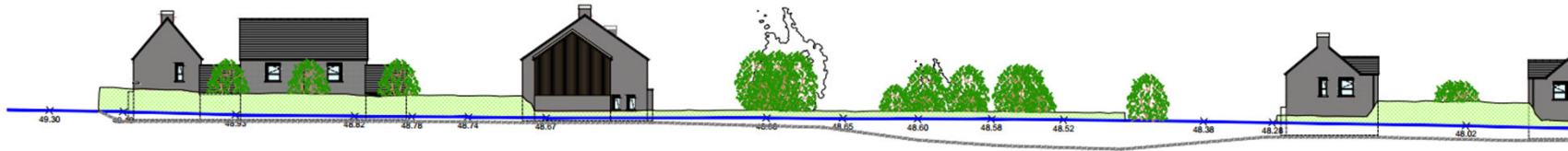
**STREET SCENE D-D**

— EXISTING GROUND LEVEL  
— PROPOSED GROUND LEVEL



**STREET SCENE D-D - continued**

— EXISTING GROUND LEVEL  
— PROPOSED GROUND LEVEL



**STREET SCENE E-E**

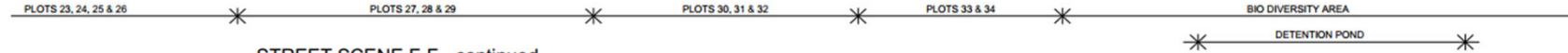
— ASHTON STREET ROAD LEVEL  
- - - - - PROPOSED GROUND LEVEL INSIDE SITE



**STREET SCENE F-F**

— EXISTING GROUND LEVEL  
 — PROPOSED GROUND LEVEL

Page 9



**STREET SCENE F-F - continued**

— EXISTING GROUND LEVEL  
 — PROPOSED GROUND LEVEL

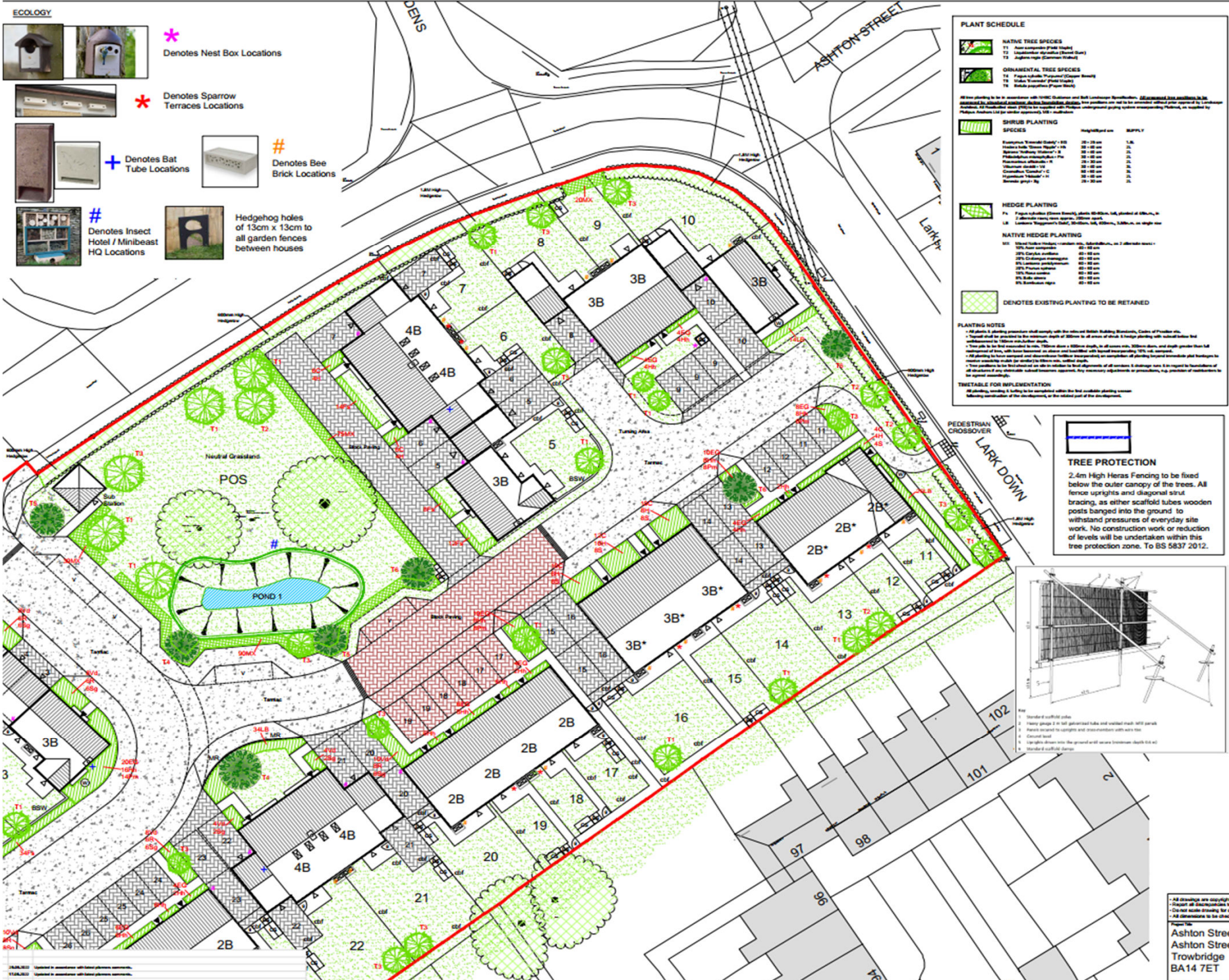












ECOLOGY

- Denotes Nest Box Locations
- Denotes Sparrow Terraces Locations
- Denotes Bat Tube Locations
- Denotes Bee Brick Locations
- Denotes Insect Hotel / Minibeast HQ Locations
- Hedgehog holes of 13cm x 13cm to all garden fences between houses

PLANT SCHEDULE

**NATIVE TREE SPECIES**

T1	Alder (Common)	100-150cm
T2	London Plane (Common)	100-150cm
T3	Field Maple (Common)	100-150cm

**ORNAMENTAL TREE SPECIES**

O1	Prunella (Prunella)	100-150cm
O2	Malus (Malus)	100-150cm
O3	Malus (Malus)	100-150cm

**SHRUB PLANTING SPECIES**

S1	Hydrangea (Hydrangea)	100-150cm
S2	Hydrangea (Hydrangea)	100-150cm
S3	Hydrangea (Hydrangea)	100-150cm
S4	Hydrangea (Hydrangea)	100-150cm
S5	Hydrangea (Hydrangea)	100-150cm
S6	Hydrangea (Hydrangea)	100-150cm
S7	Hydrangea (Hydrangea)	100-150cm
S8	Hydrangea (Hydrangea)	100-150cm
S9	Hydrangea (Hydrangea)	100-150cm
S10	Hydrangea (Hydrangea)	100-150cm

**HEDGE PLANTING**

H1: Hedera (Hedera) 100-150cm

**NATIVE HEDGE PLANTING**

H2: Hedera (Hedera) 100-150cm

**EXISTING PLANTING**

EP: Existing Planting to be retained

**PLANTING NOTES**

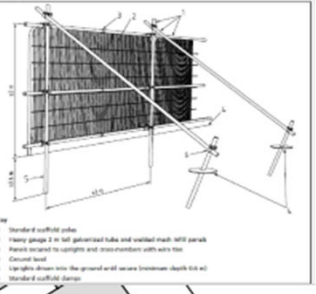
- All plants to be installed within the specified planting schedule.
- Plants to be installed within the specified planting schedule.
- Plants to be installed within the specified planting schedule.

**TIMETABLE FOR IMPLEMENTATION**

Planting to be completed within the specified planting schedule.

**TREE PROTECTION**

2.4m High Heras Fencing to be fixed below the outer canopy of the trees. All fence uprights and diagonal strut bracing, as either scaffold tubes wooden posts banged into the ground to withstand pressures of everyday site work. No construction work or reduction of levels will be undertaken within this tree protection zone. To BS 5837 2012.



Ashton Street  
Ashton Street  
Trowbridge  
BA14 7ET



# CGI modelling images of proposed development





# CIL/S106

- CIL chargeable (CIL zone 2)
- S106 required and HoTs agreed for the following:
  - **Policy compliant Affordable Housing:** at 30% (14units) on a split between 60% affordable rent (8units) and 40% shared ownership (6units);
  - **Education contributions:**
    - Early years places = £105,132
    - Primary school places = £225,096
    - Secondary school places = £206,460
  - **Transport contributions**
    - Green Travel Plan (incl. £300 of travel vouchers)
    - bus stop improvements (£12.000)
    - a new footpath
    - Traffic regulation order contributions (£6,000)

Contd...

## — **Open Space Management**

- The required on-site POS provisions
- Future management and maintenance of the Public Open Space, Surface Water Drainage Scheme infrastructure, structural landscaping and ecology buffer zones, as shown on LEMP

## — **Recycling and Waste Facilities**

- £91 per dwelling = £4,368 for 48 dwellings.

# Proposed Site Plan



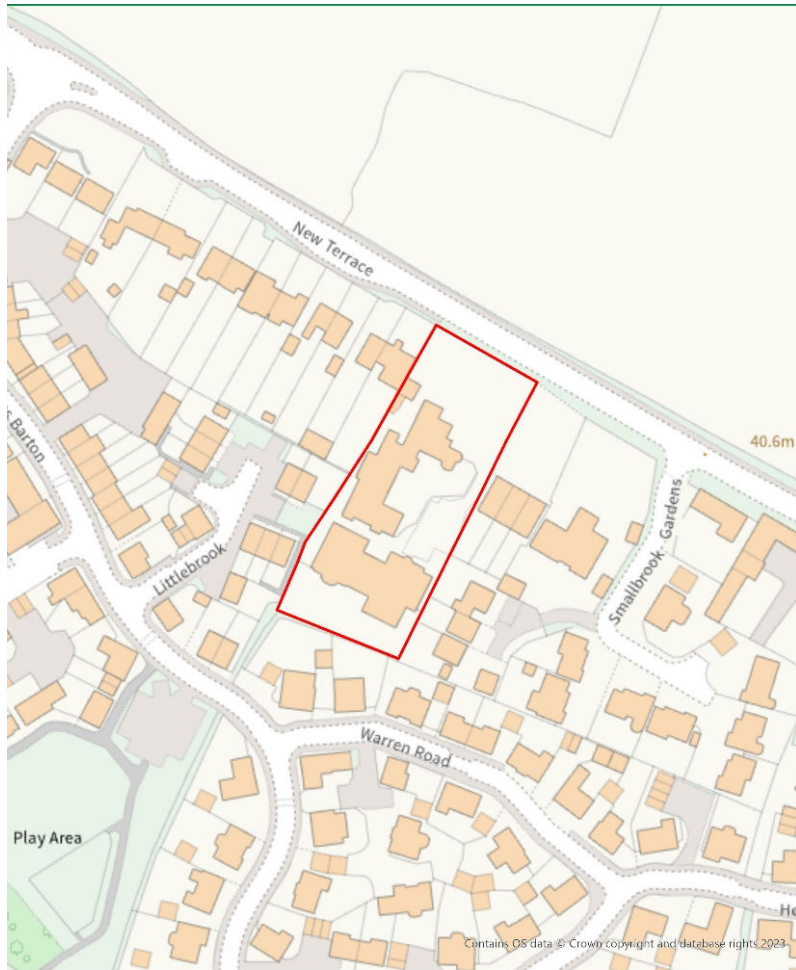


**7b) PL/2023/04128 – The Old Vicarage and Staverton House, 51a Staverton House, Staverton, Trowbridge, Wilts, BA14 BNX**

Demolition of the existing care home with replacement building providing 9 bedrooms on lower ground floor, 9 bedrooms on ground floor and 14 bedrooms on first floor, all with auxiliary space and together with the existing home would provide 52 bedrooms total and associated works (Resubmission of PL/2021/10237)

**Recommendation – Refuse**

Page 17



Site Location Plan



Aerial Photography



# Summary of changes since PL/2021/04128

- Enlarge the length of the front elevation of the main front section and the side elevation service entrance by approximately 600mm, which brings the built form closer to No 50b
- Moved the 3-storey central section approximately 1.3m (eastwards) closer to No 50b's and No 12 Smallbrook garden boundaries
- Reconfigure the existing layout of Staverton House. The existing lower ground floor (ground floor) has 10 bedrooms which would be increased to 12 bedrooms
- The ground floor (first floor) of Staverton House would retain 10 bedrooms but would be re-configured taking space from an existing lounge. Two new bedrooms would face towards Littlebrook using existing windows
- Reconfigure the layout and enlarge the footprint of the lower ground floor in both the main front section and central link section to accommodate 11 beds compared to 9 in the dismissed appeal scheme
- Reconfigure the ground floor (first floor) and decrease the footprint by approximately 22m<sup>2</sup>, the removal of the 'angled modules' and all bedrooms on the western elevation facing No 6. Introducing two 'turret' design features and the provision of a new residents dining room which would have 4 small high level obscurely glazed windows. The number of bedrooms on this floor would be reduced from 9 to 6
- Reduce the footprint of the first floor (second floor) by approximately 53m<sup>2</sup> and move the edge of the flat roof 1.4-2m further away from No 6. Reduction in the number of bedrooms that have a potential to look westwards from 5 to 4
- Retain and reuse 7 window stone surrounds (an increase of 6 from the appeal decision).

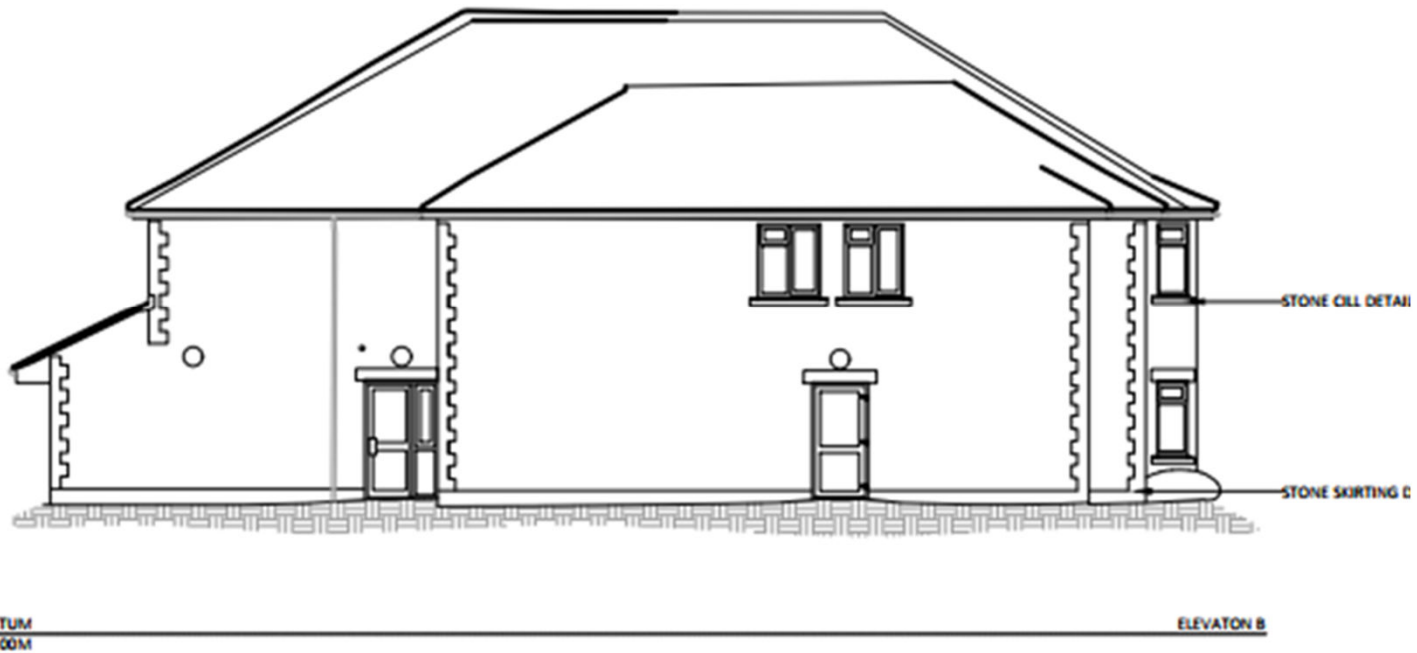


# Existing Site Plan



# Staverton House Elevations – to be retained

Page 20



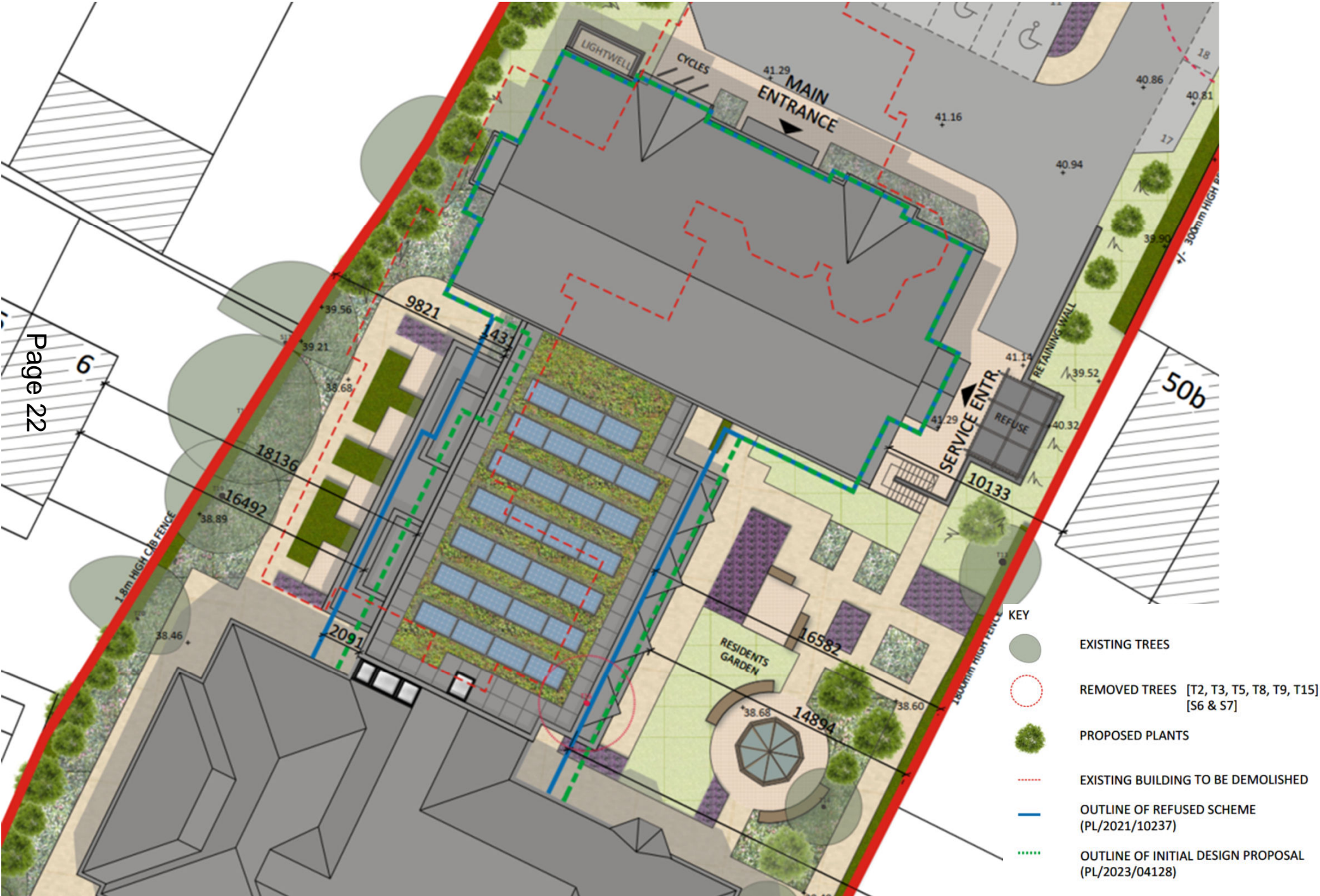


# Proposed Site Plan





# Extract of Site Plan





# Proposed Front Elevation 'B'

Page 23



STAVERTON HOUSE, TROWBRIDGE  
ELEVATION B

0 2.5

# Proposed Elevation 'A' (eastern side elevation) and comparative elevation for PL/2021/10237 below



Page 24



STAVERTON HOUSE, TROWBRIDGE  
ELEVATION A







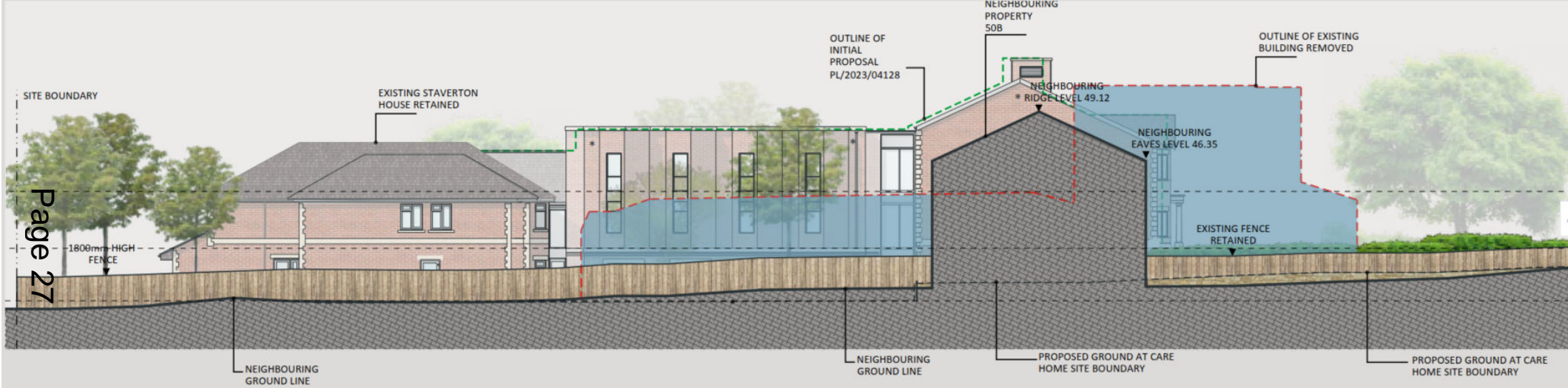
# Proposed Elevation 'D' (rear southern elevation) and comparative elevation for PL/2021/10237 below

Page 26





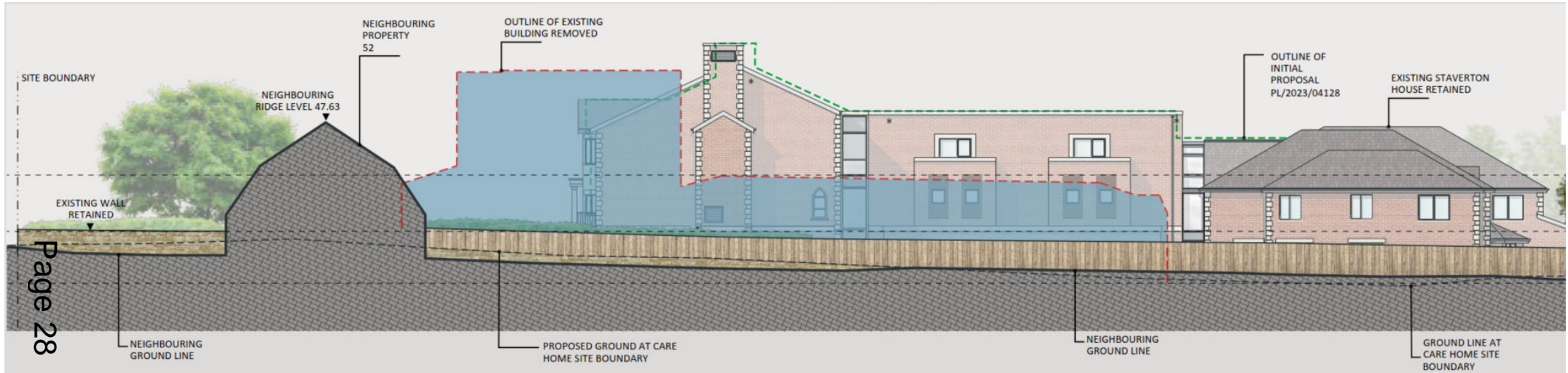
# Eastern Boundary Treatment Section



Page 27

Eastern boundary treatment - Section 1-1

# Western Boundary Treatment Section



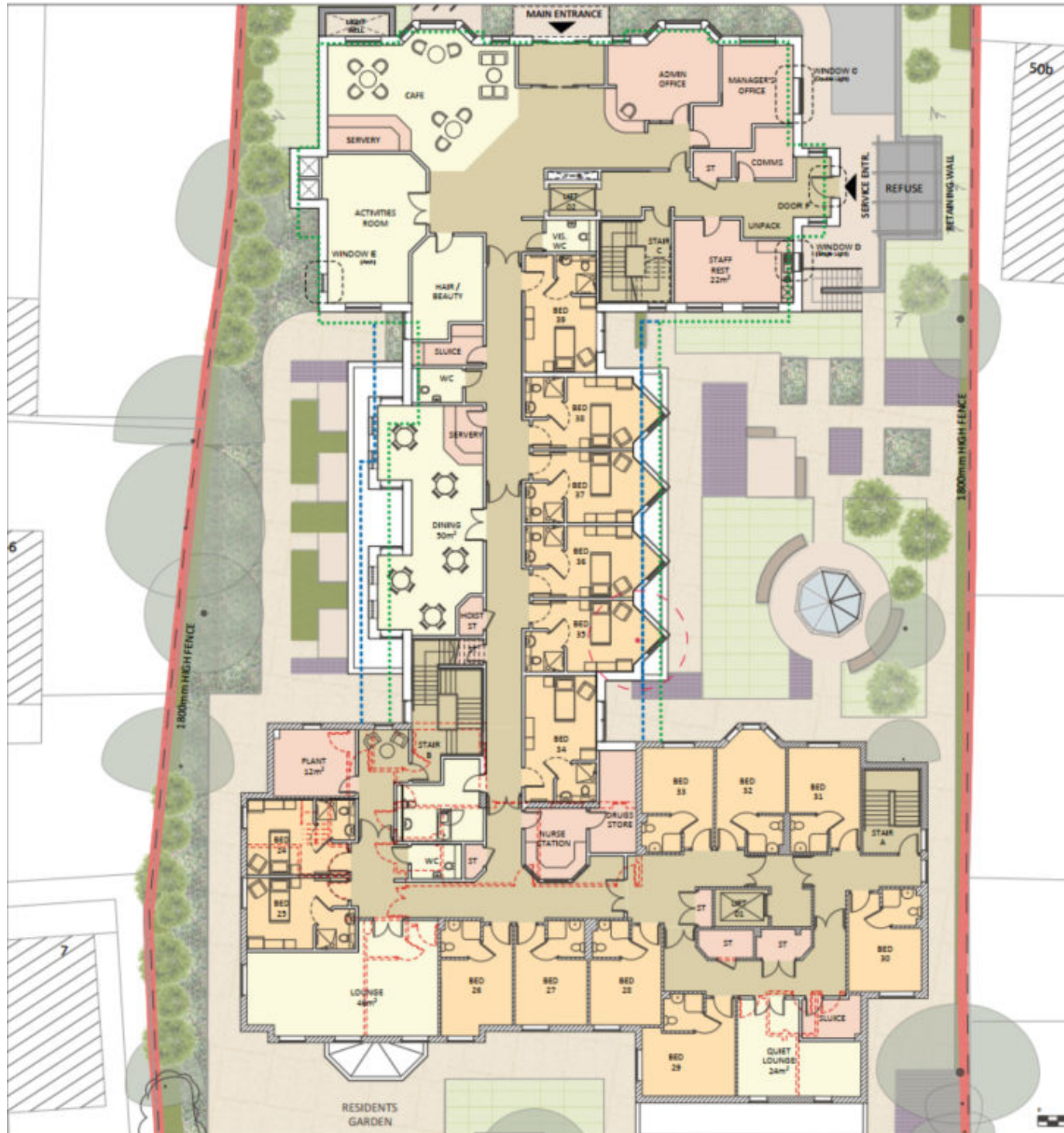
Western boundary treatment - Section 2-2



# Proposed (Lower Ground floor)



# Proposed 'ground (first floor)

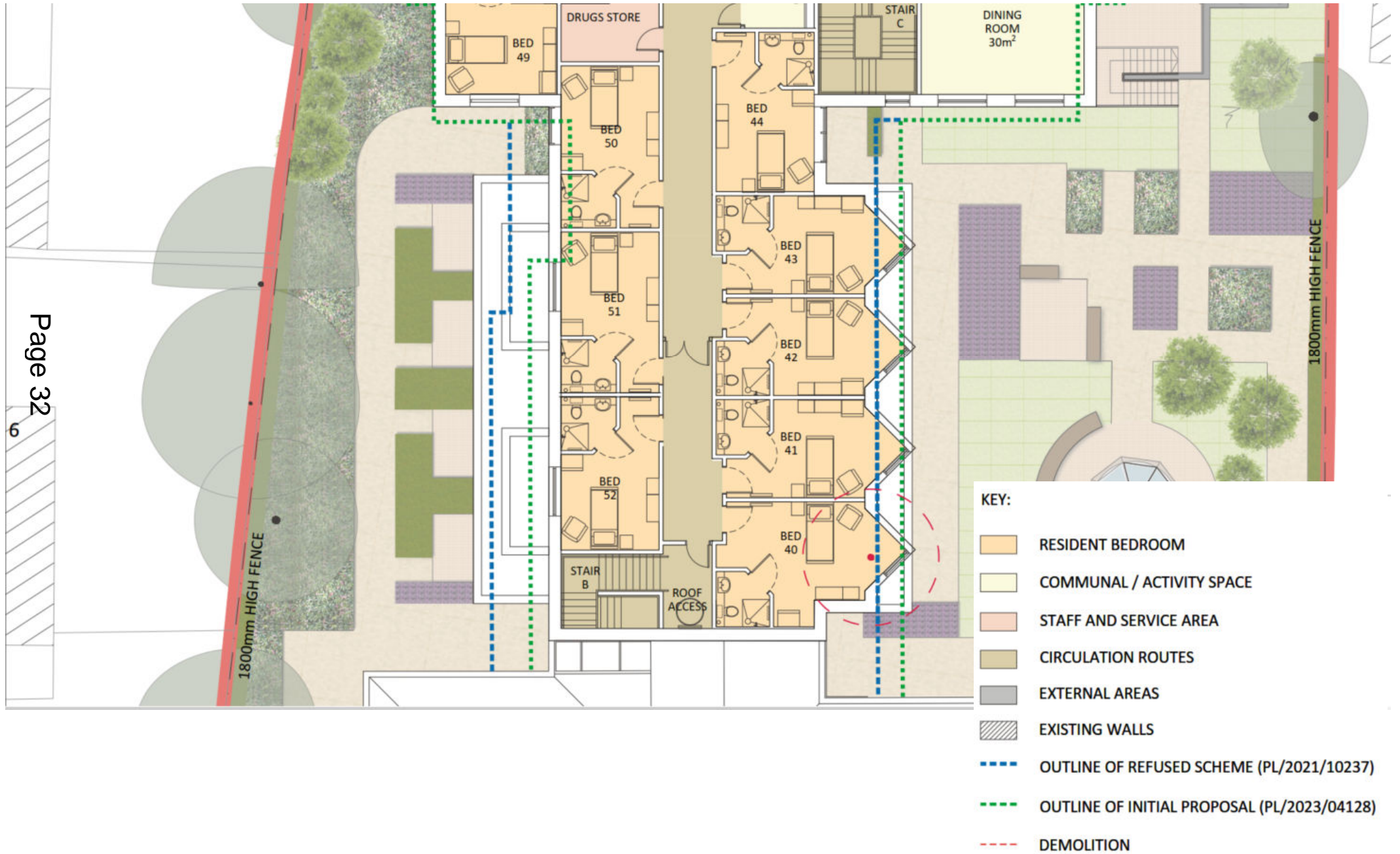




# Proposed 'first' (second floor)

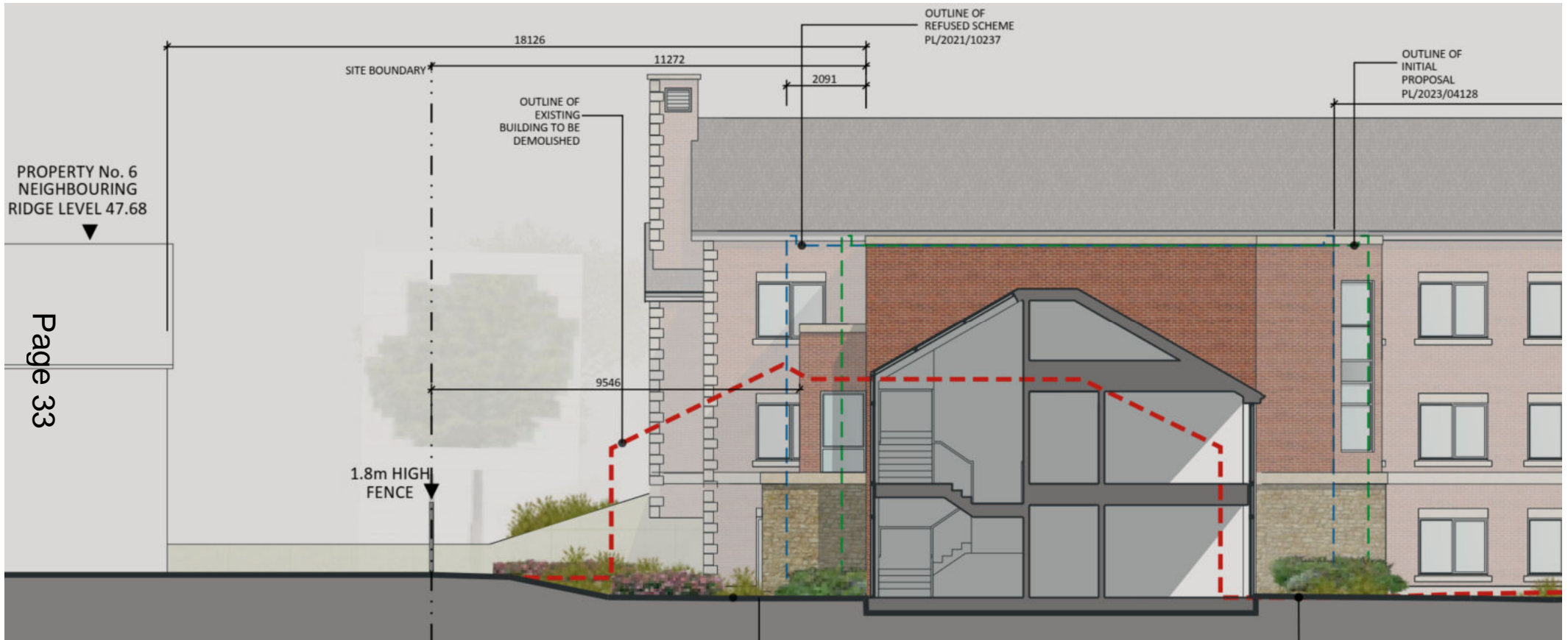


# Extract of First Floor (second floor)





# Extract of Section 'J' rear elevation



PROPERTY No. 6  
NEIGHBOURING  
RIDGE LEVEL 47.68

Page 33

1.8m HIGH  
FENCE

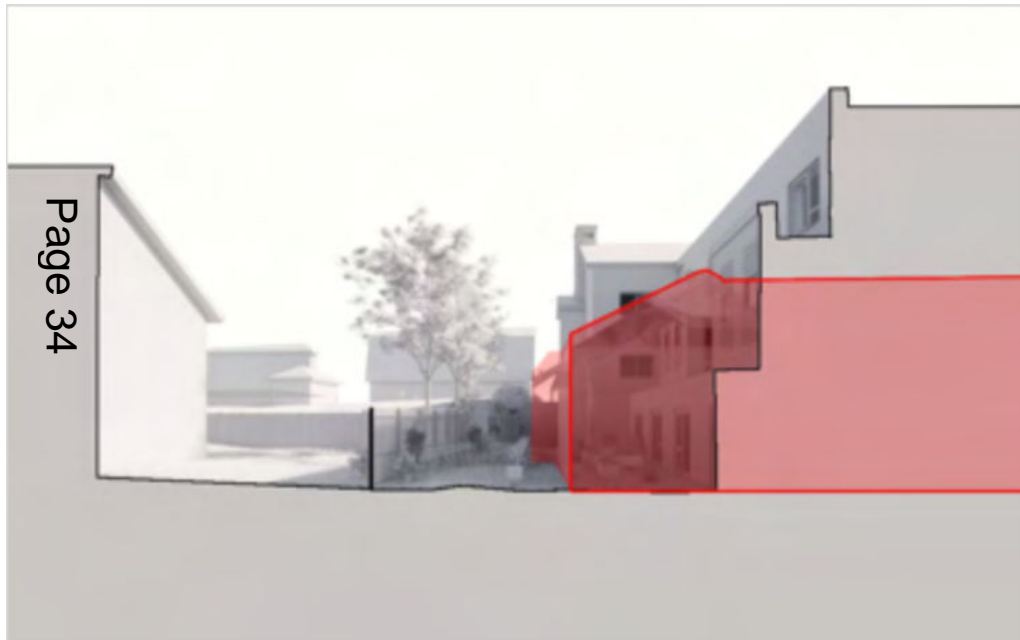
OUTLINE OF  
EXISTING  
BUILDING TO BE  
DEMOLISHED

OUTLINE OF  
REFUSED SCHEME  
PL/2021/10237

OUTLINE OF  
INITIAL  
PROPOSAL  
PL/2023/04128

- Outline of Original Refused Application (PL/2021/10237)
- Outline of initial proposal of Current Application (PL/2023/04128)
- Existing building outline

# Comparative 3D section views



Comparative 3D Section view showing the existing building and proposed extension at the boundary shared with property No 6 Littlebrook.

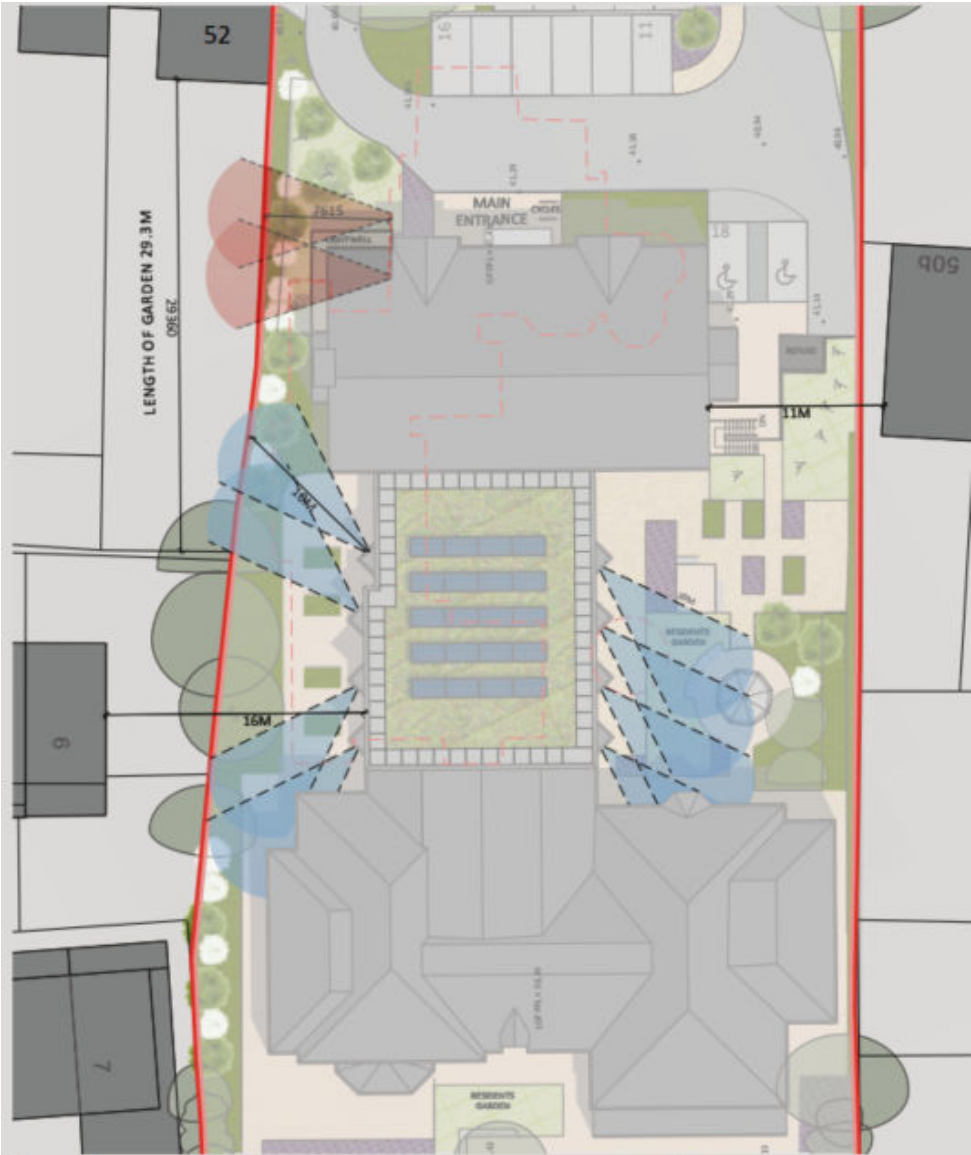


Comparative 3D Section view showing the refused scheme and proposed extension at the boundary shared with property No 6 Littlebrook.

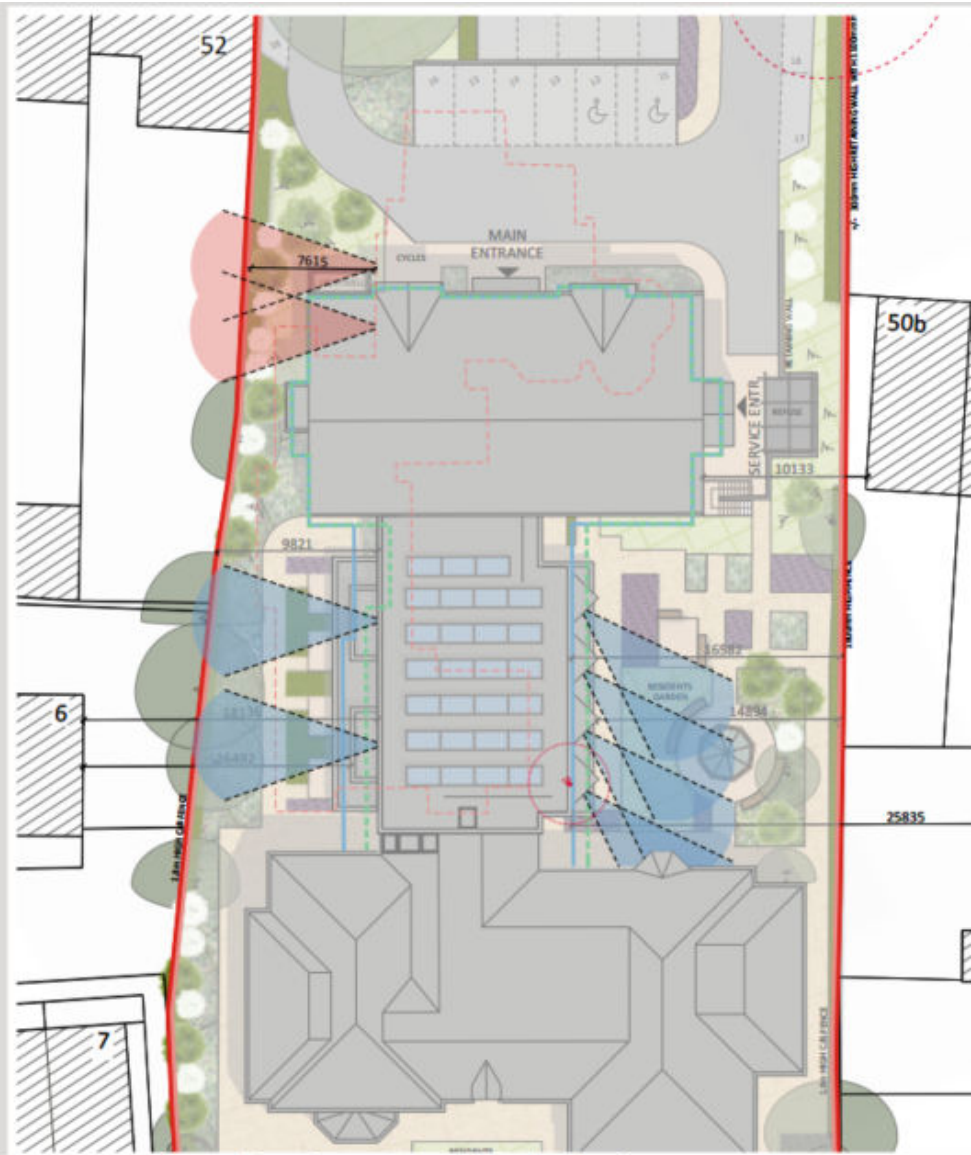


# Proposed Sight Lines

Page 35



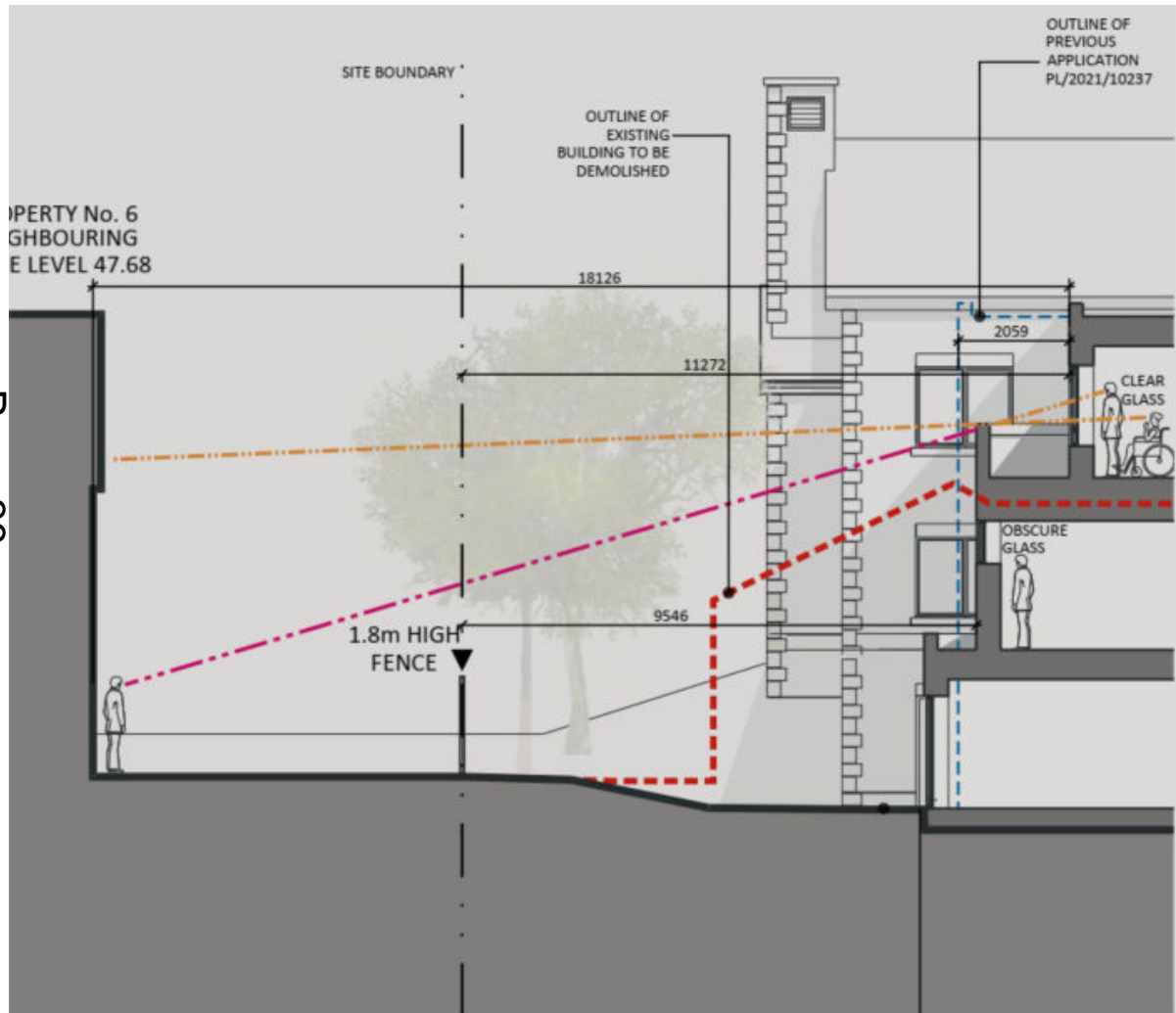
Previous application: Refused appeal  
(PL/2021/10237) A-840 113E Proposed Sight Lines



Current Application: Revised design  
(PL/2023/04128) A-840 600C Proposed Sight Lines

# Cross Section plan of central link section looking towards No 6

Page 36



Relationship between the revised design of the proposed extension at the boundary shared with property No 6 Littlebrook.

- Outline of Original Refused Application (PL/2021/10237)
- Outline of initial proposal of Current Application (PL/2023/04128)
- - - Existing building outline



# Image of refused application PL/2021/10237 from No 6's garden

Page 37



Refused scheme (PL/2021/10237)  
View of western elevation from No 6 gardens.

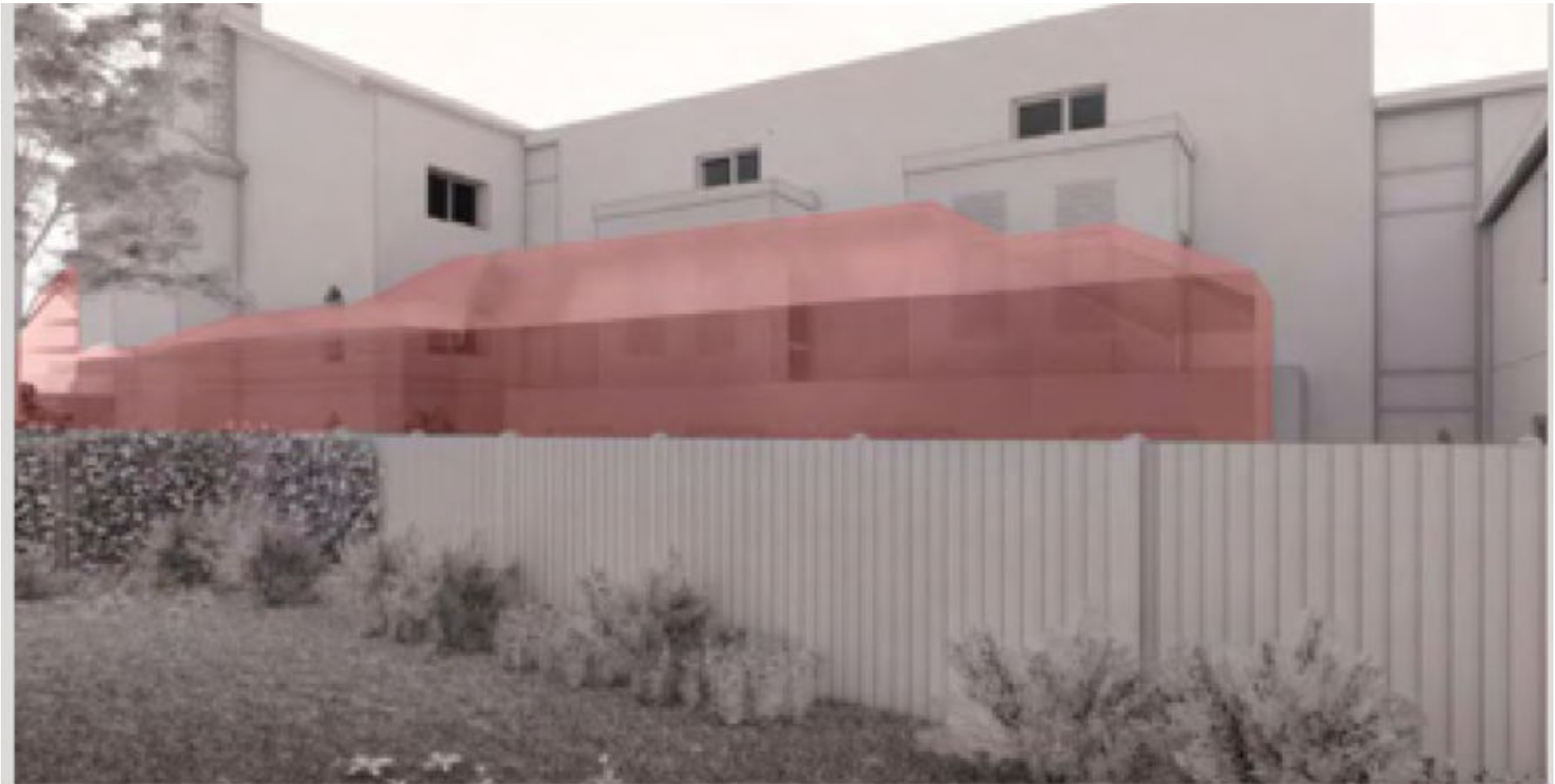
# Image of Proposal from No 6's garden



View from No 6 garden of the revised design. Neighbouring trees have been removed to show building outline for indicative purposes.



# Comparison image of proposal with existing building show in red from No 6's garden



Page 39

Existing building mass (red) compared with revised design for current application. (PL/2023/04128)

# March 2019 Google Street View image of Front Elevation of the Old Vicarage





# The Old Vicarage and No 52





# The Old Vicarage

Page 42





# View From front car park to No 50b





# View from Old Vicarage to Staverton House and No's 10, 11 and 12 Smallbrook Gardens



Page 44



# View from Old Vicarage to No 50b





# Rear Elevation of Old Vicarage and view of No 50b from Staverton House



Page 46



# View from rear elevation of No 52



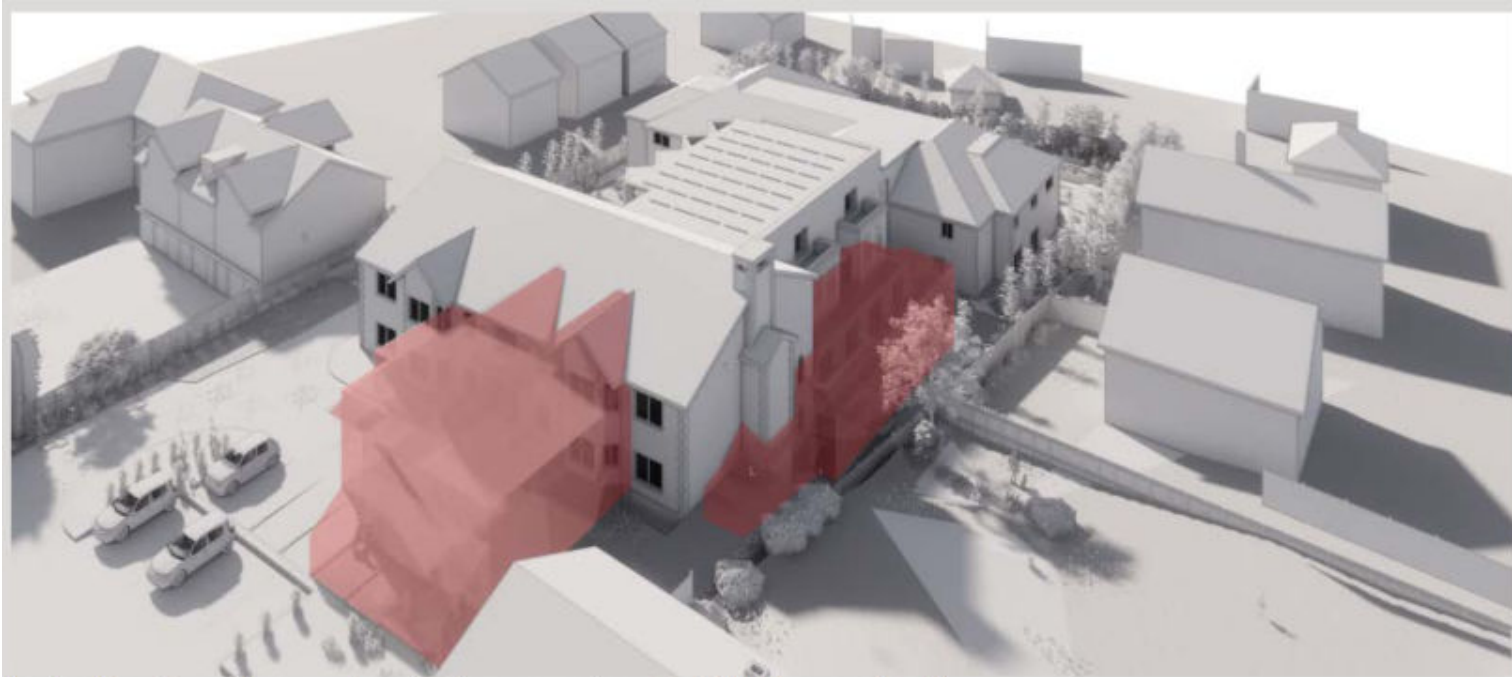


# View from No 52's rear garden





# 3D models of the proposal



Indicative view of new extension in comparison to Old Vicarage (red)



Indicative 3D view of new extension to existing care home

# Western Area Planning Committee

7 August 2024