

AGENDA SUPPLEMENT (1)

Meeting: Western Area Planning Committee

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

Date: Wednesday 27 September 2023

Time: 3.00 pm

The Agenda for the above meeting was published on Tuesday 19 September 2023. Additional documents are now available and are attached to this Agenda Supplement.

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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

Part I (Pages 3 - 62)

DATE OF PUBLICATION: Tuesday 26 September 2023

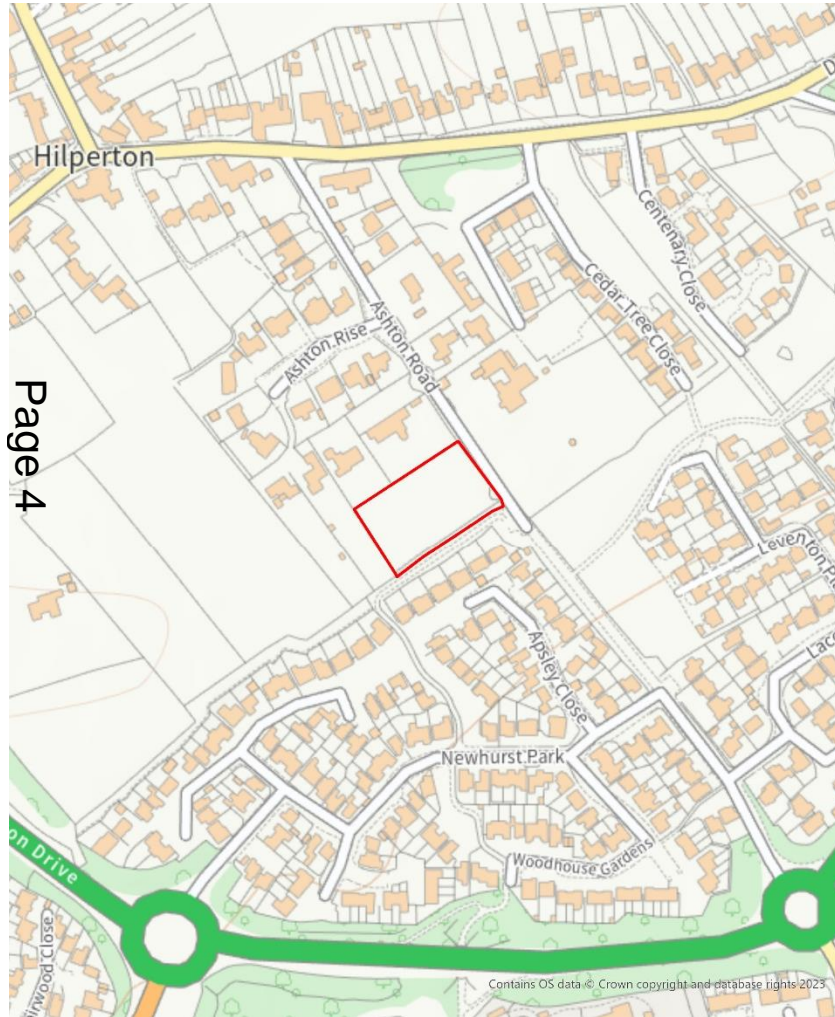
Presentation Slides

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Western Area Planning Committee

27 September 2023

7a) PL/2022/08726 Land off Ashton Road, Hilperton BA14 7QY
Erection of 1 no. dwelling and detached garage
Recommendation – Approval subject to conditions



Site Location Plan



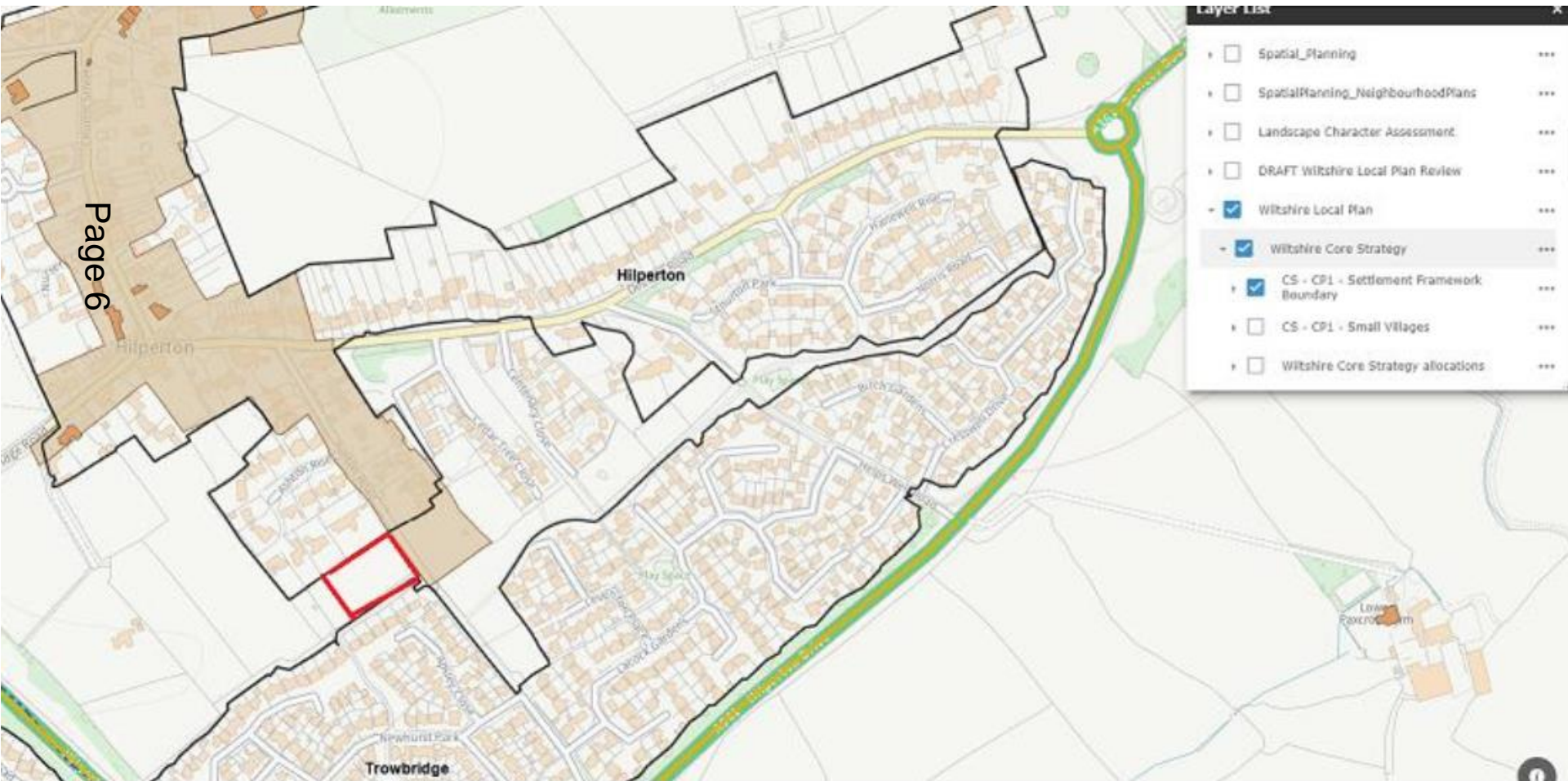
Aerial Photography

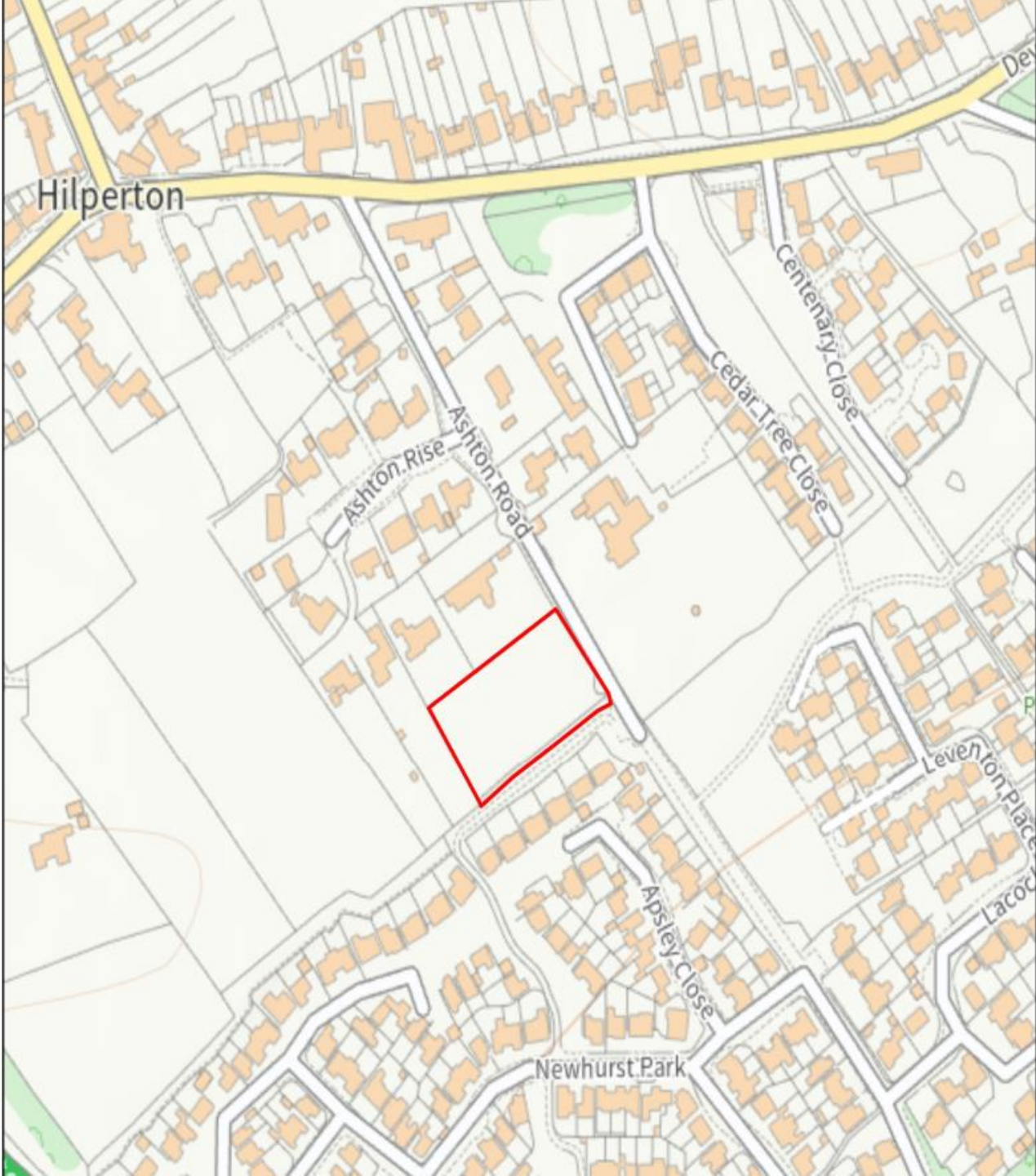


Proposed site plan

Application Site Context

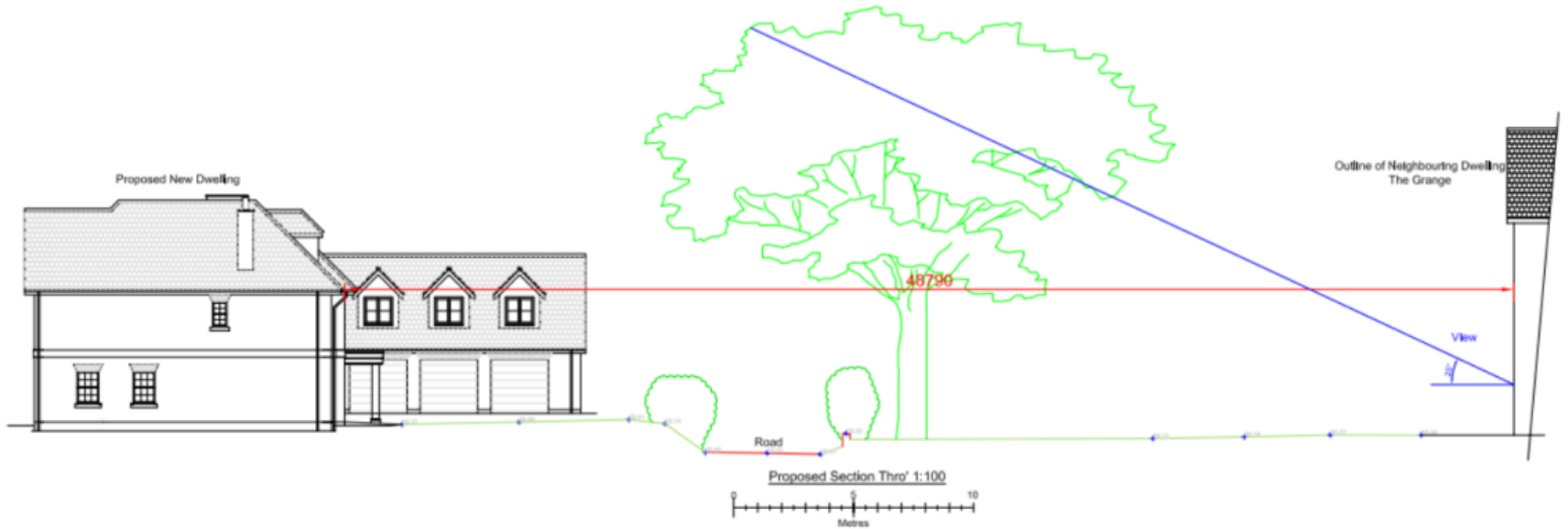
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Proposed Section Drawing

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Site Section on the east elevation showing the proposal's relationship with the Grange (some 48.7m to the east on the other side of Ashton Road) including the 25-degree rule



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Looking northwest across the application site from the site entrance showing the northern boundary of the site.



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Looking west across the site to the site's western boundary with the southern boundary on the left.



Photo of application site looking south across the site to the southern boundary.

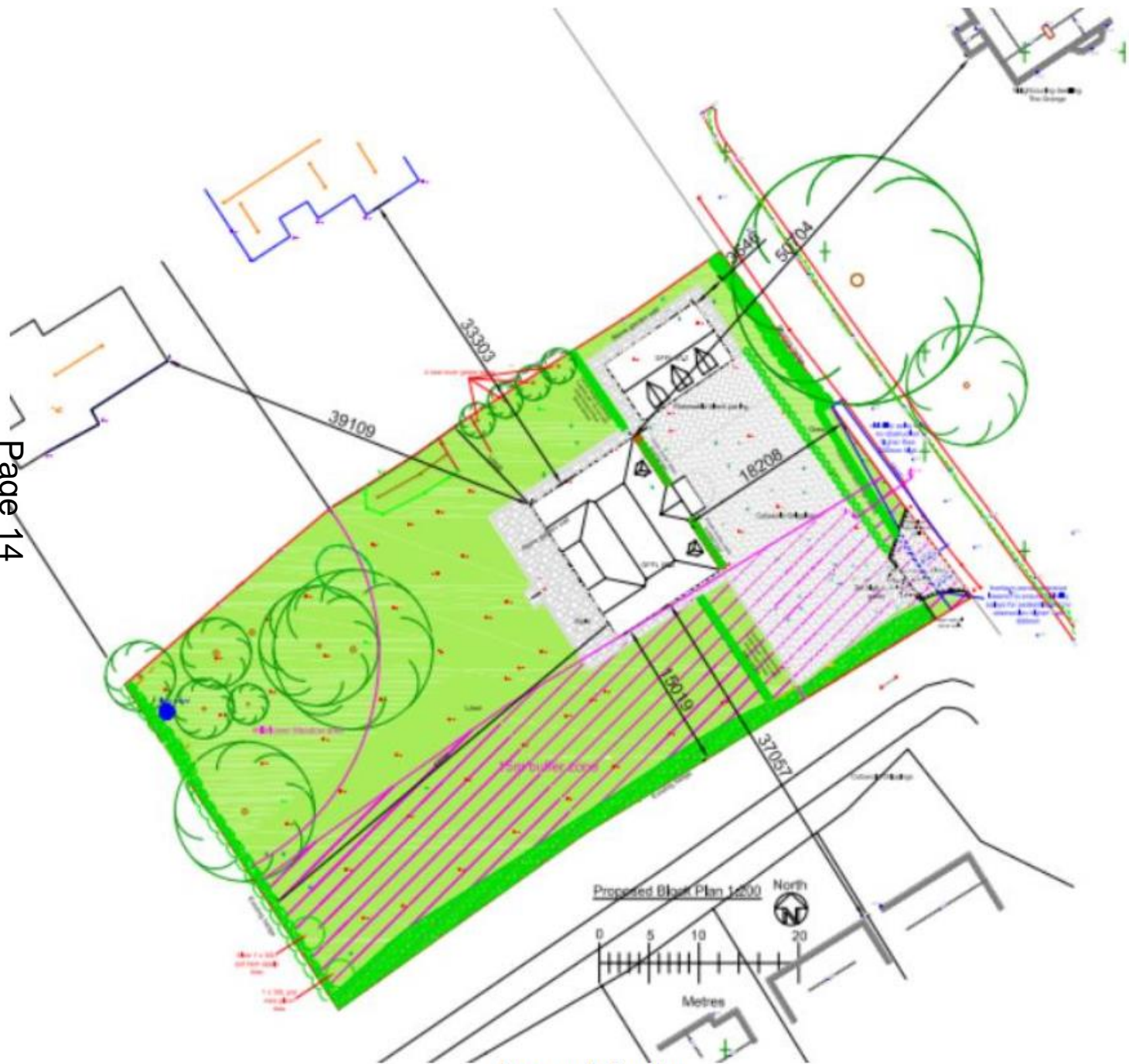


Photo of application site looking southeast across the site to the southeastern boundary with existing access in the southeast corner.



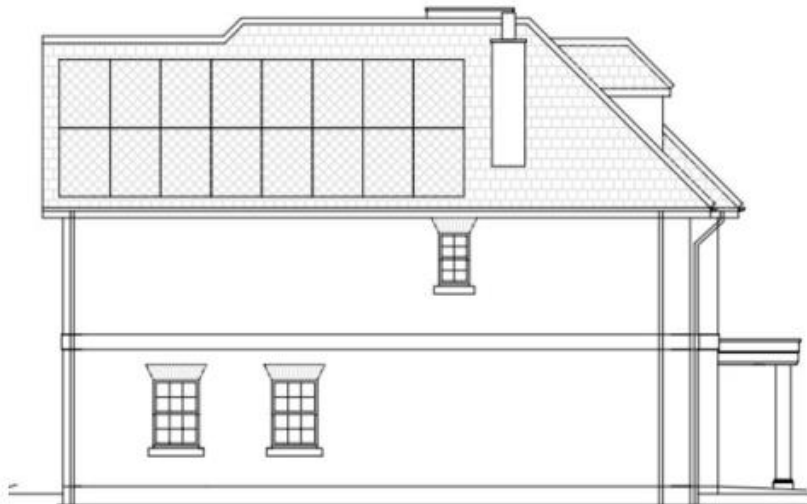
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Photo of application site looking east across the site to the eastern boundary showing the existing site access and the Grange in the background.





Proposed Front (North-East) Elevation 1:100



Proposed Side (South-East) Elevation 1:100



Proposed Rear (South-West) Elevation 1:100



Proposed Side (North-West) Elevation 1:100

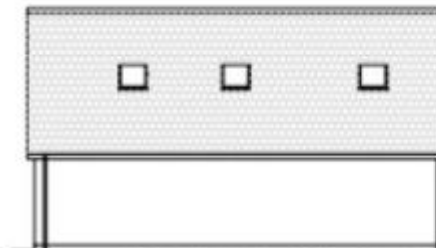
Proposed detached triple garage



Proposed Front (South-East) Elevation 1:100



Proposed Side (South-West)



Proposed Rear (North-West) Elevation 1:100



Proposed Side (North-East)

Application Site Context

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Site section north - south across the site showing the proposal's relationship with the house to the north and the property to the south.

Proposed Section Drawing

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Site Section on the east elevation showing the proposal's relationship with the Grange (some 48.7m to the east on the other side of Ashton Road) including the 25-degree rule

The separation distances from the proposed dwelling to the associated rear elevations of the adjoining dwellings to the north-west are approximately 33m to 'Cockhatch' and 39m to 'Beechwood'.



Site Context to neighbouring residents

Sun cast shadow diagram impact example 1



Sun calculation diagram for 1 April at 8am

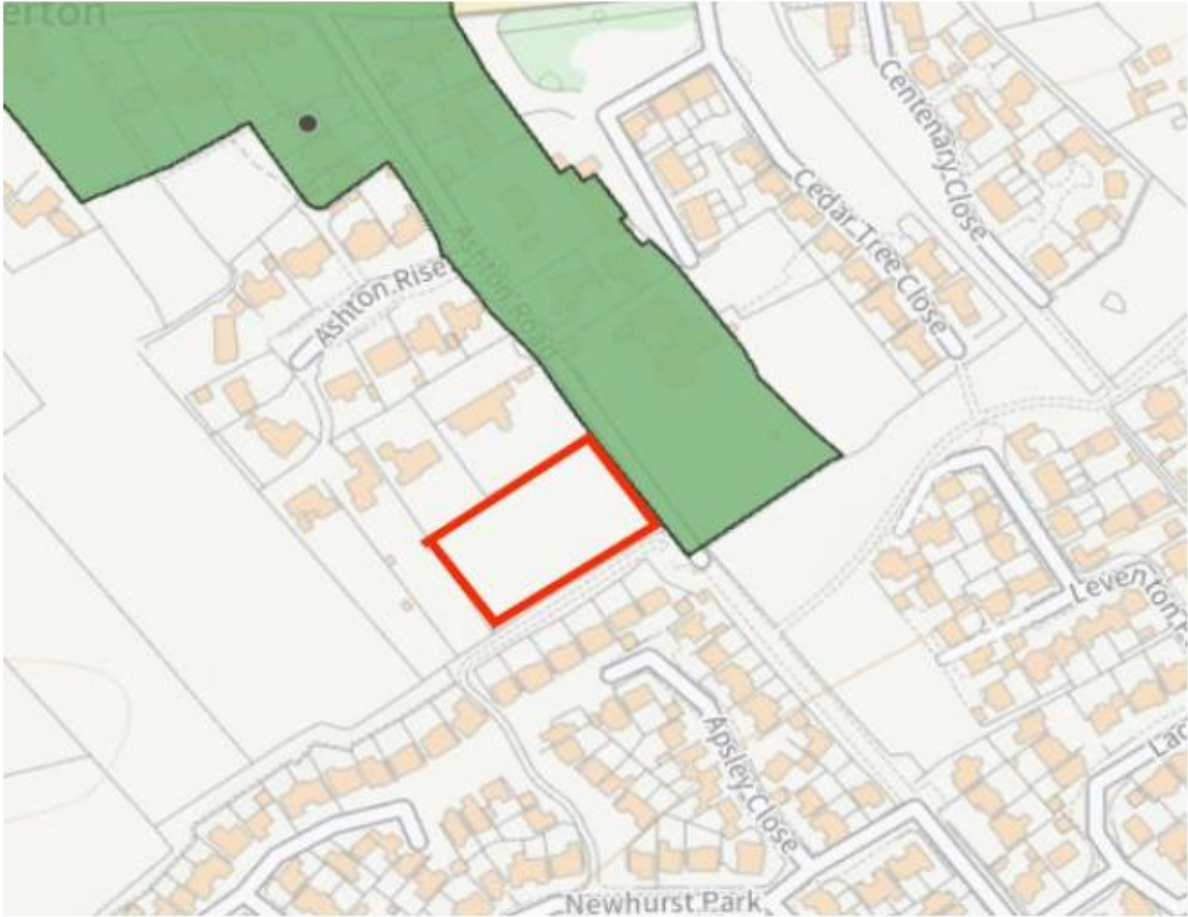
Sun cast shadow diagram impact example 2

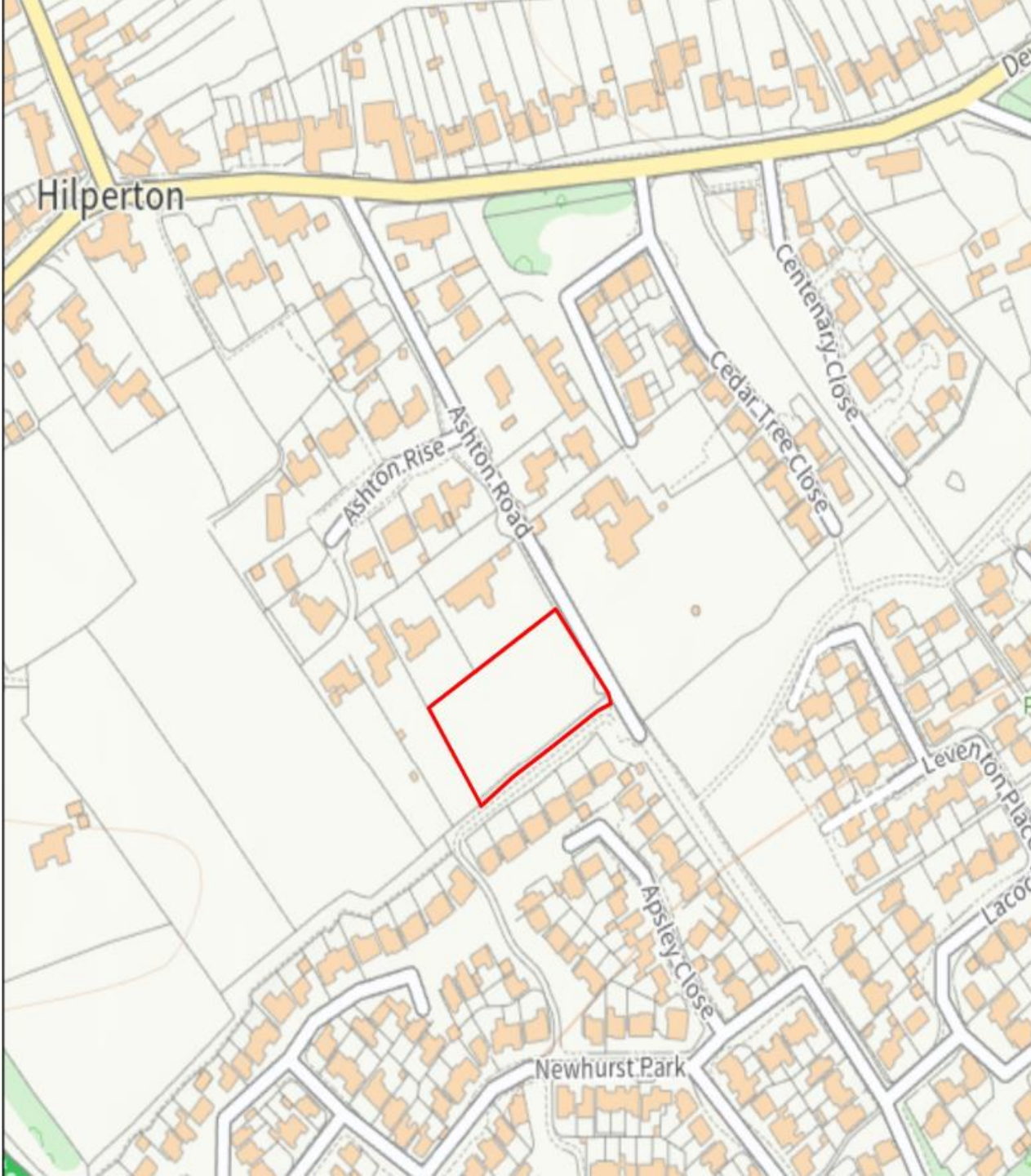
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Sun calculation diagram for 1 September at 8am

The extract below shows the built form, urban grain and Hilperton Conservation Area (washed over in dark green) with the site edged red.





The photo below shows 'Cockhatch' (the nearest property to the proposed dwelling), with detached double garage.

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The existing site entrance



The view along Ashton Road looking north



The pedestrianised footway leading to Apsley Close in Trowbridge



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The view along Ashton Road from outside the Grange looking south with the application site access in the distance near the red and white road closure barriers.

A bespoke Appropriate Assessment has been completed and the application has been considered by Natural England on several occasions. Natural England concur with the WC Ecologist's conclusion on the Appropriate Assessment – that is, that subject to mitigation, there would be no adverse effects on the integrity of the Bath and Bradford-on-Avon Bat SAC.

On mitigation, the majority of vegetation on the site would be retained and the proposed plans provide for ecological enhancement in the form of additional planting including: -

- New hedgerow
- 26m of flower border/small hedges/plants
- 4 new large Ever Green Trees
- 2 New Fruit Trees
- New pond
- Large area of wildflower meadow

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This is in addition to translocating the existing hedgerow from the eastern boundary to accommodate the visibility splays and retaining 8 mature trees and 122m of existing hedging.

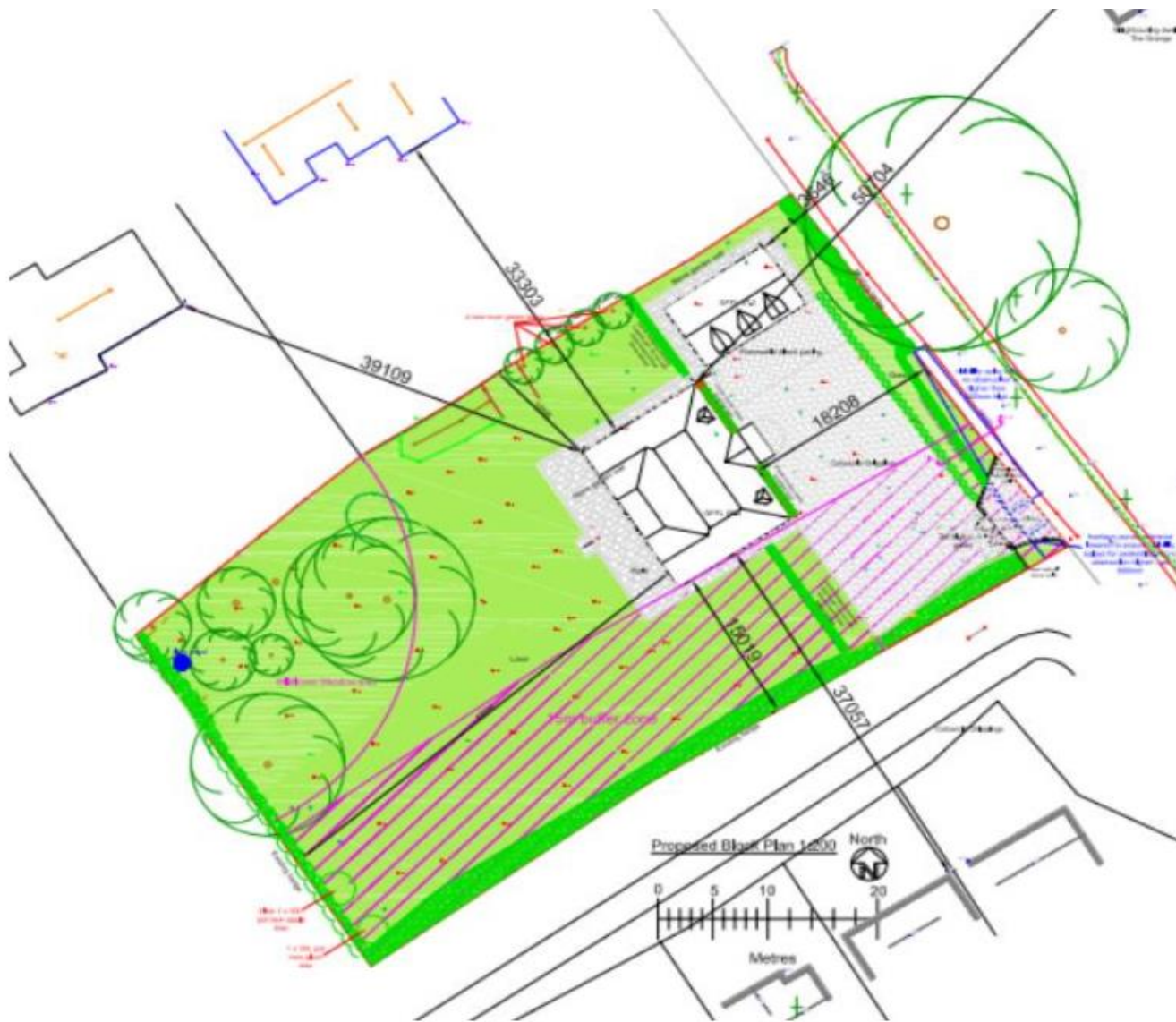
The applicant has also submitted the block plan showing the distances between the property and the hedgerow features (the 'buffer areas'). These buffer areas to the south would be retained as dark and undisturbed corridors. Through the course of officer/agent negotiations, a revised layout has been submitted providing a 15m buffer alongside the dense leylandii hedge on the southern boundary. This was submitted to address Natural England's initial concerns regarding providing sufficient functional habitat across the site for SAC bats. Additional planting of fruit trees, wildflower planting and a pond has been added to the proposal; no objection has been raised to this by the Council's ecologists and Natural England to this.



Figure showing likely route for Bechstein's bats commuting from Green Lane Wood (purple arrows) and extent of eastern boundary hedgerow (red arrows) in relation to the application site (red arrow).

The separation distances from the proposed dwelling to the associated rear elevations of the adjoining dwellings to the north-west are approximately 33m to 'Cockhatch' and 39m to 'Beechwood'.

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Site Context to neighbouring residents

- **RECOMMENDATION: That Committee gives delegated authority to the Head of Development Management to issue the decision to grant planning permission, following –**
- **a) the completion of a s106 legal agreement covering the matters set out within section 10 of this report;**
- **and subject to the following planning conditions:**

7b) PL/2021/09739 - Land Rear of 54 Woodmarsh, North Bradley, BA14 0SB

Outline Application for the Construction of up to 23 residential units including detailed Access on land to the rear of No. 54 Woodmarsh, North Bradley with all other matters including appearance, landscaping, layout and scale to be reserved

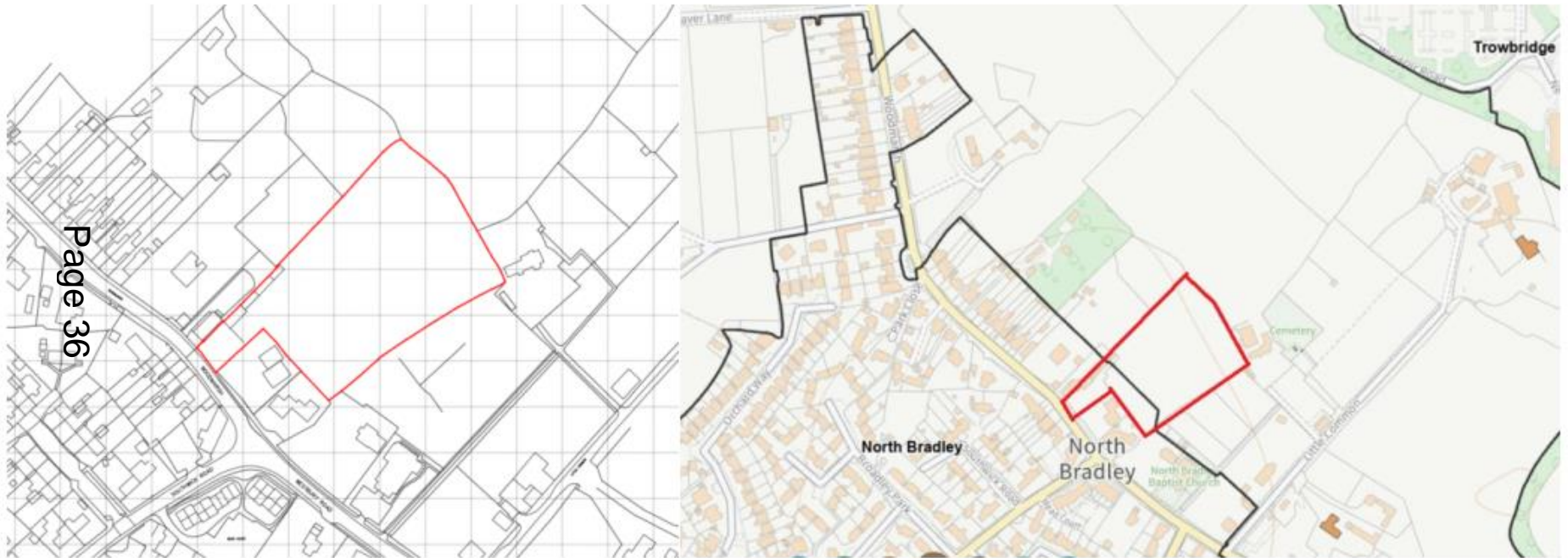
Recommendation – Approval subject to conditions



Site Location Plan



Aerial Photography



Site Location Plan and Council Mapping image of the application site



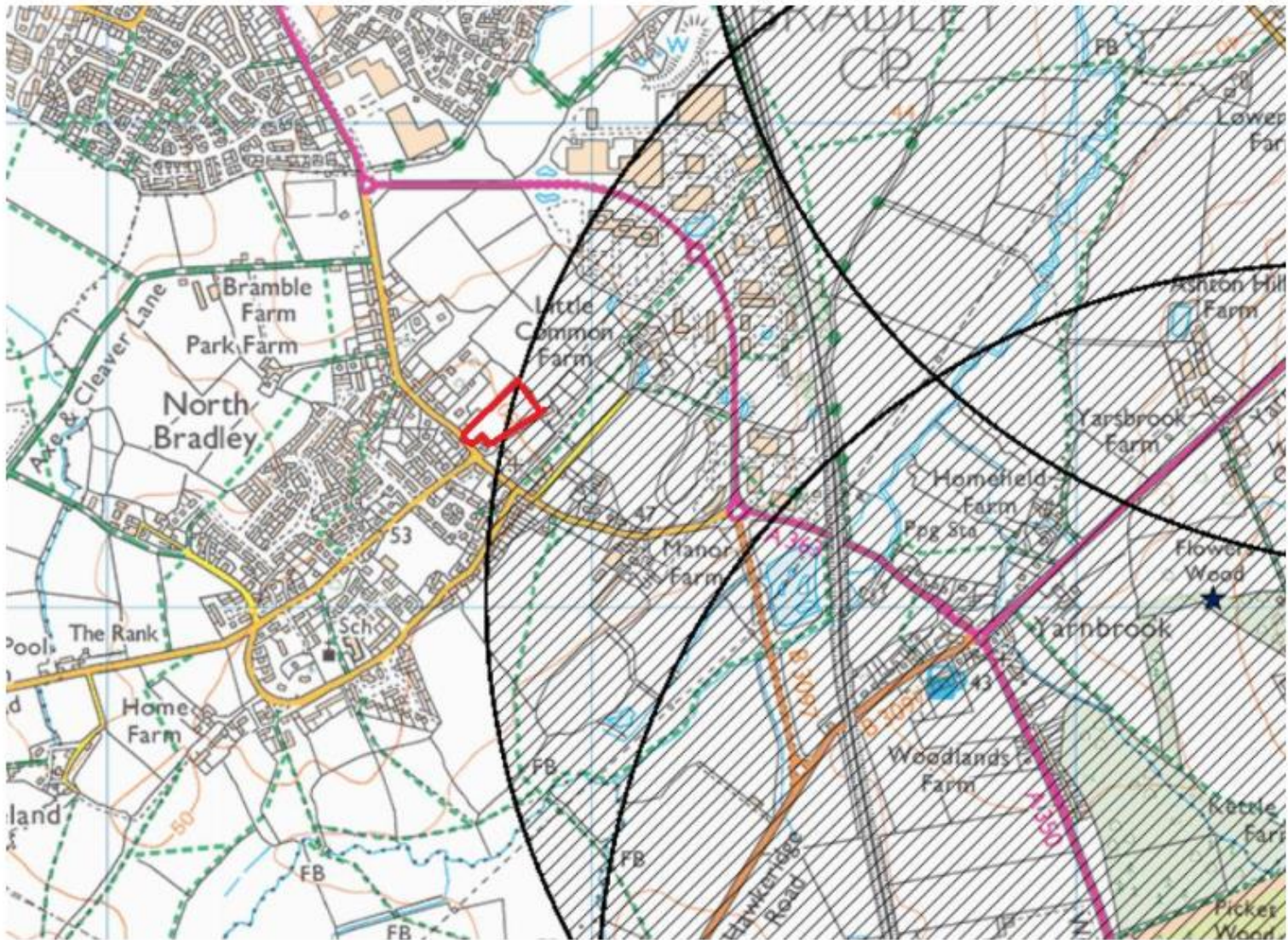
Aerial photograph of the application site

The application site is not part of the Policy H2.2 allocation within the Wiltshire Housing Site Allocations Plan [WHSAP] (February 2020), for approximately 175 dwellings. (as shown in the below plan taken from the WHSAP).

There are two 'live' planning applications (20/03641/OUT and PL/2022/05426) relating to the H2.2 allocation.



Extract from the Wiltshire Housing Site Allocations Plan – H2.2 allocation



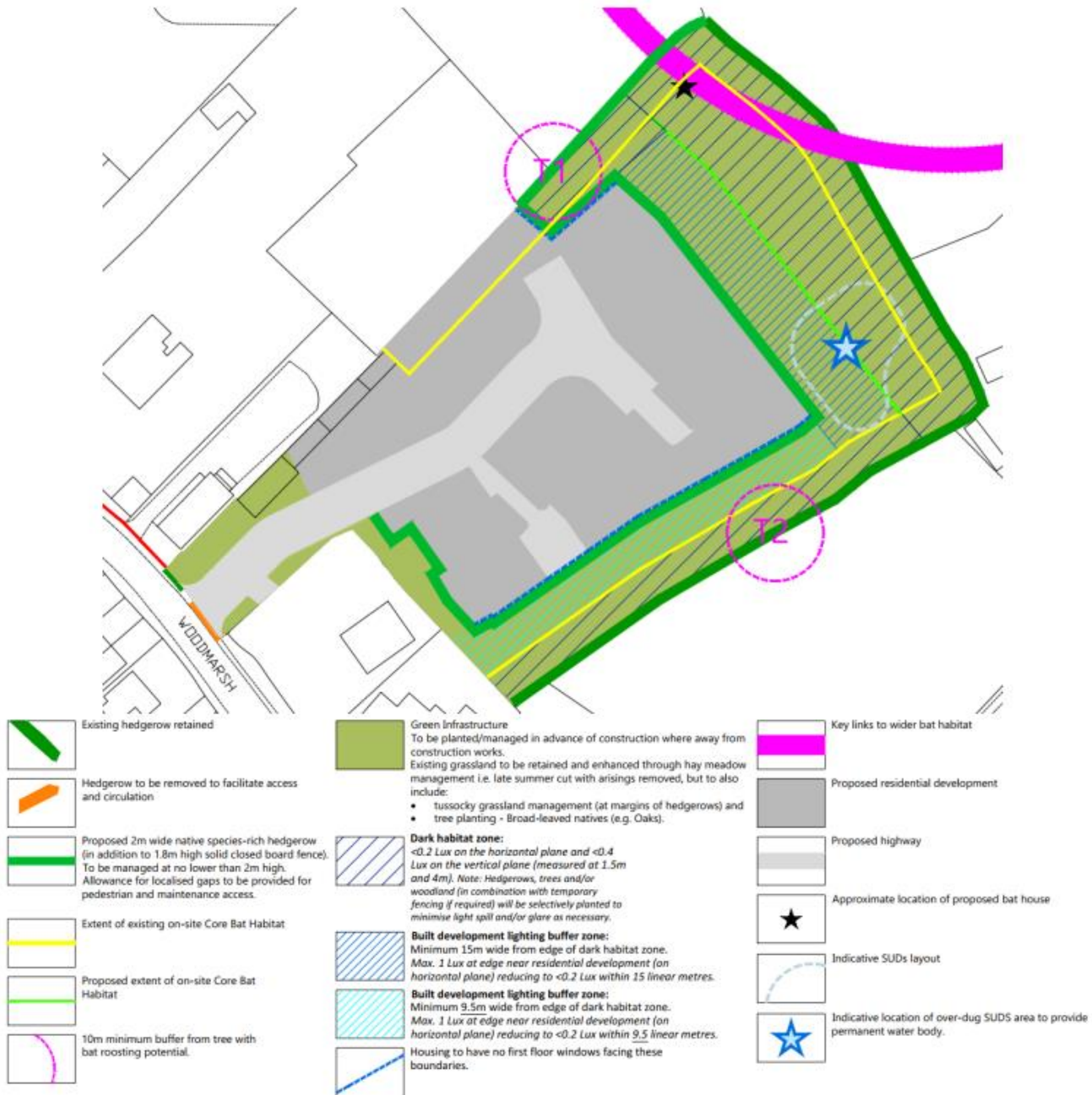
Council Mapping image of the Bath and Bradford on Avon SAC

The layout, scale, design, appearance and materials are matters for later 'reserved matters' application(s). Nonetheless, the applicant has provided an indicative proposed site layout plan to demonstrate how the development could be accommodated. The application was originally submitted for 32 dwellings and the illustrative plan for this together with the final illustrative plan for the 23 dwellings is set out below.



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Superseded indicative site plan - left (32 dwellings); proposed indicative site plan - right (23 dwellings)



Extract from the Ecological Parameters Plan



**North Bradley
Neighbourhood Plan
Policies Map**

- KEY**
- Parish Council Boundary
 - Extent of North Bradley Landscape Setting Gap
 - Local Green Spaces protected from development by the North Bradley Neighbourhood Plan
 - The North Bradley Settlement Boundary

- Proposed Housing Allocations put forward by Wiltshire Council in the WHSAP summarised below:
 H 2.6 – SHE/LAA site 3565 / WHSAP site H 2.6 Land at Southwick Court
 H 2.2 – SHE/LAA site 298 / WHSAP site H 2.2 Land off the A363 at White Horse Business Park
 H 2.1 – SHE/LAA site 613 / WHSAP site H 2.1 Land at Elm Grove Farm
- Neighbourhood Plan Housing Site (54 Woodmarsh)
- Public Brideway (Axe and Clavert Lane)
- Public Footpath

North Bradley Neighbourhood Plan Policies Map

Housing site at 54 Woodmarsh



Extract of the allocation from the North Bradley Neighbourhood Plan allocation



Extract from hypothetical layout plan should the TBMS be enforced in full



This is the proposed masterplan for applications 20/03641/OUT and PL/2022/05426 (H2.2 allocated site) which is out for public consultation on both applications. Whilst the masterplan has not been approved by Wiltshire Council, the revisions in both applications, is the result of months of negotiations between both applicants, Wiltshire Council Ecology Officers and Natural England. The approach is to ensure that core bat habitats are retained, enhanced and supported by a large 'green infrastructure' gap between North Bradley and the development itself. This PL/2021/09739 has added its indicative layout to the masterplan to demonstrate how the enhanced core bat habitat on the northwestern boundary will relate to the proposed green infrastructure of H2.2.



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View of the proposed access into the site from Woodmarsh



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View from proposed access to the Rising Sun Public House



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View from proposed access towards Trowbridge



View from within the site and proposed access looking back to Woodmarsh



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Panoramic view of the site from the proposed access



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View from proposed access towards No 54 Woodmarsh



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Panoramic view from northeastern corner of the site looking back to Woodmarsh. H2.2 allocation is to the right



View from northeastern corner of the site looking towards No's 56-58 Woodmarsh. Southeastern boundary on the left.



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View from approximately the middle of the application site looking towards Woodmarsh on the left and the north western boundary on the right



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View from northeastern corner looking along the boundary with H2.2 on the right



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View from approximately the middle of the field to the northeastern boundary joining H2.2



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View from middle of the field towards north eastern boundary and No 3 Little Common

Recommendation

To grant planning permission subject to the applicant first entering into a **S106** agreement to deliver the essential infrastructure made necessary by the development set out at section **9.6** of this report, and subject to the following planning conditions -



Western Area Planning Committee

27 September 2023

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