

# AGENDA SUPPLEMENT (1)

**Meeting:** Eastern Area Planning Committee

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

**Date:** Thursday 22 February 2024

**Time:** 3.00 pm

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**The Agenda for the above meeting was published on 14 February 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](mailto: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](http://www.wiltshire.gov.uk)

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## **Planning Applications** *(Pages 3 - 130)*

DATE OF PUBLICATION: 22 February 2024
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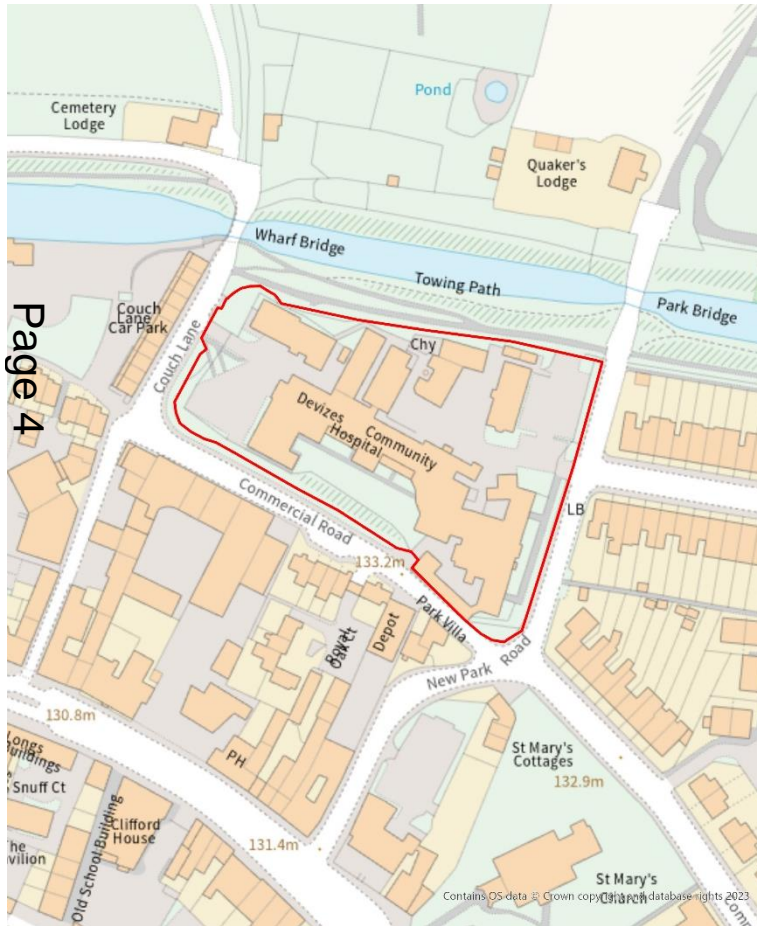
# Eastern Area Planning Committee

22<sup>nd</sup> February 2024

## 7d) 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**

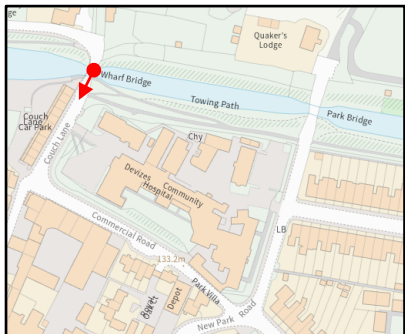


Site Location Plan

Aerial Photography

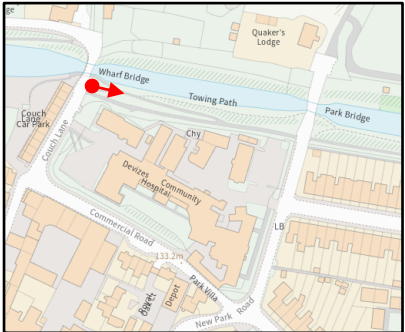


View from Wharf Bridge looking down Couch Lane with the site on the LHS





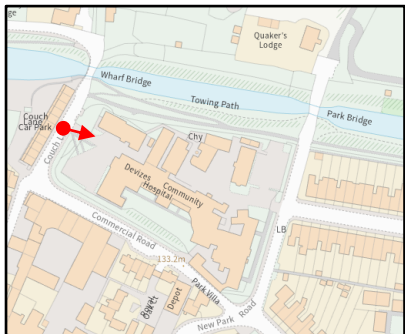
View from Wharf Bridge looking towards the site in a south easterly directly



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



View looking easterly towards the existing site entrance from Couch Lane







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



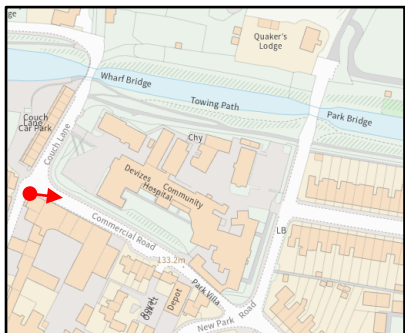


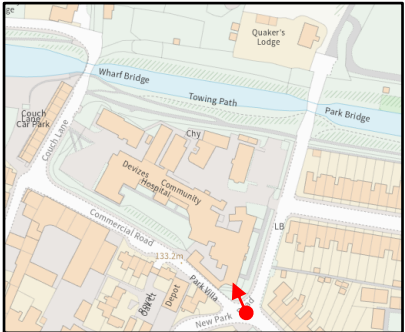
View looking southerly down Couch Lane towards New Park Street with the site behind





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

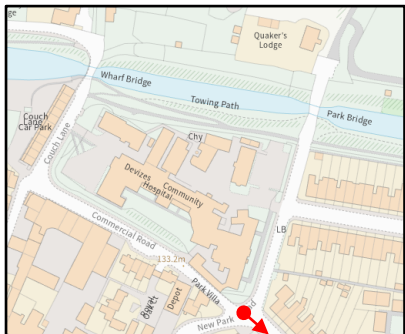


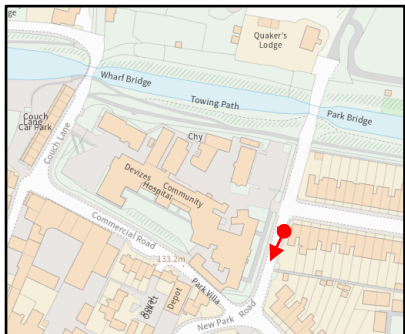


View looking towards the south-eastern corner of the site from New Park Road

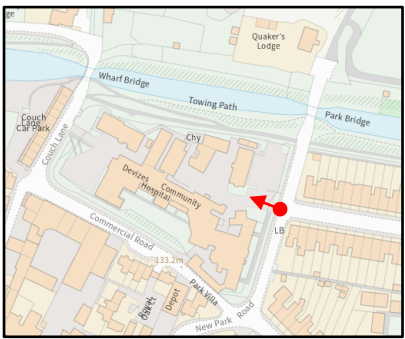


View looking south-easterly along Commercial Road from New Park Road





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



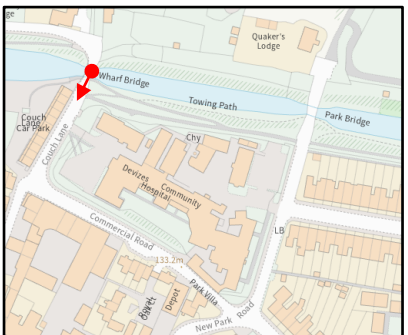
View looking towards westerly towards the existing entrance off New Park Road



View looking easterly down Victoria Road with the site behind





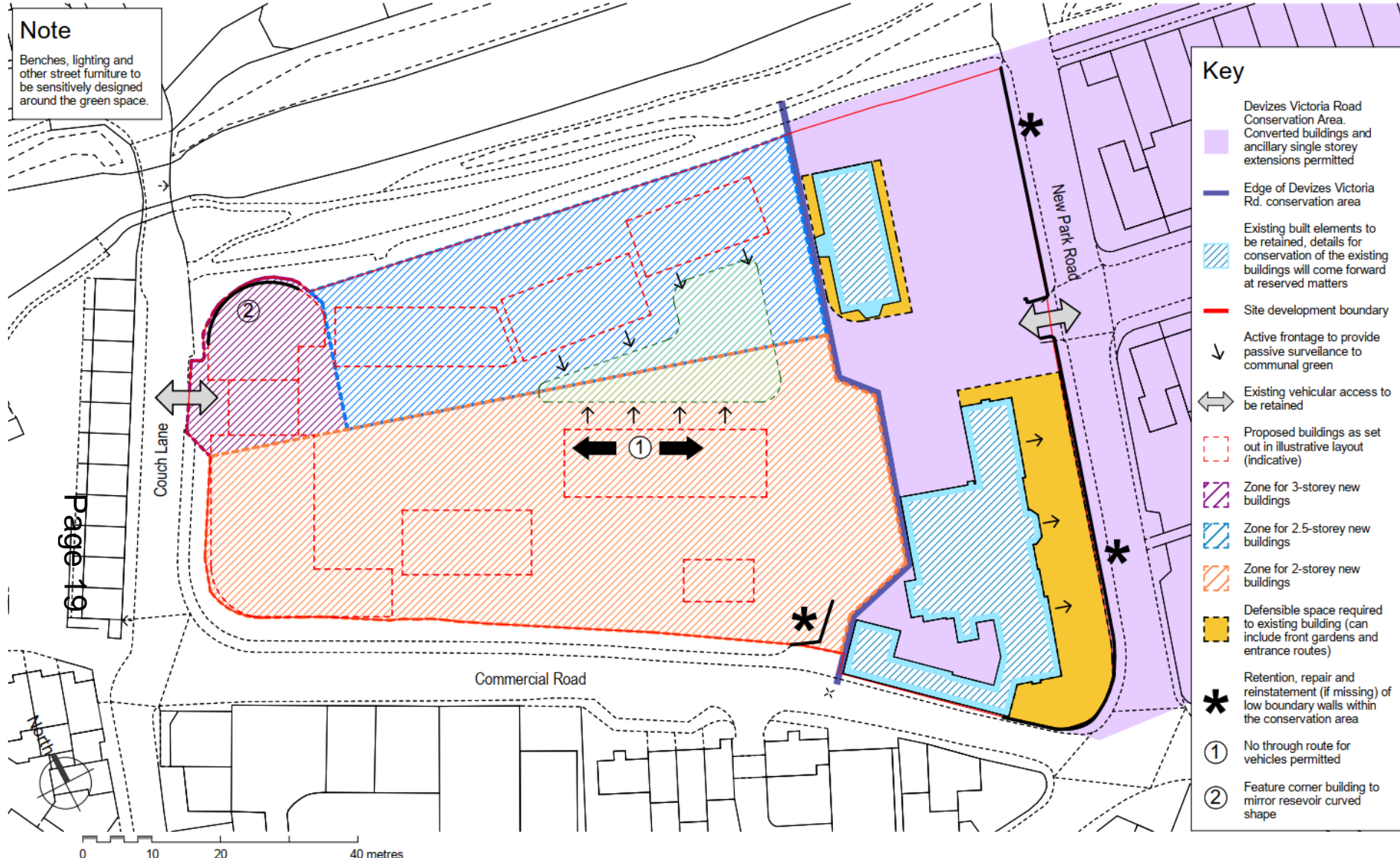




Indicative Site Layout

**Note**

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



- Key**
- Dezives Victoria Road Conservation Area.
  - Converted buildings and ancillary single storey extensions permitted
  - Edge of Dezives 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
  - No through route for vehicles permitted
  - Feature corner building to mirror reservoir curved shape

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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.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCY IS TO BE REPORTED TO THE ARCHITECTS FOR CLARIFICATION.

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FULL ORIGINAL RECORD COPIES OF ANY DOCUMENTATION ISSUED ARE KEPT AT ALEC FRENCH ARCHITECTS OFFICES.

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

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

Scale	Date	AFA Project No.	Drawn by	Checked by
1 : 500 @A3	24/08/22	5183	AW	JS
Client	Drawn by	Checked by	Scale	
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

# 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)
  - 385m<sup>2</sup> 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.
  - 250m<sup>2</sup> 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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North

0 10 20 40 metres

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Rev	Description	Date	Drawn	Checked	Status Codes
P1	Annotations updated following client comments	13/08/22	AW	JS	DD: HWP
P2	Revised in response to planning Council feedback	22/08/22	AW	JS	SI: Coordination
P3	Updated to Align with Willowsed Cdn	22/08/22	AW	JS	SI: Information
					SI: H: Review
					SI: Construction
					DI: Costing
					DI: Tender
					DI: Contractor Design
					DI: Procurement
					DI: Construction
					DI: Handover/Handoff
					DI: As Built

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 E: [info@alecfrench.co.uk](mailto:info@alecfrench.co.uk) [www.alecfrench.co.uk](http://www.alecfrench.co.uk)  
**Devizes Community Hospital**  
 Illustrative Green Infrastructure & Ecology Parameter Plan  
 Scale: 1 : 500 @A3 Date: 24/08/22 No: 5183 Drawn by: AW Checked by: JS  
 Rev: P3  
 DH- AFA - XX - ZZ - DR - A -1150

# Green Infrastructure & Ecology Parameter Plan

Rev RIBA Stage 1



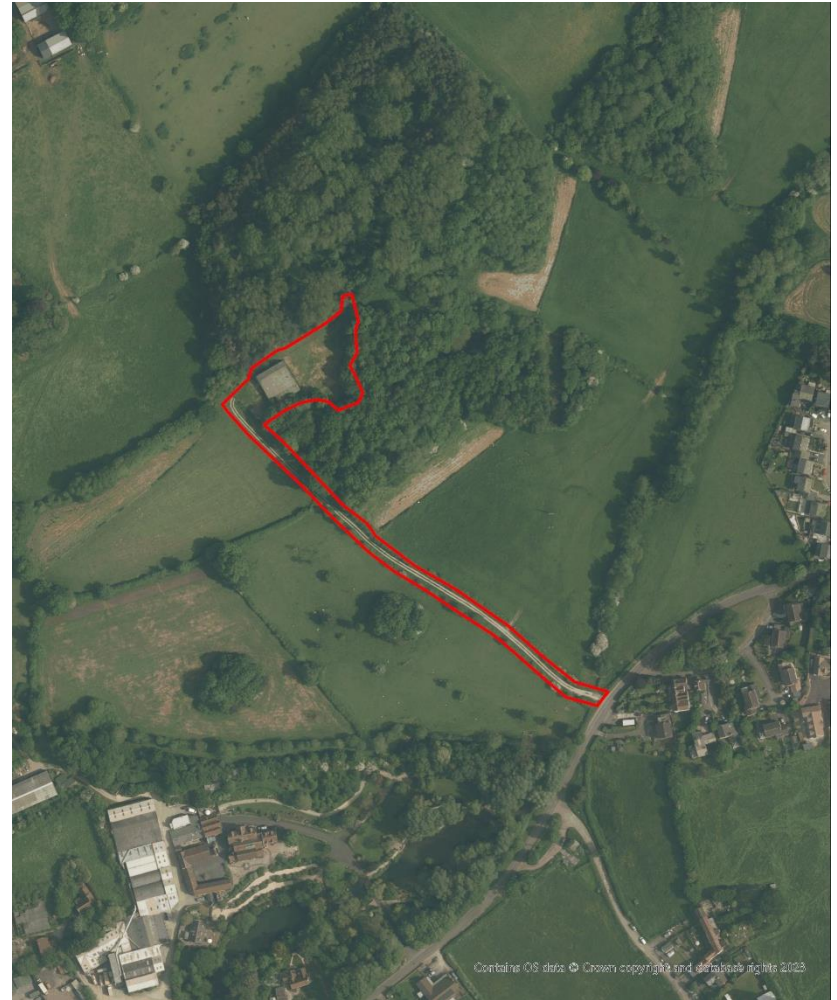
Illustrative Site Overview



**7f) PL/2023/07058 Land at Clackersbrook Farm, Bromham, Wilts**

Erection of single dwelling and associated works to existing access and landscaping

**Recommendation: Refuse**



Site Location Plan

Aerial Photography





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Sites location in relation to Bromham and local footpath network



Recommended Grass Mix	
Grass Mix	Sowing Rate (g/m <sup>2</sup> )
Herb-rich Grassland – Emorgate EM7 – Meadow Mixture for Sandy Soils (or equivalent)	4
Wildflower Lawn – Naturescape N14 – Flowering Lawn Mixture (or equivalent)	5



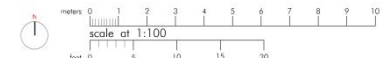
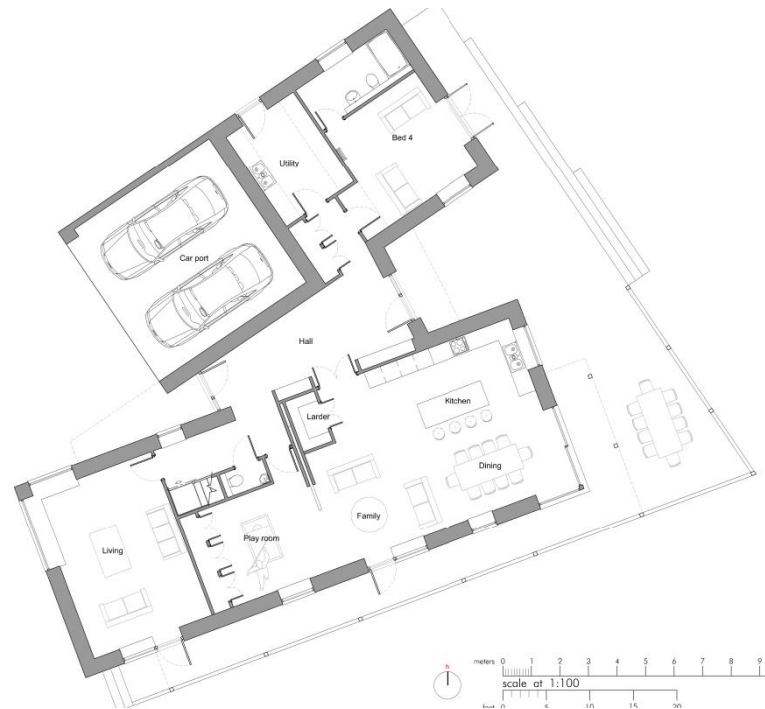
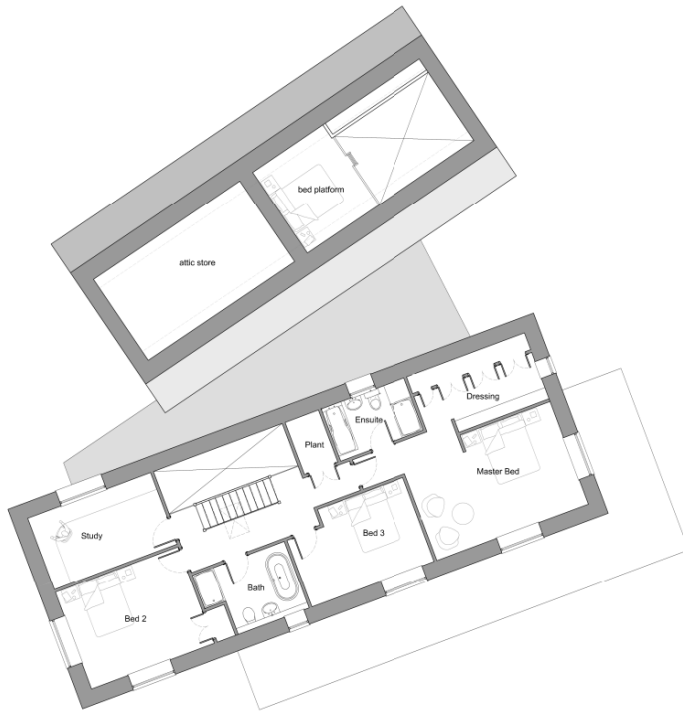
Landscape Plan / Site Layout

# Proposed Floor Plans



BAT SHED PLAN

FIRST FLOOR





SOUTH ELEVATION



WEST ELEVATION

Proposed South and West Elevations



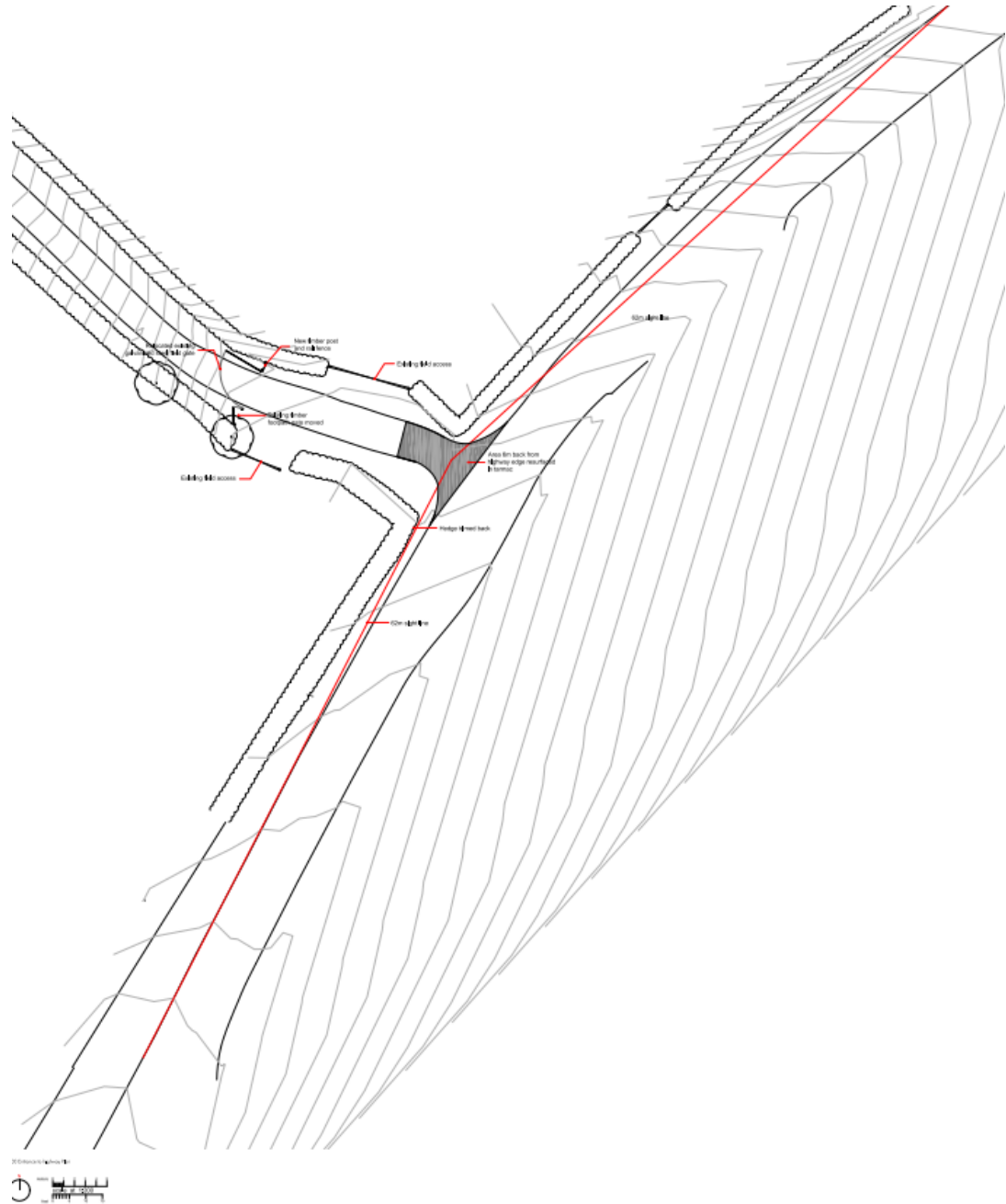
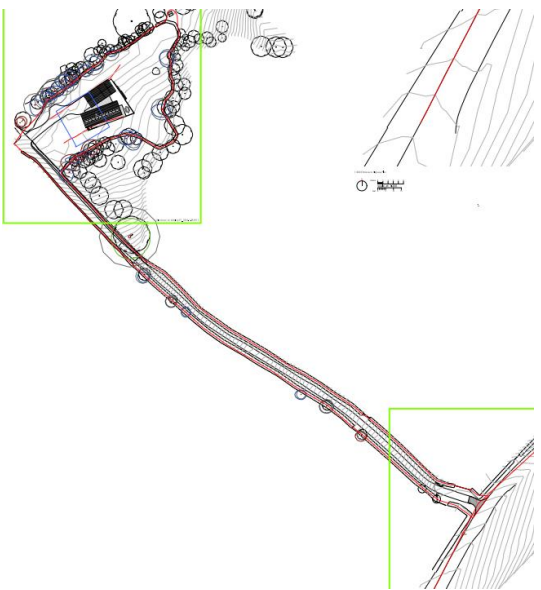
EAST ELEVATION

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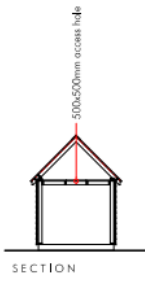


NORTH ELEVATION

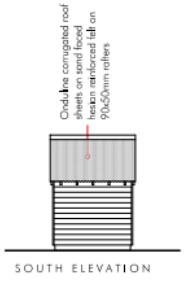
Proposed North and East Elevations



Proposed Site Access with visibility splays



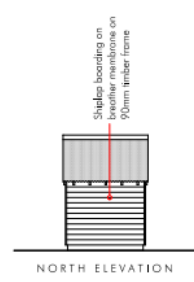
SECTION



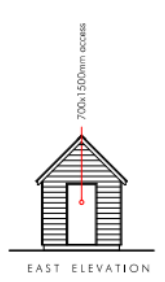
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

BAT SHED ELEVATIONS



1. Access gate from farm track



2. South west facade of existing barn



3. Rough pasture to the north east of the barn



4. View from the site to the south west



5. Existing barn from the east



6. North east facade of the existing barn

Proposed Bat Shed and Photos of the Site



7. Access gate from Church Hill



8. Interior of existing barn



9. Existing lean-to to south of the barn



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10. Existing barn is clad in a mixture of galvanised steel and asbestos



11. Scotts pines to the north of the site viewed from inside the existing barn



12. Existing barn from the woodland to the south



Photos of the Site and Site Entrance



Photo perspective of the site





## 7b) PL/2021/04663 Poulton Mill, Poulton Hill, Marlborough, Wilts, SN8 2LN

Change of Use from Agricultural to Equine Clinic with associated buildings, access and landscaping improvements.

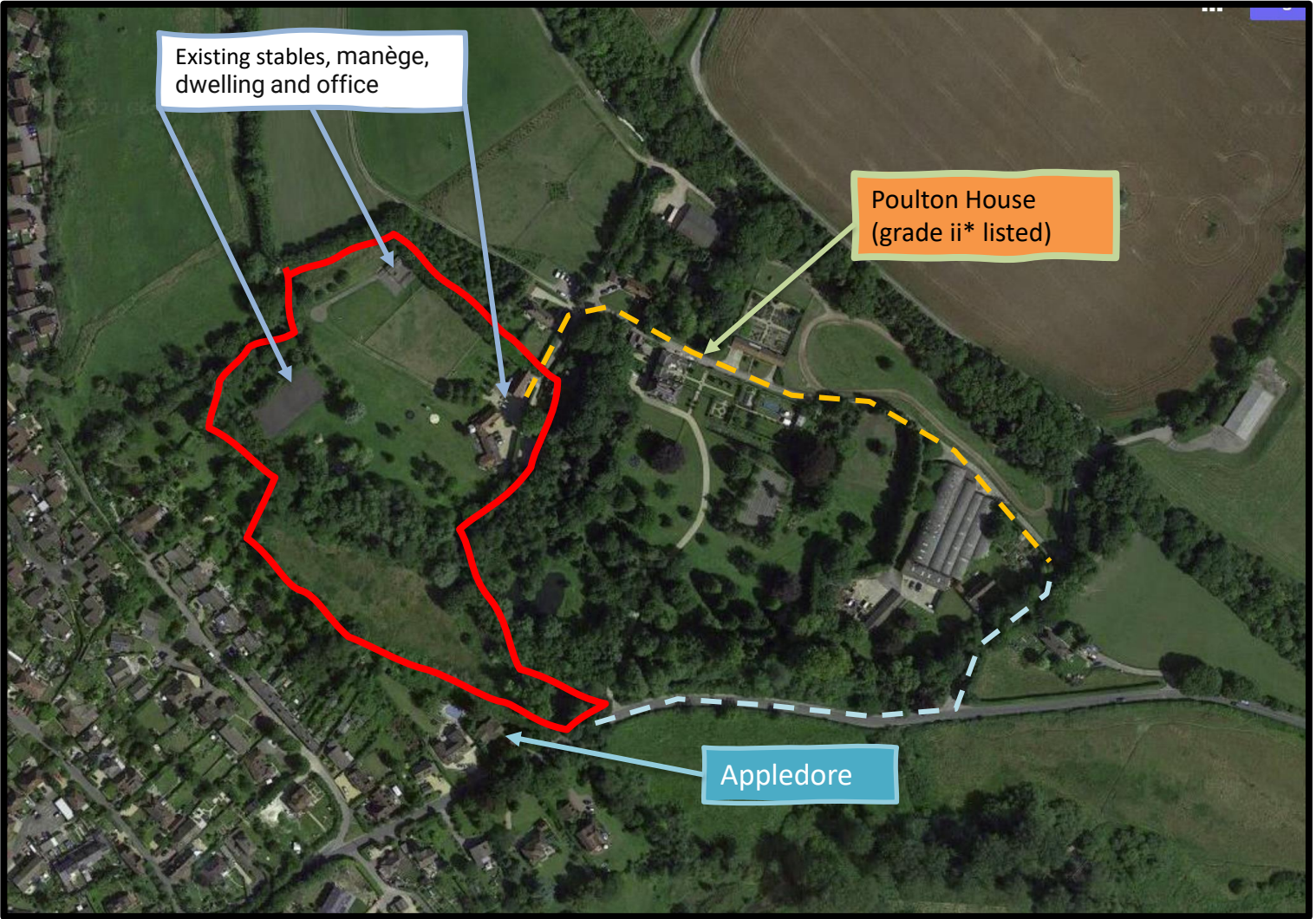
**Recommendation: Approve with Conditions**



Site Location Plan

Aerial Photography











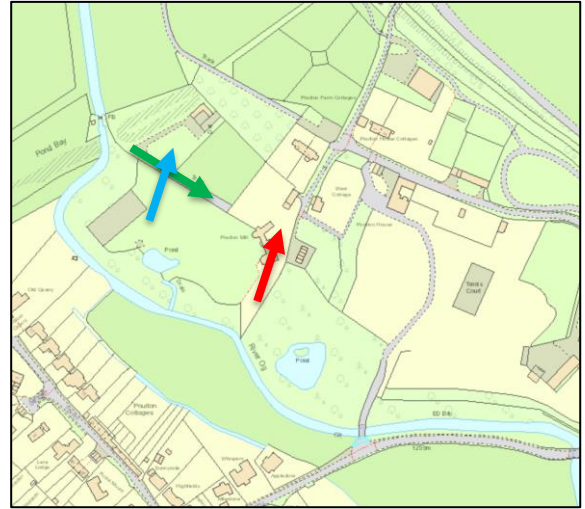
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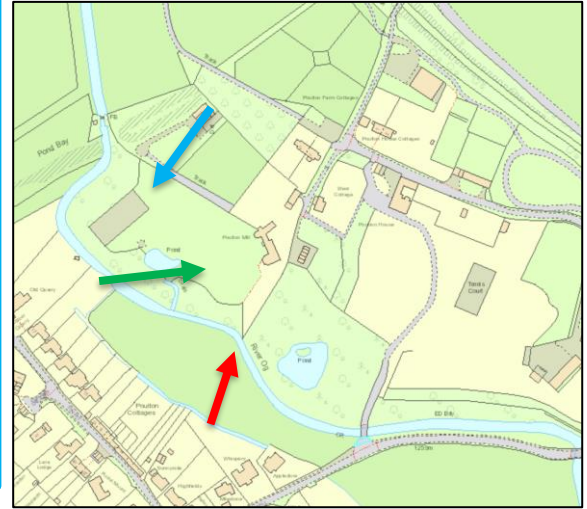


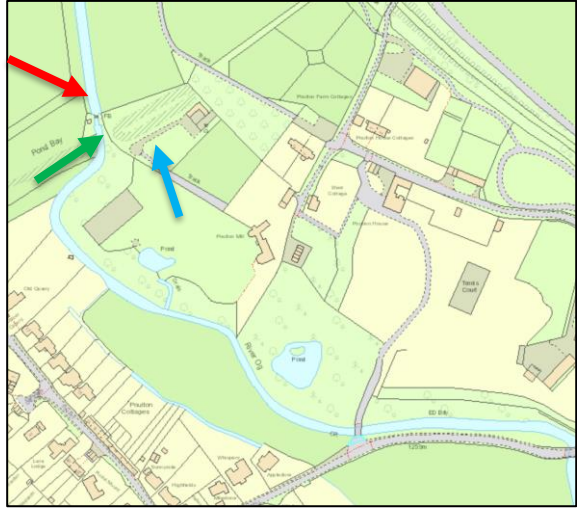


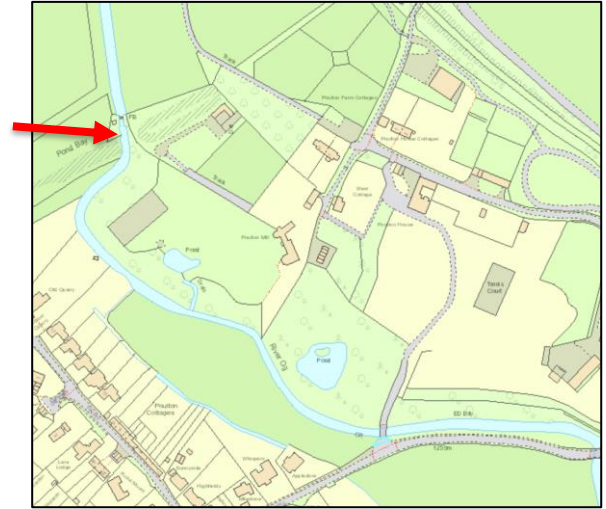
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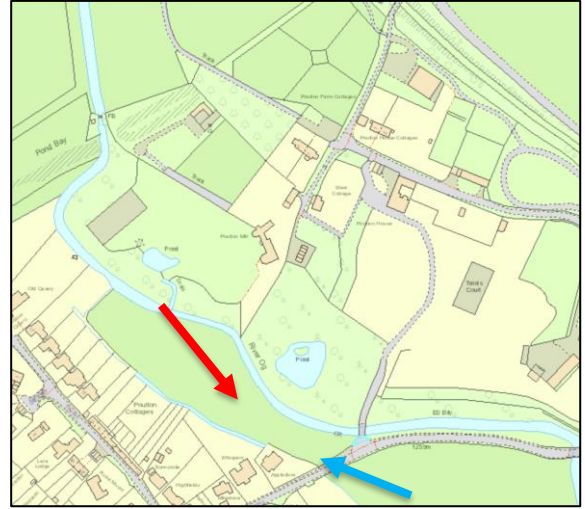












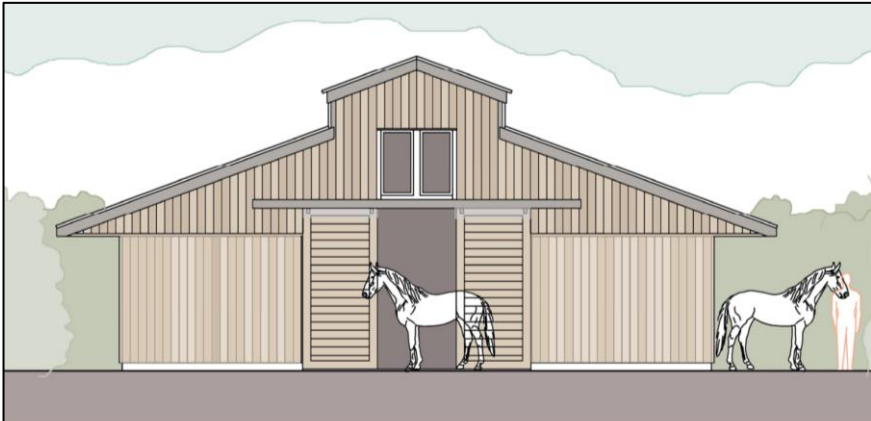






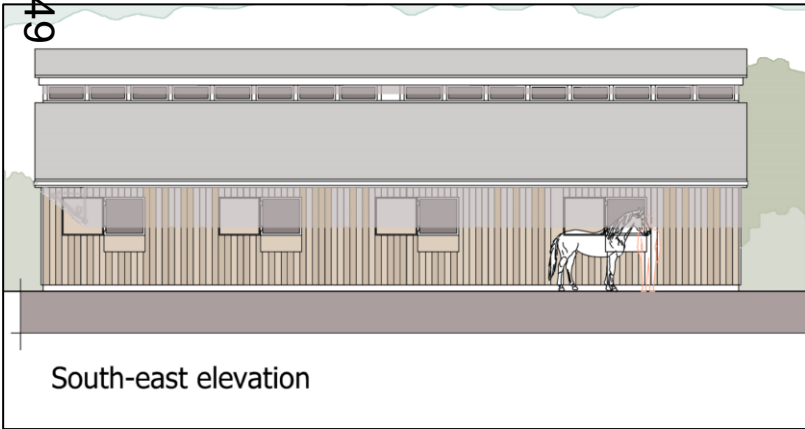






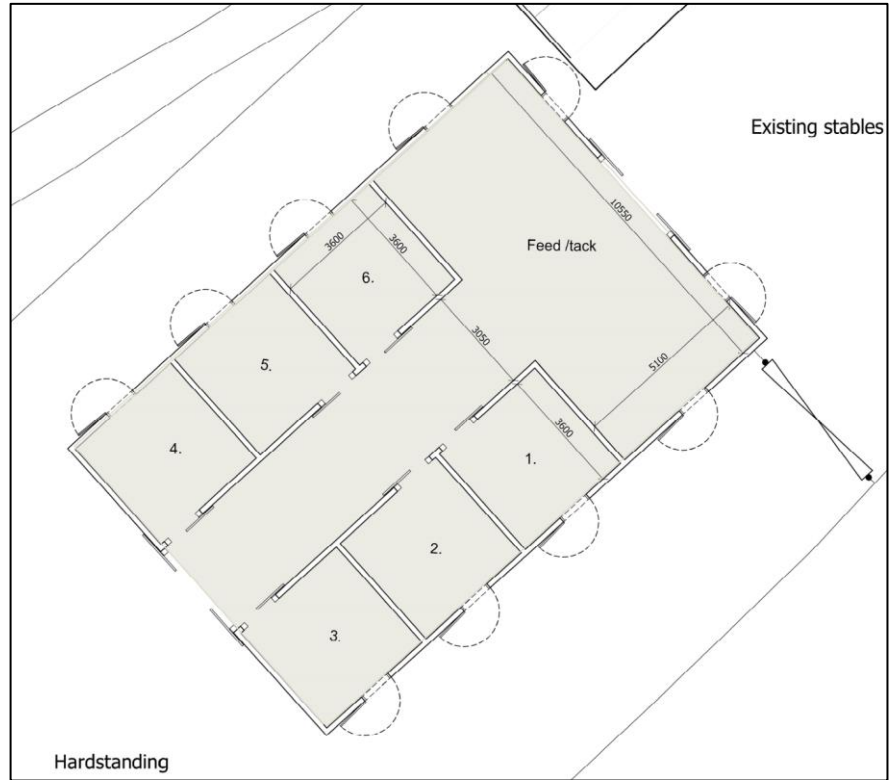
South-west elevation

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South-east elevation

# Proposed Stables





Riparian planting around pond as per the Enhancement Measures in the Ecological Appraisal

Areas to be seeded and managed as wildflower grassland as per the Enhancement Measures in the Ecological Appraisal

Dangerous trees on roadside to be removed in interests of safety

Native riparian tree planting alongside river

Site frontage defined by mixed native hedging set behind visibility splays

Poor quality Ash trees to be removed and replaced with appropriate riparian tree species

Areas to be seeded and managed as wildflower grassland as per the Enhancement Measures in the Ecological Appraisal

Tree planting within 5.00m of the proposed barn to be limited to *Betula pubescens* (Downy birch)

defined by native hedging

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Poulton Cottages

Milestone

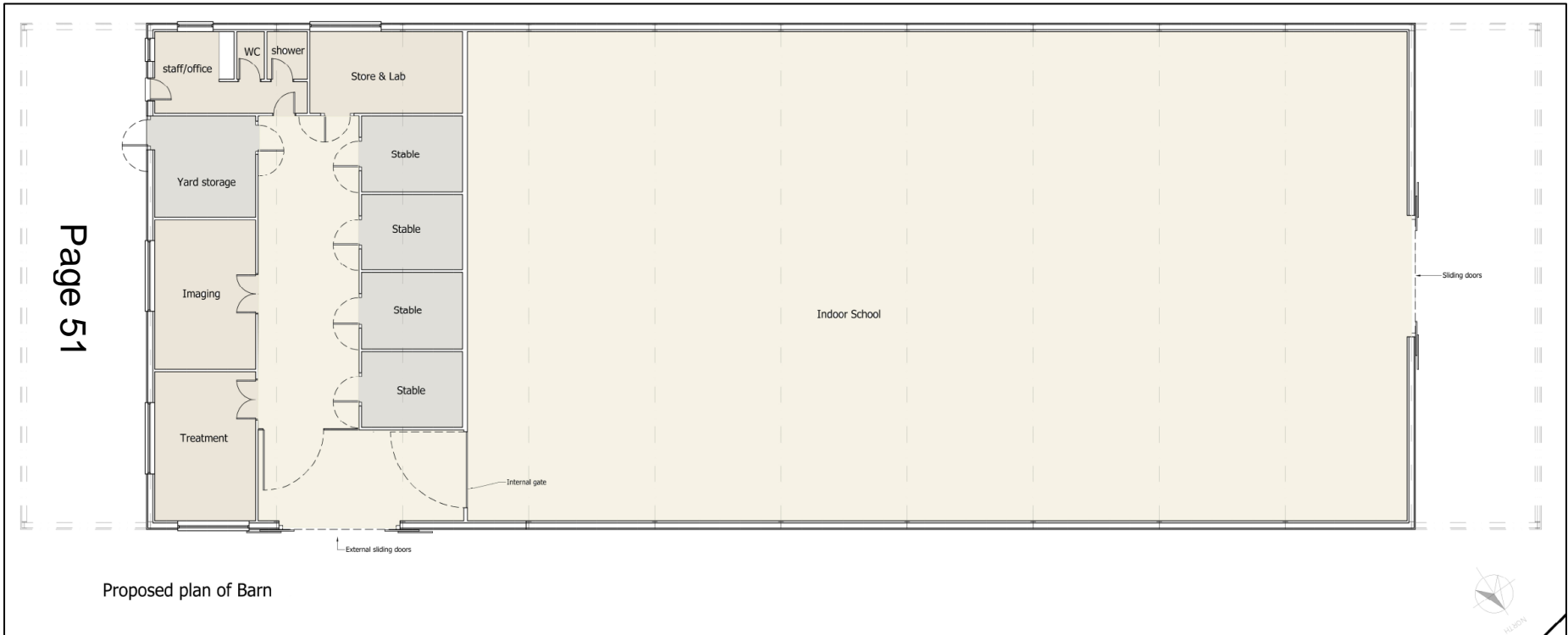
Appledore

REVISION DATE

AMENDMENTS

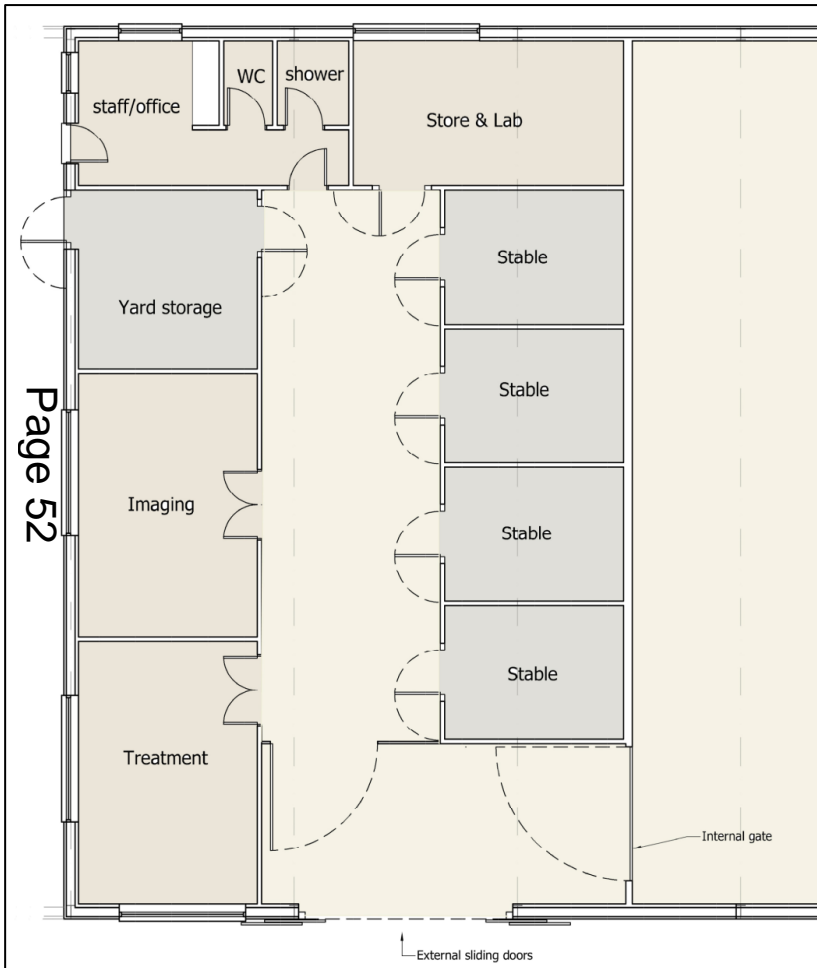
Existing access (improved)

# Proposed Barn - Floorplan

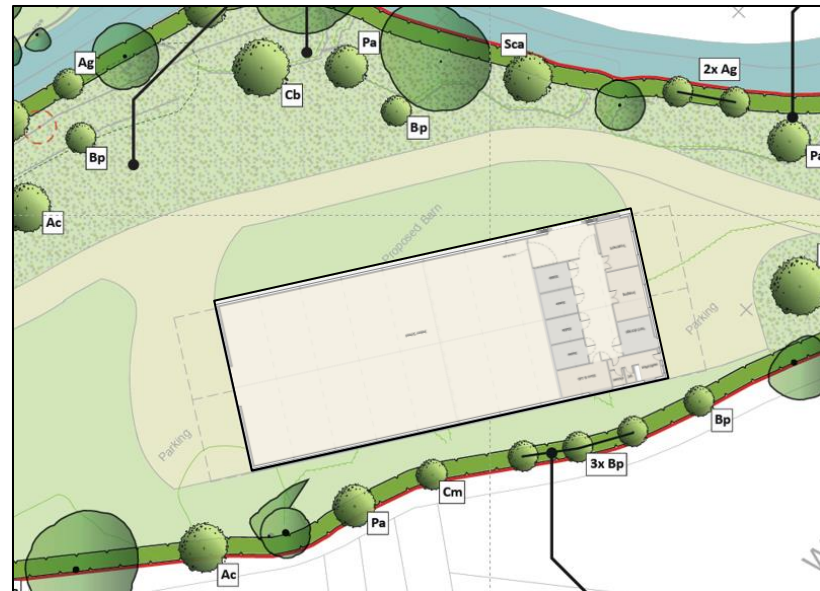


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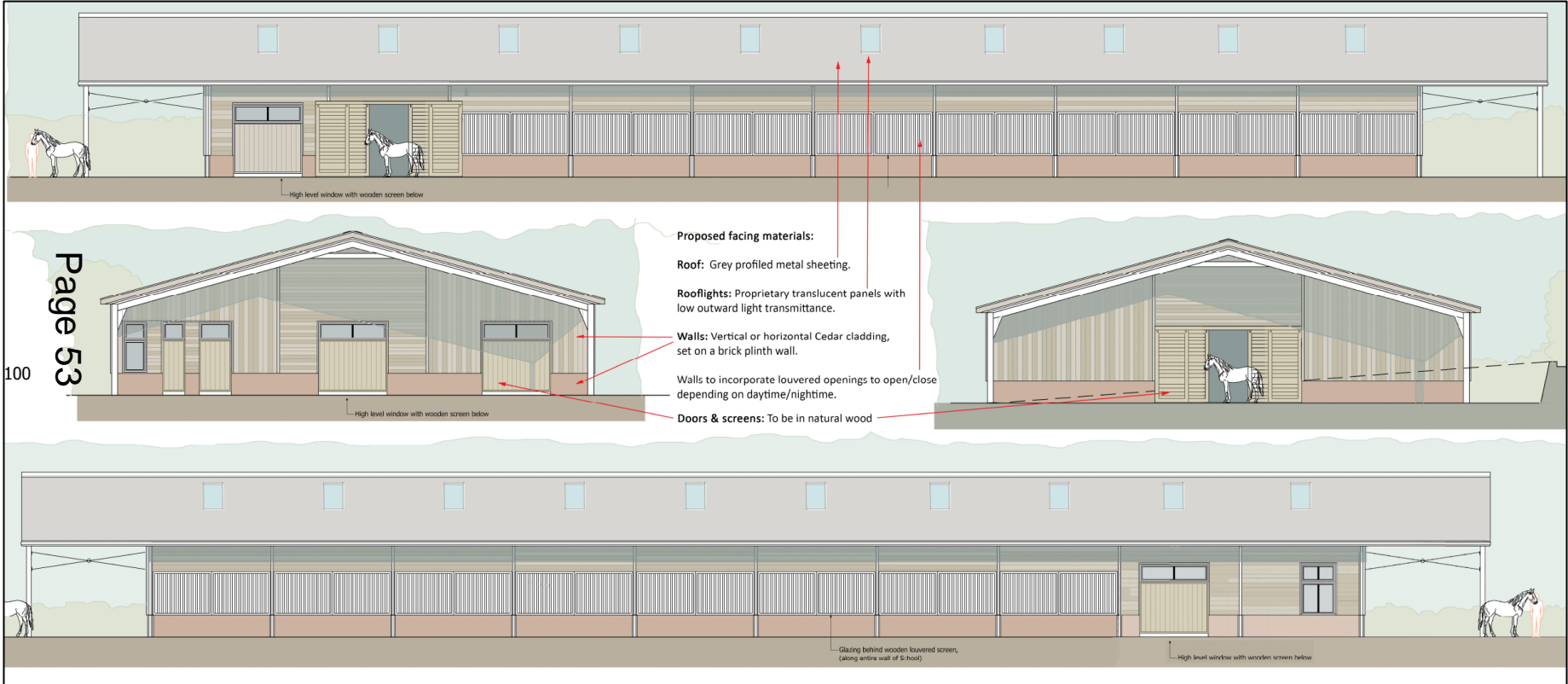
Proposed plan of Barn

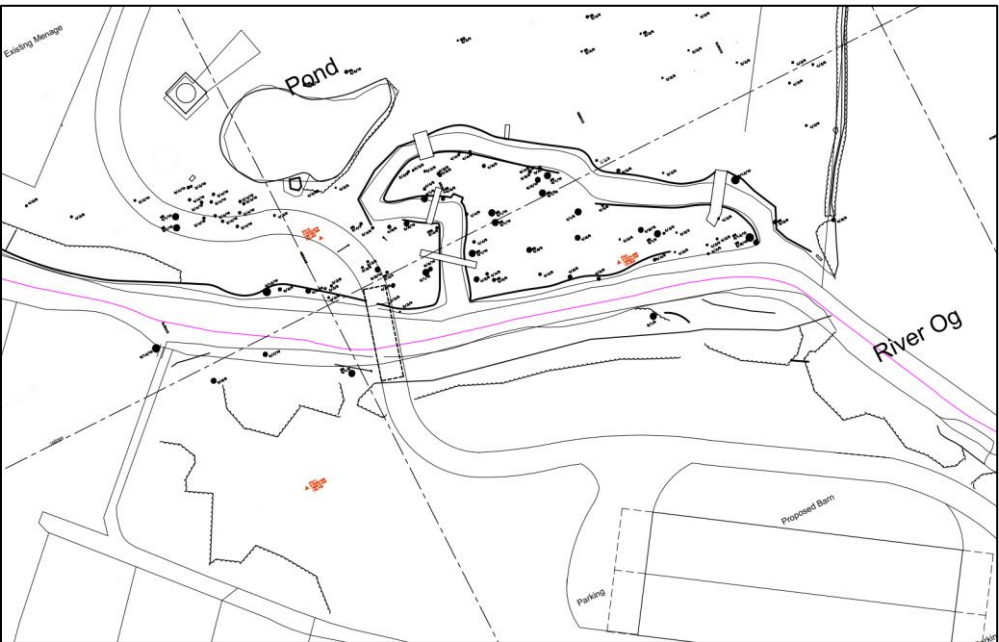
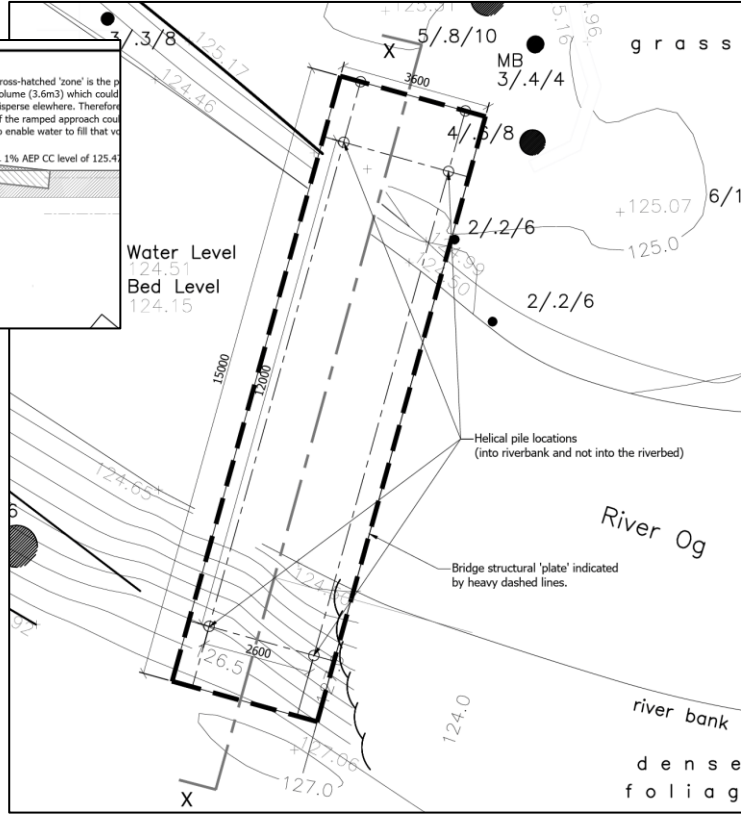
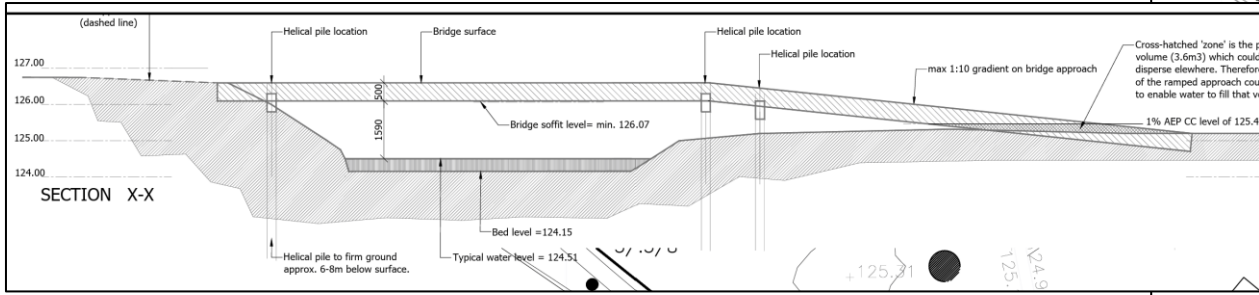


# Proposed Barn - Floorplan



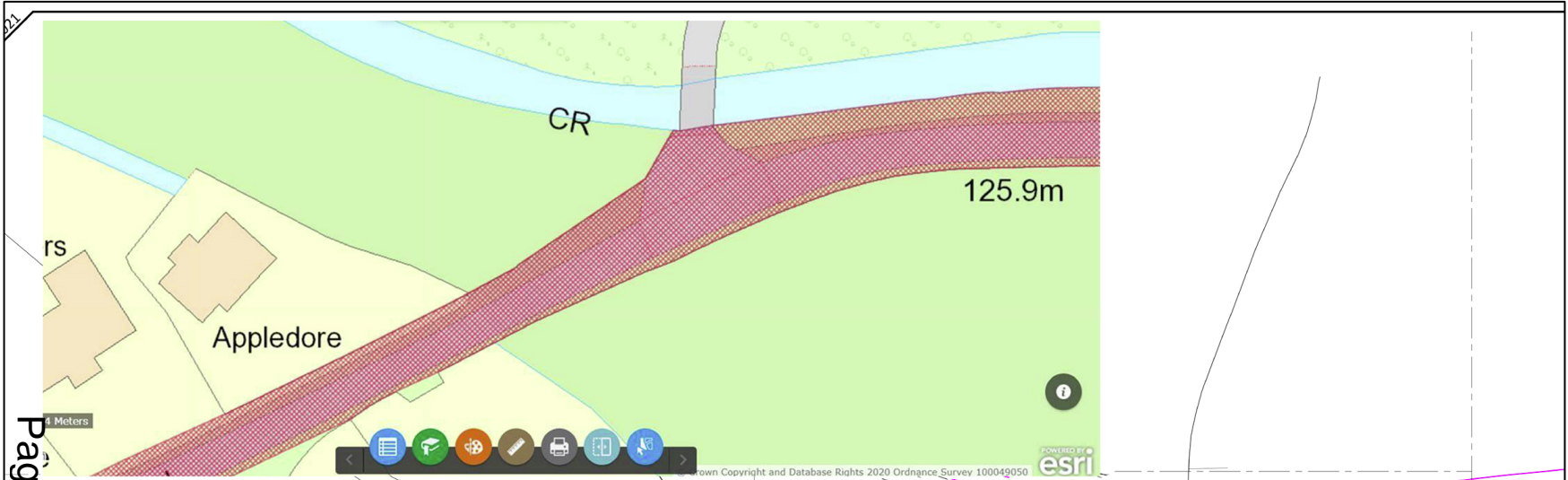
# Proposed Barn - Elevations





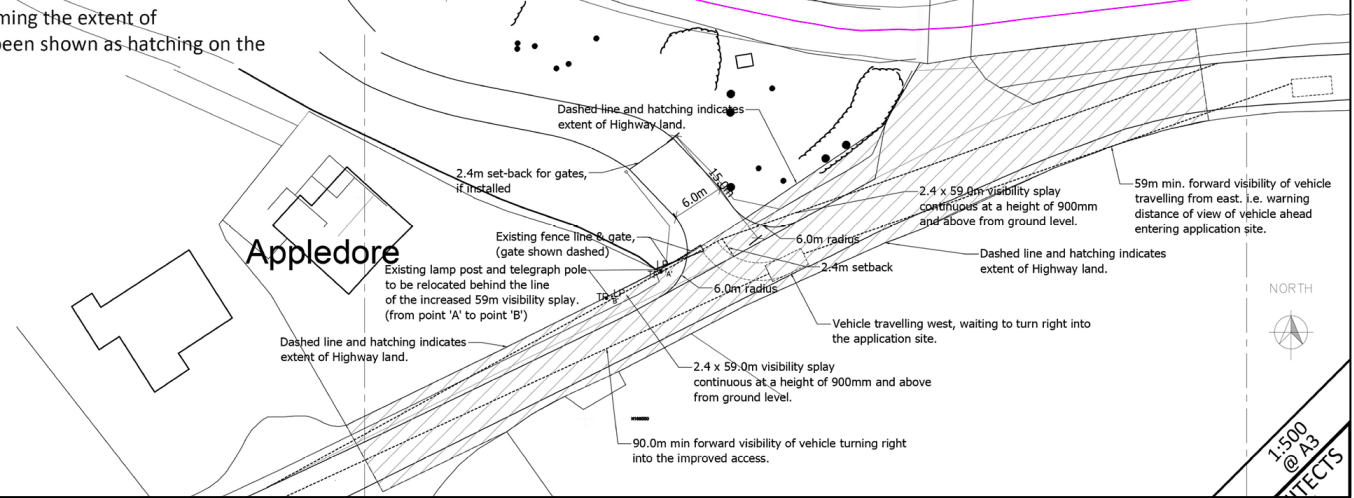
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Bridge details



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Extract plan from Highway Records confirming the extent of Highway Land, (cross-hatching). This has been shown as hatching on the proposed access layout plan below.

























**7a) 20/02272/FUL Parnham Coaches, 31 Andover Road, Ludgershall, Andover, SP11 9LU**

Demolition of former coach depot buildings and bungalow; redevelopment of site for 27no. dwellings including associated highways, parking and landscaping

**Recommendation: Approve subject to S106 & Conditions**



Site Location Plan



Aerial Photography



# Deweys Lane Recreation Ground

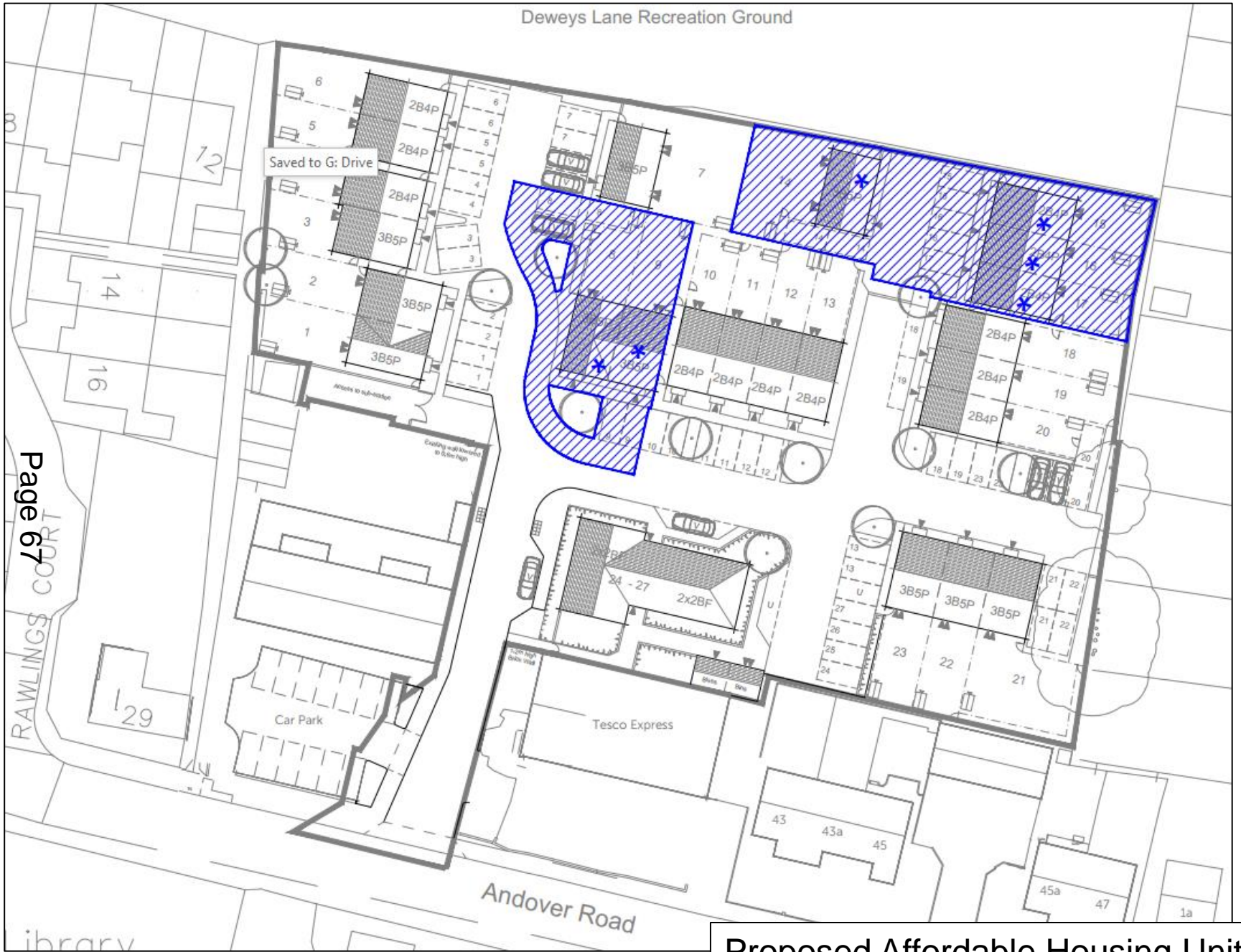
- P parking areas, rear accesses to plots 10-13 as from flats and flat block amended to match new walls added around flats; visitor space added
- P Highways Access Option 3 updated to show traffic island. Ramps removed at access to the rear fence of plot 1 and the front of the site fence. Gate removed at rear of plots 9 and 10 to align with corner of demolished building.
- Q Rear access to Plots 19-23 updated. Position of parking bays for Plots 19-20 revised
- R Bollards removed from Tesco entrance



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Proposed Site Plan

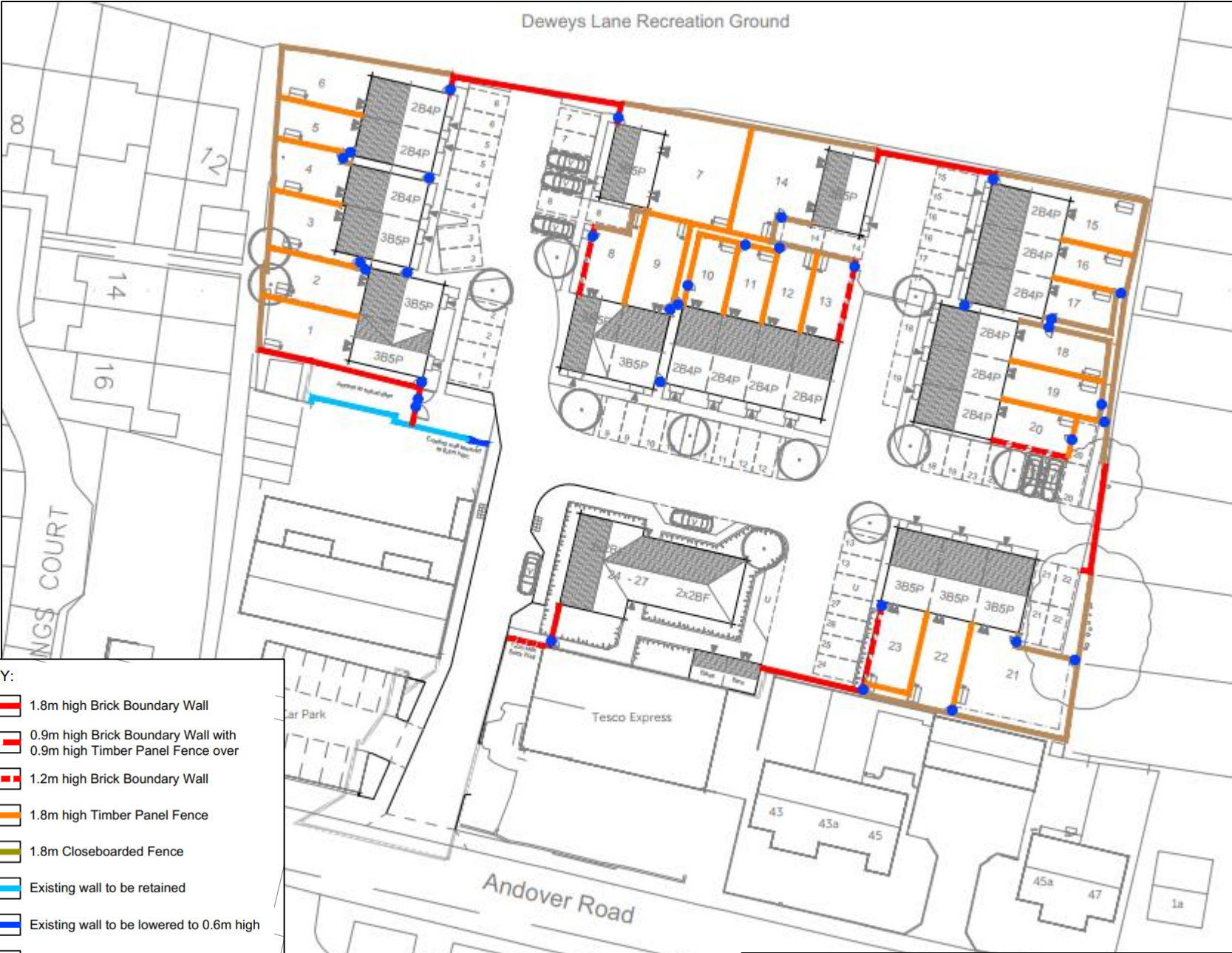
Deweys Lane Recreation Ground



Proposed Affordable Housing Units

**KEY:**

-  1.8m high Brick Boundary Wall
-  0.9m high Brick Boundary Wall with 0.9m high Timber Panel Fence over
-  1.2m high Brick Boundary Wall
-  1.8m high Timber Panel Fence
-  1.8m Closeboarded Fence
-  Existing wall to be retained
-  Existing wall to be lowered to 0.6m high
-  Gate positions  
All gates to shared alleyways to be lockable



Proposed Boundary Treatment

Boundary wall (within applicant's ownership) to be lowered to maximum height 0.6m for a distance of 2m for visibility splay for sub-station maintenance vehicles

Informal pedestrian crossing point

1.5m Footway

2.0m Footway

Vehicle cross over arrangement giving priority to pedestrians



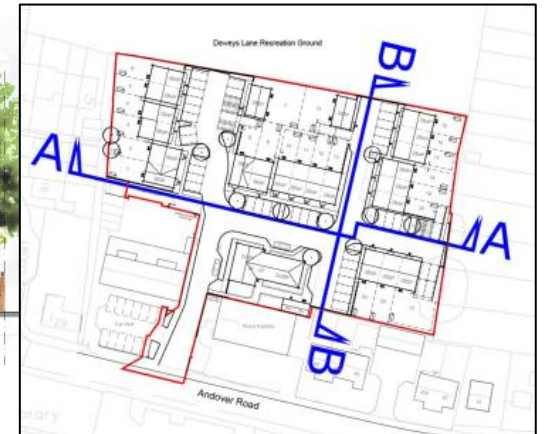
Proposed Access Arrangement



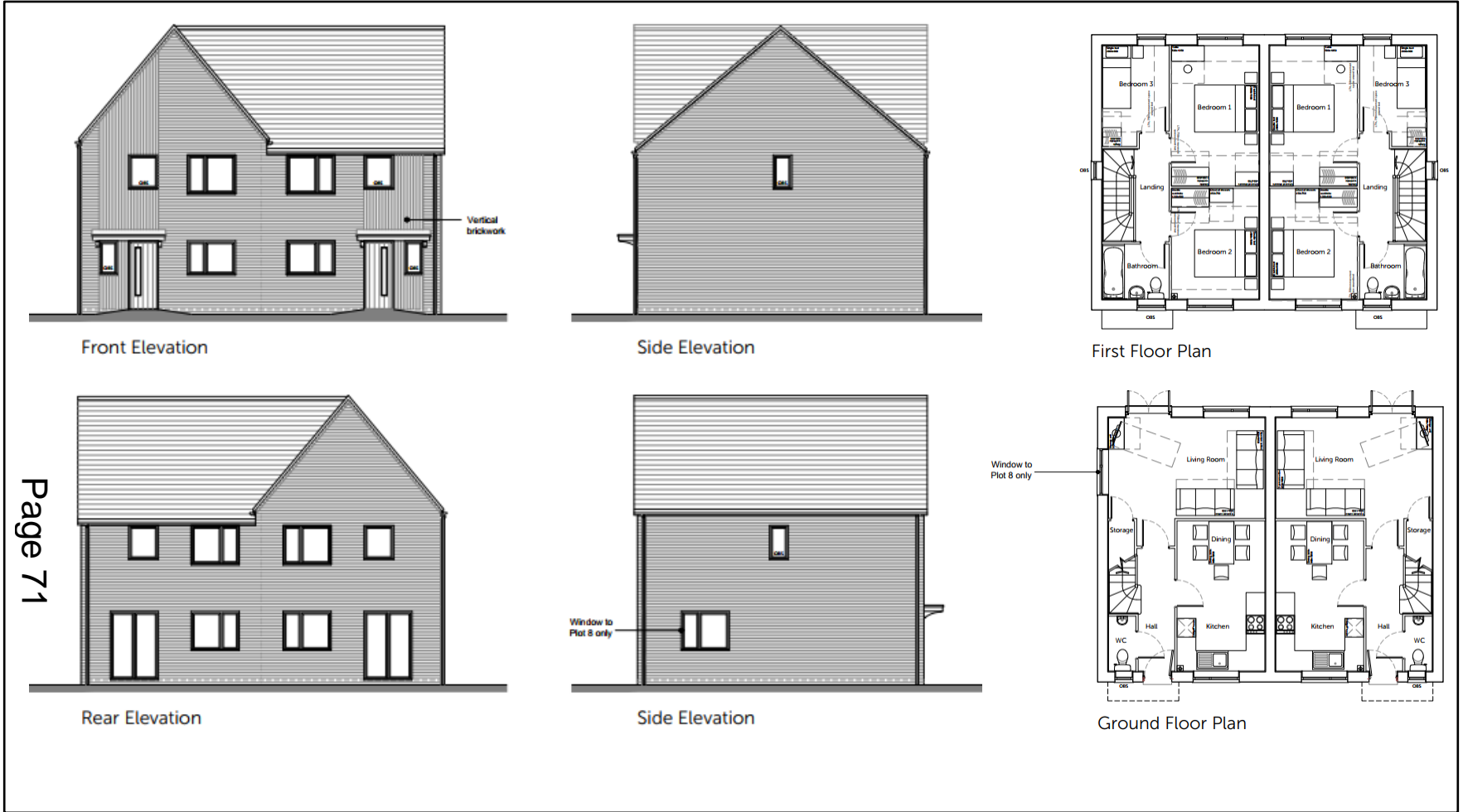
Street Elevation A - A



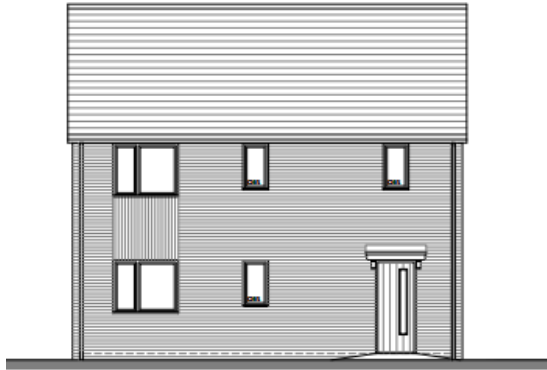
Street Elevation B - B



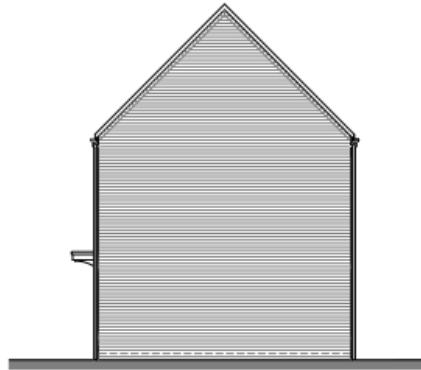
Proposed Street Scenes



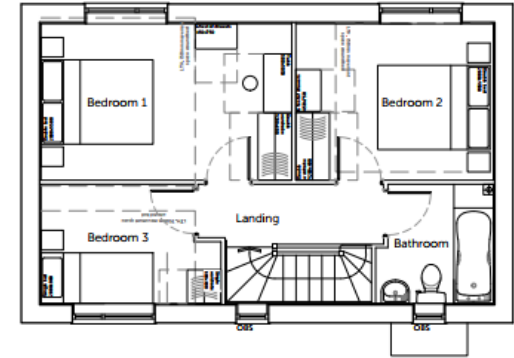
# Elevations & Floor Plans (Semi Detached Plots 1, 2, 8 & 9)



Front Elevation



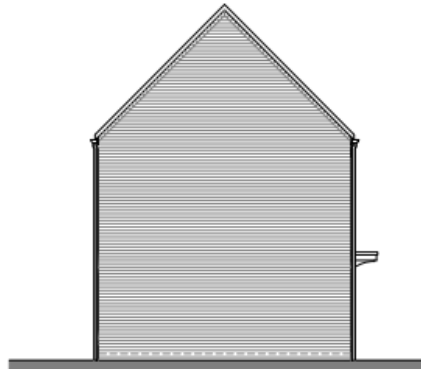
Side Elevation



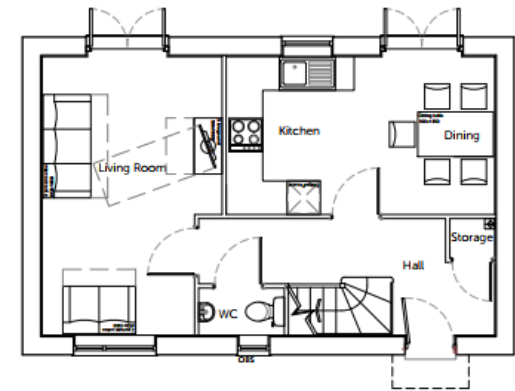
First Floor Plan



Rear Elevation



Side Elevation



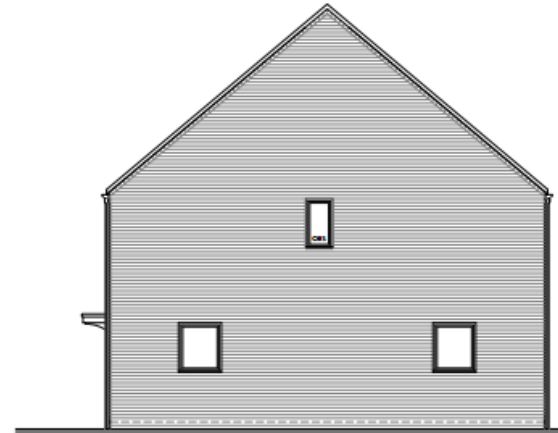
Ground Floor Plan

## Elevations & Floor Plans (Detached Plots 7 & 14)



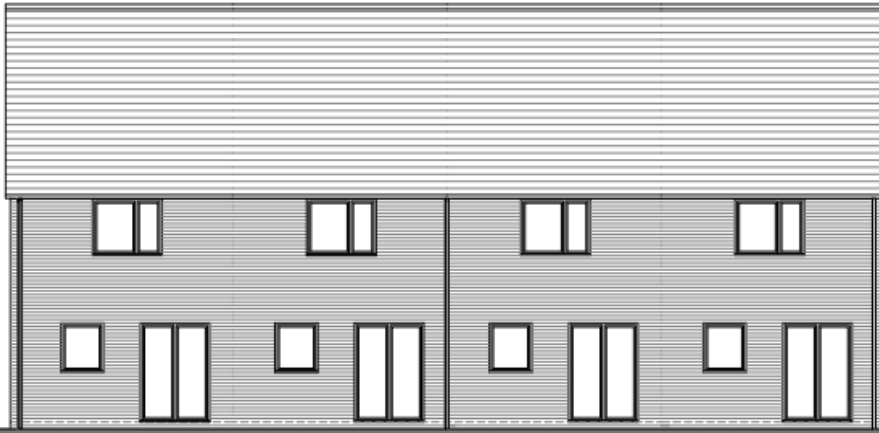


Front Elevation

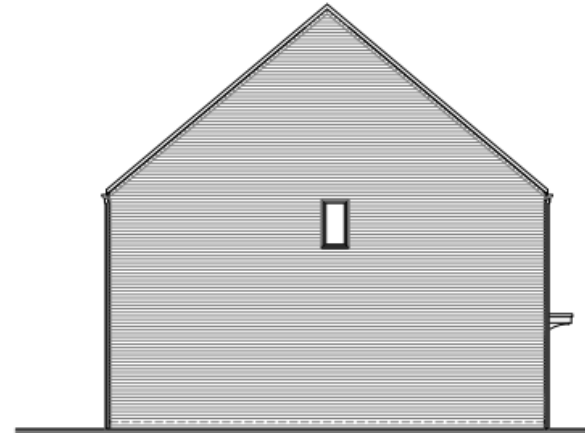


Side Elevation

Page 73



Rear Elevation

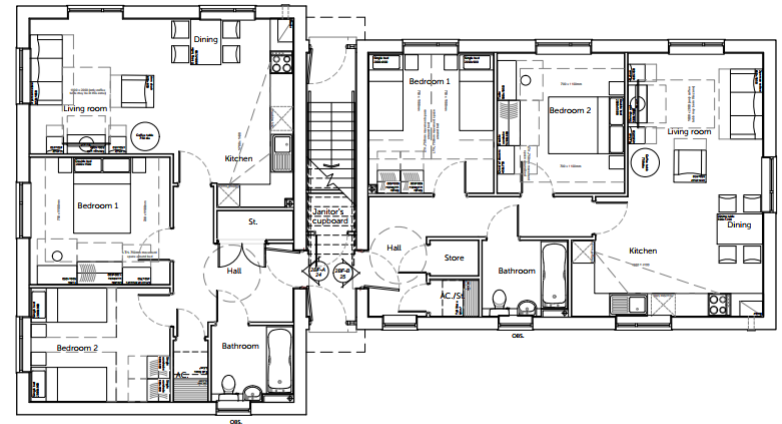
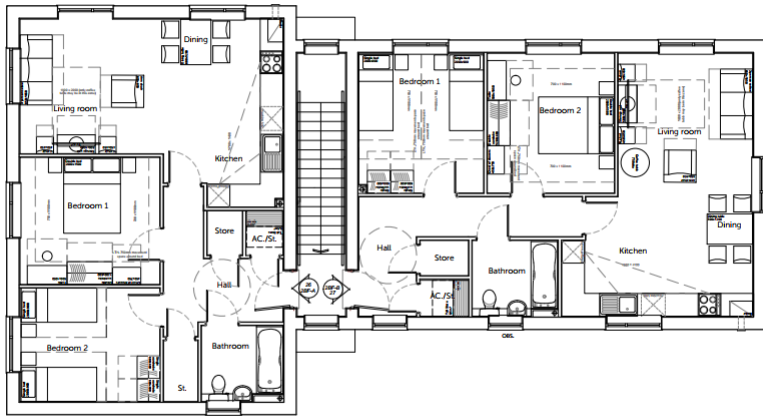


Side Elevation

### Elevations (Terraced Plots 10-13)

Elevations & Floor  
 Plans  
 (The Flats  
 Plots 24-27)

Page 74





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**7c) PL/2021/11719 Former Marlborough Resource Centre, Cherry Orchard, Marlborough, SN8 4AR**  
Erection of 24 dwellings (10 affordable and 14 market dwellings) and associated works and widening of the public right of way along the eastern site boundary.  
**Recommendation: ??**



Site Location Plan



Aerial Photography

























Bat corrido kept dark a habitats en

Neutral grassland as specified by ecological



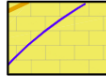
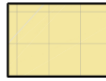




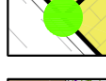

Surveyed position of underground oil pipeline

5000



Surface Finishes Plan

**KEY:**

-  Marshalls Driveline Piora or similar approved.  
Colour - Brindle or similar approved.
-  Marshalls Driveline Piora or similar approved.  
Colour - Bracken or similar approved.
-  Marshalls Driveline Piora or similar approved.  
Colour - Buff or similar approved.
-  Marshalls Urbex Textured Paving or similar approved.  
Colour - Buff or similar approved.
-  Grass (service margin).
-  Tarmac.
-  Marshalls Keykerb or similar approved.  
Colour - Charcoal or similar approved.
-  EVC Ground Mounted - Pod Point Twin Charger.
-  EVC Wall Mounted - Rolec ZURA.
-  Visibility splay.





Elevation A  
Scale 1:100 @ A1



Elevation B  
Scale 1:100 @ A1



Elevation C  
Scale 1:100 @ A1



Elevation D  
Scale 1:100 @ A1



Ground Floor Plan - Plot 1, 2 & 3  
Scale 1:100 @ A1



First Floor Plan - Plot 1, 2 & 3  
Scale 1:100 @ A1





Proposed Elevation A  
Scale 1:100 @ A1



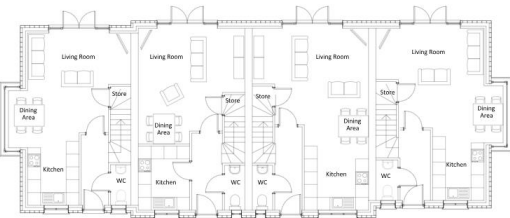
Proposed Elevation B  
Scale 1:100 @ A1



Proposed Elevation C  
Scale 1:100 @ A1



Proposed Elevation D  
Scale 1:100 @ A1



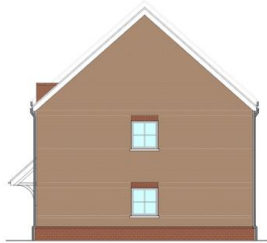
Proposed Ground Floor Plan - Plot 21, 22, 23 & 24  
Scale 1:100 @ A1



Proposed First Floor Plan - Plot 21, 22, 23 & 24  
Scale 1:100 @ A1



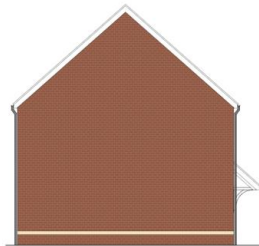
Proposed Elevation A  
Scale 1:100 @ A1



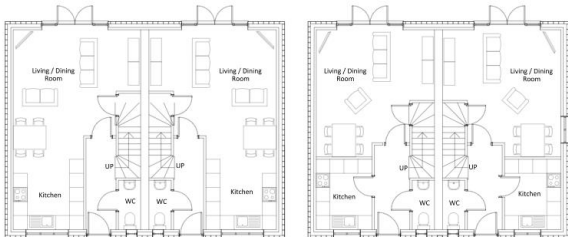
Proposed Elevation B  
Scale 1:100 @ A1



Proposed Elevation C  
Scale 1:100 @ A1



Proposed Elevation D  
Scale 1:100 @ A1



Proposed Ground Floor Plan - Plot 10, 11, 12 & 13  
Scale 1:100 @ A1



Proposed First Floor Plan - Plot 10, 11, 12 & 13  
Scale 1:100 @ A1



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Revision	Drawn	Rev
Amendments in response to site officer email dated 01.11.23	05.12.23	IM G
Amended boundary treatment	23.10.23	IM F
Addressing Urban Design and Housing Enabling Team comments	08.06.23	IM E
Amended footpath from 2m to 3.5m	08.03.23	IM D
Amended Bin Collection Points	05.12.22	IM C
General amendments follow up email from planning officer dated 16.09.22	21.10.22	IM B



Town Planning | Development | Architecture  
 Urban Design | Landscape Design | Project Management  
 Old Bank House, 5 Devizes Road, Old Town, Marlborough, Wiltshire, SN1 4BE | T: 01793 833222 | W: www.dip.co.uk

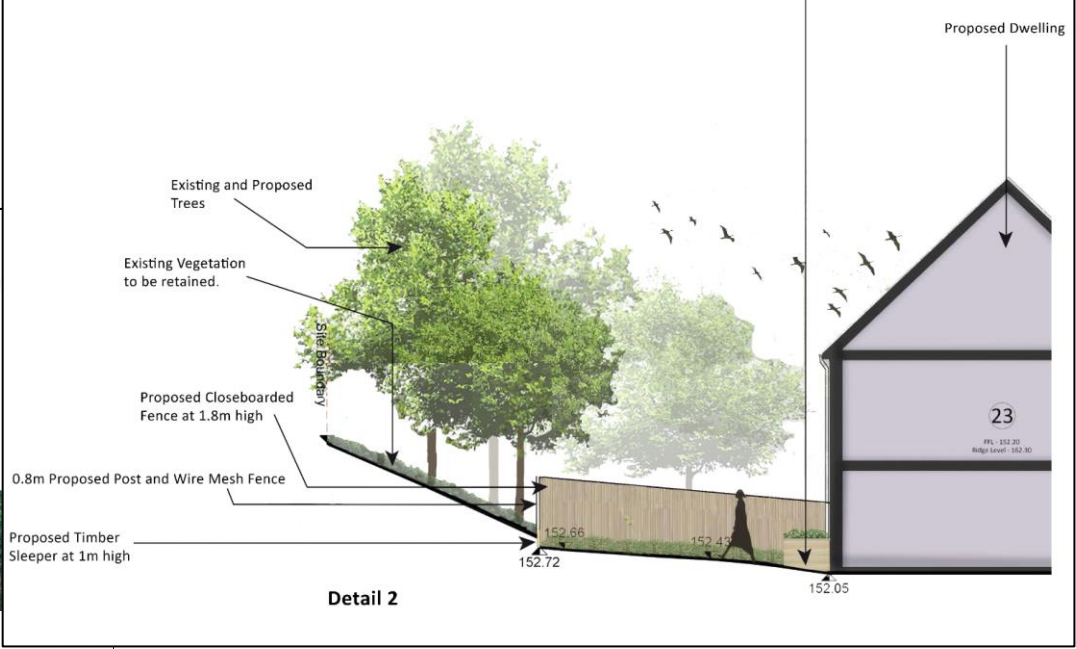
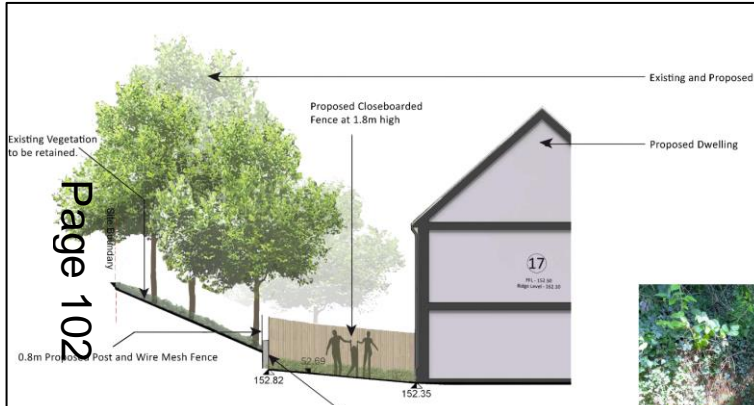
**DRAWING ISSUED FOR PLANNING**

Client: Stone Circle Development Company Ltd.  
 Project: Cherry Orchard, Marlborough

Drawing Title: Proposed Site Section A - A and Section B - B

Date	Drawn	Checked
October 2022	IM	LMD
Drawing No.	Revision	Scale
<b>C8671.PL.070</b>	<b>G</b>	1:500@A3 1:200@A1





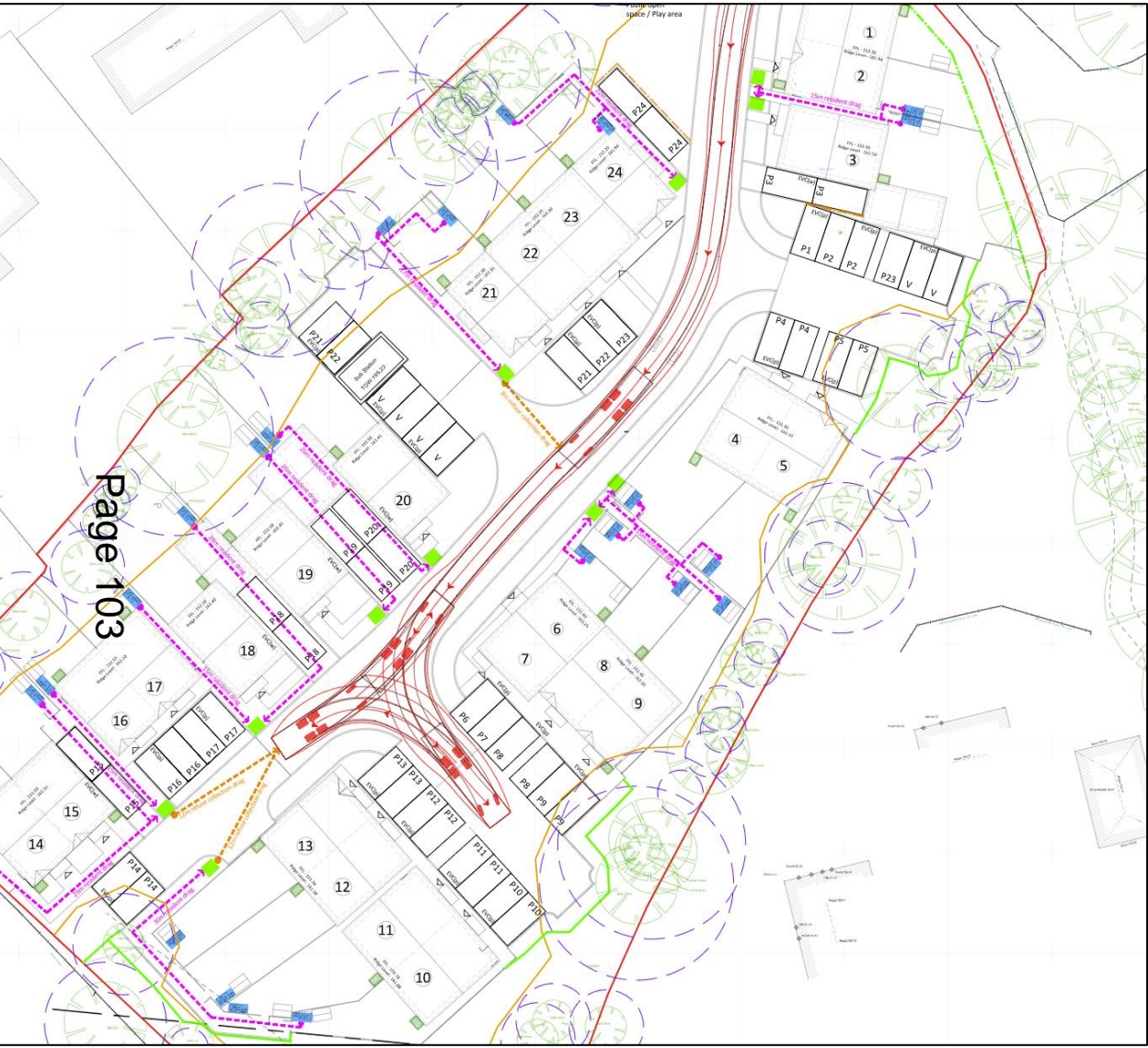
Timber Sleeper Examples



- Existing Retaining Wall to be Retained



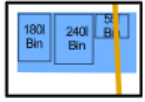
East of Eden SuDS Rain Garden Planter  
See DAS for further information



KEY:



Bin Collection Point



Bin Storage Point



Resident Drag Distance

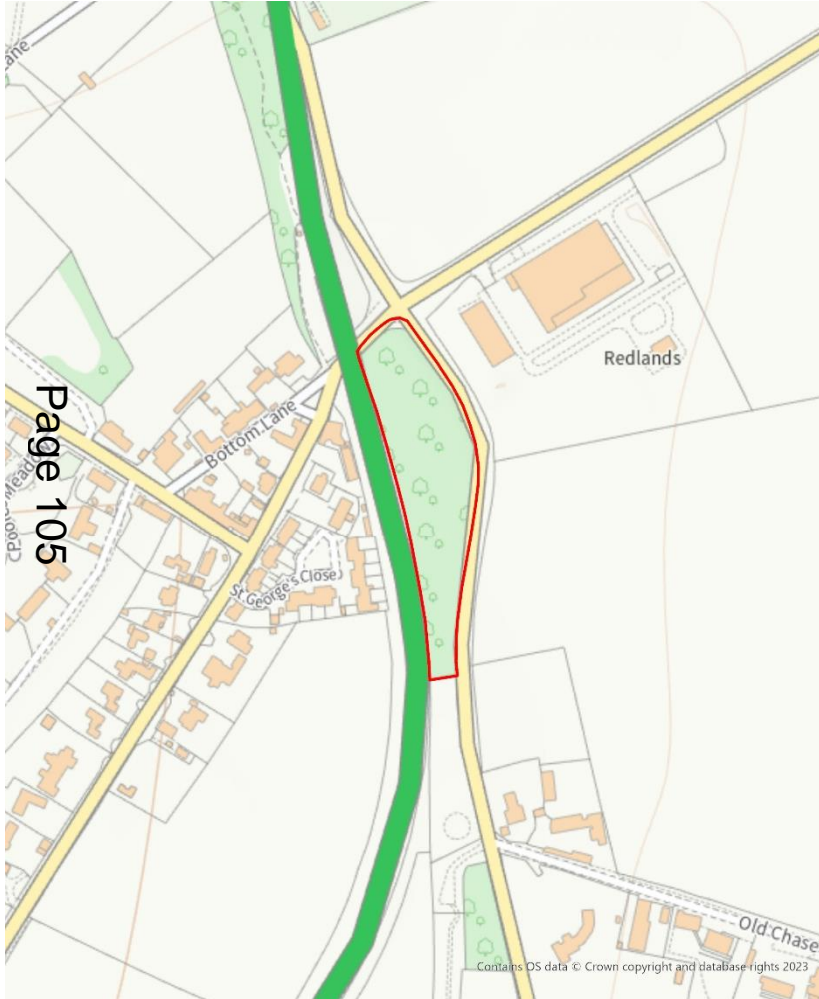


Refuse collection Drag Distance

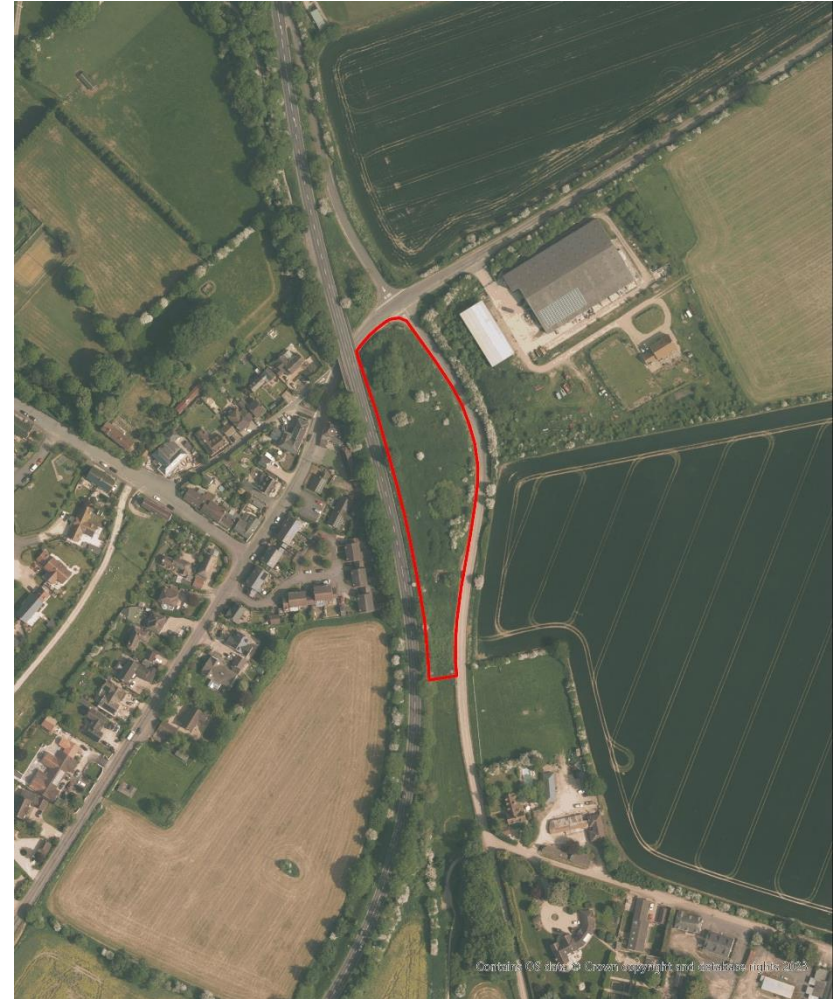




**7e) PL/2023/01684 Hedgerows, Bytham Road, Ogbourne St George, Marlborough, SN8 1TD**  
Proposed Erection of 6 No Dwellings (Class C3) and associated works  
**Recommendation: Refuse**



Site Location Plan



Aerial Photography



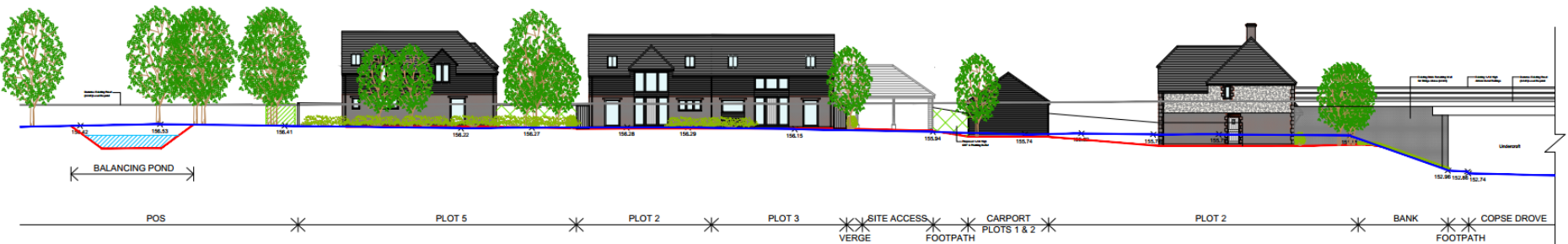


Proposed Site Plans

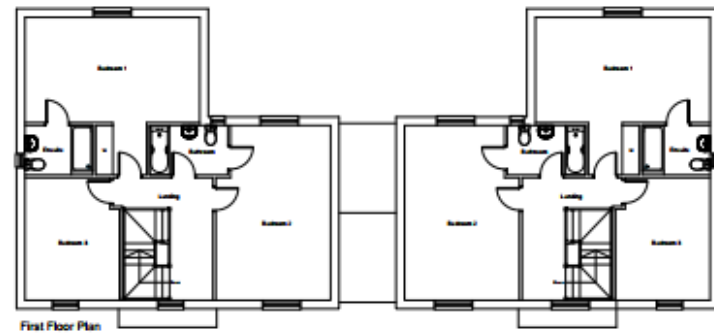
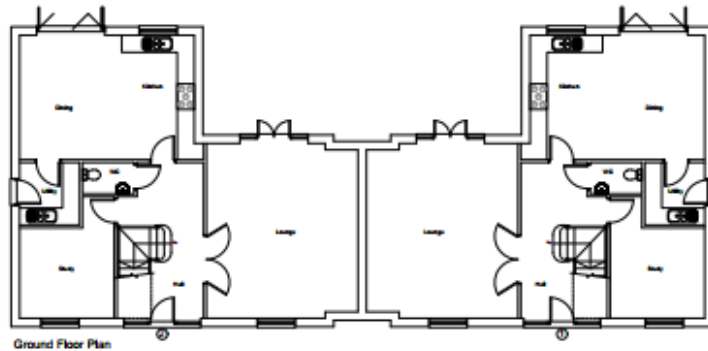


Proposed Street Scene View from Cope Drive

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Proposed Street Scene View from Bytham Road



## Proposed Plans for Plots 1 and 2



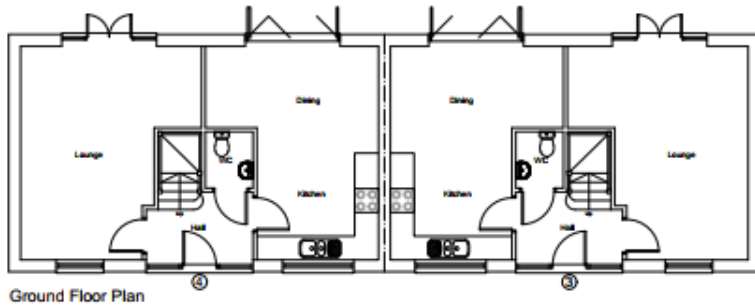
Front Elevation

Side Elevation

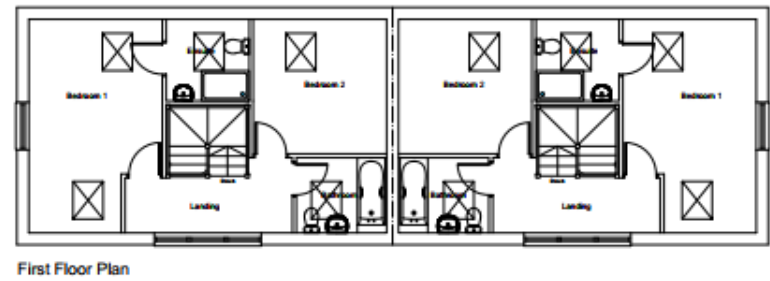


Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

### Proposed Plans for Plots 3 and 4



Front Elevation



Side Elevation



Front Elevation



Side Elevation



Front Elevation



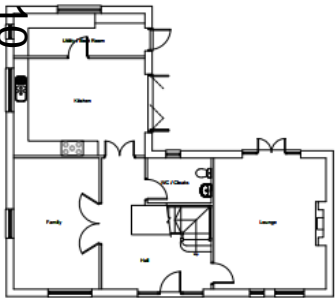
Side Elevation



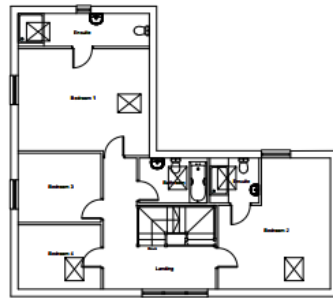
Rear Elevation



Side Elevation



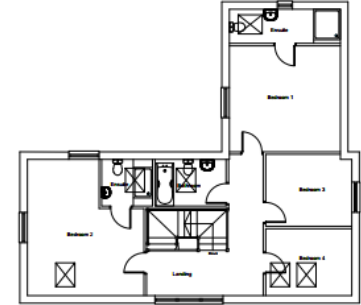
Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan

## Proposed Plans for Plot 5

## Proposed Plans for Plot 6

### Double Carport

Plot 2



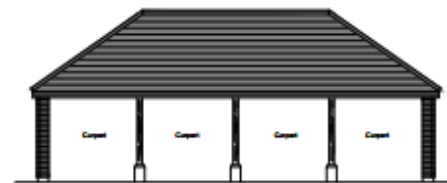
Floor Plan



Side Elevation

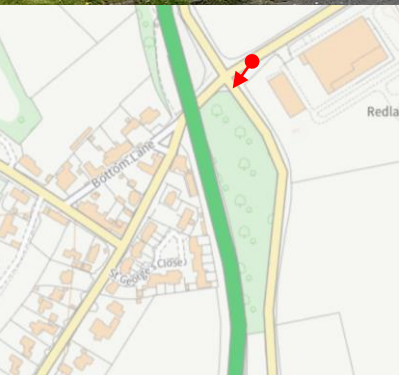
### Quad Open Carport

Plots 1,3,4,5,6

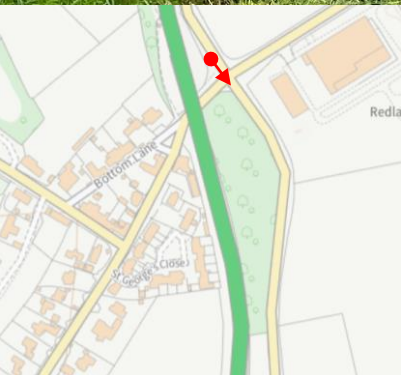


Rear Elevation

## Car Port Plans



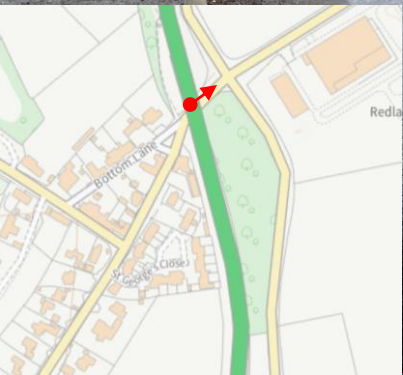


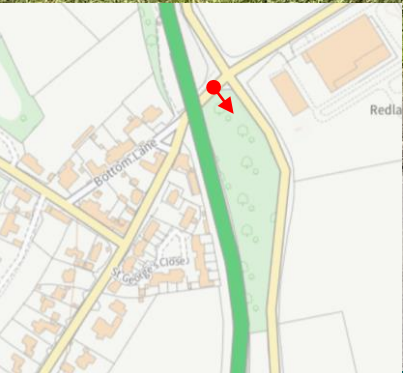


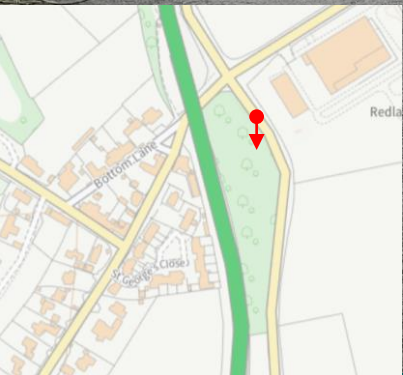


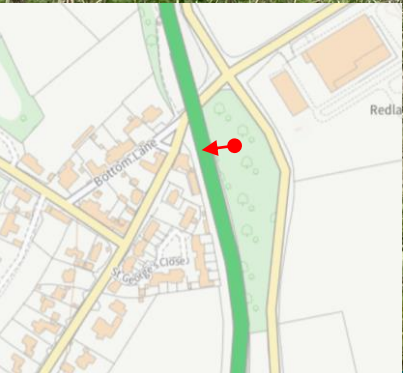


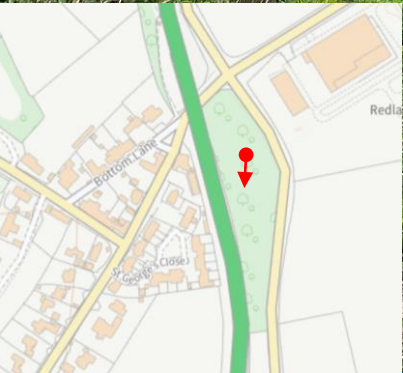
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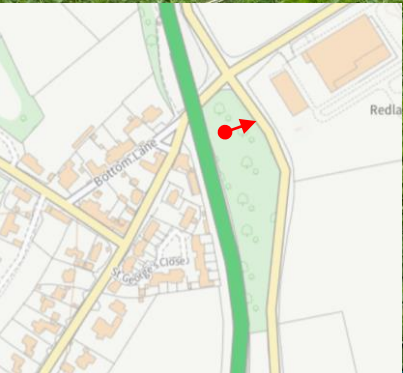




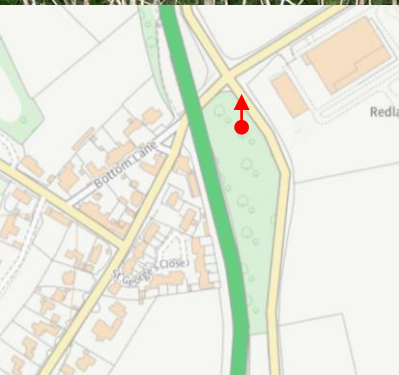












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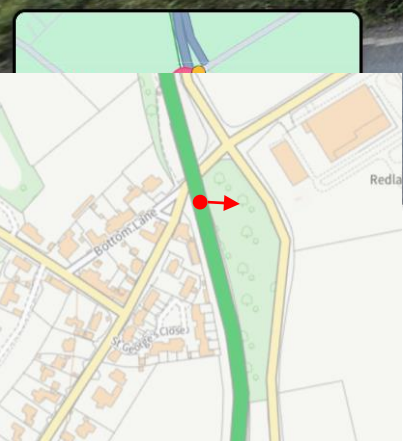
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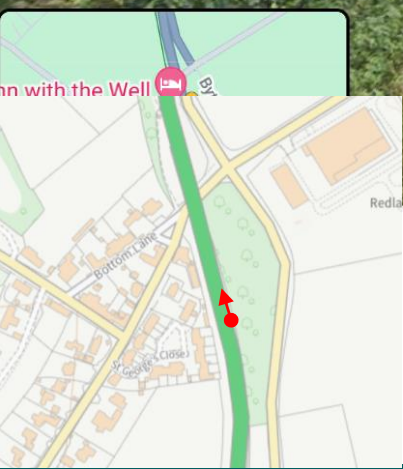
England

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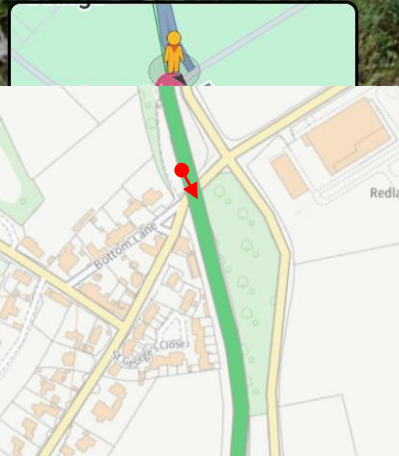
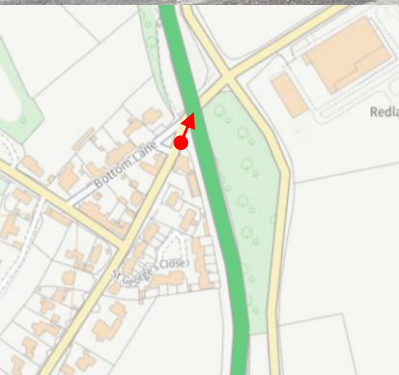


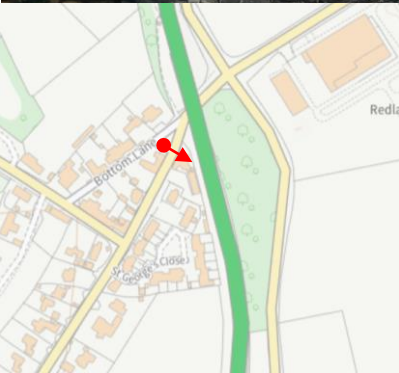
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# Eastern Area Planning Committee

22<sup>nd</sup> February 2024

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