

AGENDA SUPPLEMENT (1)

Meeting: Strategic Planning Committee

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

Date: Tuesday 4 June 2024

Time: 10.30 am

The Agenda for the above meeting was published on 24 May 2024. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Democratic Services of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line or email committee@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 - 38)

- Committee presentation

DATE OF PUBLICATION: 30 May 2024

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Strategic Planning Committee

4th June 2024

7) PL/2023/06976 - Land at Verbena Court, Melksham, SN12 7GG

Construction of a care home (within Class C2), parking, access, hard and soft landscaping and other associated works.

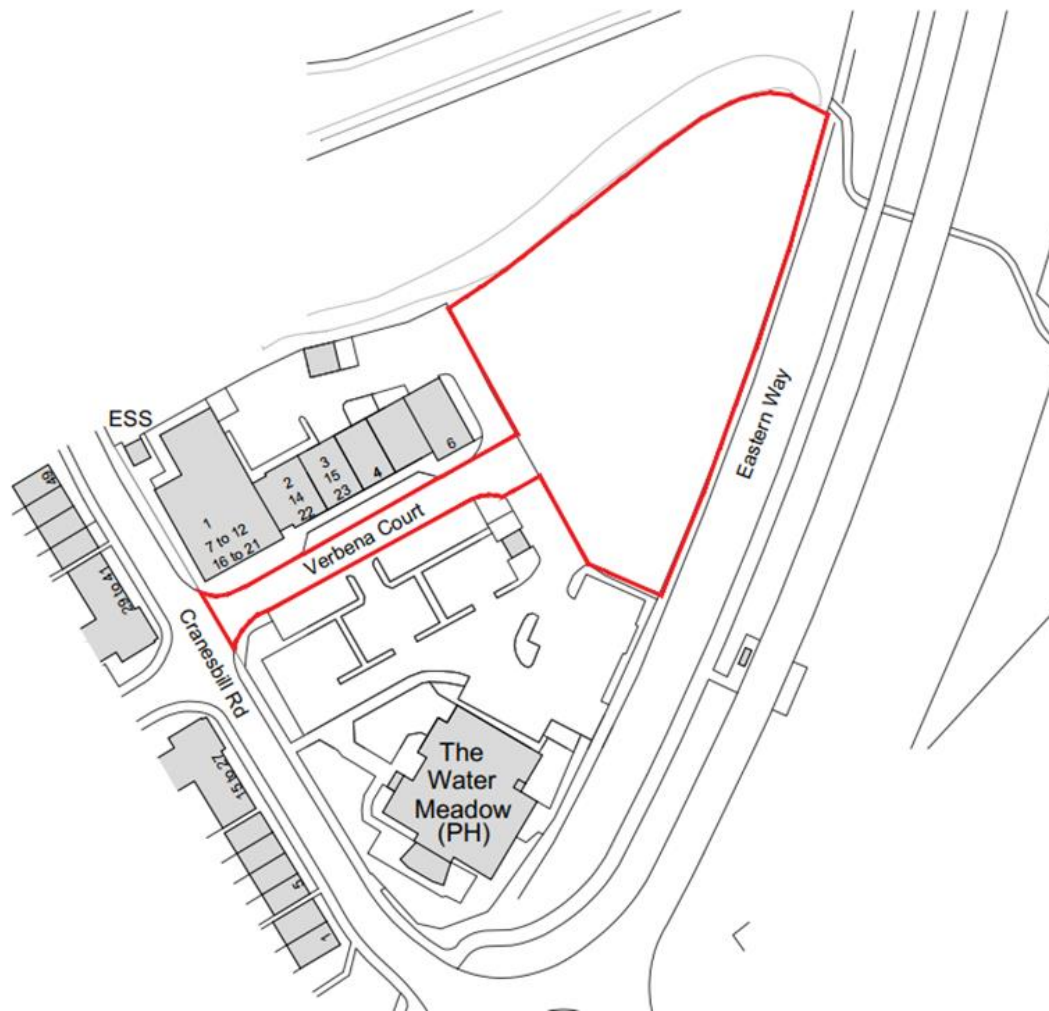
Recommendation: Approve with Conditions



Site Location Plan



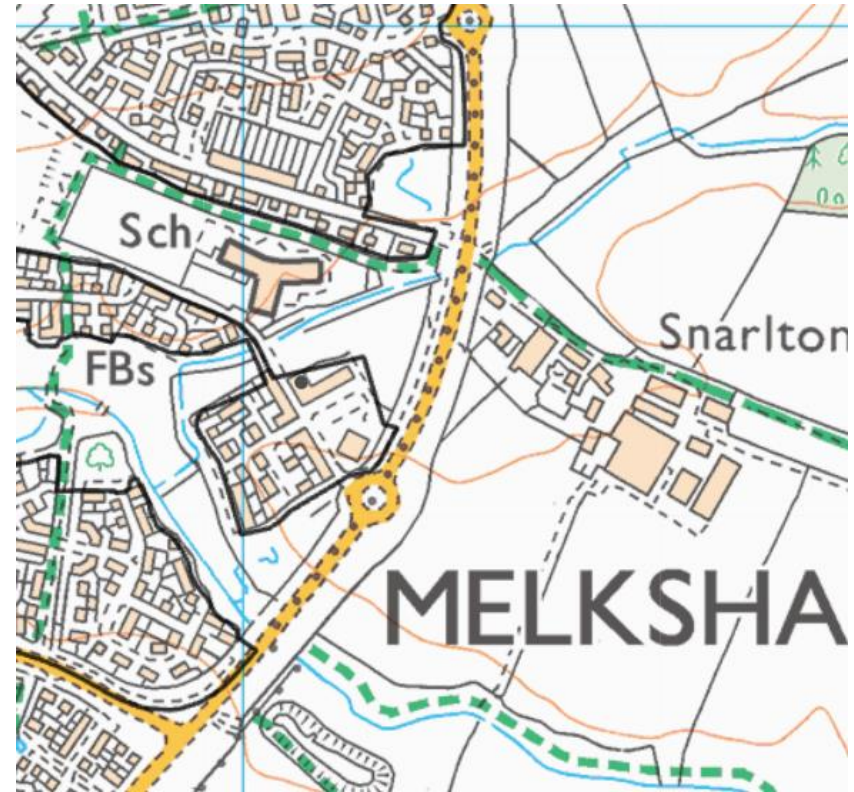
Aerial Photography



Application Site Plan



Site Location Plan



The bold black line shows the current limits of the settlement boundary in context



The view of Verbena Court from the entrance of Cranesbill Road. The application site sits behind the 3-storey mixed use retail/resi units



The view of Verbena Court from half way down Cranesbill Road. The application site sits behind the existing 3 storey mixed use retail/resi units



View of application site from Cranesbill Road across
Verbena Court local centre



Proposed Access from Verbena Court into the application site



Proposed Access from Verbena Court into the application site looking northeast towards Eastern Way



Looking North across the site from the proposed access from Verbena Court



Looking Northwest across the application site towards the school with dwellings of Snarlton Lane beyond



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Looking East from the application site access towards Eastern Way



Looking south east from the access across the local centre carpark at Verbenia Court



The view of the site from the roundabout on Eastern Way with application site to the right of the pub



The application site viewed from Eastern Way from the southern corner



The site viewed from the East, looking West from Eastern Way



The site viewed from the West, looking East from Cranesbill Road



The view of the site from the northern corner from Eastern Way with the pub and Local Centre in the background



The Proposed Layout

Year	Bed Demand	Existing EMC/Market Standard Beds	Incoming Supply	EMC/Market Standard Beds
2023	258	85		-173
2024	264	85		-179
2025	273	85		-188
2026	282	312	227	30
2027	291	312		21
2028	294	312		18
2029	310	312		2
2030	319	312		-7
2031	328	312		-16
2032	337	312		-25
2033	349	312		-37

Key
Oversupply
Market Level/Equilibrium
Undersupply

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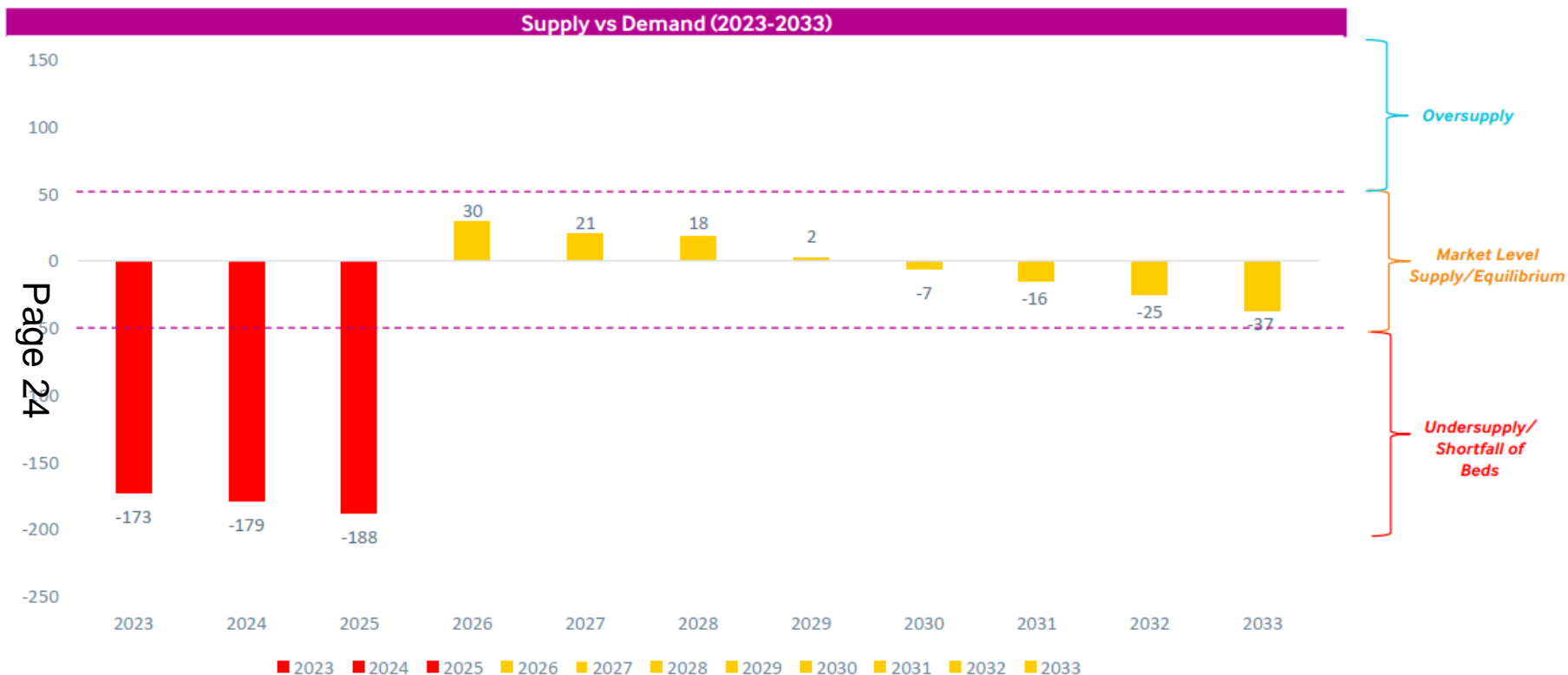
Incoming Supply*	
Development Name	Proposed Beds
Frontier Estates Development	71
Aspire Development	86
Hallam Land Development	70
Total Beds	227

*Accounted for from 2026

The Needs Assessment Summary for 3 care homes in current supply and demand context up to 2033

Supply vs Demand

Our analysis shows that accounting for three new developments in 2026, there will be an equilibrium of market standard beds within the catchment area, whereby there will be sufficient future proof care home beds to meet demand going forward



The Needs Assessment Summary for current supply and demand context up to 2033



The Proposed Layout with Indicative Landscaping



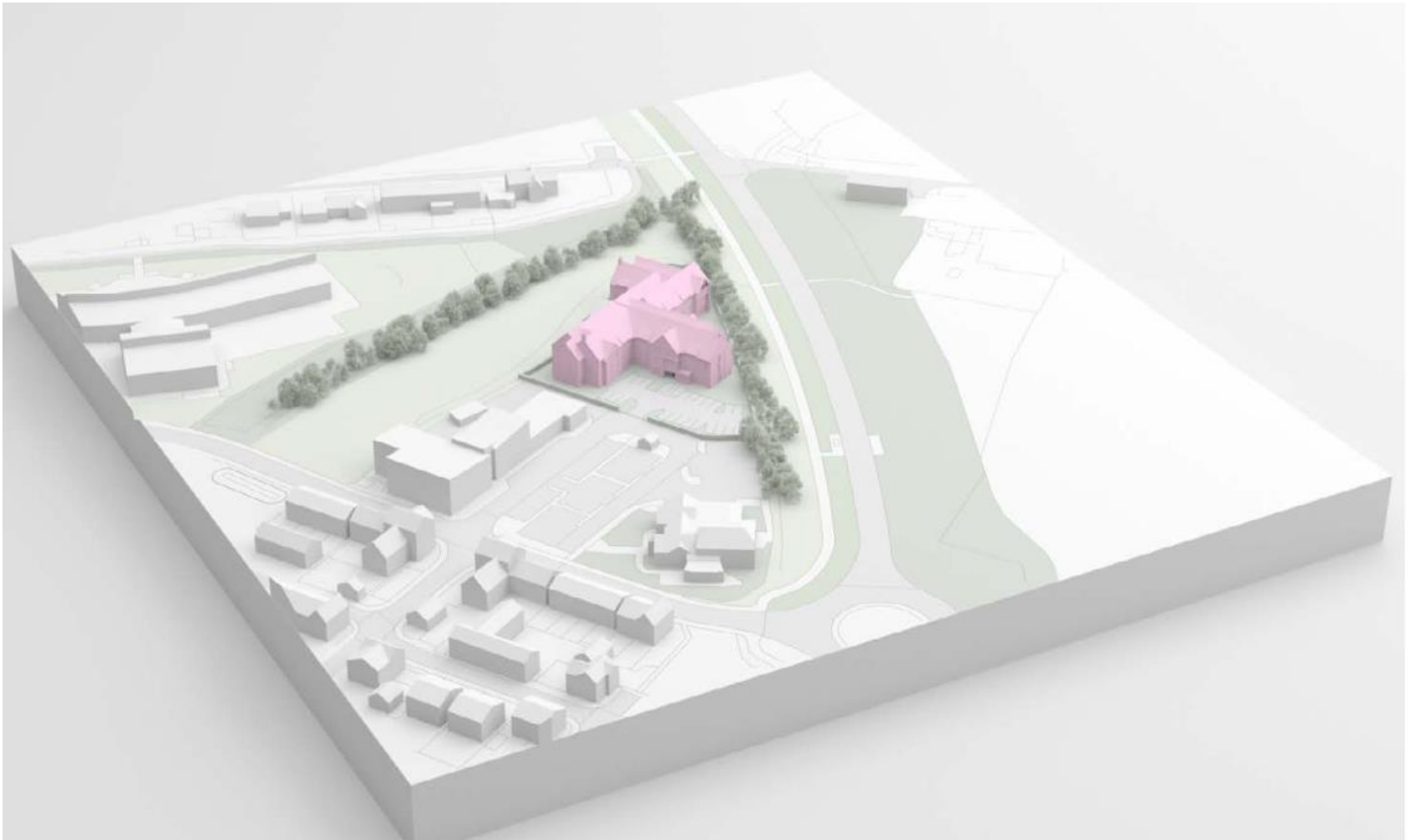
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Proposed Northwest & Proposed Northeast Elevations



Proposed Southwest & Proposed Southeast Elevations



Indicative Scale Model of the Proposal



Proposed Ground Floor Plan



Proposed Access and Visibility Splays



Indicative Computer-Generated Image (“CGI”) model of the built-out proposal

8) PL/2024/02330 - B4069, Lyneham Banks, Lyneham, Chippenham, SN15 4AA

Reinstatement of a stretch of approximately 140m of the B4069, the Lyneham Banks section, located 2km northwest of Lyneham

Recommendation: Approve with Conditions



Site Location Plan



Aerial Photography

View of damaged road from east



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View of damaged road from west

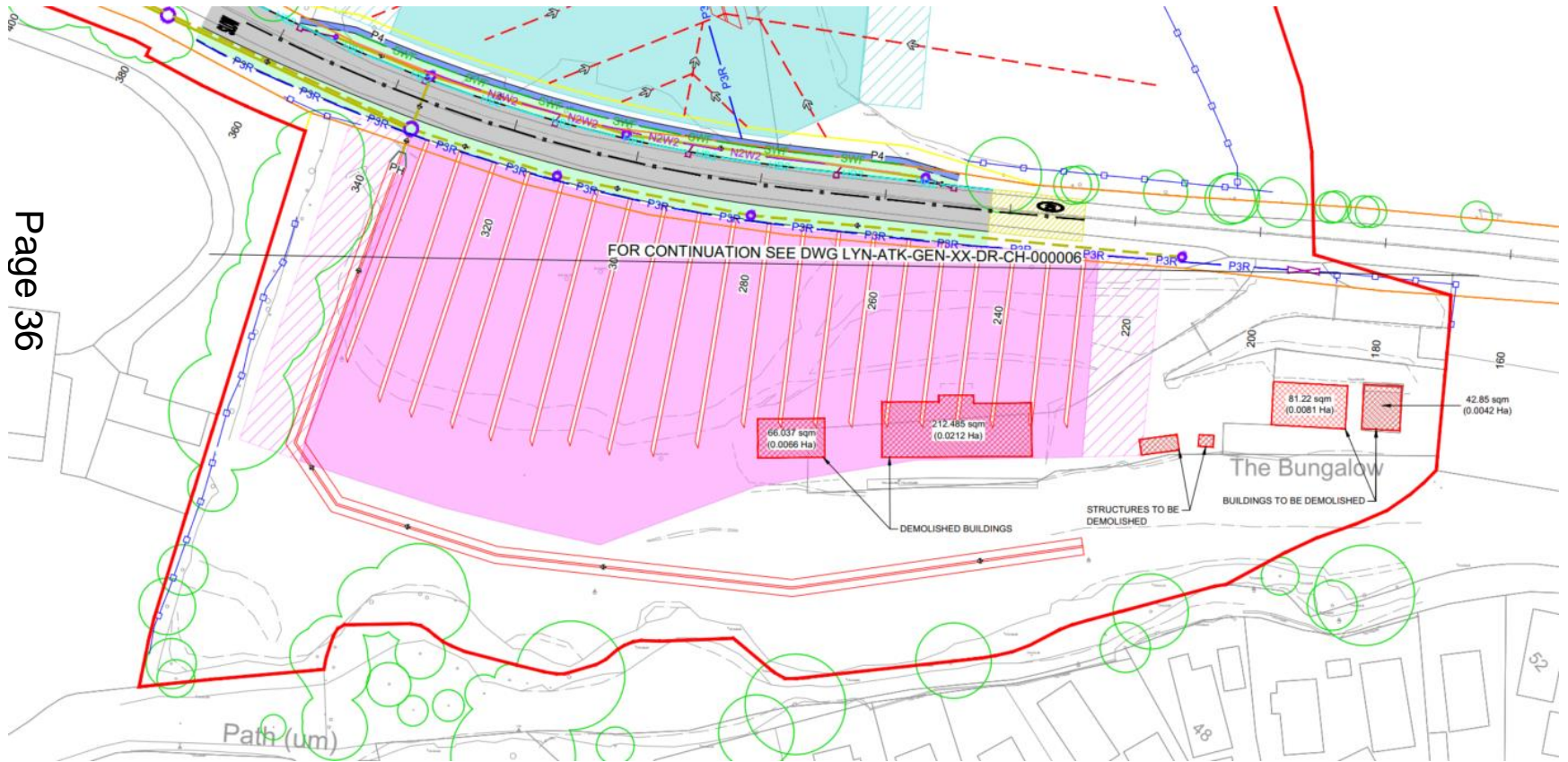


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View from above

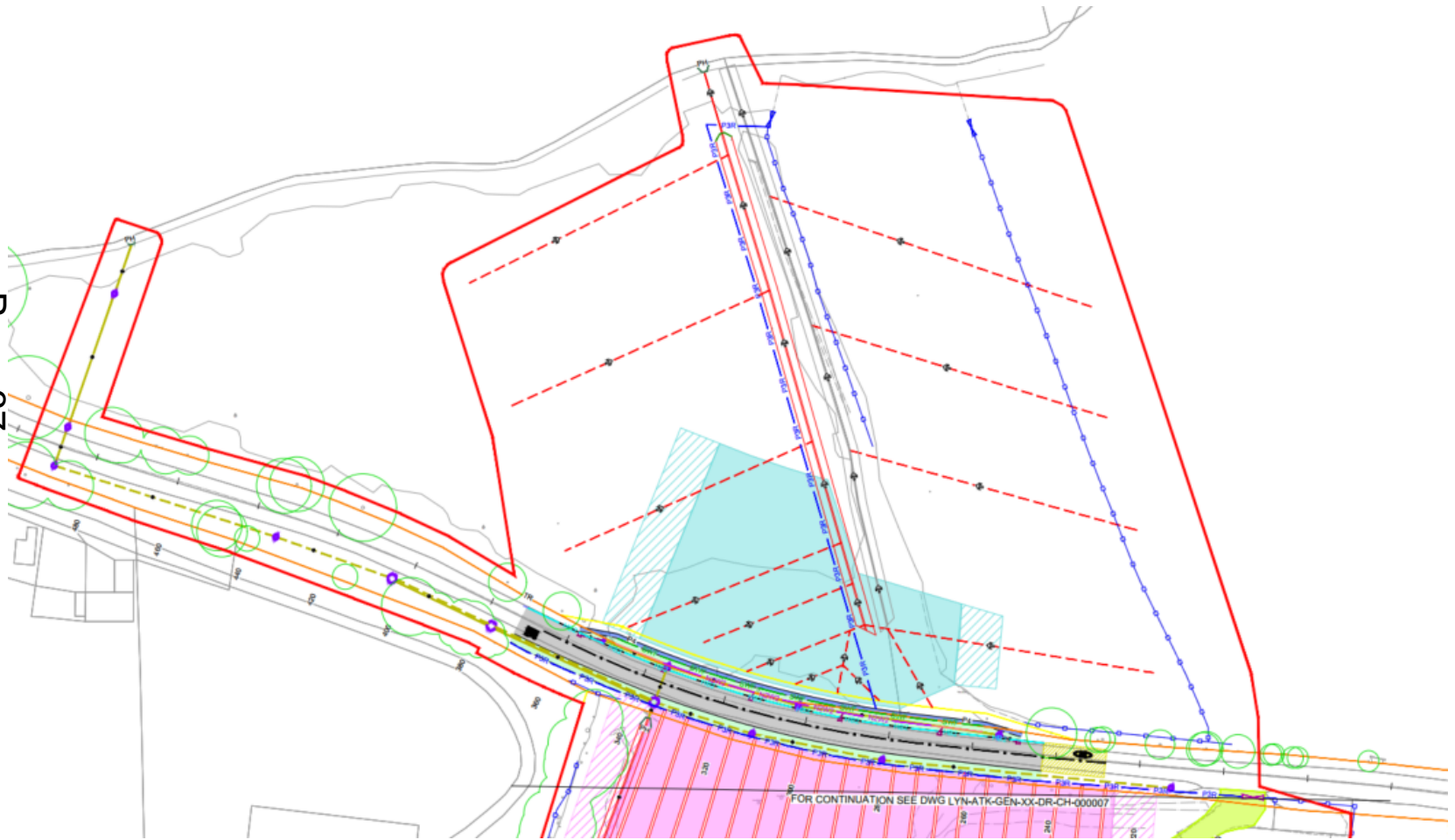


Southern site plan (uphill)



Northern site plan (downhill)

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Strategic Planning Committee

4th June 2024