

# AGENDA SUPPLEMENT (1)

**Meeting:** Northern Area Planning Committee

**Place:** Council Chamber - Council Offices, Monkton Park, Chippenham, SN15  
1ER

**Date:** Wednesday 22 May 2024

**Time:** 2.00 pm

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The Agenda for the above meeting was published on Tuesday 14 May 2024. 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](http://www.wiltshire.gov.uk)

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## Part I (Pages 3 - 54)

DATE OF PUBLICATION: Wednesday 22 May 2024

Presentation Slides

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# Northern Area Planning Committee

22<sup>nd</sup> May 2024

## 7) PL/2023/06533 - Sheelin Lodge, Ashley, Box, Corsham, SN13 8AN

Single story front extension, replacement garage and single story rear extension with sustainability improvements to whole house

**Recommendation: Refuse**



Site Location Plan



Aerial Photography

# View of property from road



# South side elevation, site of proposed west side extension



# Existing rear elevation and conservatory



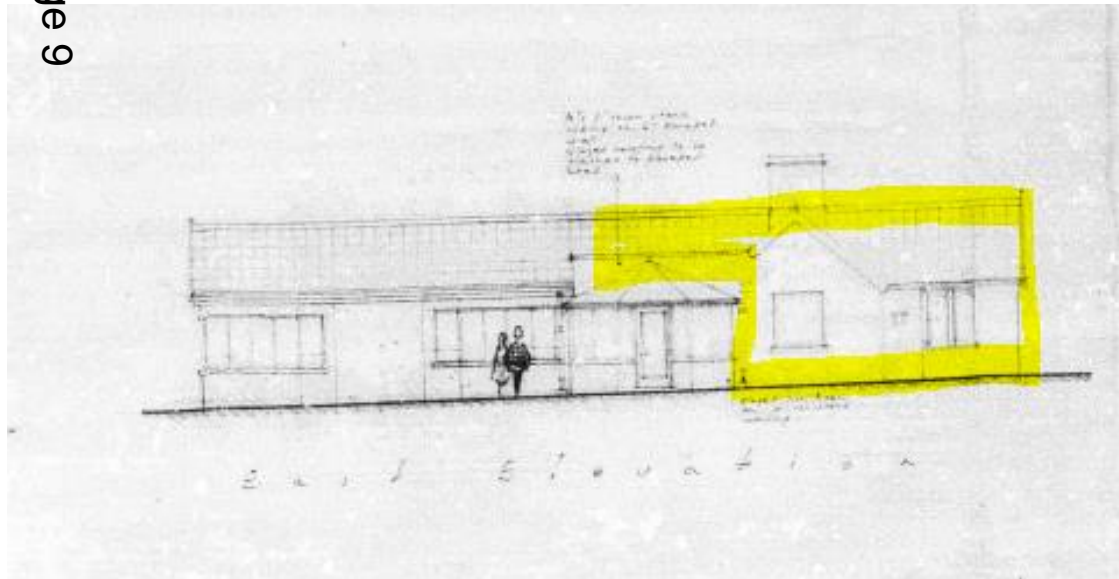
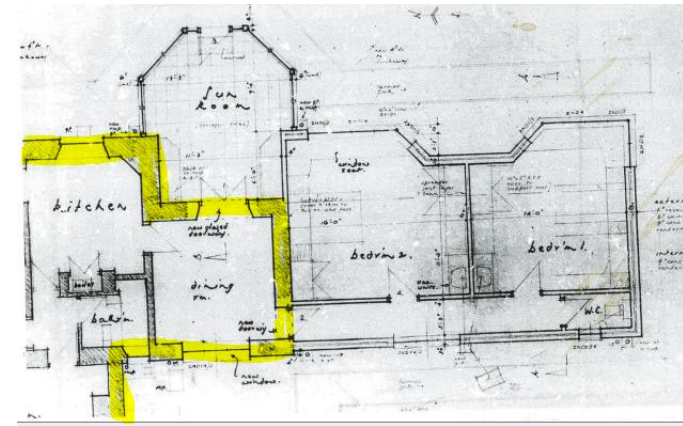
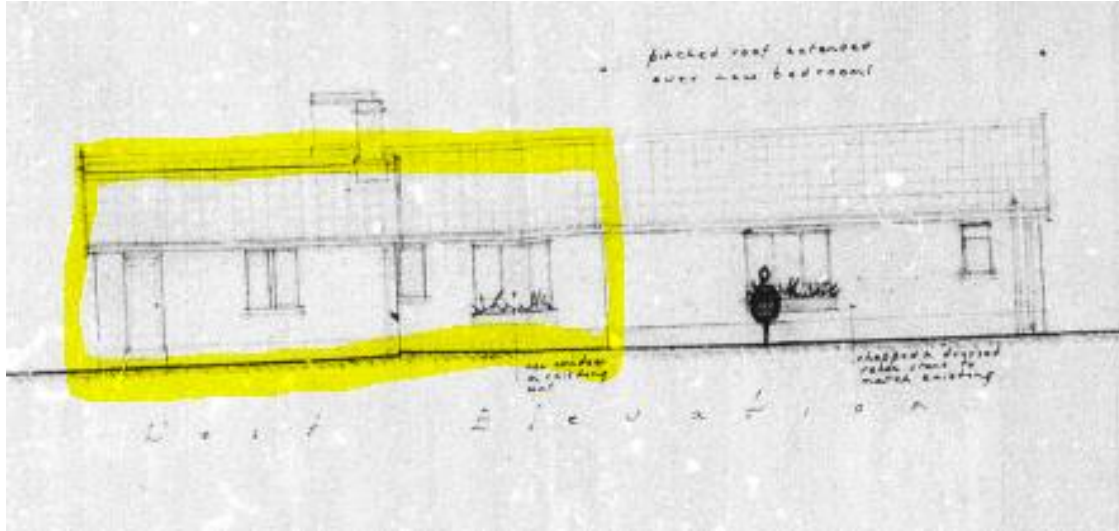
# Existing car port/garage

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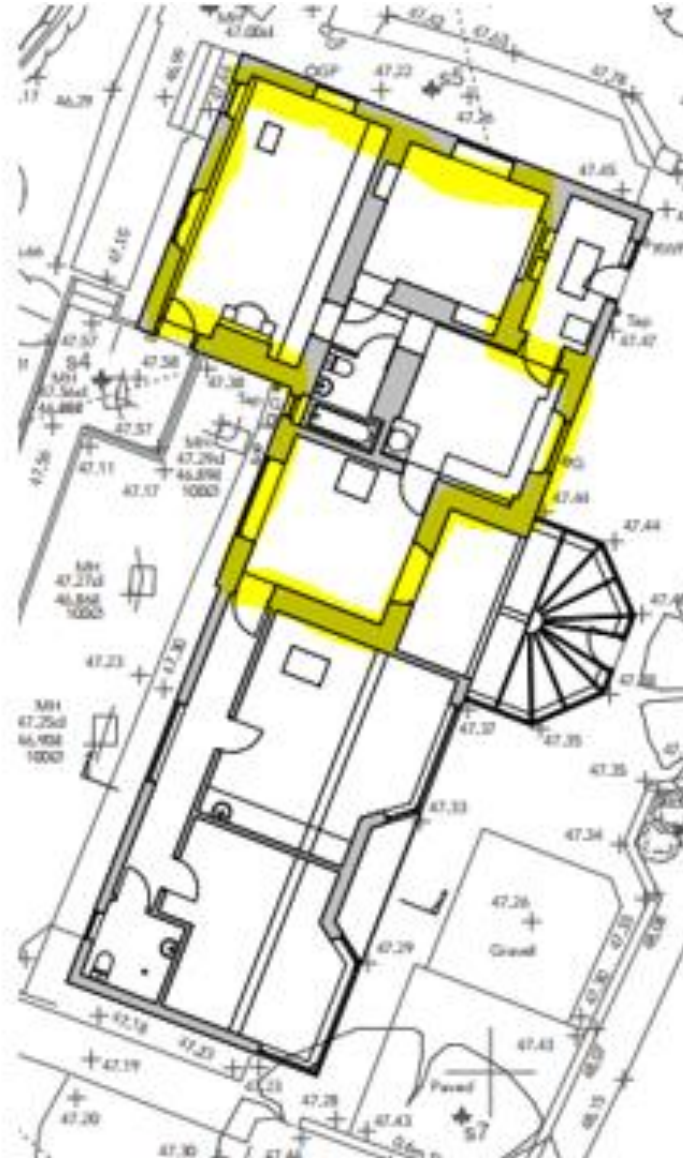




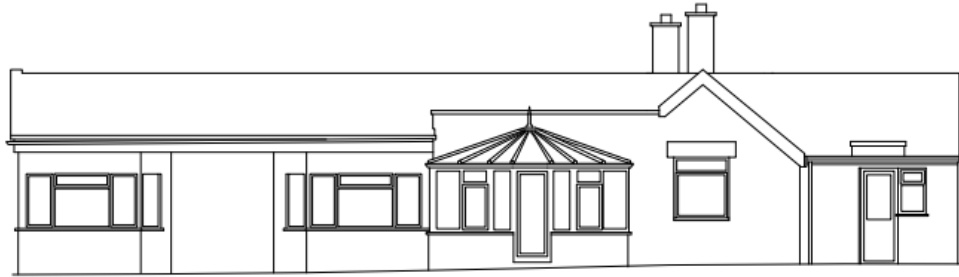
# Original building – elevations and floorplan



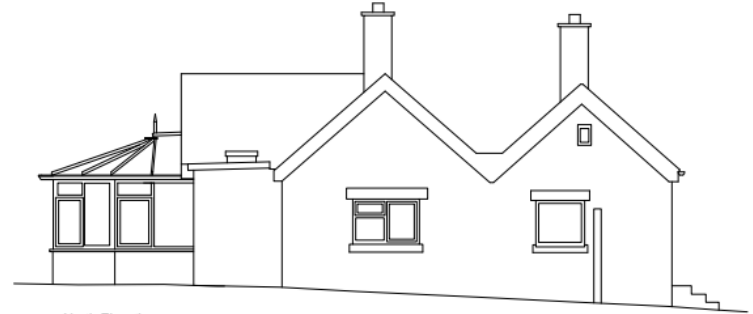
# Original building - floorplan



# Existing elevations



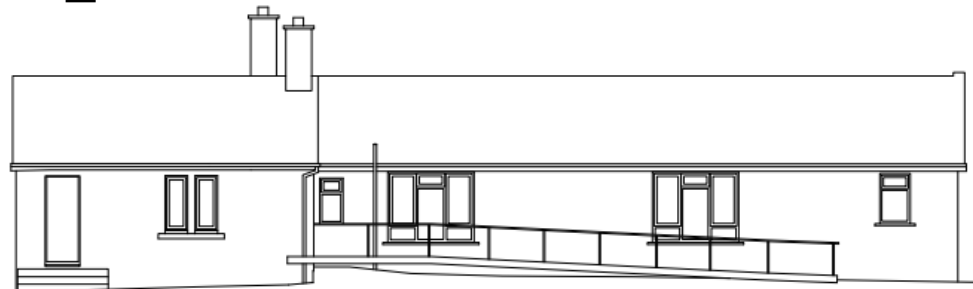
East Elevation



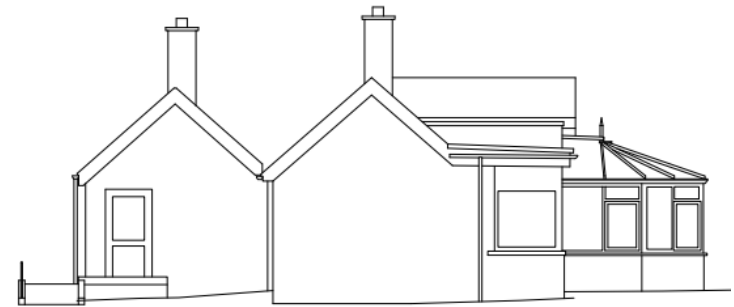
North Elevation

4.00m

Page 11



West Elevation



South Elevation

4.00m

4.00m

4.00m

# Proposed elevations

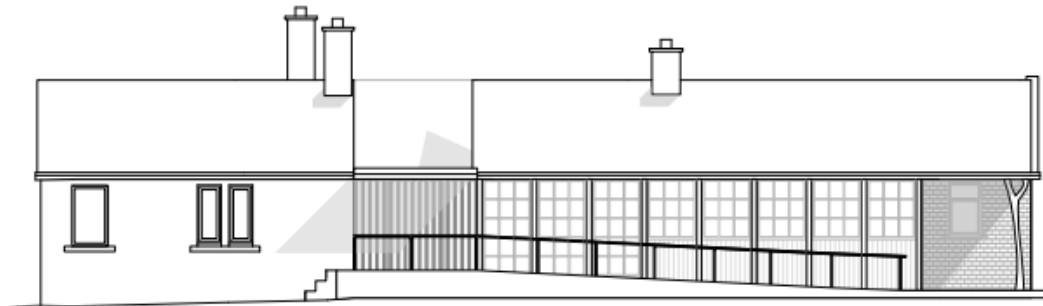


East Elevation



North Elevation

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West Elevation

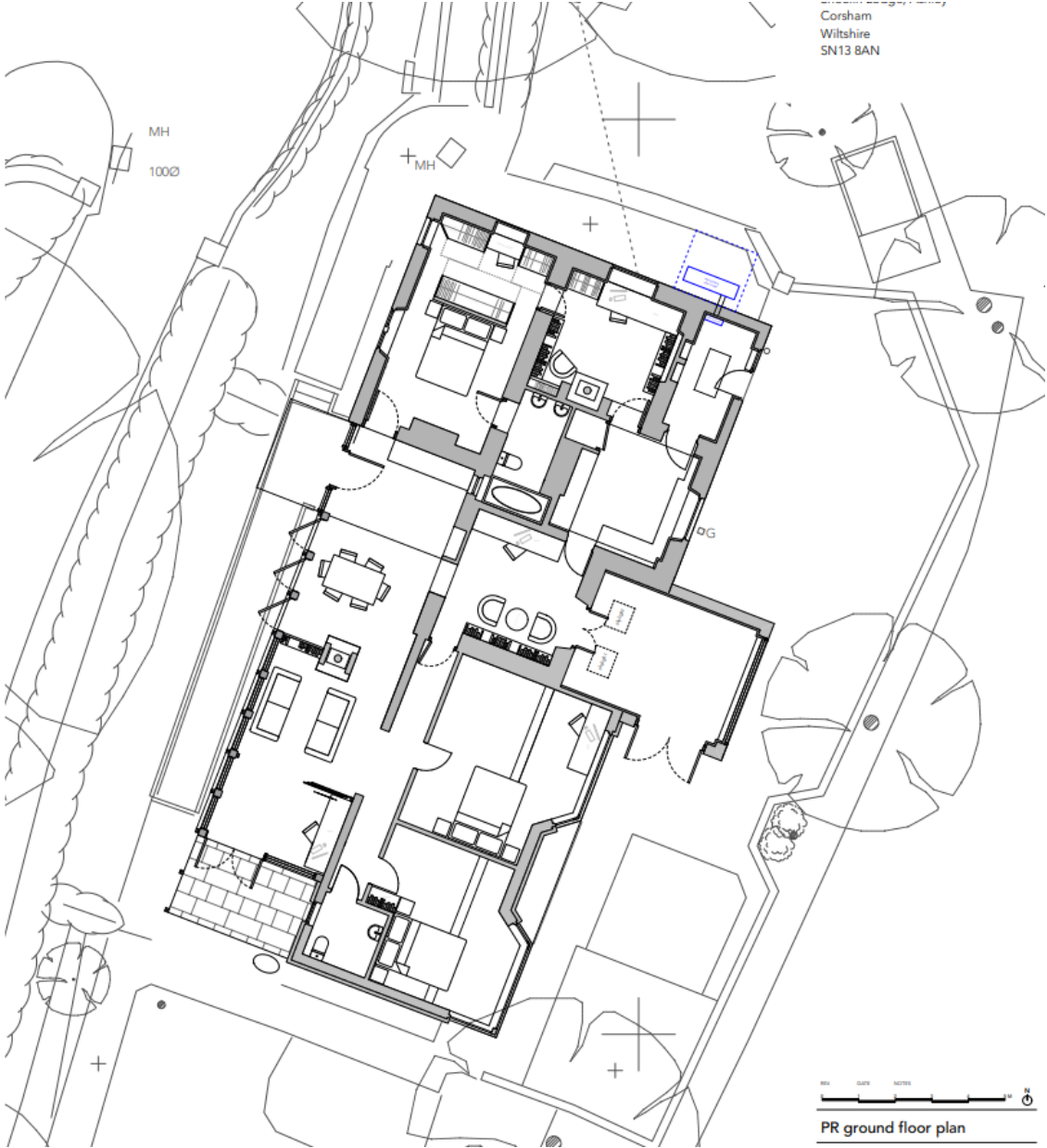
FIGURE 11-11



South Elevation

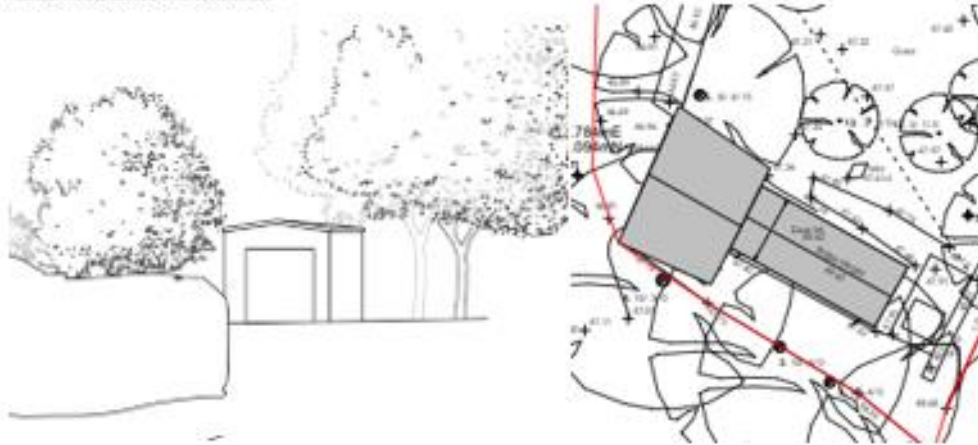
Site Location Plan

# Proposed floorplan



# Existing and replacement garage

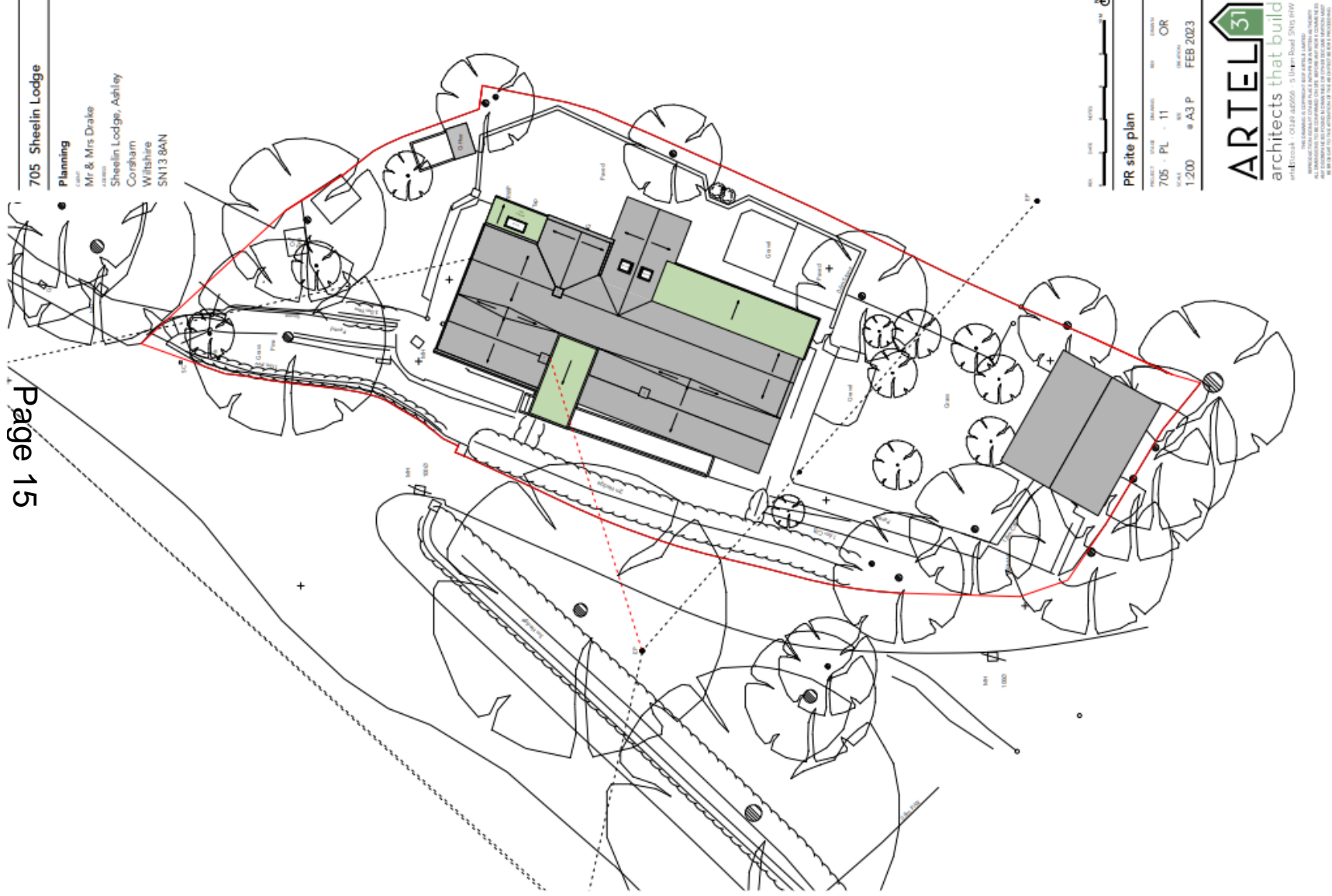
Existing single garage:



Proposed garage/workshop outbuilding:



# Proposed site plan



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705 Sheelin Lodge

**Planning**

client  
Mr & Mrs Drake  
address  
Sheelin Lodge, Ashley  
Corsham  
Wiltshire  
SN13 8AN



**PR site plan**

PROJECT 705 - PL - 11  
SCALE 1:200  
DATE 12:00  
DRAWN BY A3 P  
CHECKED BY OR  
DATE FEB 2023

**ARTEL** architects that build  
100, High Street, Corsham, Wiltshire, SN13 8AN  
01249 462666  
www.artel-architects.co.uk

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# Comparison of “original building” with existing and proposed extensions





**8) PL/2023/08516 - Heleigh Cottage, Middlehill, Box, Corsham, SN13 8QB**

Replacement and alteration of existing extensions to the main house, internal and external alterations and addition of an air source heat pump and photovoltaic panels to the main house, replacement and enlargement of existing garage, together with driveway and landscape enhancement works.

**Recommendation: Refuse**



**Site Location Plan**



**Aerial Photography**

# Front elevation



# Front elevation of original building with various extensions



## South elevation extensions



## Rear elevation extensions

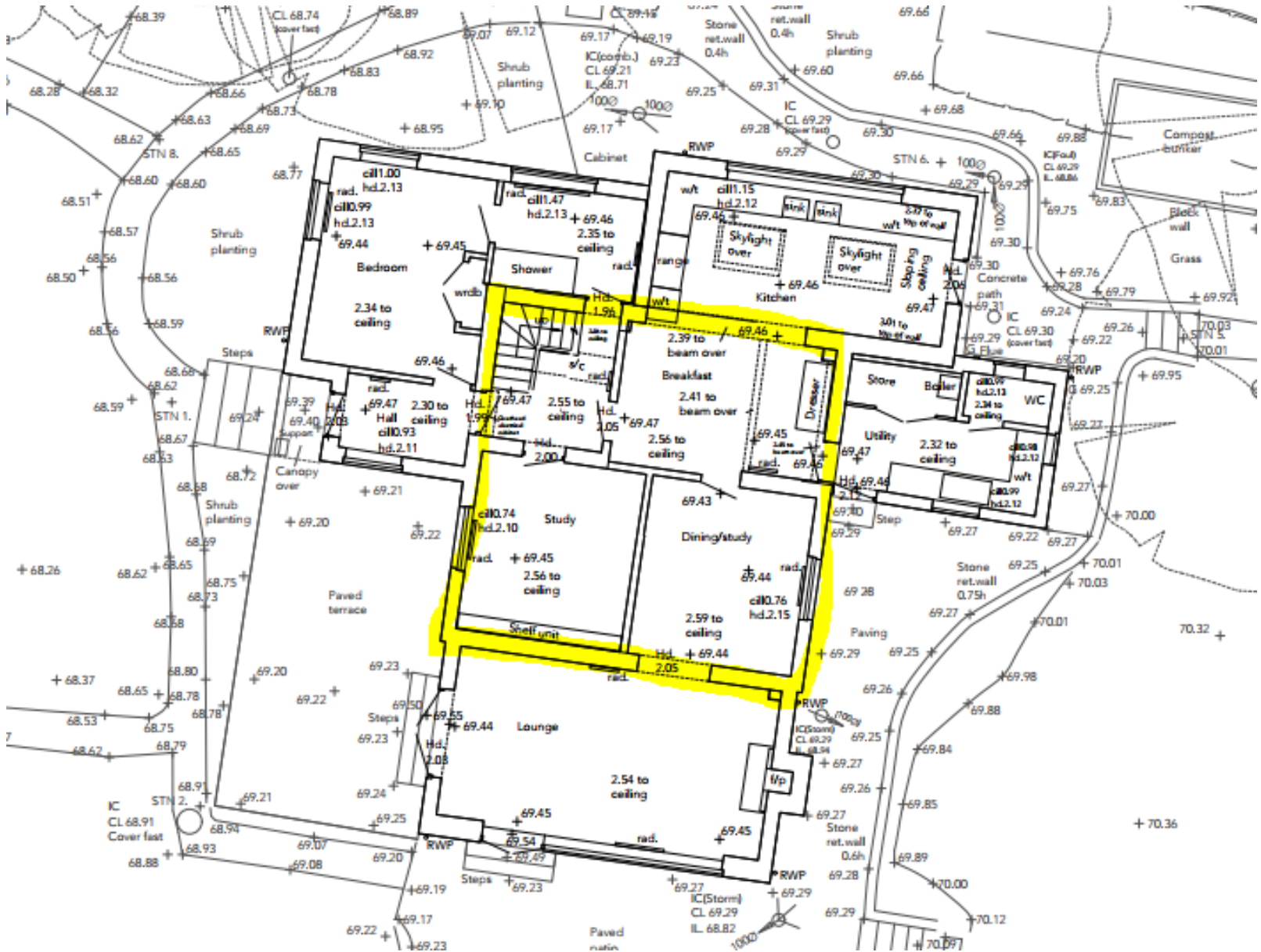


# Property from road



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# Original building - floorplan

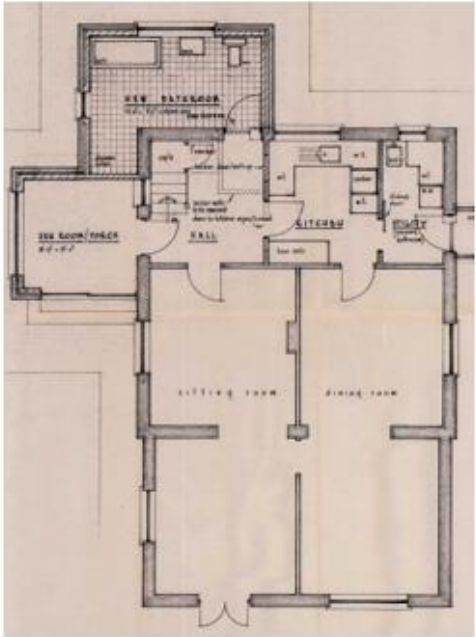
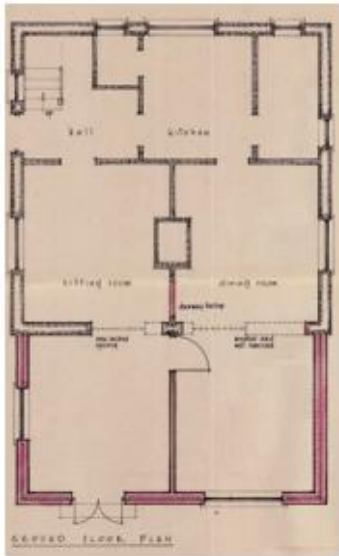


# Original building – later extensions

76/1006/F – approved plans:



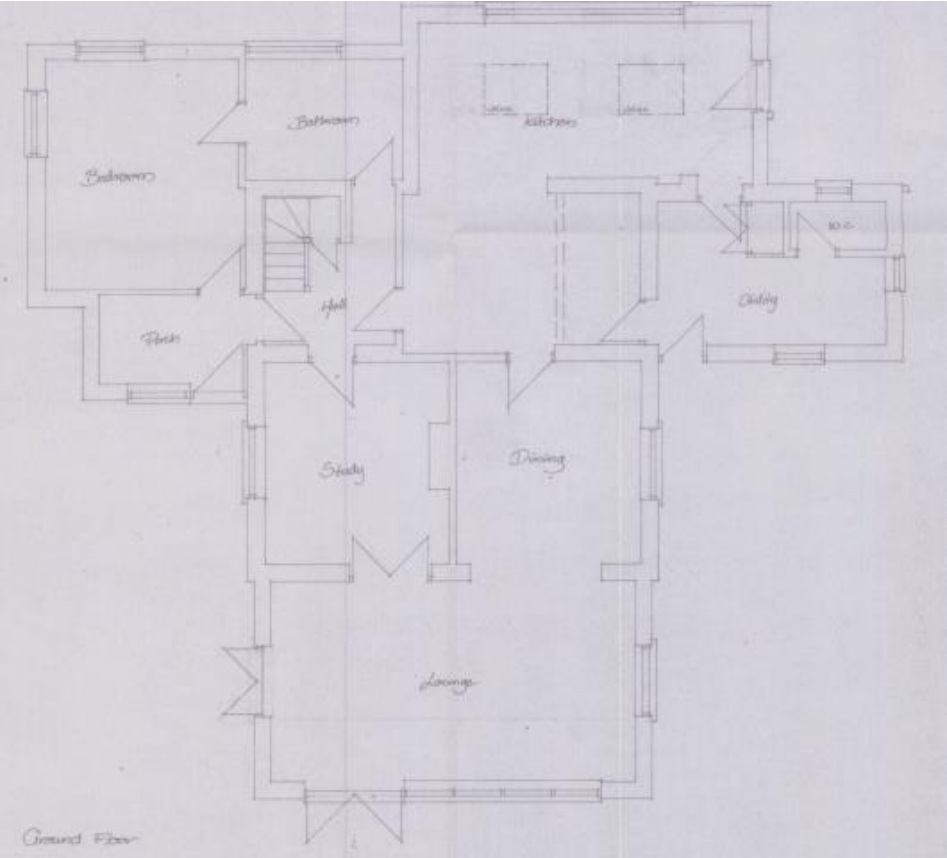
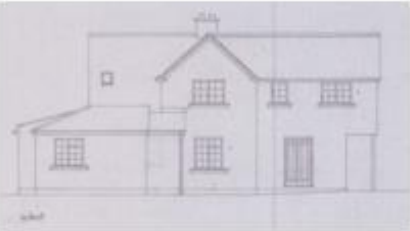
79/1167/F – approved plans:



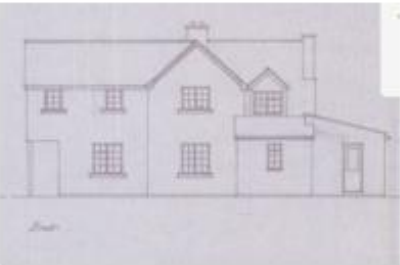


# Original building – later extensions

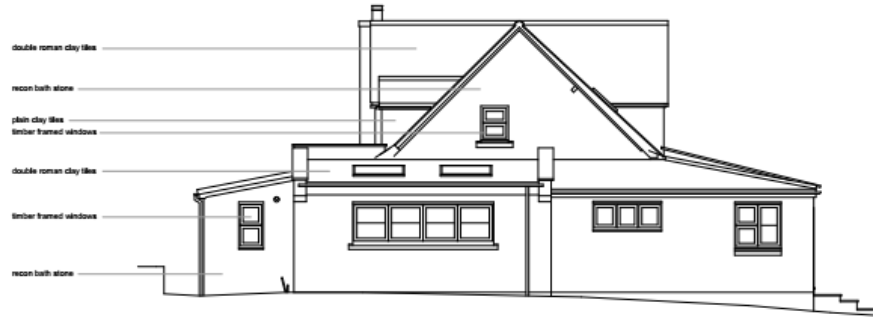
06/2353/FUL – approved plans:



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# Existing elevations



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EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION



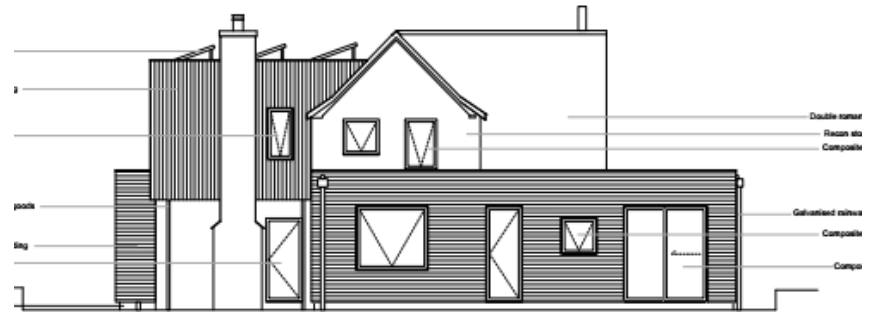
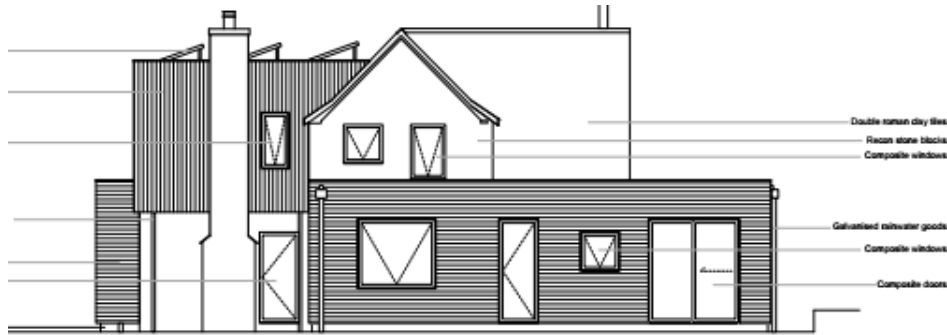
SOUTH ELEVATION

# Existing floorplans



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# Proposed elevations



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65m  
East elevation

65m  
East elevation



# Proposed floorplans



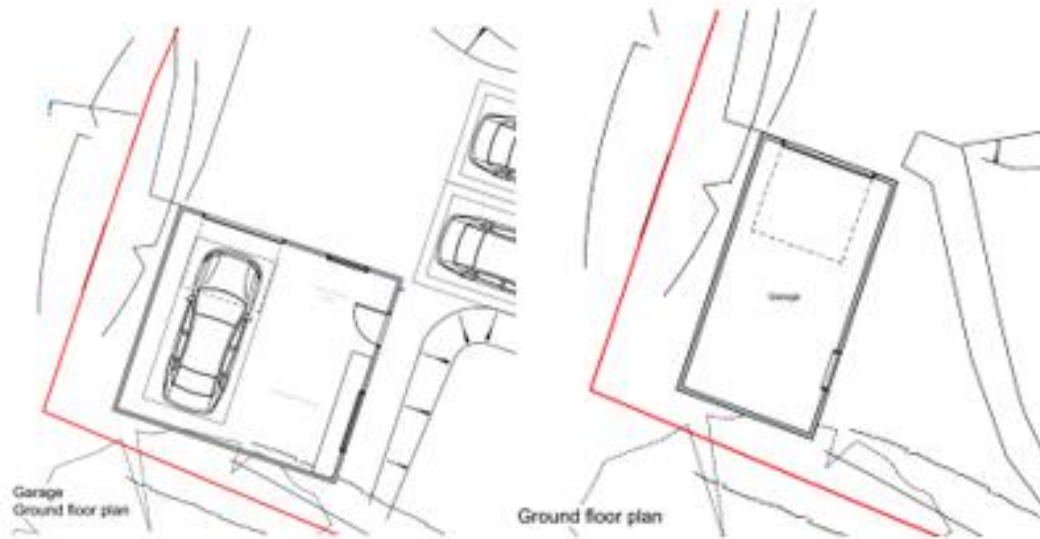
# Existing and proposed replacement garage

Proposed garage/workshop, with red outline of existing garage building superimposed:



Floorplan of proposed garage/workshop:

Floorplan of existing garage:



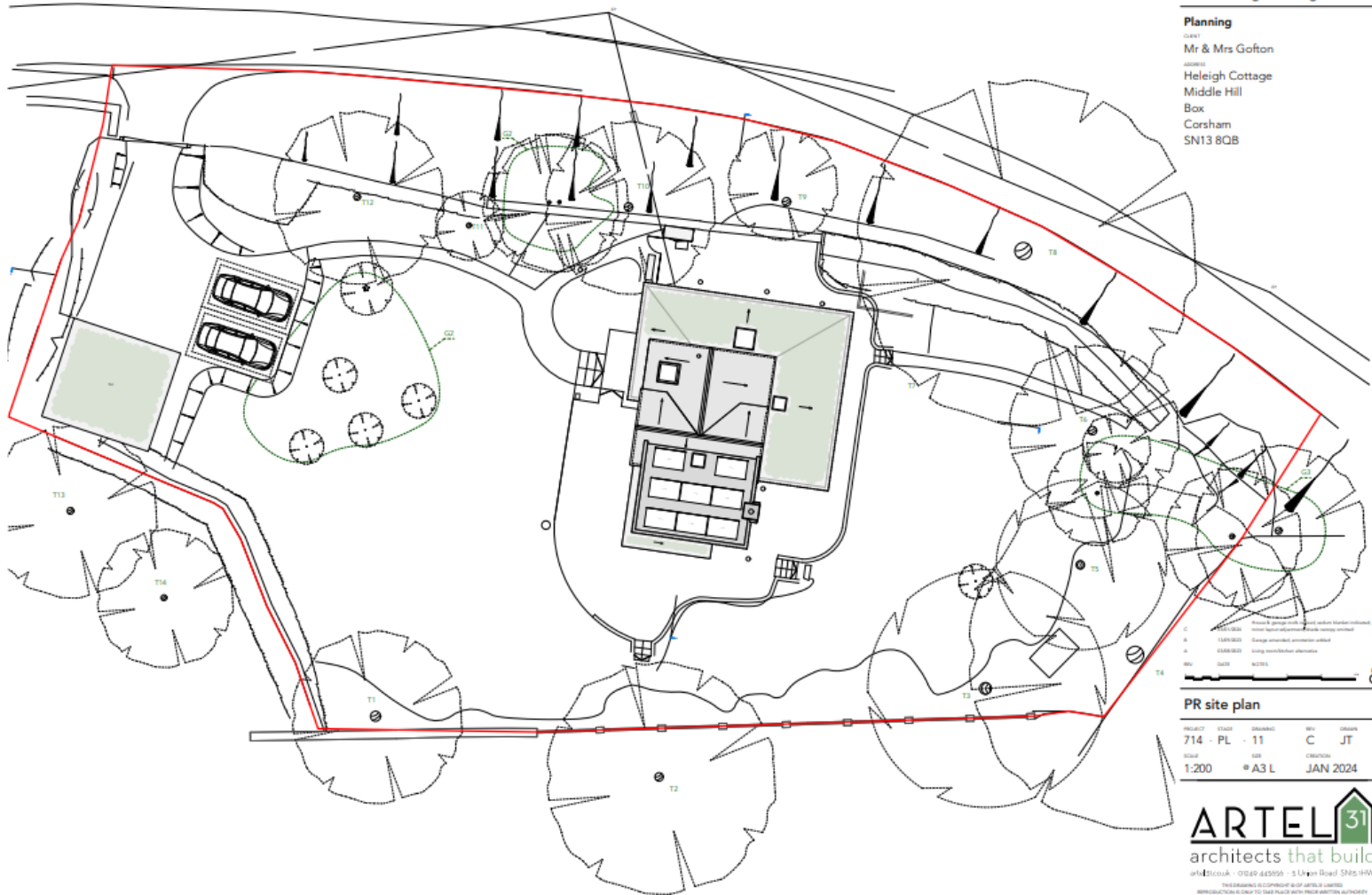
# Proposed site plan

714 Heleigh Cottage

## Planning

client  
Mr & Mrs Gofton  
address  
Heleigh Cottage  
Middle Hill  
Box  
Corsham  
SN13 8QB

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## PR site plan

PROJECT	714 - PL - 11	DATE	C	CREATOR	JT
SCALE	1:200	DATE	A3 L	DATE	JAN 2024

**ARTEL**<sup>31</sup>  
architects that build  
01249 422024 · 5 Union Road SH10 1HW

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# Comparison of “original building” with existing and proposed extensions

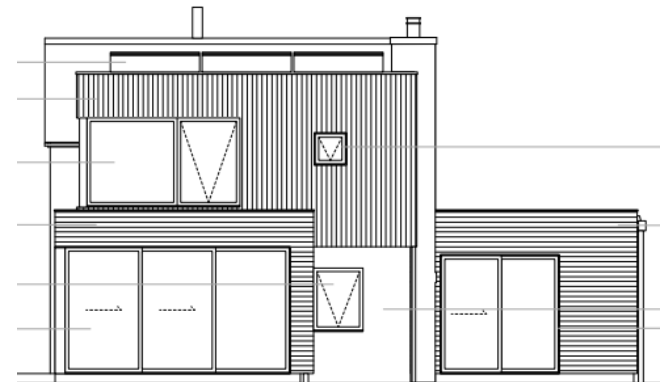
Existing floorplan with original footprint of cottage highlighted in yellow:



76/1006/F – approved plans:

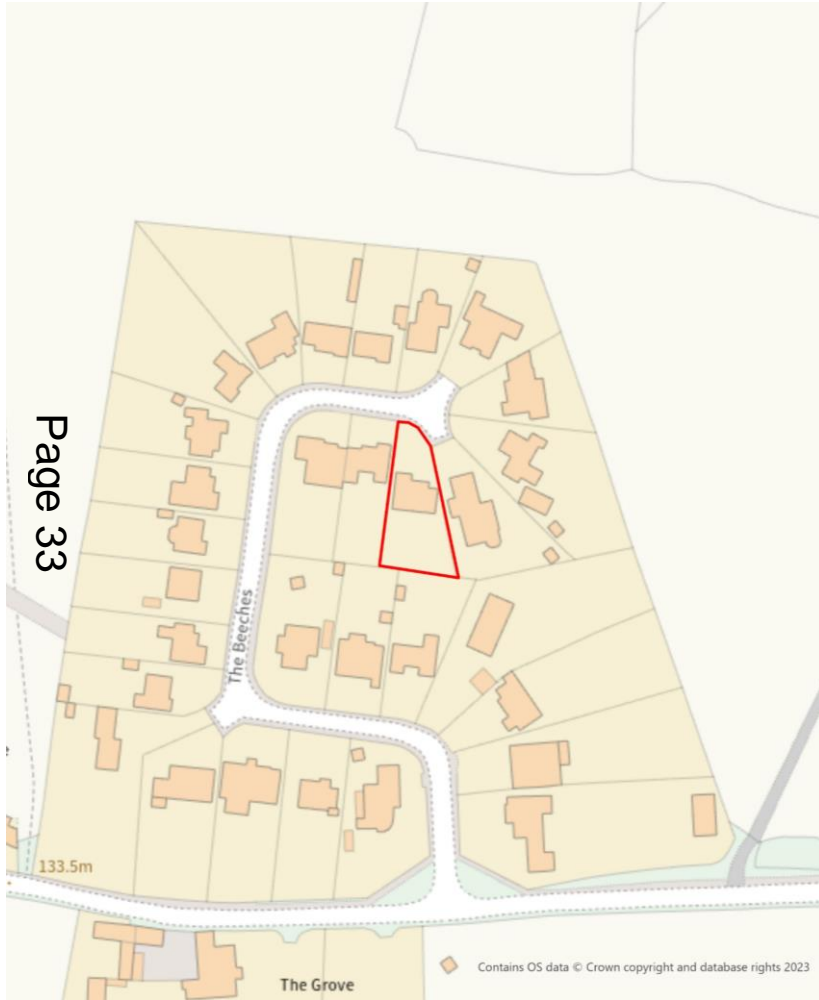


Proposed floor plan, with original footprint of cottage highlighted





**9) PL/2024/00649 - 19 The Beeches, Lydiard Millicent, Swindon, SN5 3LT**  
Proposed Side and Rear extension and new roof over accommodate rooms in the roof  
**Recommendation: Approve with Conditions**



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Site Location Plan

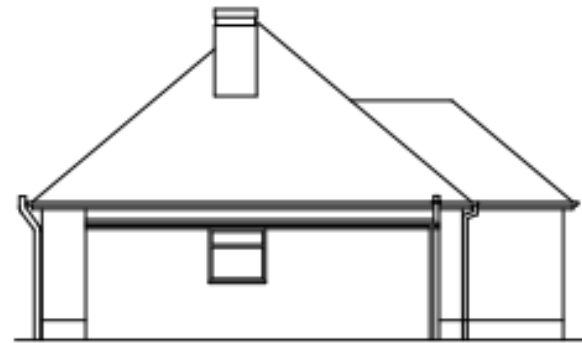


Aerial Photography

# Existing Elevations



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

# Proposed Elevations

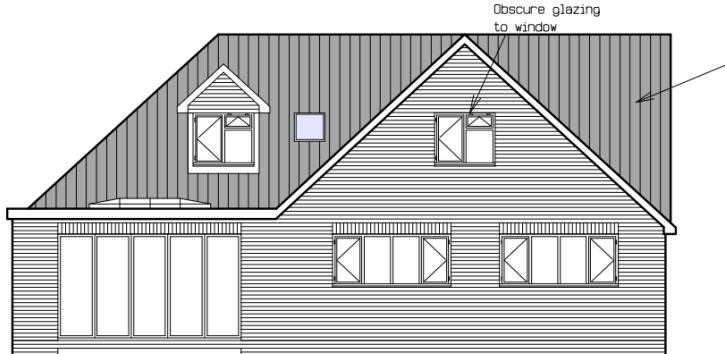
Page 35



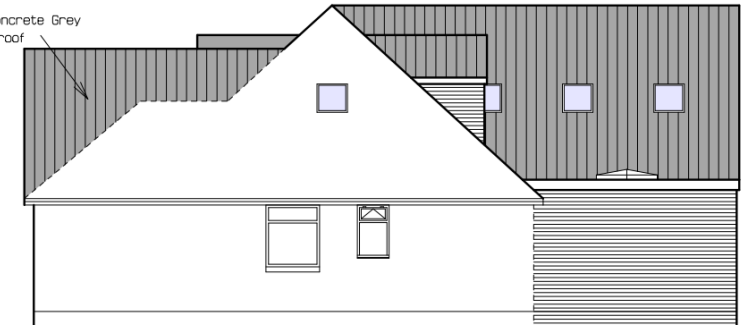
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

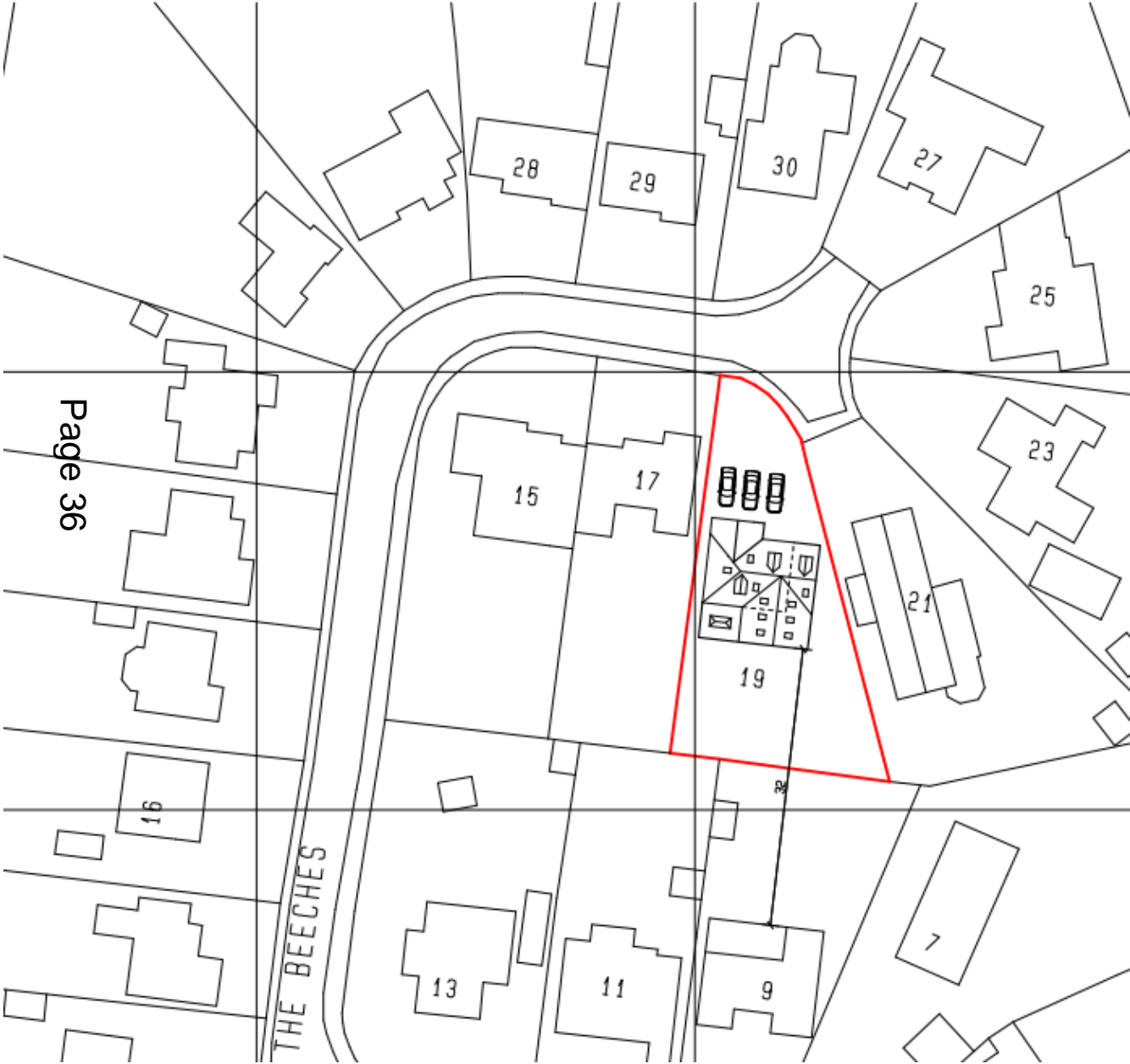


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

# Proposed Location Plan



# Nearby Dismissed Appeal Decision at No.13 The Beeches (PL/2023/03135)

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FRONT ELEVATION



SIDE ELEVATION



## View from the Roadside (North) Towards the Application Site

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## View to the East at No.23 The Beeches



## View From the Rear Elevation Looking South





**10) PL/2022/05412 - Land off Dog Trap Lane, Minety**

Proposed Development is for a battery storage facility and ancillary infrastructure Revision of PL/2022/00404

**Recommendation: Approve with conditions**

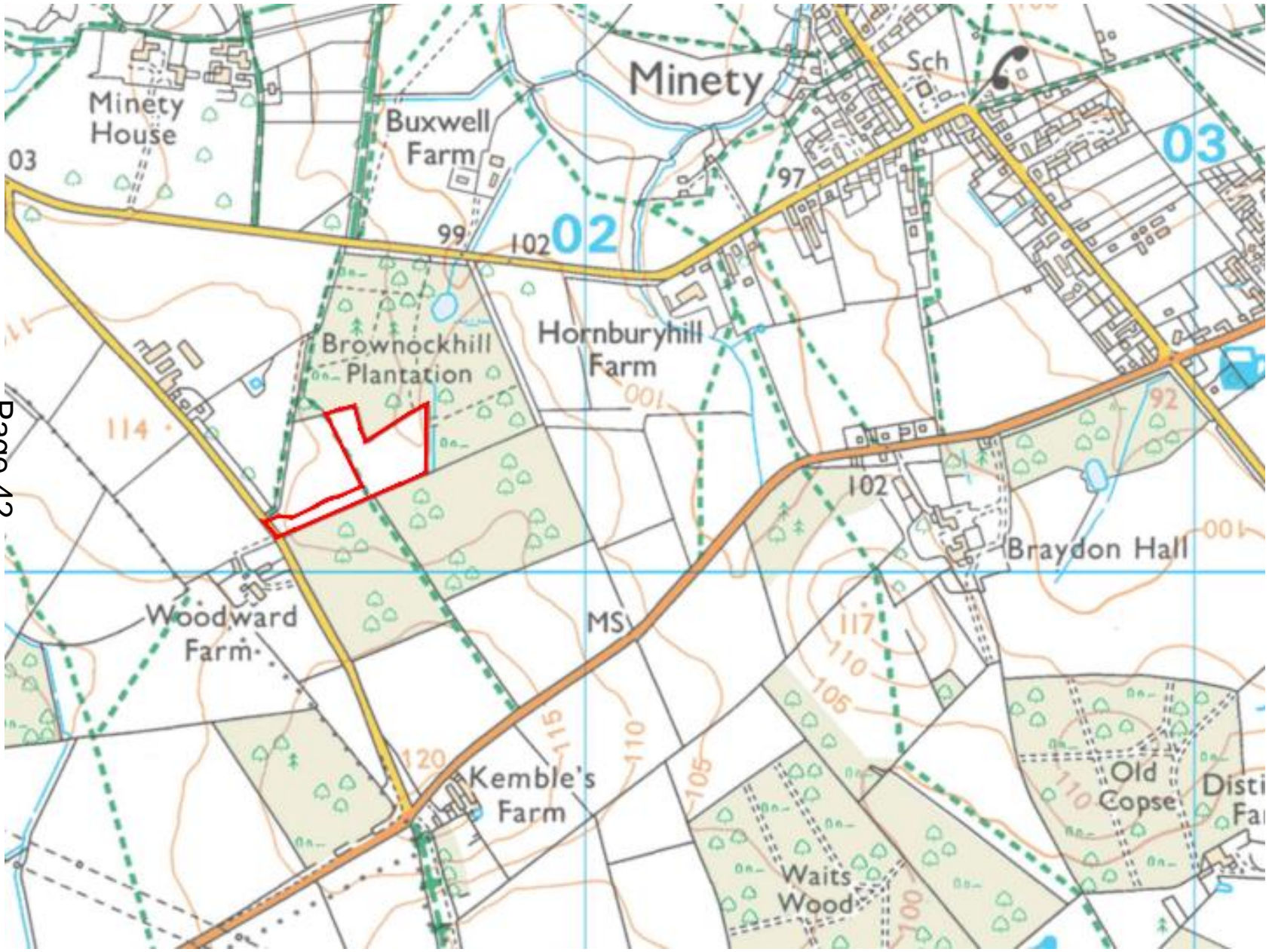


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**Site Location Plan**

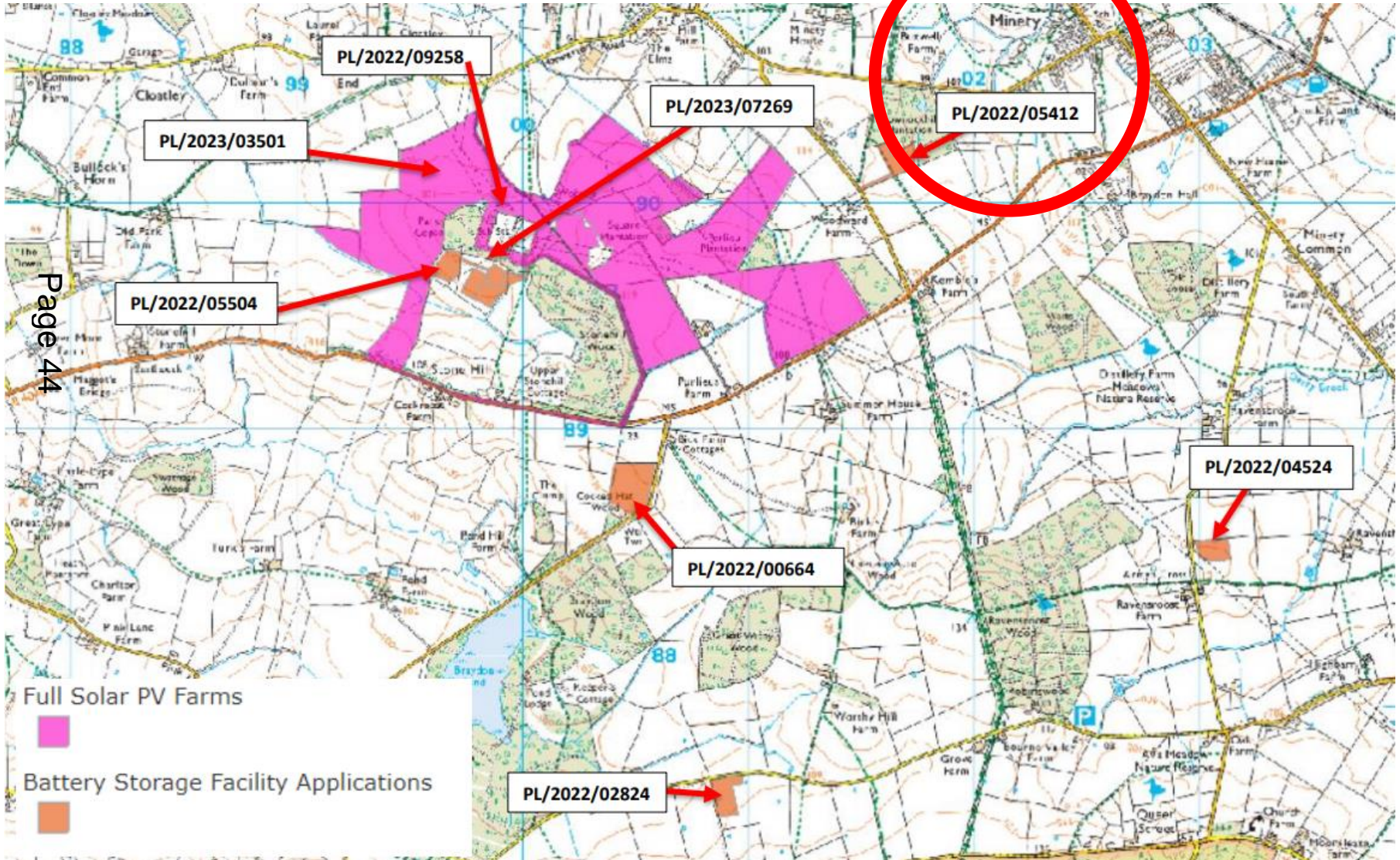


**Aerial Photography**





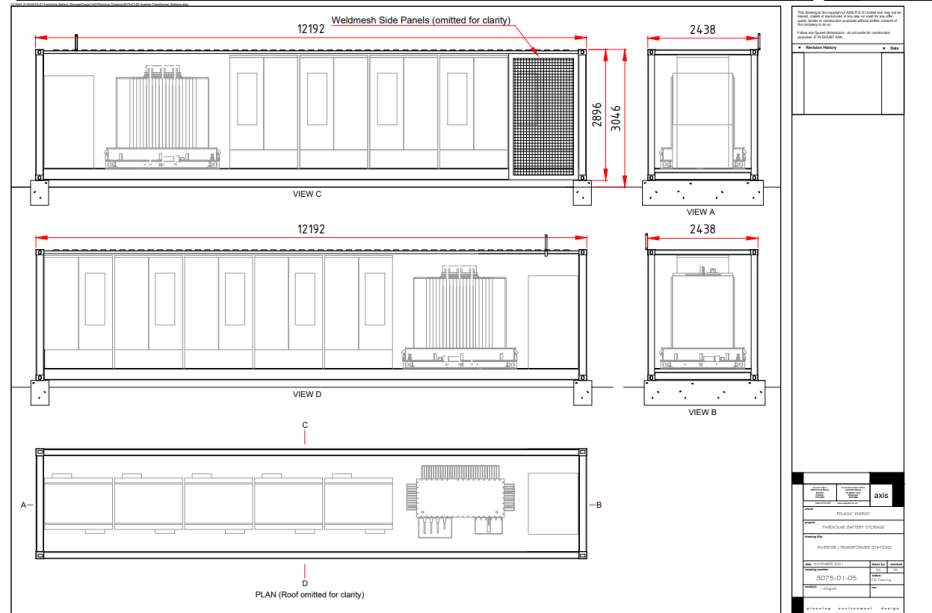
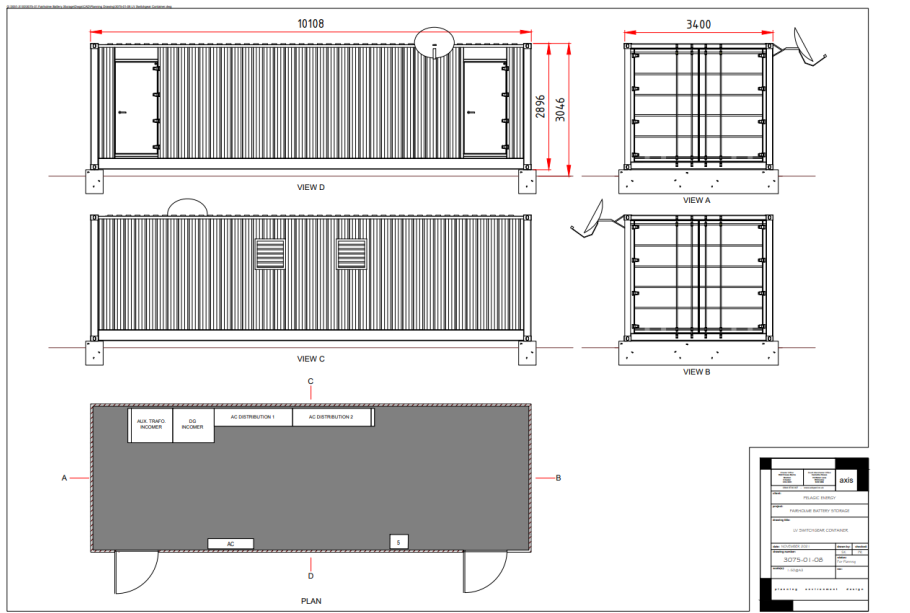
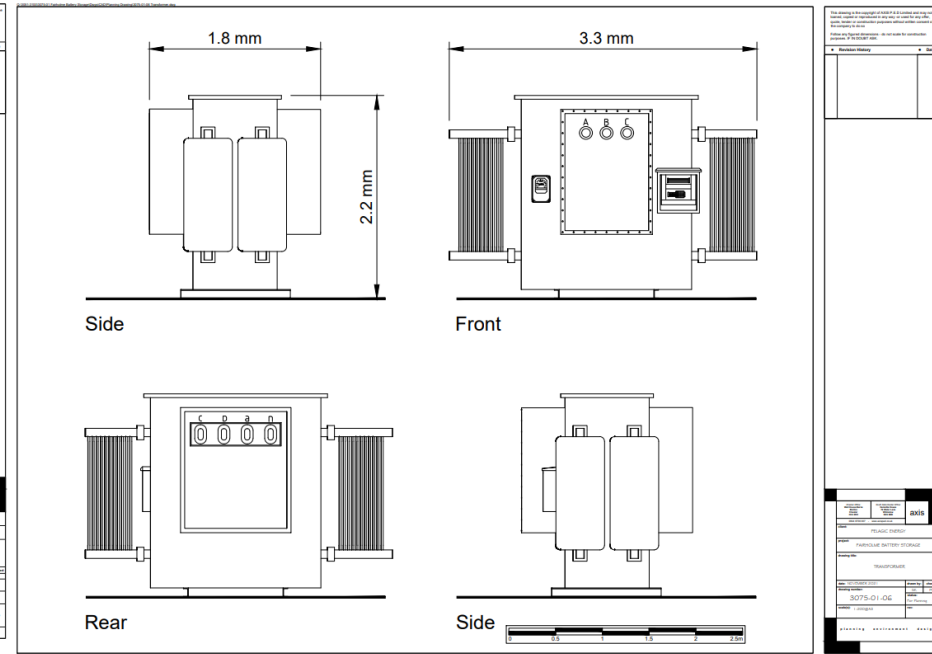
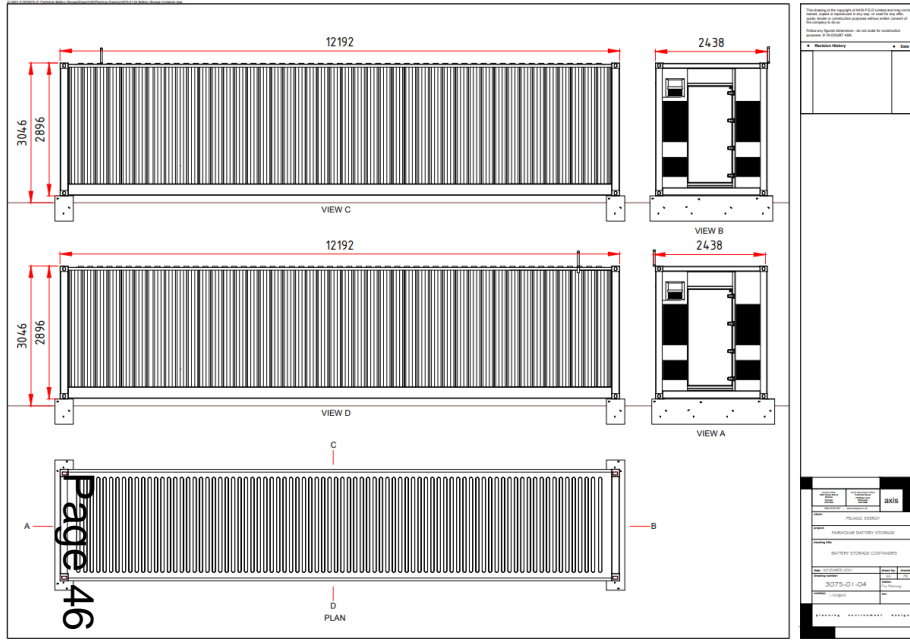
# Current and recent applications for substation and battery storage systems



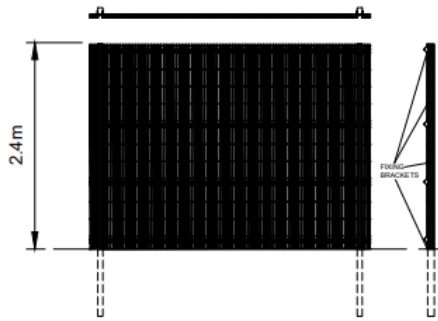
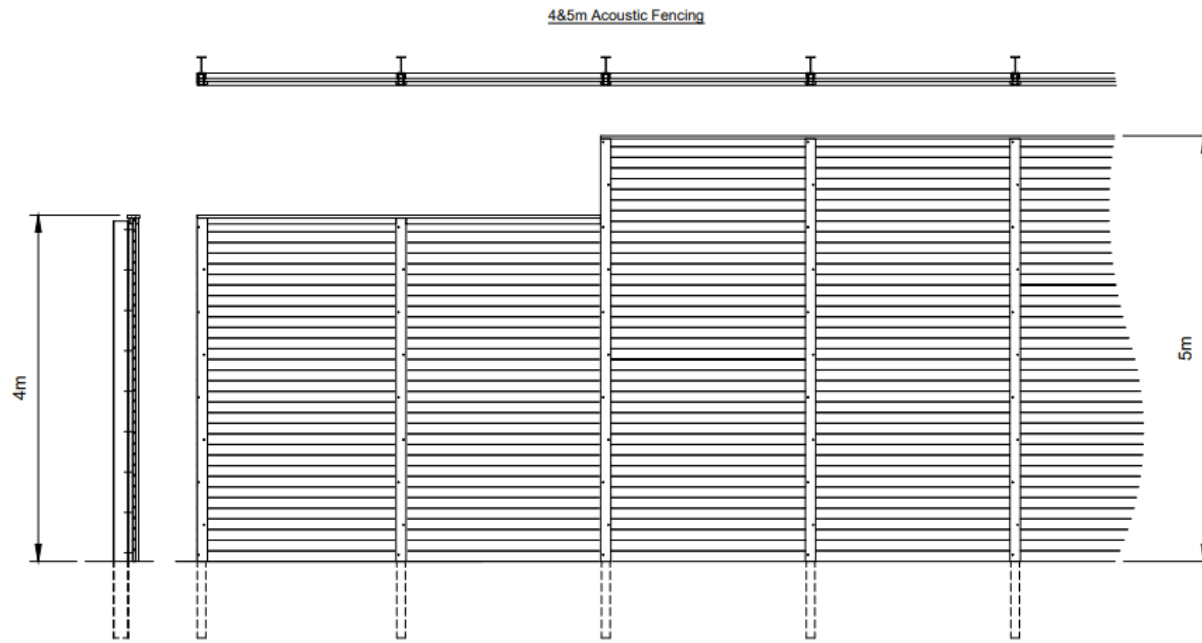
# General arrangement



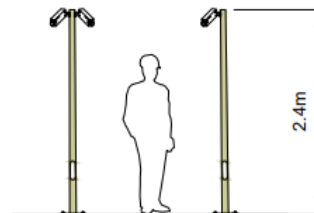
# Battery storage containers, transformer, inverter and switchgear



# Security and acoustic fencing, and CCTV detail



Weld Mesh Security Fencing to Transformer Compound



CCTV Camera Detail



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Follow any figure dimensions - do not scale for construction purposes. IF IN DOUBT ASK.

Revision History	Date

client: PELAGIC ENERGY	
project: FARMHOUSE BATTERY STORAGE	
drawing title: FENCING AND SECURITY	
date: NOVEMBER 2021	drawn by:
drawing number: 3075-01-09	checked by:
version: 1-00003	title: For Planning
author:	date:
planning	environment
design	design

# Application site





# Application site



# View from application site entrance looking South-West



# Application site entrance



## Headline Figures

**Estimated net total carbon cost** (i.e. how much carbon the BESS would contribute, accounting for the battery unit manufacturing, construction and operational activities):

**+ 53,108 tonnes of CO<sub>2</sub>**

**Estimated total carbon saved** (i.e. how much carbon the BESS would directly save, accounting for a 40 year lifespan):

**- 1,249,240 tonnes of CO<sub>2</sub>**

**Overall carbon savings:**

**- 1,196,132 tonnes of CO<sub>2</sub>**

**1.2 million tons CO<sub>2</sub> over the project  
lifetime, equivalent of 1.4 million trees  
being planted in year 1**

# Northern Area Planning Committee

22<sup>nd</sup> May 2024

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