

AGENDA SUPPLEMENT (1)

Meeting: Northern Area Planning Committee
Place: Council Chamber - Council Offices, Monkton Park, Chippenham,
SN15 1ER
Date: Wednesday 14 May 2014
Time: 6.00 pm

The Agenda for the above meeting was published on Tuesday 6 May 2014. The report attached to this Agenda Supplement contains additional information which was provided after the Agenda was published.

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Press enquiries to Communications on direct lines (01225)713114/713115.

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7 **Planning Applications_**(Pages 1 - 2)

DATE OF PUBLICATION: 20/05/2014

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION
14th May 2014

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

Item 7(C) – 14/01293/OUT – Oak Hill House, Upper Seagry, Chippenham, SN15 5HD

One further letter from the applicant was received. The applicant's comments and observations are as follows:

*As you will be aware the above application is made in Outline with **all** matters reserved. I was surprised therefore by the commentary addressed at the indicative plans submitted in the committee report, especially as the layout is then referred to within the second suggested reason for refusal. Accordingly I would be grateful if you could take this email as a formal request to withdraw from the submission any of the indicative plans leaving only the red-lined location plan for consideration.*

I would of course expect this to be reported to the meeting as a late observation and assume you will clarify the scope of the application to the members in that regard.

The planning application relates to an outline application with all matters reserved. This has been clearly identified in the case officer's report (page 112, Section 5).

The finalised indicative layout has now been withdrawn from the plans bundle. The application must therefore be considered against the remaining plans, application form and design and access statement. When considering planning applications for development with all matters reserved it is necessary to determine if the development proposed would be acceptable when considered against local planning policies.

The design and access statement states 3 affordable units (3,180 SqFt in total) and 3 private residential units (4200 SqFt in total) will be constructed. The design and access statement provides various alternative layouts for a scheme of the scale proposed. It is considered that none of the layouts would overcome the concerns set out in section 8 or 10 of the officer's report. In light of the comments made above it is recommended that the second reason for refusal should be changed from:

The development, by reason of its layout and aspect represents a detrimental intrusion into the adjacent countryside and fails to accord with Policies C3 and NE15 of the adopted North Wiltshire Local Plan 2011 and Sections 6, 7 and 11 of the National Planning Policy Framework.

To:

The level of development proposed is likely to result in a layout and relationship with the street and surrounding area that represents a detrimental intrusion into the adjacent countryside and harmful to the character and appearance of the area. The proposal therefore fails to accord with Policies C3 and NE15 of the adopted North Wiltshire Local Plan 2011 and Sections 6, 7 and 11 of the National Planning Policy Framework.

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