

AGENDA SUPPLEMENT (1)

Meeting: Western Area Planning Committee
Place: Council Chamber - County Hall, Trowbridge BA14 8JN
Date: Wednesday 28 September 2016
Time: 3.00 pm

The Agenda for the above meeting was published on 20 September 2016. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Jessica Croman, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718262 or email <mailto:jessica.croman@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

6 **Planning Applications (Pages 3 - 94)**

Presentation – Planning Applications

| |
|--|
| DATE OF PUBLICATION: 23 September 2016 |
|--|

This page is intentionally left blank

Western Area Planning Committee

28 September 2016

7a) 15/11604/OUT - Westbury and District Hospital The Butts Westbury
Erection of up to 58 dwellings, public open space and associated access and drainage works
Recommendation Approval

Page 4

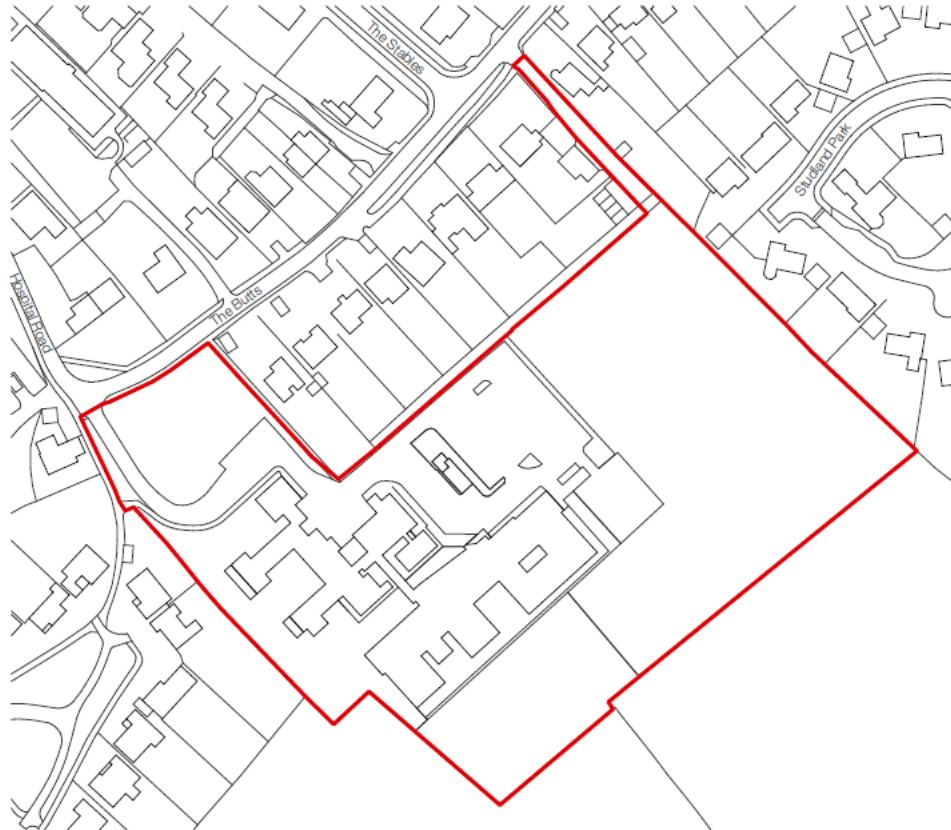


Site Location Plan

Aerial Photography




Site Location Plan



Site Location Plan 1:1250 @ A3
0m 10 20 30 40 50

Notes
© Keep 2015
All dimensions in millimetres unless otherwise specified.
This drawing has been produced for NHS Property Services for the proposed development at Westbury Hospital, Westbury and is not intended for use by any other person or for any other purpose.
All omissions and discrepancies to be reported to Keep immediately



Site Boundary 
Site Area = 2.33 ha

Planning Issue JH SC 14/07/15 -
Notes DR CH Date Rev



Keep Architecture Limited,
13 Temple Studios,
Bristol, BS1 6QA
t: 0117 325 0359
e: info@keeparchitecture.co.uk
w: keeparchitecture.co.uk
twitter: @keeparchitect

Project
Westbury

Drawing

Site Location Plan

Drawing number
1134.S.001

Scale
1:1250 @ A3

Revision number
-

Original drawing size A3

Planning Designations

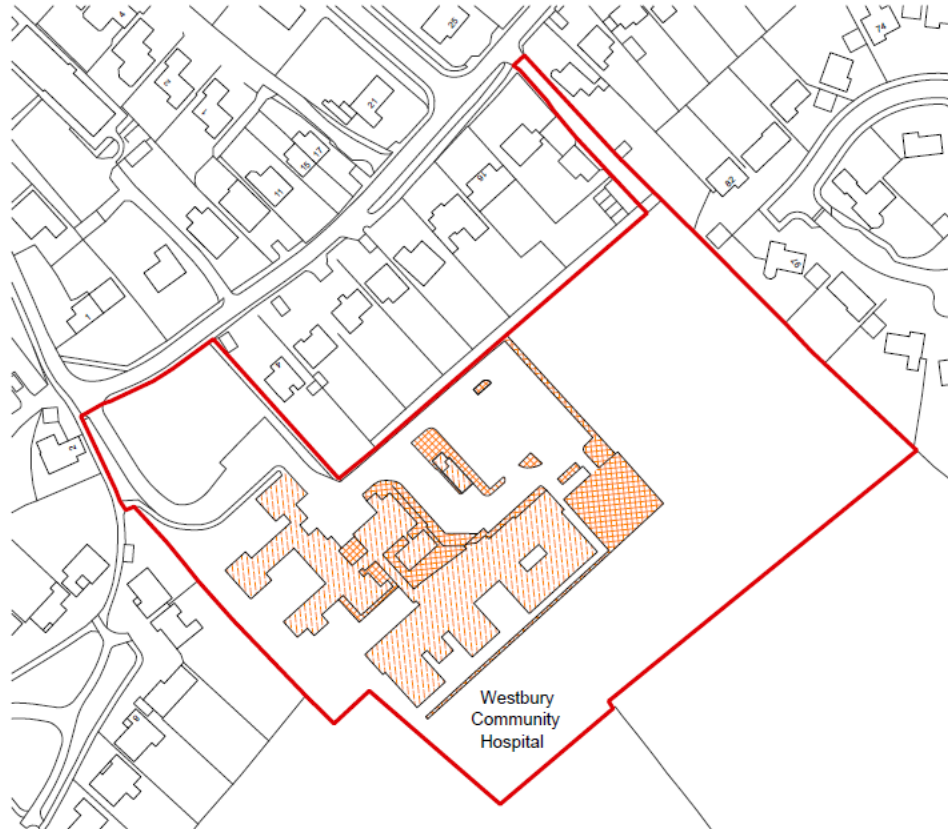


Page 6

ext Plan

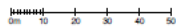
- Key
- Settlement Limit Boundary
 - Site Boundary
 - 1 Site allocated for housing under saved Policy H13A of 1st Alt (2004) = 0.73ha
 - 2 Existing hospital site lying within the settlement bound
 - 3 Residual area excluded from settlement boundary = 0.

Demolition Plan



Ordnance Survey, (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

Site Demolition Plan 1:1250 @ A3



Notes

© Keep 2014

All dimensions in millimetres unless otherwise specified.

This drawing has been produced for NHS Properties Ltd. for the proposed development at Westbury Hospital, Westbury and is not intended for use by any other person or for any other purpose.

All omissions and discrepancies to be reported to Keep immediately.



Site Boundary



Building Demolition



Hard Landscape Demolition



Planning Issue JH NS 08.06.15 -

Notes DR CH Date Rev

Keep

Keep Architecture Limited,
1.3 Temple Studios,
Bristol, BS1 6QA
t: 0117 325 0359
e: info@keeparchitecture.co.uk
w: keeparchitecture.co.uk
twitter: @keeparchitect

Project

Westbury Hospital, Westbury

Drawing

Demolition Plan

Drawing number

1134_S.002

Scale

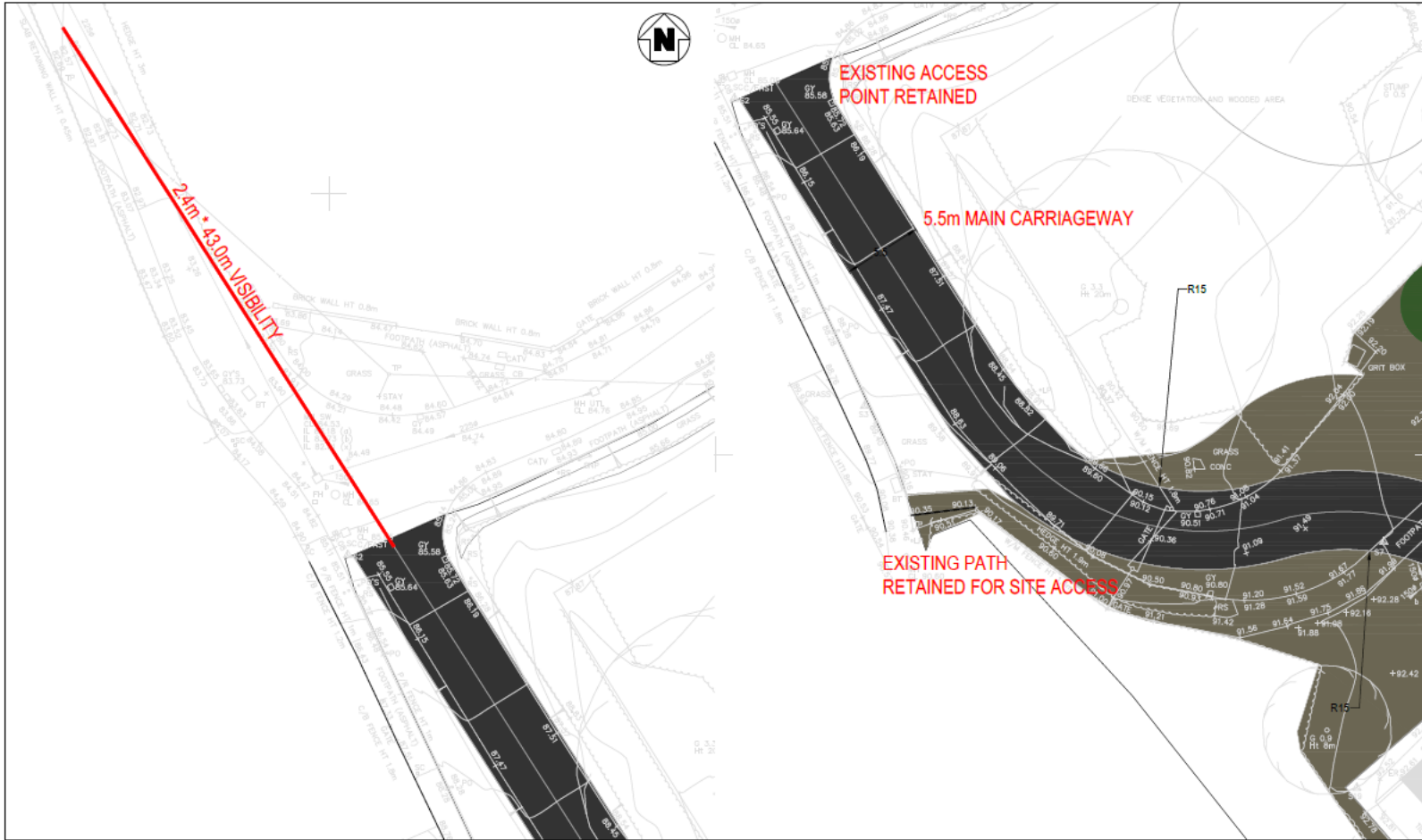
1:1250 @ A3

Revision number

-

Original drawing size A3

Site Entrance Plan



Page 8

| | | | | | | | |
|--|---|--|------------------------------|---|-------------------------|--|--|
| Project FORMER WESTBURY & DISTRICT HOSPITAL SITE | Title ACCESS DESIGN Client/Architect NHS PROPERTY SERVICES | Scale @ A3 1:250 | Project Ref W14185 | | | | |
| | | Drawing No SK001 | Rev P3 | P3 10.06.15 ARCHITECT LAYOUT UPDATED P2 10.04.15 ROAD ALIGNMENT REFINED P1 20.03.15 FIRST ISSUE | MH MP MH MP AH MP | | |
| | | REVISION REFERENCING P = Preliminary A = Approval T = Tender C = Construction | | Rev Date Description | By Apvd | | |



Parameter Plan



- NOTES**
 © Keep 2016
 This drawing has been produced for NHS Property Services Ltd. for the proposed development at Westbury Hospital, Westbury and is not intended for use by any other person or for any other purpose.
 Responsibility is not accepted for errors made by others in scaling from this drawing.
 All construction information should be taken from figured dimensions only.
 All omissions and discrepancies to be reported to Keep immediately.
- Site Boundary
 - Contours (3m interval)
 - Residential up to two storeys (10.5m to ridge) above proposed ground level
 - Landscape (existing landscape features, ecological buffers, public open space)
 - Primary Access Road
 - Paved Area
 - Main Vehicular Access
 - Paved Area/Cycle Access
 - Attenuation Pond
 - Indicative LEAP - subject to detail design
 - Existing Trees with Root Protection Order
 - Existing Trees to be removed
 - Existing hedgerow with Root Protection Order
 - Proposed Trees
 - 3m corridor for Badgers
- * proposed ground maximum 1m above existing level (note indicates an assessment for cut and fill and drainage, alignment to roads etc.
- | | | | |
|--|----|-------------|---|
| Layout amended to take into account tree | NS | 15/07/16 | C |
| Amend to amended | NS | NA 20/04/16 | B |
| Addition of badger mitigation issue | NS | NA 04/03/16 | A |
| | KS | NA 04/03/16 | - |
- Notes DR CH Date Rev



Keep Architecture Limited,
 1.3 Temple Studios,
 Essex, SS1 6QA
 t: 0117 325 0359
 e: info@keeparchitecture.co.uk
 w: keeparchitecture.co.uk
 twitter: @keeparchitect

Project
 Westbury Hospital, Westbury

Drawing
 Parameter Plan

Drawing number
 1134.P.002

Scale
 1:1000

Revision number
 C

Original drawing size A3

Illustrative Master Plan



NOTES
 © Keep 2016
 This drawing has been produced for NHS Property Services Ltd. for the proposed development at Westbury Hospital, Westbury and is not intended for use by any other person or for any other purpose.
 Responsibility is not accepted for errors made by others in scaling from this drawing.
 All construction information should be taken from figured dimensions only.
 All omissions and discrepancies to be reported to Keep immediately.



- Site Boundary**
 - a. Principal Vehicular Access
 - b. Secondary pedestrian and cyclist access
 - c. Pedestrian link to Leighton Recreation Ground
 - d. Proposed childrens play area
 - e. Infiltration basin area for flood storage
 - f. Balancing ponds
- Total No. of Houses: 58

| | | | | |
|---|----|----|----------|---|
| Layout amended | NS | - | 15/07/16 | K |
| Layout amended to account for tree T32 | NS | - | 13/07/16 | J |
| Layout amended to account for tree T32 | NS | - | 05/07/16 | I |
| Attenuation amended | KS | NA | 20/03/16 | H |
| Affordable Homes Extended | KS | NA | 07/03/16 | G |
| Amendments to road and badge mitigation | KS | NA | 07/03/16 | F |
| Issue | KS | NA | 04/03/16 | E |
| Amendments to parking | KS | SC | 10/02/16 | D |
| Amendments to layout | KS | SC | 09/02/16 | C |
| Issue as draft | KS | SC | 29/01/16 | B |
| Issue as draft | KS | SC | 27/01/16 | A |

Notes: DR CH Date Rev



Keep Architecture Limited,
 1.3 Temple Studios,
 Bristol, BS1 6QA
 t: 0117 325 0359
 e: info@keeparchitecture.co.uk
 w: keeparchitecture.co.uk
 twitter: @keeparchitect

Project
 Westbury Hospital, Westbury

Drawing

Illustrative Masterplan

Drawing number
 1134.P.001

Scale
 1:1000

Revision number
 K

Original drawing size A3

Illustrative Landscape Proposals

Page 11



-  Existing tree retained
 -  Proposed tree
 -  Hedge
 -  Ecological corridor
 -  Native marginal planting
 -  Native wildflower planting
 -  Grass areas
 -  Boundary / Habitat planting
 -  Ornamental shrub planting
 -  Asphalt
 -  Threshold surface to residential units
 -  Paved shared surface
 -  Informal pedestrian connections
 -  Play area surface
- A. Entrance
 B. Attenuation area
 C. Play area
 D. Surface water cut off drain

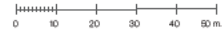
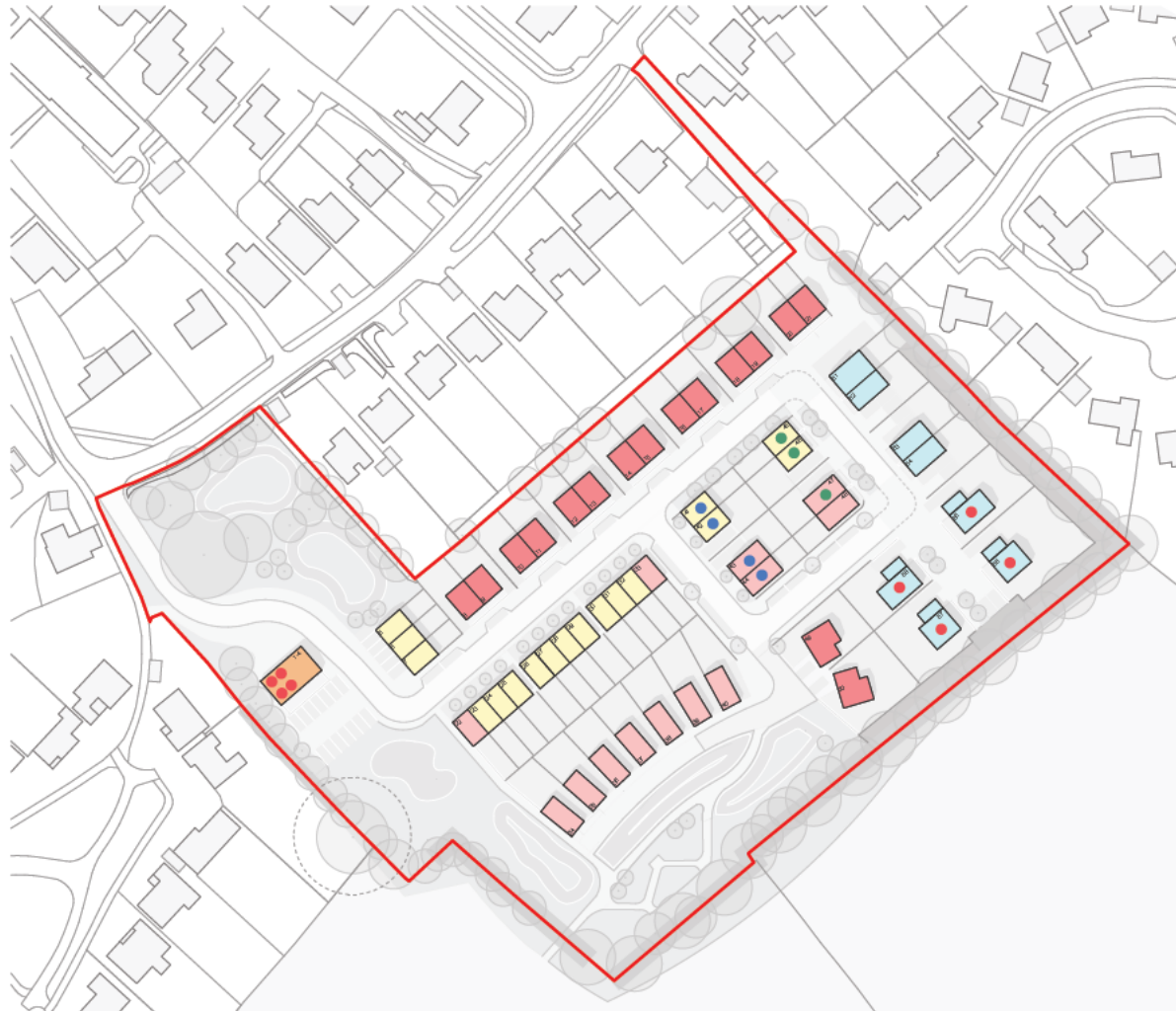
| Rev | Note | Date |
|-----|-------------------------------------|------------|
| - | For Planning | 12.05.2016 |
| A | Updated Plan. Referred for Planning | 08.03.2016 |
| B | Updated Plan. Referred for Planning | 19.04.2016 |
| C | Updated Plan. Referred for Planning | 18.07.2016 |
| D | Updated Plan. Referred for Planning | 19.03.2016 |

GREENHALGH
 Landscape Architecture
 Westbury Hospital
 Wiltshire

Illustrative Landscape Proposals
 023/001

Date: 08.03.2016
 Scale: 1:600 @ A1

House Types



NOTES
 © Keep 2016
 This drawing has been produced for NHS Property Services Ltd. for the proposed development at Westbury Hospital, Westbury and is not intended for use by any other person or for any other purpose.
 Responsibility is not accepted for errors made by others in scaling from this drawing.
 All construction information should be taken from figured dimensions only.
 All omissions and discrepancies to be reported to Keep immediately.

N
 Site Boundary
 4 Bedroom House
 3 Bedroom House
 3+ Bedroom House
 2 Bedroom House
 1 Bedroom Flats
 2 Bedroom Flats
 Lifetime Home
 Affordable Home
 Affordable Rental
 Shared Ownership

| | | | | |
|---|----|----|---------|---|
| Layout amended to take into account trees | NS | - | 15/0716 | F |
| Affordable Homes Mk Amended | NS | SC | 10/0416 | C |
| Affordable Homes Mk Amended | NS | - | 28/0516 | D |
| Attenuation amended | NS | NS | 20/0416 | C |
| Affordable Homes added | NS | NS | 22/0316 | S |
| Ecology corridor added | NS | NS | 09/0316 | A |

Notes DR CH Date Rev



Keep Architecture Limited,
 13 Temple Studios,
 Bristol, BS1 6QA
 t: 0117 325 0359
 e: info@keeparchitecture.co.uk
 w: keeparchitecture.co.uk
 twitter: @keeparchitect

Project
 Westbury Hospital, Westbury

Drawing

House Types

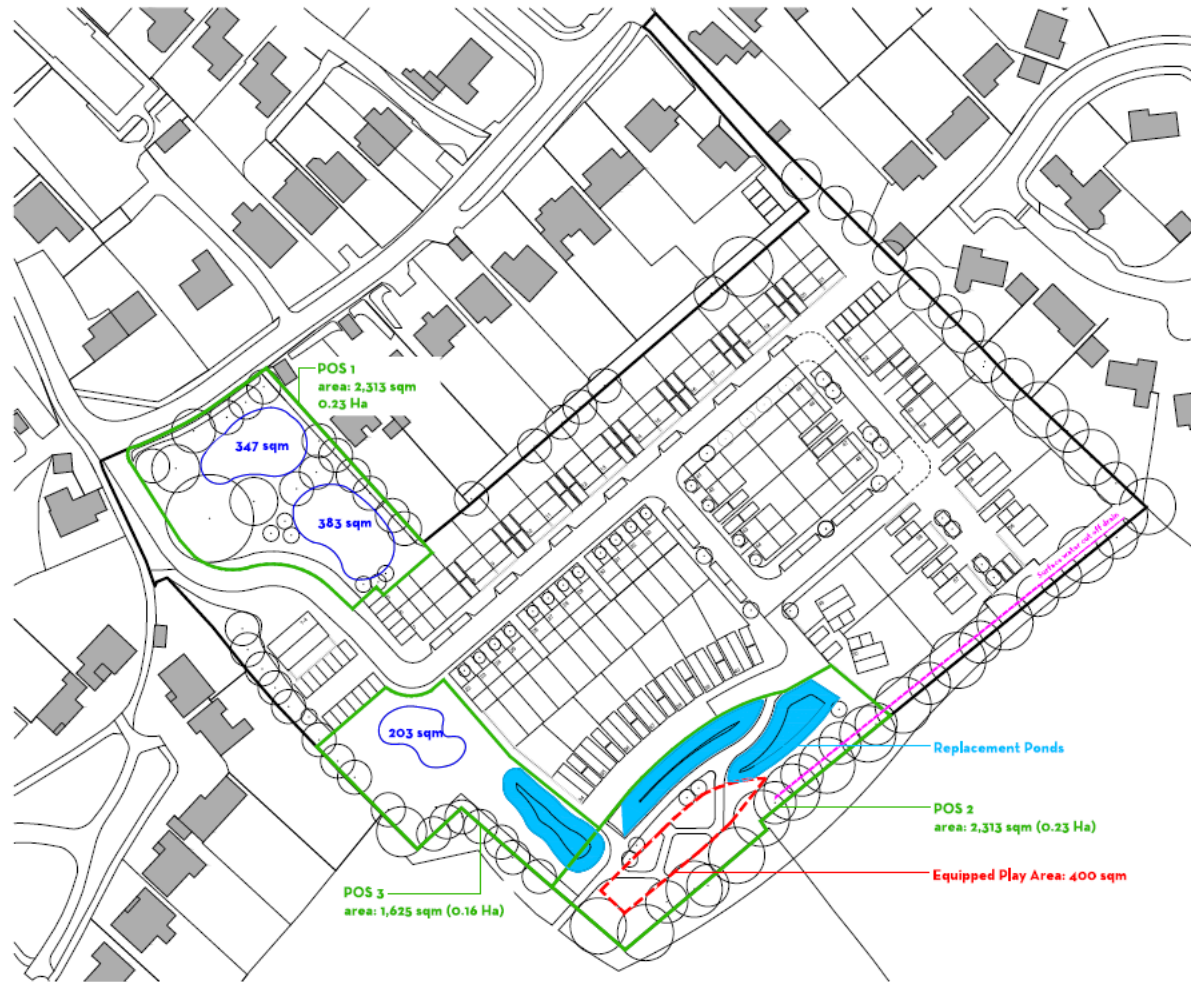
Drawing number
 1134.P.003

Scale
 1:1000

Revision number
 F

Original drawing size A3

Open Space Provision



| | |
|--------------------------------|----------------------|
| Site area: | 23,266 sqm (2.33 Ha) |
| Combined POS area: | 6,251 sqm (0.62 Ha) |
| of which is water attenuation: | 933 sqm |
| remaining POS area: | 5,318 sqm (0.53 Ha) |

Area of POS required for 60 dwellings* 0.35 Ha

* according to WWDC August 2004 SPG Open Space Provision in New Housing Developments: A Guide



| Rev | Note | Date |
|-----|--|------------|
| - | Issued as draft | 25.01.2016 |
| A | Updated layout | 06.04.2016 |
| B | Updated plan. Reissued for planning | 18.07.2016 |
| C | Updated plan. Reissued for planning | 19.07.2016 |
| D | Replacement ponds coloured Reissued for planning | 21.07.2016 |

GREENHALGH

Landscape Architecture
Westbury Hospital
Wiltshire

Open Space Provision

023-002 D

Date 25.01.2016

Scale 1:1000@A3

Swept Path Analysis

Page 14



Hospital Road/Leigh Road/A350 Junction



Hospital Road/Leigh Road/A350 Junction

Page 16



View along A350



Hospital Road, Site Entrance, The Butts



Hospital Road



Site Entrance



The Butts



The Butts junction with Orchard Road



The Butts junction with Orchard Road



View down Orchard Road



View down Orchard Road



Orchard Road



View of the Butts from Orchard Road



Housing types on the Butts



Housing types on the Butts



The Butts



Page 30

Exit from site







No 12 Leighton Green in Background



Views of an existing overgrown pond to the rear of the old hospital



Hospital with pond in background



View of Hospital site from the saved H13a housing site



View from hospital car park with poplar tree in background



View from carpark towards boundary with properties on the Butts



View over H13a site towards Studland park properties

Page 40



View from pedestrian access



View of No 4 The Butts from Hospital Car Park



View from field behind the site



Accident Data -



Page 44

| Ref | Location | Severity | Date | Description |
|-----------|--|--------------------------|----------------------------------|---|
| 26627/16 | A3098 Leigh Rd junction with Eden Vale Road | 1 Slight | Fri 25/03/16 09:36, Light/Dry | Multi-car collision as one vehicle took evasive action to avoid an emerging vehicle from a side road. |
| 369579/14 | A350 200m south of the Hospital Rd/Leigh Rd Junction | 1 Slight | Weds 30/04/14, 15:28, Dry/Light | Car slowed and indicated to reverse into a driveway when the vehicle behind failed to stop on time and shunted the rear of slowing vehicle ahead. |
| 80093/11 | A350 Warminster Rd outside the "Peugeot" garage | Slight (Pedestrian) | Thurs 15/09/11 14:50, Dry/Dark | Pedestrian failed to look properly while crossing the road and walked into the path of an oncoming vehicle. |
| A1479/11 | A350 Warminster Rd outside the "Total" garage | Slight (Motorcyclist) | Weds 16/11/11 19:30, Wet/Dark | Driver failed to look properly and pulled out of the side road into the path of a motorcyclist travelling along the A350. |
| A1479/11 | A350 Warminster Rd/Haynes Rd r'abt | 1 Slight | Weds 16/11/11 19:30, Wet/Dark | Driver attempted to undertake a right- turning vehicle while negotiating the roundabout causing a nearside collision. |
| 13124/14 | A350 Warminster Rd/Haynes Rd r'abt | 1 Slight | Thurs 15/09/11 14:50, Dry/Dark | Car ran into the rear of stationary vehicle which was waiting to enter the roundabout. |
| 56372/13 | A350 Warminster Rd/Haynes Rd r'abt | 1 Slight | Mon 17/06/13 09:00, Dry/Light | Car ran into the rear of stationary vehicle which was waiting to enter the roundabout. |
| 57219/15 | A350 Warminster Rd/Haynes Rd r'abt | 2 slight | Sun 28/06/15, 14:40, Light/Dry | Van failed to give way on entry to a roundabout |
| 30082/16 | A350 Warminster Rd/Haynes Rd r'abt | 2 slight | Weds 06/04/16 14:15, Light/Dry | Elderly driver reversed into a vehicle waiting behind after initially pulling forward onto the roundabout junction. |
| 95970/11 | A350/B3097 (Station Rd/Haynes Rd) r'abt | 1 Serious (Motorcyclist) | Tues 01/11/11 15:30, Dry/Dark | Motorcyclist turning right at the roundabout cut across the path of a circulating vehicle causing a nearside collision. |
| A5611/12 | A350/B3097 (Station Rd/Haynes Rd) r'abt | 1 Slight (Pedestrian) | Weds 21/11/12 09:50, Wet/Dark | Vehicle struck a pedestrian waiting the central refuge island while crossing the road. |
| 55593/13 | A350/B3097 (Station Rd/Haynes Rd) r'abt | 2 Slight | Fri 14/06/13 14:59, Dry/Light | Vehicle failed to stop on time in a slow moving traffic and shunted the rear of the vehicle in front. |
| B0318/13 | A350/B3097 (Station Rd/Haynes Rd) r'abt | 1 Slight | Mon, 18/11/13 16:05, Wet/Light | Car ran into the rear of stationary vehicle which was waiting to enter the roundabout. |
| 06631/13 | A350/Orchard Rd r'abt | 1 Slight | Mon 21/01/13 18:30, Wet/Dark | Car shunted the front vehicle while waiting in a slow moving traffic approaching the roundabout. |
| 56372/13 | A350/Orchard Rd r'abt | 1 Slight | Mon 17/06/13 09:00, Dry/Light | Vehicle failed to stop on time in slow moving traffic and shunted the rear of vehicle in front. |
| 91525/14 | A350/Orchard Rd r'abt | 1 Slight | Fri 10/10/14, 19:15, Dark/dry | Vehicle failed to give way on entry to a roundabout |
| 56408/14 | A350100m south Hospital Rd/ Leigh Rd Junction | 1 Serious (Pedestrian) | Sat 21/06/14, 16:45, Dry/Light | Pedestrian on pavement has overbalanced into carriageway and struck by approaching traffic. |
| A0987/14 | Eden Vale Rd, 10m Nw Of Springfield Rd | 1 Slight (Child) | Tues 11/11/14, 08:25, Light/Wet | 15 year old pedestrian hit whilst crossing on the zebra crossing |
| 29186/13 | The Butt/Orchard Rd Junction | 1 Serious (Pedestrian) | Weds 27/03/13, 18:15, Dry/Light | 13 year old child ran into the junction without looking properly and collide with the on-coming traffic sustaining a serious injury. |
| 14944/14 | The Butt/Kendrick Close | 1 Slight (Motorcyclist) | Thurs 13/02/14, 16:54, Wet/Light | Right turning vehicle pulled out of the junction without looking properly and drove into the path of the approaching traffic. |

7b) 15/03120/FUL - Rosefield House Polebarn Road Trowbridge

Proposed change of use of existing Stable Block at the rear of Rosefield House to form 2 residential units and proposed erection of two-storey side extension to form additional 1 residential unit

Recommendation Approval

Page 46



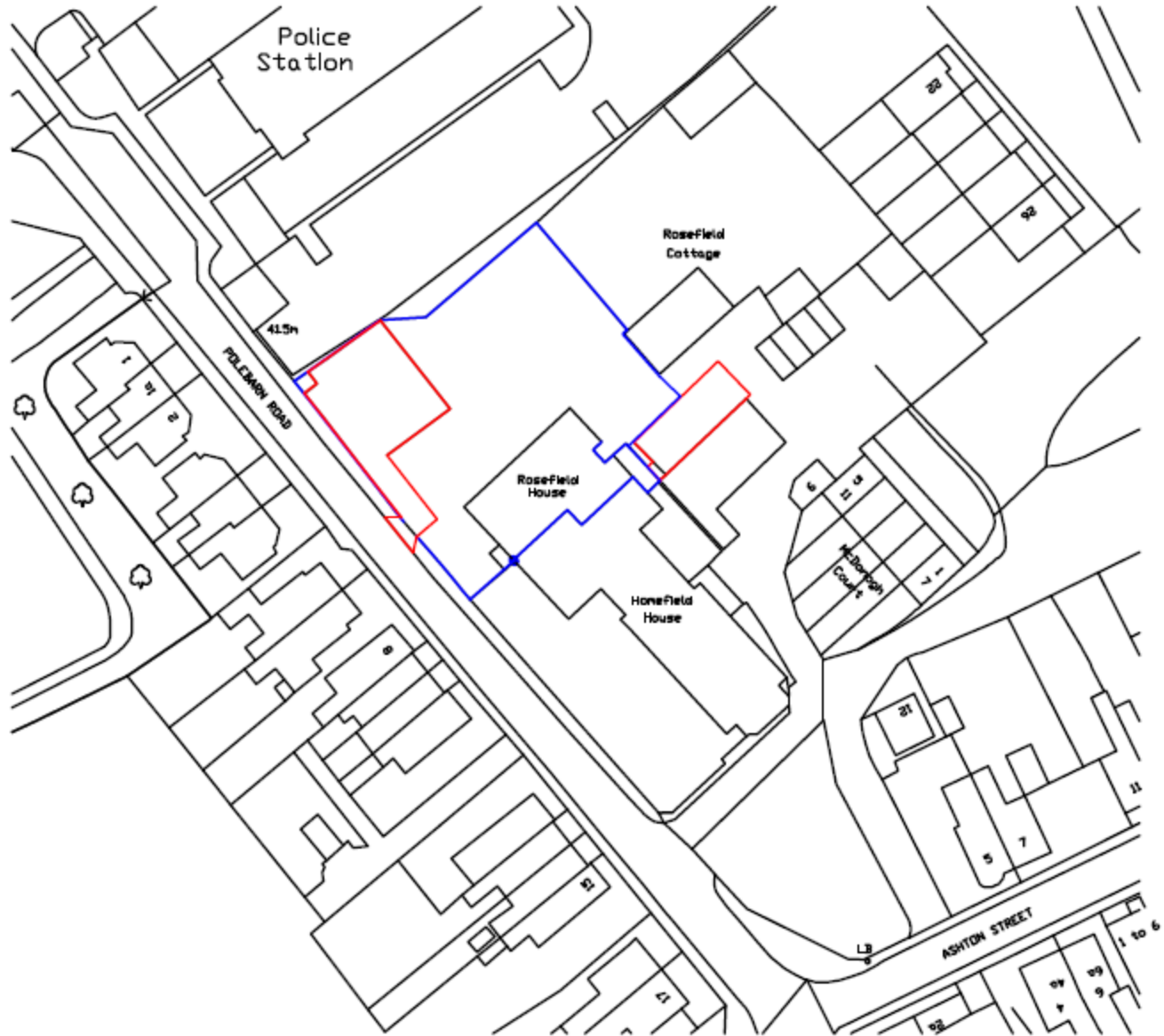
Site Location Plan



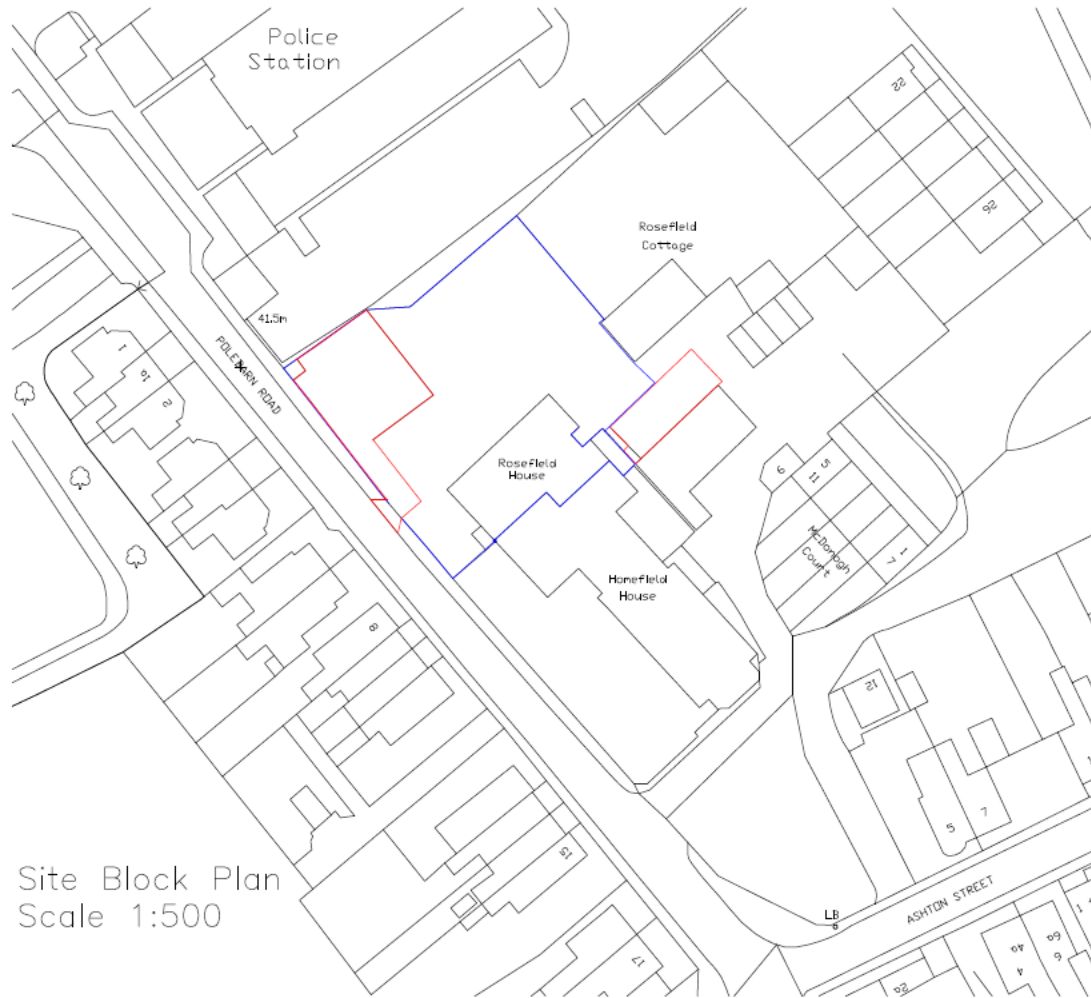
Aerial Photography



Site Location Plan



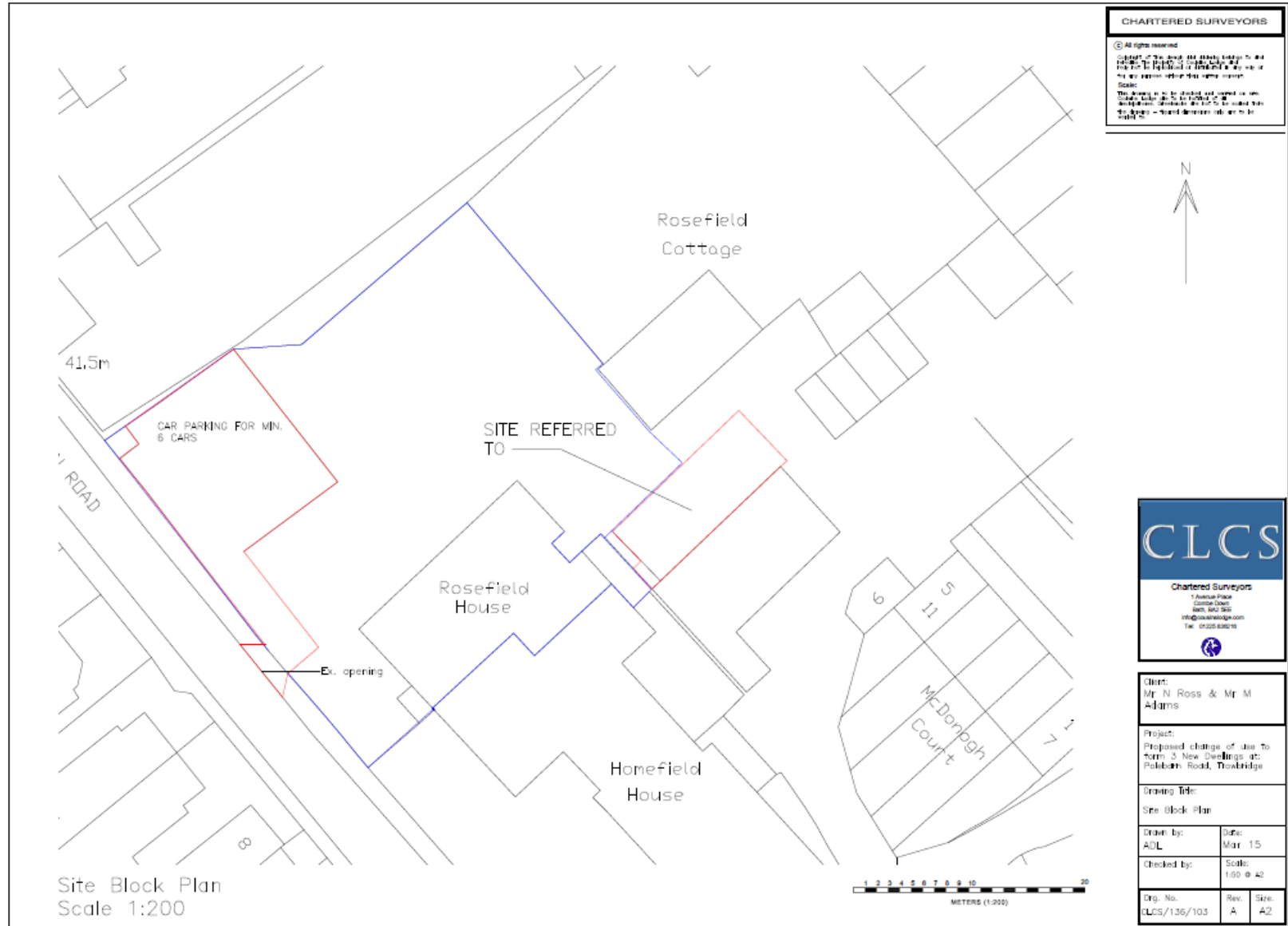
Block Plan



Site Block Plan
Scale 1:500

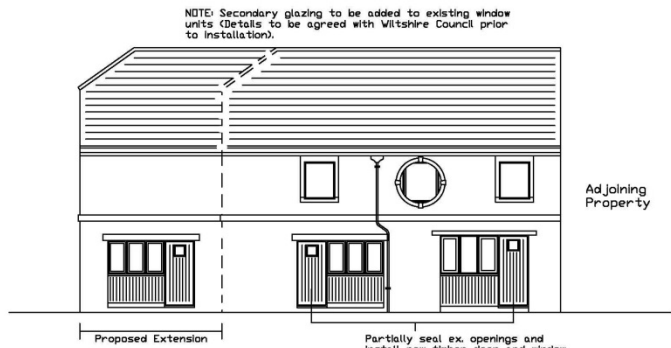
Access and Parking arrangements

Page 49



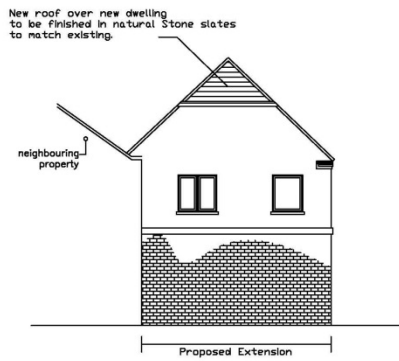
CHARTERED SURVEYORS

© All rights reserved
 Copyright of this design and drawing belongs to and remains the property of Cousins Lodge and may not be reproduced or distributed in any way or for any purpose without their written consent.
 Scale:
 This drawing is to be checked and verified on site. Cousins Lodge are to be notified of all discrepancies. Dimensions are not to be scaled from the drawing – figured dimensions only are to be worked to.

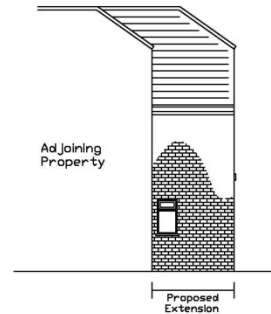


PROPOSED FRONT ELEVATION
 Scale 1:100

Partially seal ex. openings and install new timber door and window units. As much of the existing timber is to be used where possible. (Style to be agreed with Wiltshire Council Heritage Officer)



PROPOSED SIDE ELEVATION
 Scale 1:100

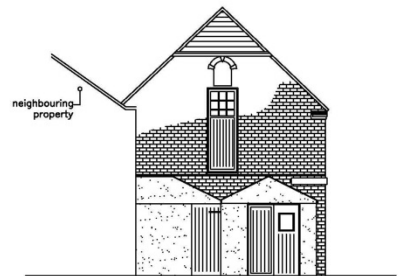


PROPOSED REAR ELEVATION
 Scale 1:100

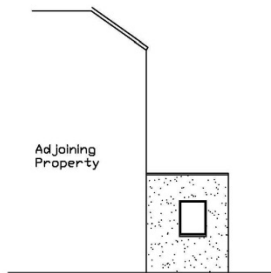
Page 50



EXISTING FRONT ELEVATION
 Scale 1:100



EXISTING SIDE ELEVATION
 Scale 1:100



EXISTING REAR ELEVATION
 Scale 1:100

Rev 'A' – Oct 2015
 Notes amended as per
 Heritage Officer instructions

CLCS
 Chartered Surveyors
 1 Avenue Place
 Combe Down
 Bath, BA2 9EE
 info@cousinslodge.com
 Tel: 01225 836216

Client:
 Mr N Ross & Mr M
 Adams

Project:
 Proposed change of use to
 form 3 New Dwellings at:
 Polebarn Road, Trowbridge

Drawing Title:
 Existing and Proposed
 Elevations

| | |
|------------------|---------------------|
| Drawn by: ADL | Date: Mar 15 |
| Checked by: | Scale: 1:50 ● A2 |

| | | |
|--------------------------|-----------|-------------|
| Dwg. No. CLCS/136/102 | Rev. A | Size. A2 |
|--------------------------|-----------|-------------|



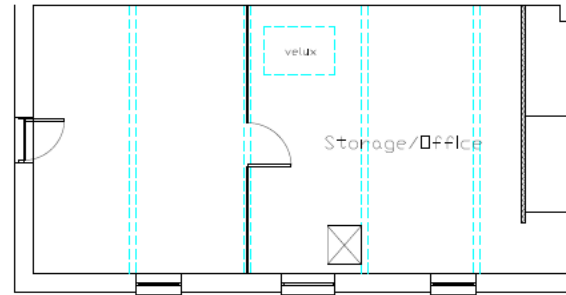
Existing floor plans

CHARTERED SURVEYORS

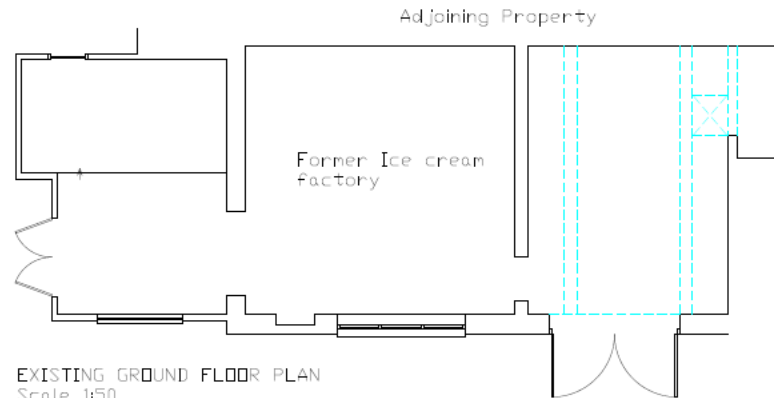
© All rights reserved

CLCS is a Chartered Surveyor and is a member of the Institution of Chartered Surveyors (RICS) and is regulated by the RICS.

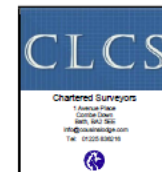
Scale:
The drawings are to be used as a guide only. They are not to be used for any other purpose without the written consent of CLCS.



EXISTING FIRST FLOOR PLAN
Scale 1:50

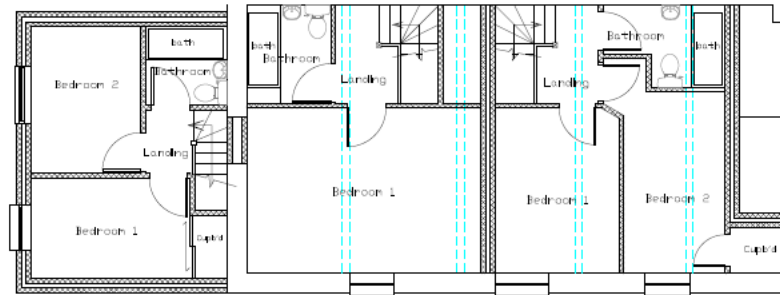


EXISTING GROUND FLOOR PLAN
Scale 1:50

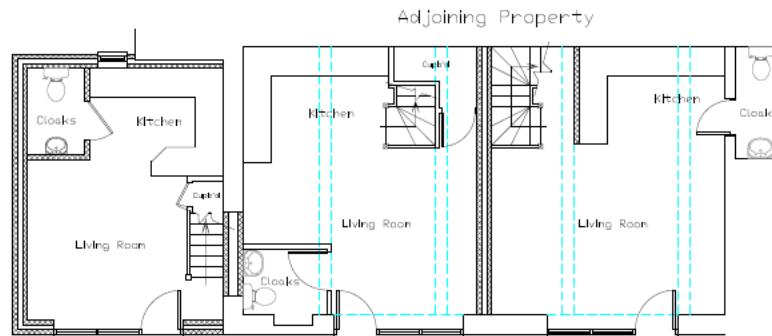


| | | |
|--|---------------------|------------|
| Client: Mr N. Ross & Mr M. Adams | | |
| Project: Proposed change of use to shops & new dwellings at Potters Road, Thornhill | | |
| Drawing title: Existing Floor Plan Layouts | | |
| Drawn by: ADL | Date: Mar 15 | |
| Checked by: | Scale: 1:50 @ A2 | |
| Drw. No. CLCS/135/100 | Rev. 42 | Size A2 |

Proposed floor plans



PROPOSED FIRST FLOOR PLAN
Scale 1:50



PROPOSED GROUND FLOOR PLAN
Scale 1:50

CHARTERED SURVEYORS

© All rights reserved

Copyright of this drawing, including the design and layout, is the property of CLCS and shall not be reproduced or used in any form without the prior written consent of CLCS.

Scale: This drawing is to be printed and used as shown. Any other scale shall be at the user's risk.

CLCS

Chartered Surveyors

1 Avenue Park
Crowthorne
Berk. RG46 3EP
info@clcsurveys.com
Tel: 01356 336710



| | | |
|--|---------------------|-------------|
| Client: Mr. N. Ross & Mr. M. Adams | | |
| Project: Proposed change of use to flats at New Develop at Polkham Road, Thatcham | | |
| Drawing Title: Proposed Floor Plan Layouts | | |
| Drawn by: ADL | Date: Mar 15 | |
| Checked by: | Scale: 1:50 @ A2 | |
| Doc. No. CLCS/136/101 | Rev. No. a2 | Size: A2 |





7c) 16/01633/OUT - Land at The Grange Devizes Road Hilperton
Erection of up to 26 dwellings - outline application: all matters reserved other than access
Recommendation Approval

Page 55



Site Location Plan



Aerial Photography



Site Location Plan



Site constraints and design concepts

Ditch/hedge/least boundary – min. 3m wide wildlife corridor (also acts as maintenance access – gated for security) inside existing hedge and ditch (which need to be renovated/repaired) – strip not to be owned by individual plots (ie. public or management company ownership), but fences to be low/open texture to allow visual connection (deters rubbish dumping)

Frontage zone – existing planting is inherent part of character of the road – needs to be kept/enhanced – allow 6m strip with native species shrubs/small trees (shading not a problem) – 8m to nearest building. All existing trees (7) are in inferior or even unstable condition – replace under renewal strategy based on arboricultural advice, ensuring that there are suitable positions where buildings are at least 8-10m away to allow scope for full growth

Access – moved to allow 2.4 x 30m visibility splay (satisfactory for low speeds/volumes on road) – existing low rubble stone wall rebuilt along splay line re-using stone - moving also allows houses on both sides to give feeling of "village street"

Existing terrace of cottages – have an attractive arts and crafts style (although Hilpertown Village Design Statement notes them as C18) – steep gables and stone surround casement windows with roughcast render between – visually these form the start of the village itself.

Conservation Area boundary – is along this boundary so effect on setting needs careful consideration (must enhance/preserve character/appearance etc) – Certainly the boundary position here is due to desire to include the C18 cottages – setting from the road defined by the green frontage and low stone wall – from within the site defined by stone wall and buildings on approach to The Gables – housing on the "street" could take the attractive cottages as design precedent – if well designed, will be an appropriate new edge to the village

Badger setts – very difficult (perhaps impossible) to ensure successful re-location to Natural England licence requirements, so retain/preserve is only practical option – no vehicles or buildings within 20m – hand digging only for fences and the like within 10-20m but can be within gardens – open space within 10m zone, with prickly shrubs to deter approach to entrances – zone must be protected during construction.

The green – public open space but with prickly shrubs around badger setts – access via gates to boundary strips for maintenance – suitable for large tree planting as good distance from houses and do not shade.

Narrowness of site here requires close frontages onto "green", but appropriate anyway for village style character

Gardens can go into 20m zone, but not 10m zone

South boundary – Scrubby/boggy zone between existing post and rail fence and hedge/ditch on south boundary kept/enhanced as wildlife zone – pond formed (ditches flow this way) as habitat for Great Crested Newts etc., and also to fulfil SUDS (sustainable drainage) requirements to attenuate outflow from site

Possible connection with existing public footpath network on adjacent housing sites

Boundary with The Grange garden – Nominal development boundary chosen to be here to allow the existing house good retained curtilage – trees mainly planted within the last 20-30 years – distance to new houses determined by root protection areas and some reduction in canopy or similar measures to reduce afternoon shading of gardens, all to be based on specialist arboricultural advice

The Grange – large Victorian house (not listed), will retain a good sized garden, access will be from existing main entrance on Ashton Road (The Business Centre occupying the former outbuildings retains the access from the Devezes Road).



Trees, gravel paths etc. left unaltered on this side and informal "gateway" into Grangeside Business Centre

10m gap left to side of existing building

back gardens 8m deep to give 21m distance to back of existing houses here.

DESIGN CONCEPTS

VISUAL CHARACTER CONCEPTUALLY FALLS INTO 3 PARTS (ESSENTIALLY TO AVOID/IMPROVE ON THE AMORPHOUS SUBURBAN LAYOUT TYPICAL OF THE SURROUNDING NEW HOUSING) –

"STREET" – VISUALLY PART OF THE VILLAGE – TERRACE OF COTTAGES FOLLOWING STYLE OF EXISTING ADJACENT ONES – HIGHWAYS REQUIREMENTS 4.8M WIDTH + 2.0M FOOTPATHS – ON STREET PARKING BETTER THAN INDIVIDUAL GARAGES OR SEPARATE CAR PARK, GIVES WIDTH TO STREET FOR APPROPRIATE VISUAL STYLE (REF. VILLAGE DESIGN STATEMENT).

"GREEN" – MORE OPEN TEXTURE BUT STILL "VILLAGE" STYLE, IE. NOT SET BACK BEHIND LARGE FRONT GARDENS – WALLS BETWEEN HOUSES PROVIDE AN ELEMENT OF SOLIDITY TO THE FRONTAGES – ROAD STILL NEEDS TO BE 4.8M WIDE, BUT POSSIBLY FOOTPATH ONLY ONE SIDE FOR PART – SUITABLE LARGE VEHICLE TURNING AREAS NEEDED AT ENDS.

"BACK LANE" – SIMILAR HOUSES TO GREEN BUT SLIGHTLY MORE INFORMAL LAYOUT – THE ACCESS LANE CAN BE NARROWER, PRIVATE SHARED DRIVEWAY AS LESS THAN 5 HOUSES.



Rev.A:12.15: minor amendments

SITE CONSTRAINTS & PARAMETERS DESIGN CONCEPTS

1:1000 @ A3

OUTLINE APPLICATION FOR 30 DWELLINGS

LAND AT THE GRANGE DEVEZES RD HILPERTON 491.01A

RICHARD WAGSTAFFE RIBA
Glen Avon Lodge 8 Son Road Bath BA1 5SG
Tel./fax. 01225 445424 rgwagstaffe@bt.com

Chartered Architect
491
May 2014

5 metre wide (increased from 3m) wildlife corridor/maintenance strip for hedgerow inside boundary, with gated access - 1.2m high post and wire fence to gardens - hedge and ditch overhauled/renovated - Legal agreement will ensure that this strip (along with the Devizes Rd planting strip, SUDS area, and the "Green") will be under control of a management company and will not fall within individual property ownerships

6 metre wide planting strip along whole boundary (+ 2m min. to closest building) with positions suitable for large specimen trees min. 8m from buildings - dense native species planting in this strip to retain existing visual screen (ref. Heritage Impact Assessment for significance of this aspect) - existing falling/unsafe trees replaced as part of managed scheme, all to be subject to specialist arboricultural advice.

New access - 2.4 x 30m visibility splay - stone wall rebuilt to suit using existing stone

Distance from badger sets min. 10m to gardens & 20m to buildings/roads - dense prickly shrubs planted around sett entrances

Positions suitable for large specimen trees (as roots etc. well away from, and canopies will not shade houses)



6no. 5bed detached houses on larger plots (1,5,7,8,14,17) + 9no. 4 bed houses all with integral garages + 2no. 4 bed houses to suit narrow plots 11 & 12 - (illustrative layout - could be different types/layouts - layouts adjusted to show Highway Auth. requirement for 3 parking spaces exclusive of garages)

These houses with more open layout than "street" but still "village" type houses, i.e. close to road on frontages and connected by stone walls creating a sense of enclosure. All two storey - gabled roofs and casement windows with rubble stone and roughcast render walls - the shapes indicate that projecting gabled elements (some could be lower with dormer windows) are intended to allow for elevational variation

Wildlife zone and SUDS area (1.2m high post and wire fence around with gated access for maintenance) in existing scrubby/boggy area

Possible connection to existing public footpath - network nearby

Trees and shrubs on boundary with Grange garden - houses built outside of root areas and protection provided during construction - one willow and two poplars (red) pollarded/removed and possible thinning of canopy to reduce shading of gardens all subject to specialist arboricultural advice - significant additional specimen tree planting provided on the "green"

Access road 4.8m wide + 2m footpaths - parking now off street except for visitor spaces. 2no. spaces allowed for each house as Wiltshire Highways Auth. requirements

Entrance to Grangeside Business Centre

Affordable housing - 4no. 3 bed & 5no. 2 bed houses (suggested by Housing Auth. - could be various types/sizes)

2 storey cottage style frontage taking design precedence from adjacent cottages 126 - 128 Devizes Road, gabled roofs, timber casement windows, rubble stone or roughcast render walls with stone surrounds etc. - ref. design concept notes on 491.01 - layout altered to provide frontage onto Devizes Rd. (behind planting screen) but still sense of enclosure to "Street" from connecting stone walls etc.

TOTAL SITE AREA 1.25 HECTARES
Density - "The Street" 36 per ha - remainder 17 per ha

C: 06.16: layout reduced from 30 and amended (as coloured notes) - layout is now a reserved matter, access only not reserved
B: 01.16: further minor amendments to notes
Rev.A:12.15: minor amendments

ILLUSTRATIVE PROPOSED SITE LAYOUT 1:500 @ A3

OUTLINE APPLICATION FOR UP TO 26 DWELLINGS
LAND AT THE GRANGE DEVIZES RD HILPERTON 491.02c

RICHARD WAGSTAFFE RIBA Chartered Architect
Clen Avon Lodge 8 Sion Road Bath BA1 5SG 491
Tel./fax. 01225 445424 rgwagstaffe@fzs.com May 2014

Landscape strategy plan







































7d) 16/06505/OUT - Land South Of Bury House Green Lane Codford
Outline application for the erection of one detached dwelling
Recommendation Approval

Page 78



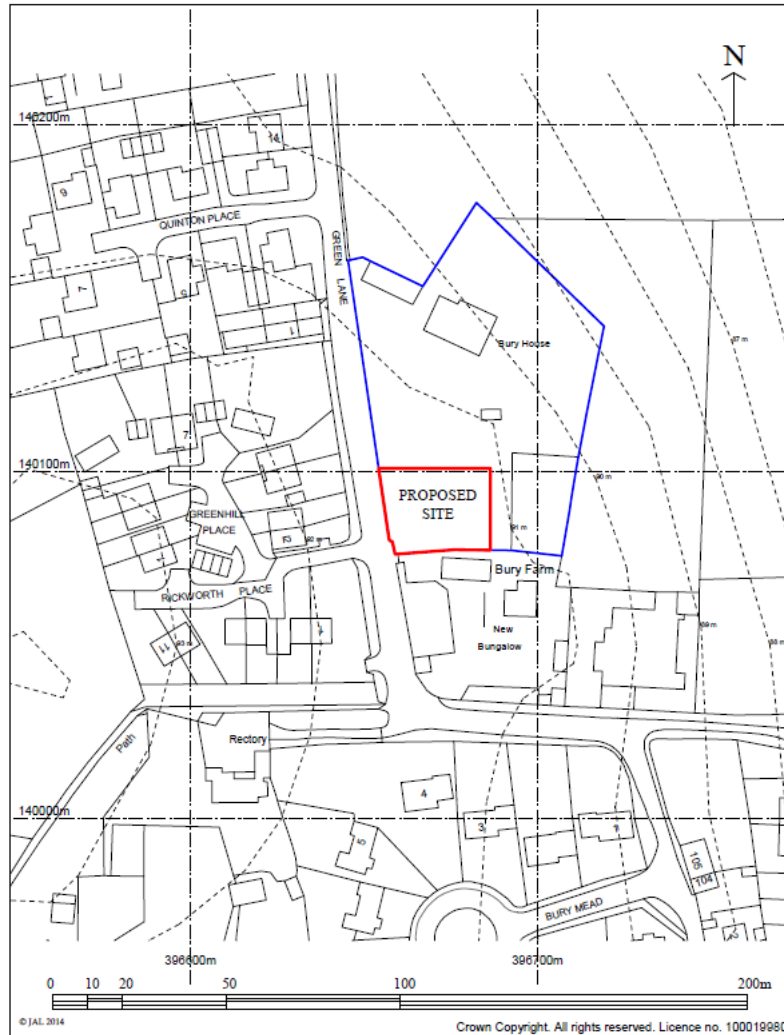
Site Location Plan



Aerial Photography



Site Location Plan



Existing site plan



NOTE:
THE CONTENTS OF THE DRAWINGS ARE FOR THE
PURPOSES OF OBTAINING PLANNING PERMISSION ONLY

REVISION

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |

PROJECT:
BURY HOUSE, CODFORD

DRAWING TITLE:
EXISTING
SITE PLAN

| | | |
|-------------------|------------------------|--------------------------|
| DATE: 10.07.14 | SCALE: 1:200 @A1 | DRAWING NO: BHC PL-02 |
|-------------------|------------------------|--------------------------|

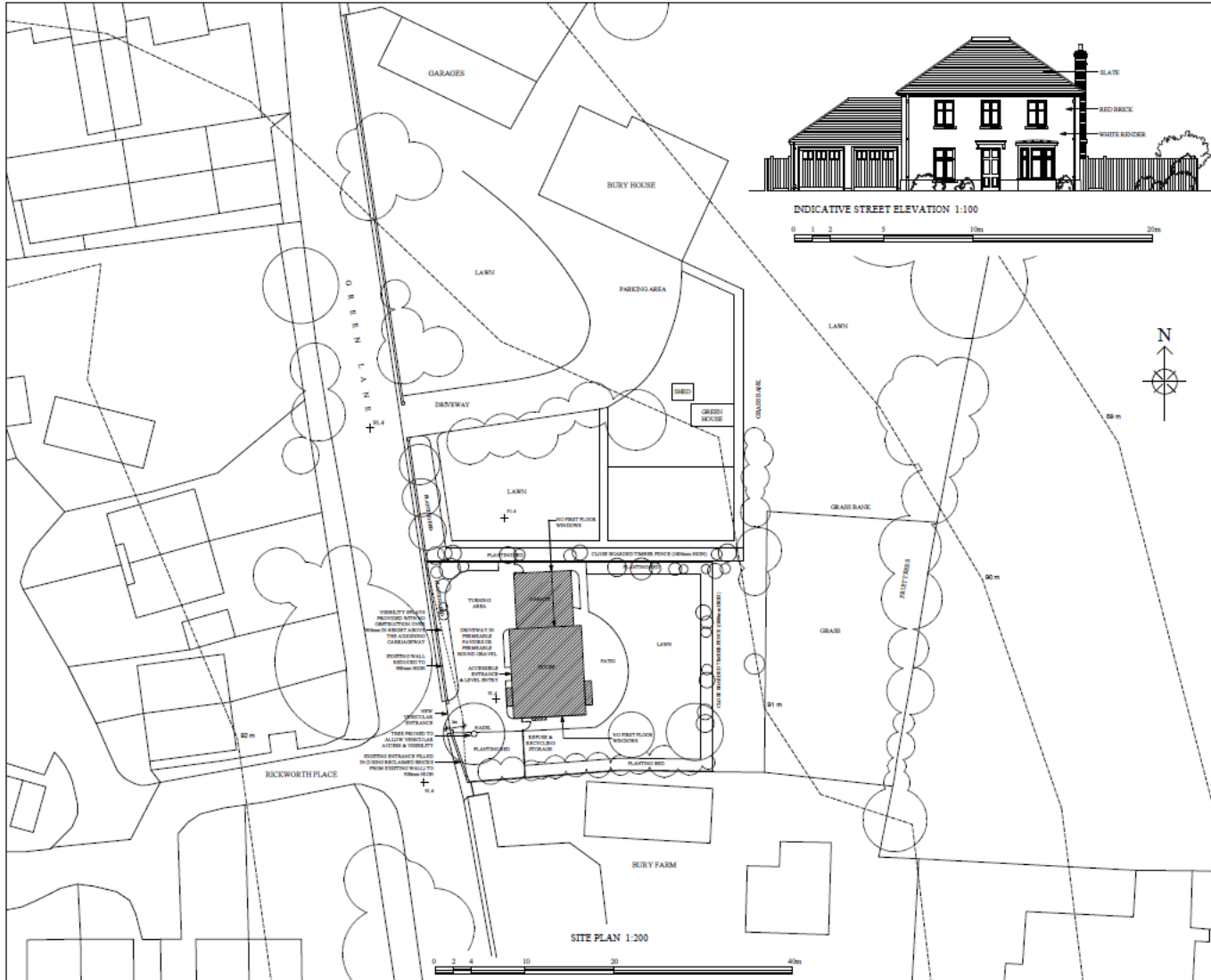
JA JAMES ARMITAGE
ARCHITECTS & URBAN DESIGNERS

WEAT DEN WINDY DEN AT LAMPPOST CORNER, 1115 AVE
14141 1115 AVE, DENVER, CO 80202, USA

© JAMES ARMITAGE LTD 2014

Proposed illustrative plan and elevation

Page 81



NOTE:
THE CONTENTS OF THE DRAWINGS ARE FOR THE PURPOSES OF OBTAINING PLANNING PERMISSION ONLY

REVISIONS:

| REVISION | DATE | DESCRIPTION |
|--|---------------------------------|--------------------------|
| PROJECT: BURY HOUSE, CODFORD | | |
| DRAWING TITLE: PROPOSED SITE PLAN & STREET ELEVATION | | |
| DATE: 10.07.14 | SCALE: 1:200 / 1:100 @ A1 | DRAWING NO: BHC-PL-03 |
| JA JAMES ARMITAGE ARCHITECTS & URBAN DESIGNERS <small>ORRAT BOW WOODS WAY ST LAWRENCE CUMBERT TACUMS TEL: 01454 783333 WWW.JAMESARMITAGE.COM</small> | | |

© JAMES ARMITAGE LTD 2014



Corner of Green Lane



Rickworth Place (opposite proposed access)



Rickworth Place



Looking South on Green Lane (Bury House on the left)



Properties located on New Road





Within the site – looking towards Bury Farm





Looking towards Bury House







Western Area Planning Committee

28 September 2016

