

AGENDA SUPPLEMENT (1)

Meeting: Western Area Planning Committee
Place: Council Chamber - County Hall, Trowbridge BA14 8JN
Date: Wednesday 12 December 2018
Time: 3.00 pm

The Agenda for the above meeting was published on ***4 December 2018***. 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 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

8 **Planning Applications (Pages 3 - 48)**

DATE OF PUBLICATION: 5 December 2018

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Western Area Planning Committee

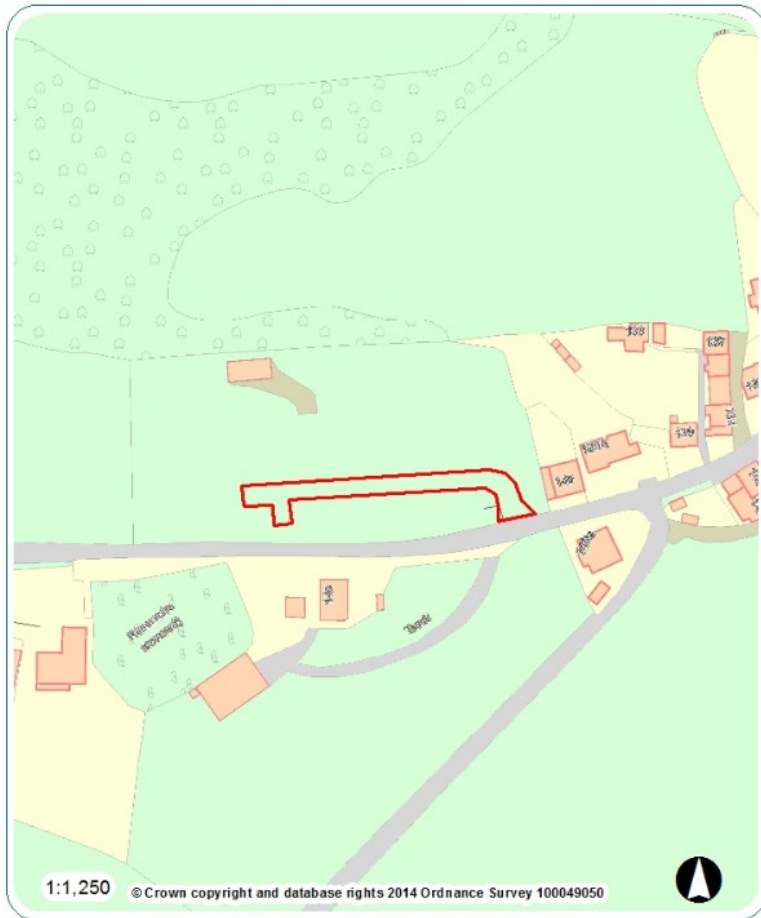
12 December 2018

7a) 17/08216/FUL - Land North of 146 Upper Westwood

Revised Proposal: Provision of one self-contained glamping pod with parking, change of use of land to leisure / tourism. (Resubmission of 17/02852/FUL).

Recommendation – Approve with Conditions

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Site Location Plan

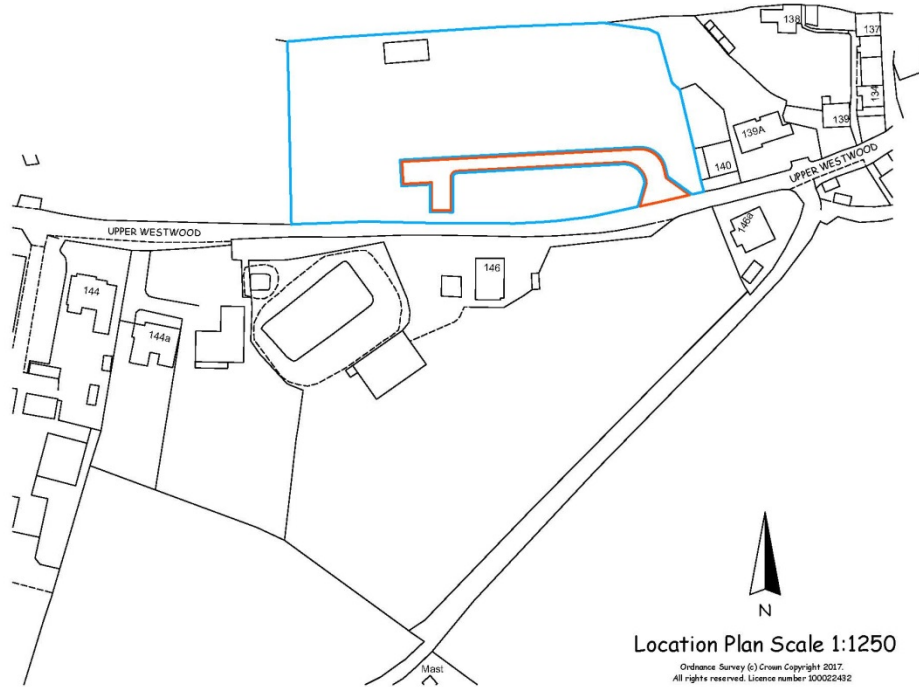


Aerial Photography



Site Location Plan

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Location Plan Scale 1:1250

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Revisions:

A - Nov 2018 - Scheme reduced to one pod

Proposed 'Glamping Pods' at :-
Taplins Field, Upper Westwood,
Bradford-on-Avon, Wiltshire, BA15 2DE

For:

Mr & Mrs J Blake.

Drawing:

Red Line Location Plan.

Scale:

1:1250 A3.

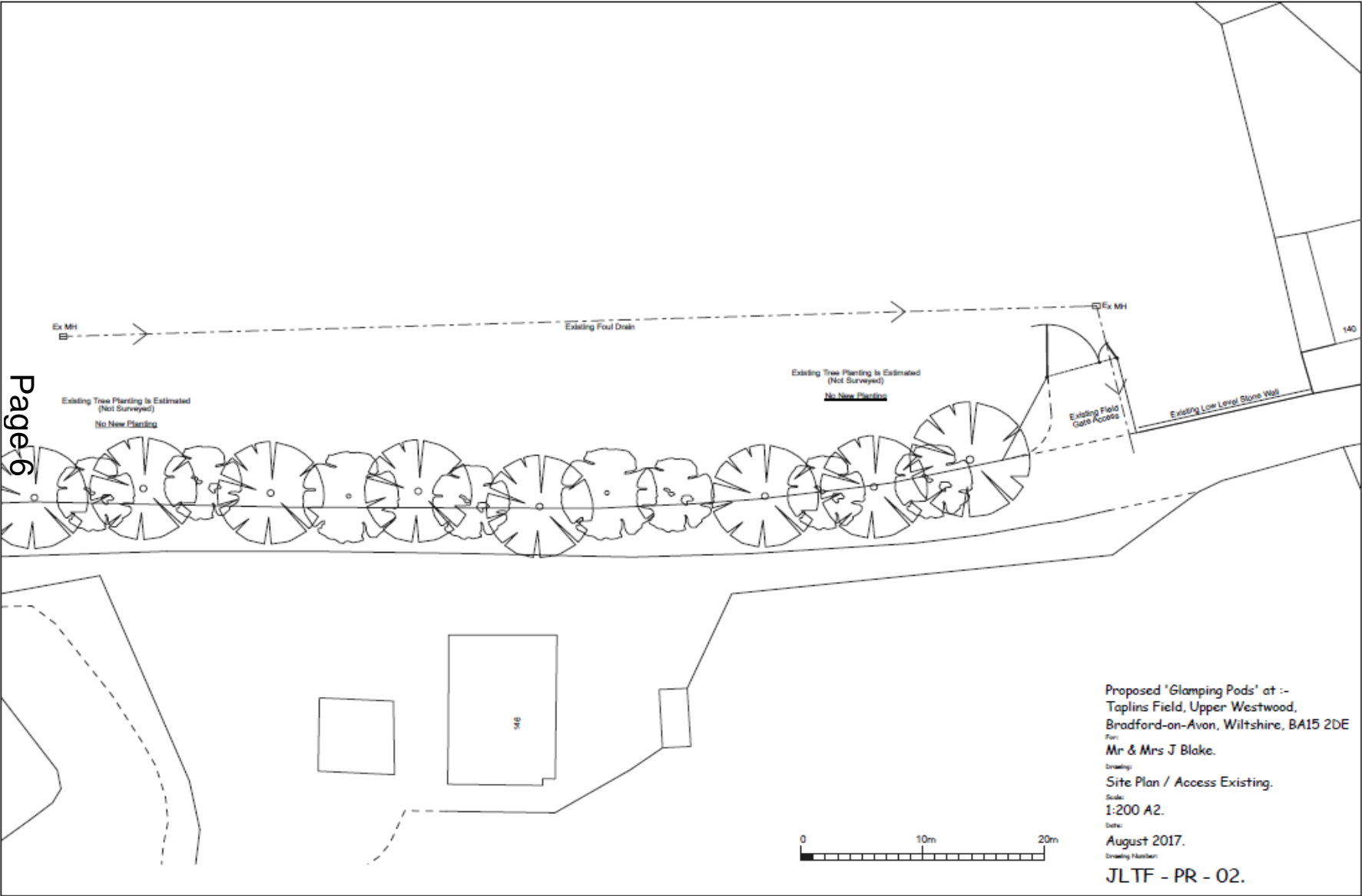
Date:

August 2017.

Drawing Number:

JLTF - PR - 05A.

Existing site and access plan

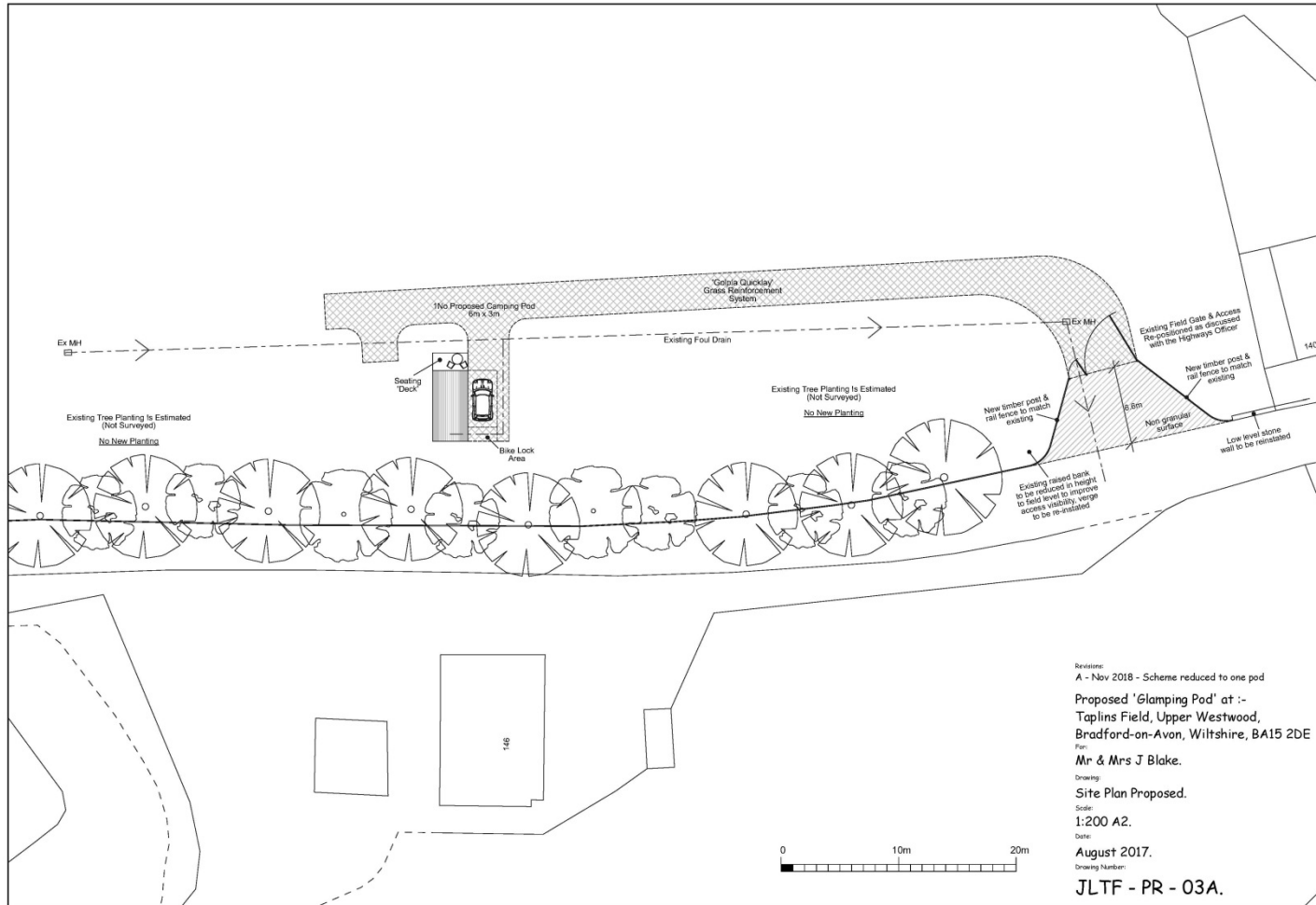


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Proposed 'Glamping Pods' at :-
Taplins Field, Upper Westwood,
Bradford-on-Avon, Wiltshire, BA15 2DE
For:
Mr & Mrs J Blake.
Drawing:
Site Plan / Access Existing.
Scale:
1:200 A2.
Date:
August 2017.
Drawing Number:
JLTF - PR - 02.

Block Plan

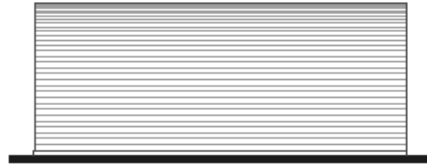
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Revisions:
 A - Nov 2018 - Scheme reduced to one pod
Proposed 'Glamping Pad' at :-
 Taplins Field, Upper Westshire,
 Bradford-on-Avon, Wiltshire, BA15 2DE
 For:
Mr & Mrs J Blake.
 Drawing:
Site Plan Proposed.
 Scale:
1:200 A2.
 Date:
August 2017.
 Drawing Number:
JLTF - PR - 03A.



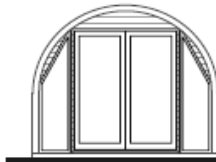
Pod Details



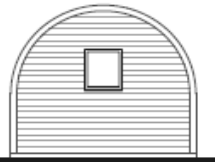
SIDE ELEVATION



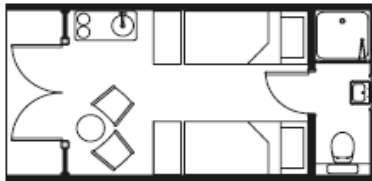
SIDE ELEVATION



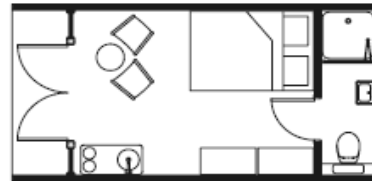
FRONT ELEVATION



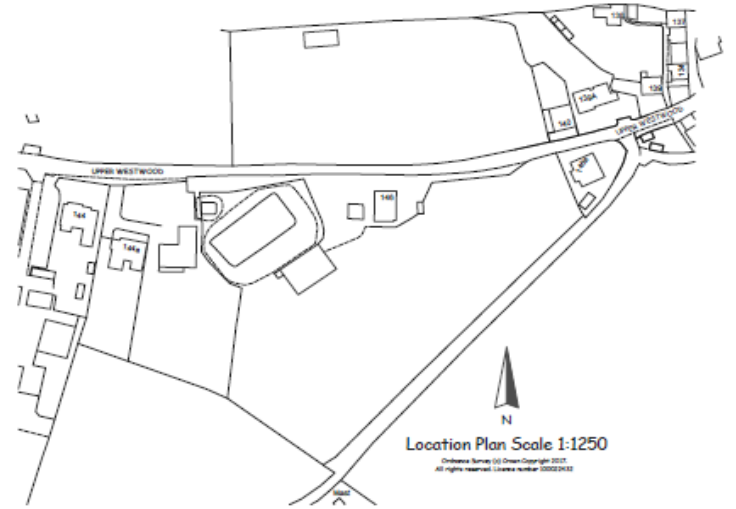
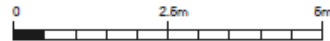
REAR ELEVATION



FLOOR PLAN (TWIN OPTION)

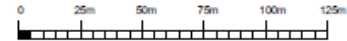


FLOOR PLAN (DOUBLE OPTION)



Location Plan Scale 1:1250

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Proposed 'Glamping Pods' at :-
Taplins Field, Upper Westwood,
Bradford-on-Avon, Wiltshire, BA15 2DE
For:
Mr & Mrs J Blake.

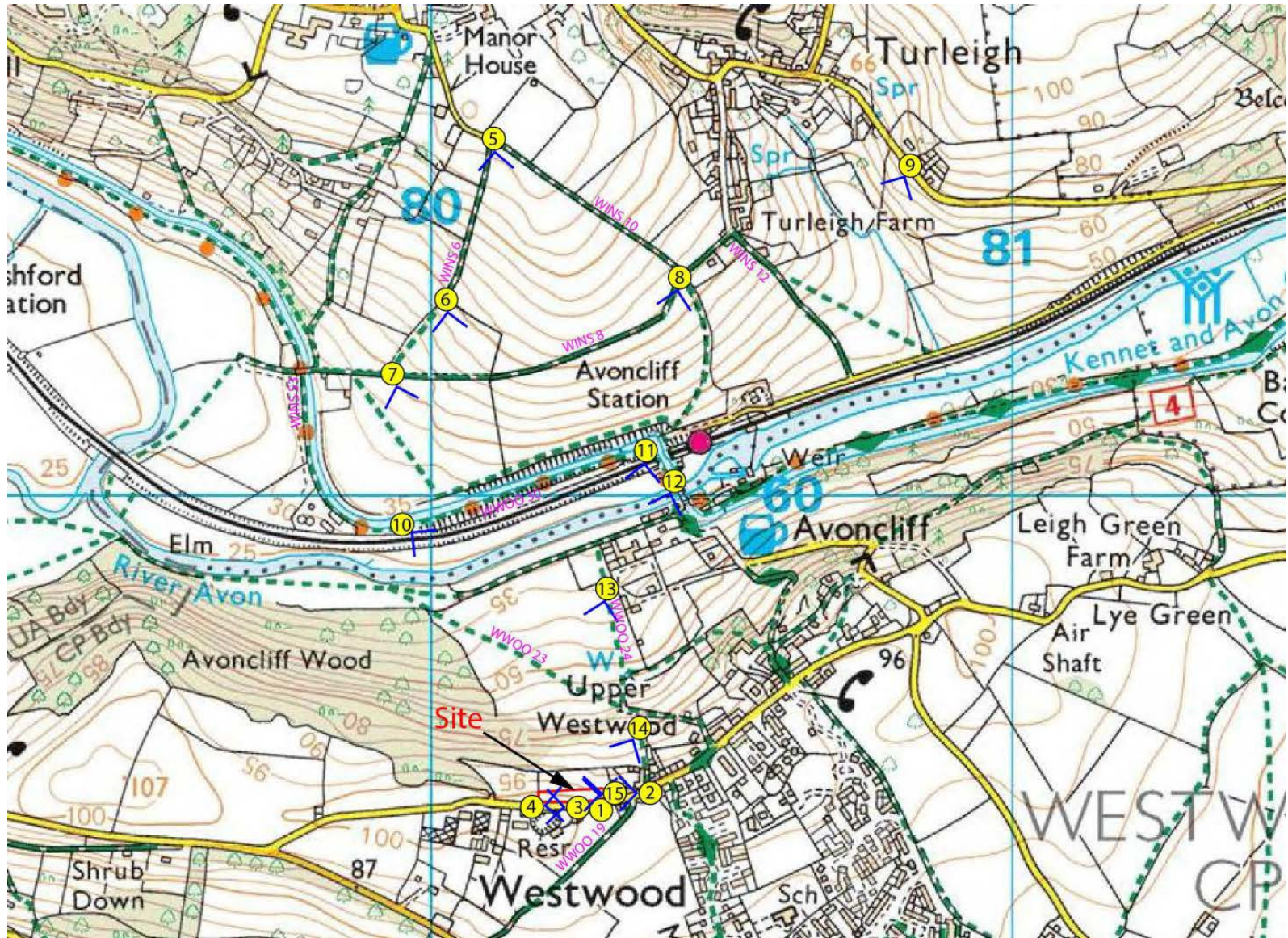
Drawing:
Pods & Location Plan.

Scale:
1:50 & 1:1250 A2.

Date:
August 2017.

Drawing Number:
JLTF - PR - 01.

Visual Impact Assessment Viewpoints (yellow dots)



Planting Proposals

TAPLIN'S FIELD, WESTWOOD, WILTSHIRE, BA15 2DE : PLANTING PLAN



V2 24.11.18 - Reduced to a single camping unit
 V3 03.12.18 - Red line redrawn around the single unit

For: Mr & Mrs J Blake.
 Drawing: Planting Plan

Date: 08 May 1018
 Drawing Number: 274_PP_01_V3





Viewpoint A

This is a view from the east side of the field illustrating the strong enclosure provided by the hedges and trees. The stables, caravan and green house are tucked neatly to the edges to preserve the open character of the field.

Viewpoint B

This is a view from the west boundary illustrating the enclosure to the north and south but also the open aspect towards the village.



Figure 7.8a: View 8 (18.04.18)



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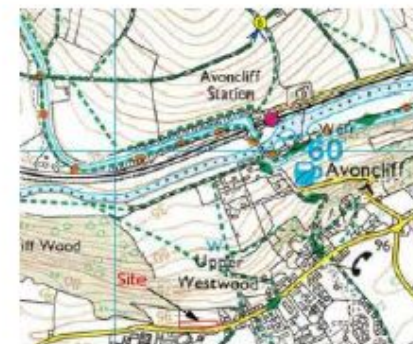
Viewpoint 8

Direction of view: South southwest

Distance to the nearest part of the site: 896 m

Elevation: 81 m AOD

Grid reference: ST 80436 60380





The site lies hidden
behind the trees





The site lies hidden behind the trees



Viewpoint 12
Direction of view: South southwest
Distance to the nearest part of the site: 527 m
Elevation: 34 m AOD
Grid reference: ST 80422 60013





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Viewpoint 14
 Direction of view: Southwest
 Distance to the nearest part of the site: 120 m
 Elevation: 82 m AOD
 Grid reference: ST 80354 59603



Description of the existing view

Footpath WWO022 continues up the slope into Upper Westwood. For much of its length views are obscured by tree cover but a short section crosses an open field on the approach to the village. The gap in tree and hedge cover in the northeast corner of Taplins Field affords a view through to part of the site. The caravan and electricity supply box are visible. The houses on the edge of Westwood are visible and dominate the view.

Predicted changes to the view

The pod will be briefly visible to those ascending the hill. The inset photograph to the right illustrates how views of the site quickly disappear on descending the hill.

Assessment

The sensitivity of the viewer is High and the magnitude of change Medium, resulting in an adverse effect of Moderate – Major significance (but only for a short 30 m section of footpath and on the assumption that the pod will be viewed negatively).

Proposed mitigation

It is proposed to plant up the open corner of the field with native species which will, once established, close off the view of the pod in summer and allow only partial views filtered by leafless branches in summer. Once effective the effect on visual amenity in summer will be Negligible and only adverse of Minor significance in winter.

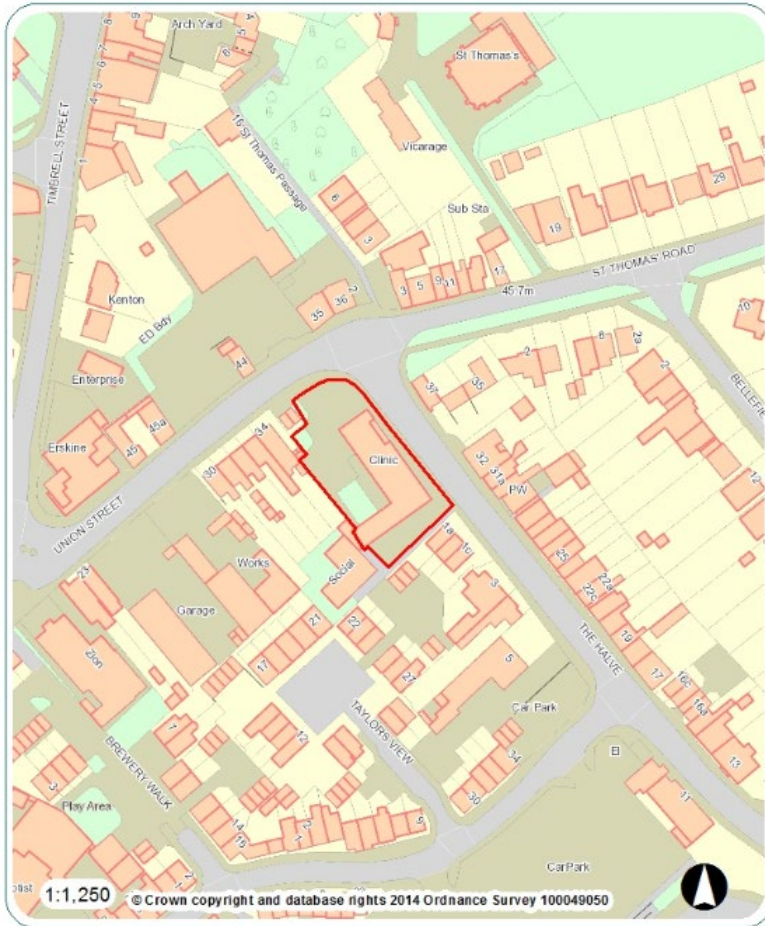


7b) 18/06893/FUL - Former Health Clinic The Halve Trowbridge

Proposed new second floor with 7 apartments, enlargement of ground floor D1 Dental Practice in Unit 1 and relocation of Unit 2 within reduced area of Unit 3. New 2 bedroom apartment within existing first floor above relocated Unit 2 and external-works to rear.

Recommendation - ???

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Site Location Plan



Aerial Photography

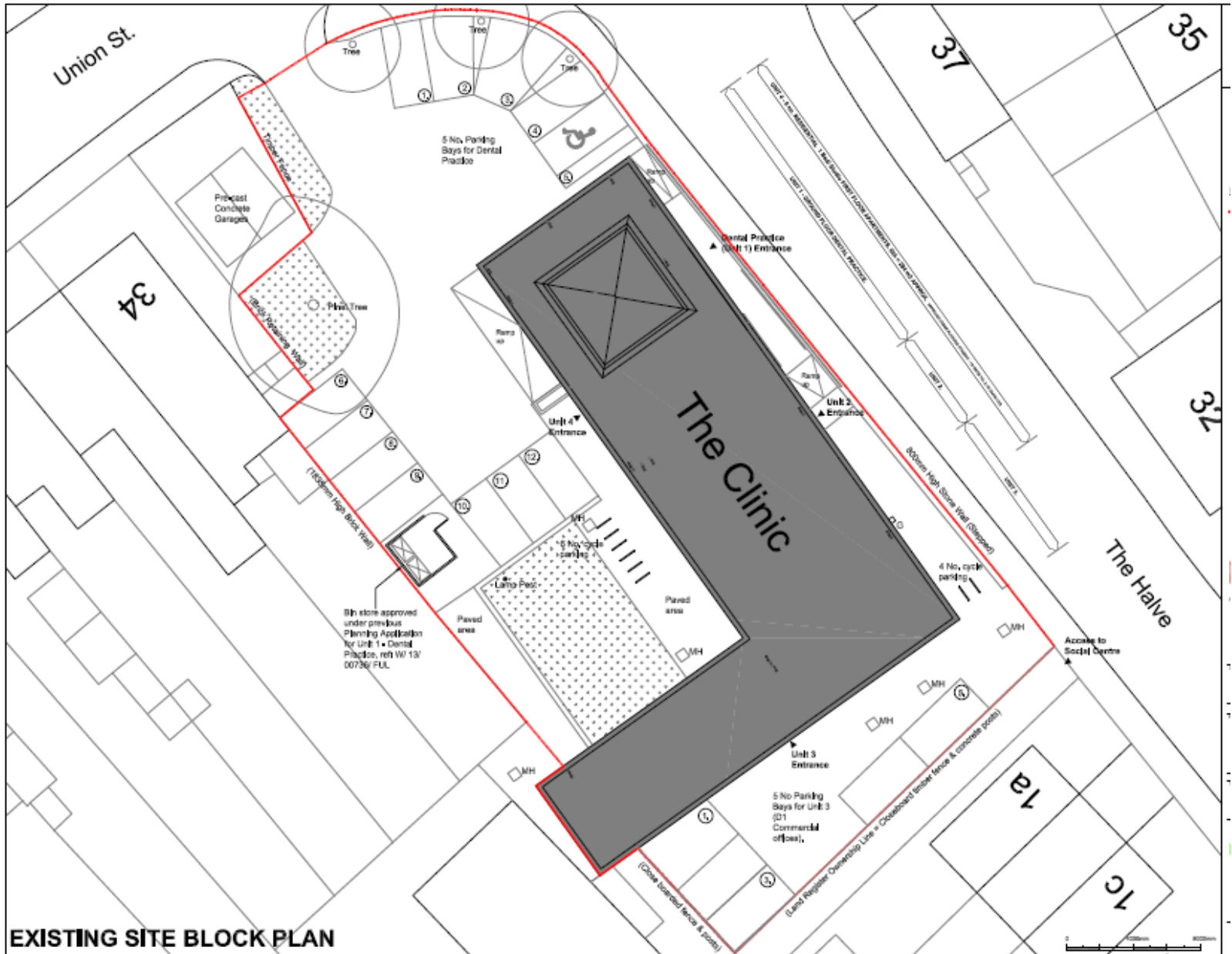


Site Location Plan

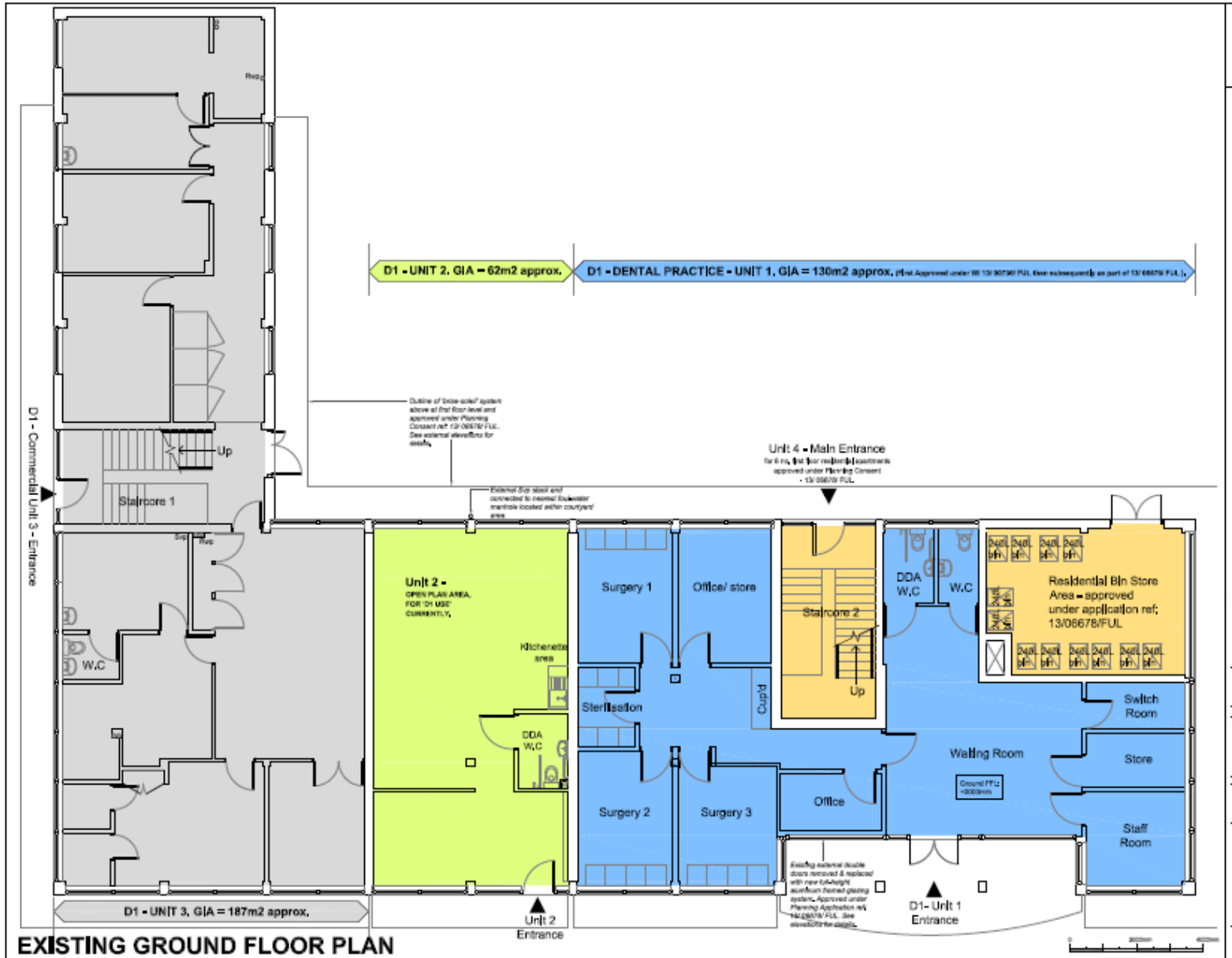


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Existing Site Block Plan

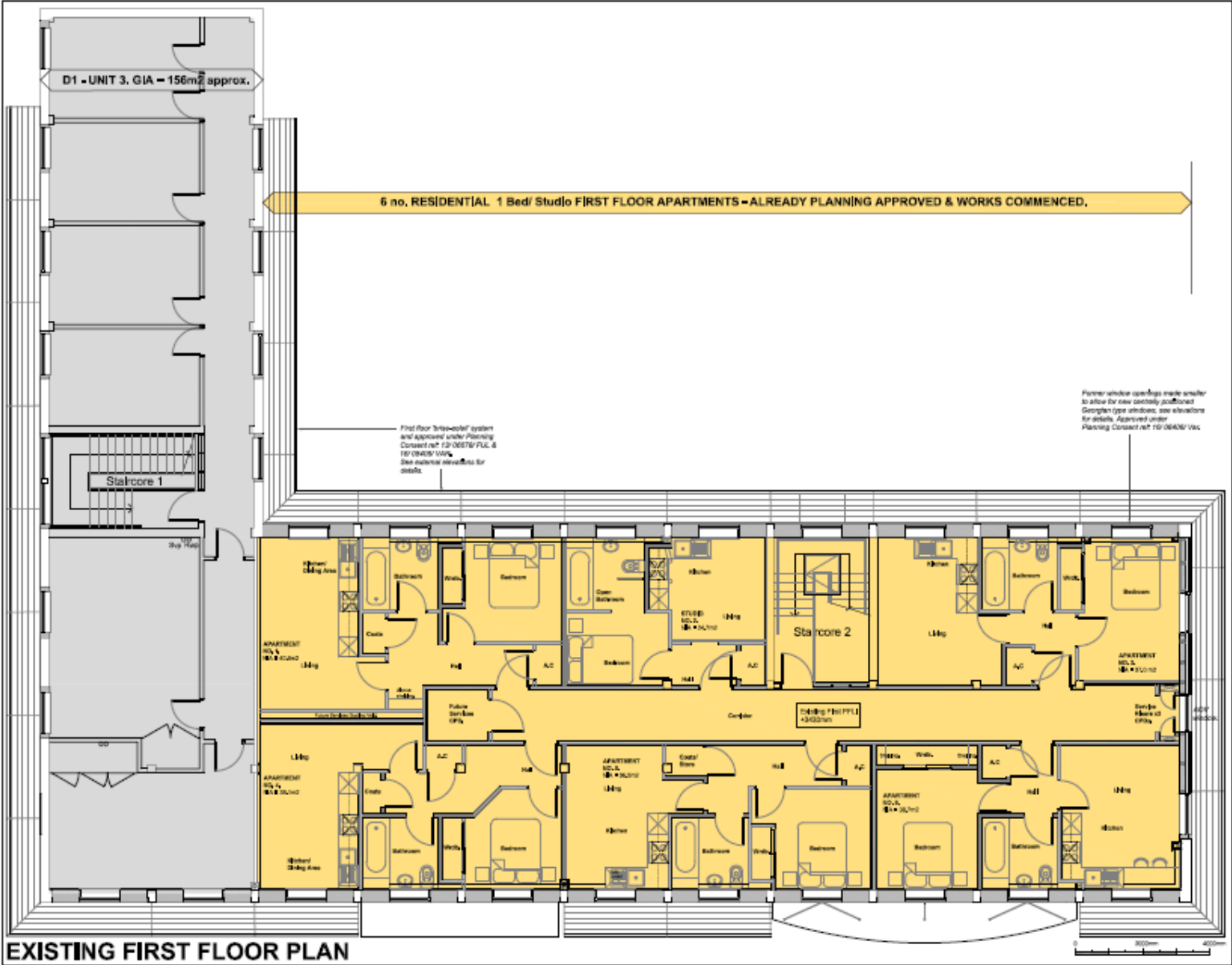


Existing Ground Floor Plan



Existing First Floor Plan

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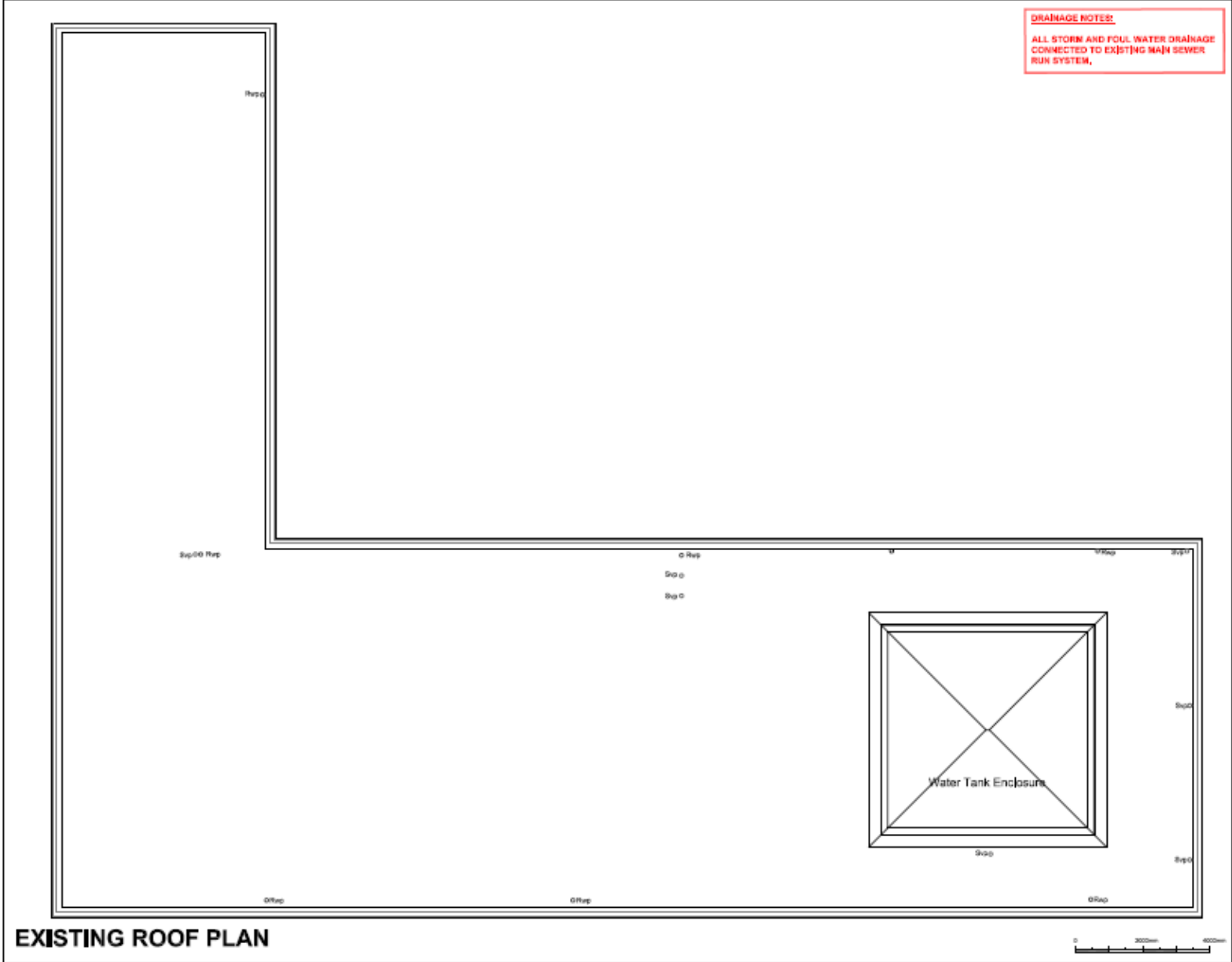


Existing Roof Plan

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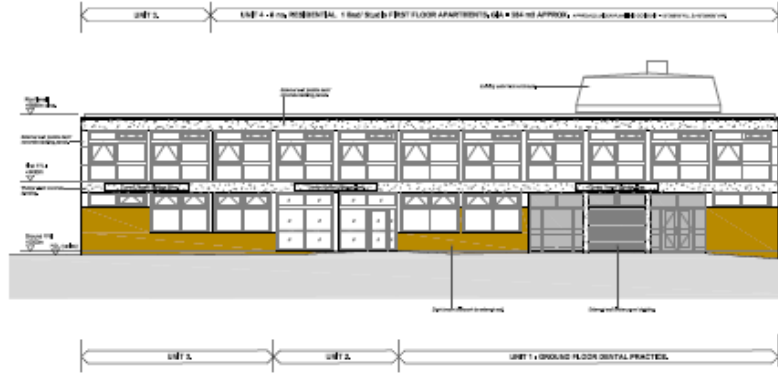
DRAINAGE NOTES:
ALL STORM AND FOUL WATER DRAINAGE
CONNECTED TO EXISTING MAIN SEWER
RUN SYSTEM.

EXISTING ROOF PLAN

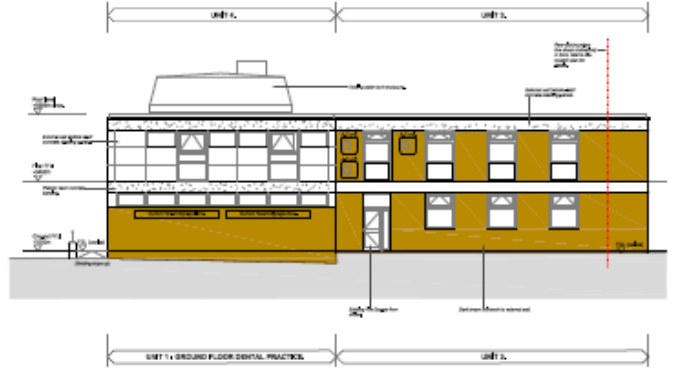


Existing Elevations

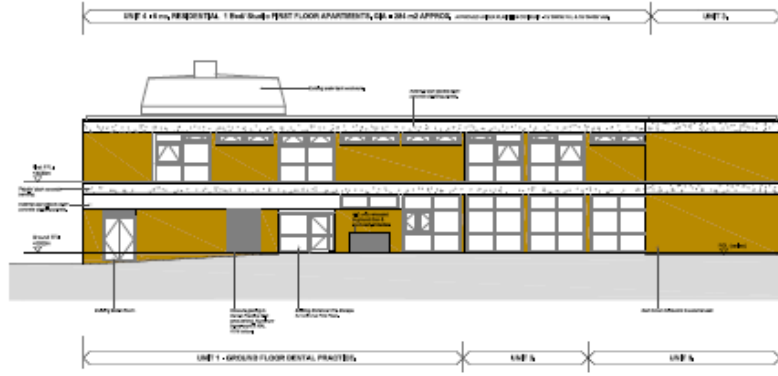
DRAINAGE NOTES:
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 CONNECTED TO EXISTING MAIN SEWER
 RUN SYSTEM.



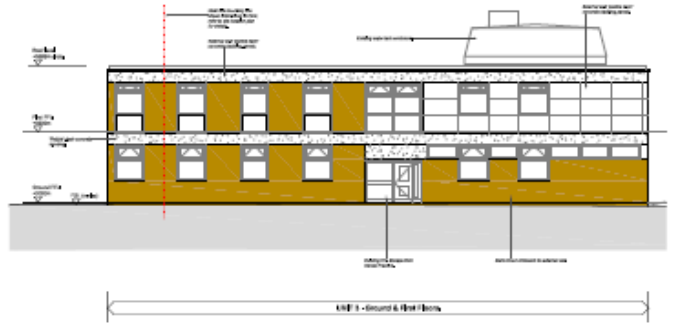
Existing Front Elevation (East)



Existing Side Elevation (North)



Proposed Rear Elevation (West)

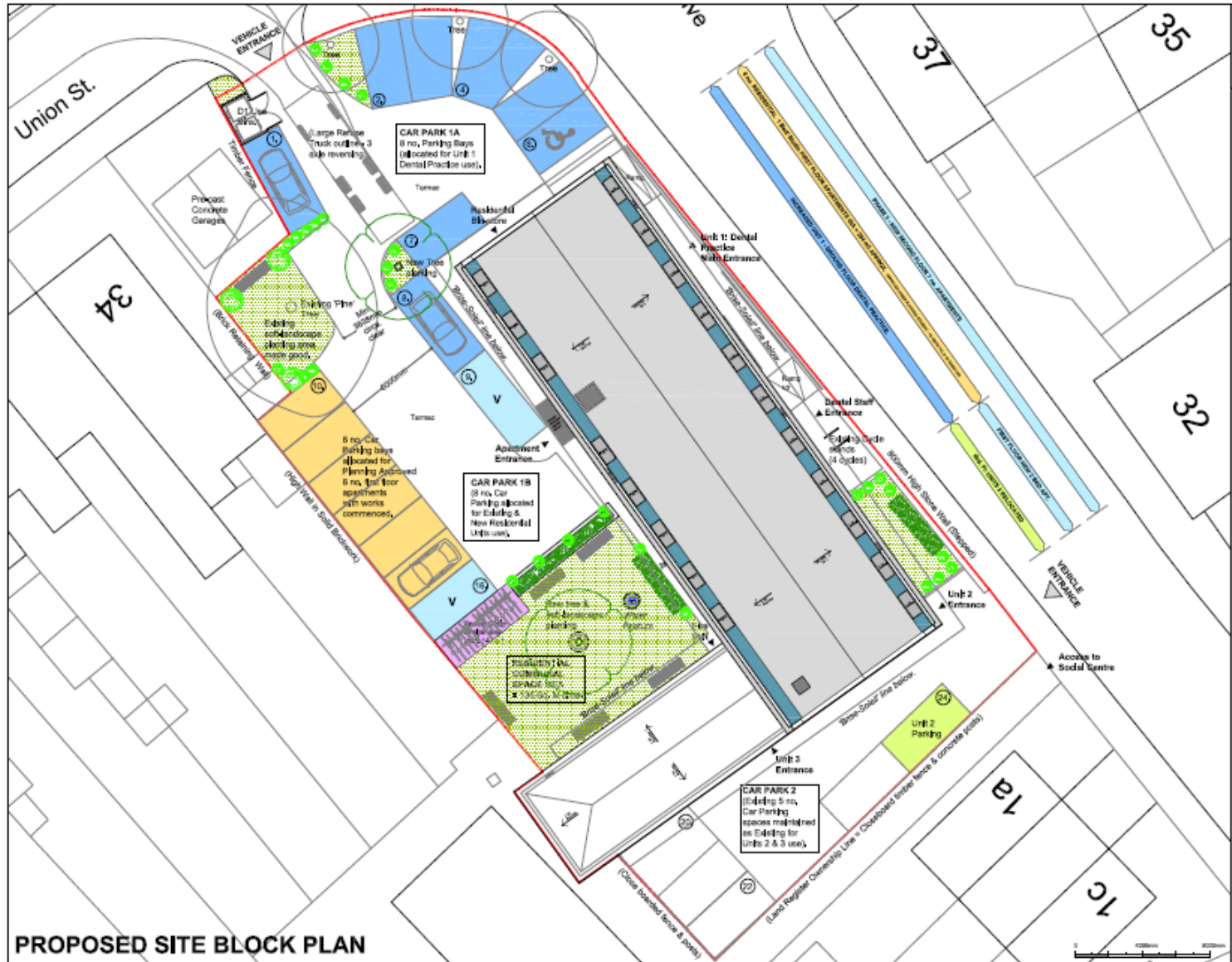


Existing Side Elevation (South)

EXISTING ELEVATIONS



Proposed Site Block Plan

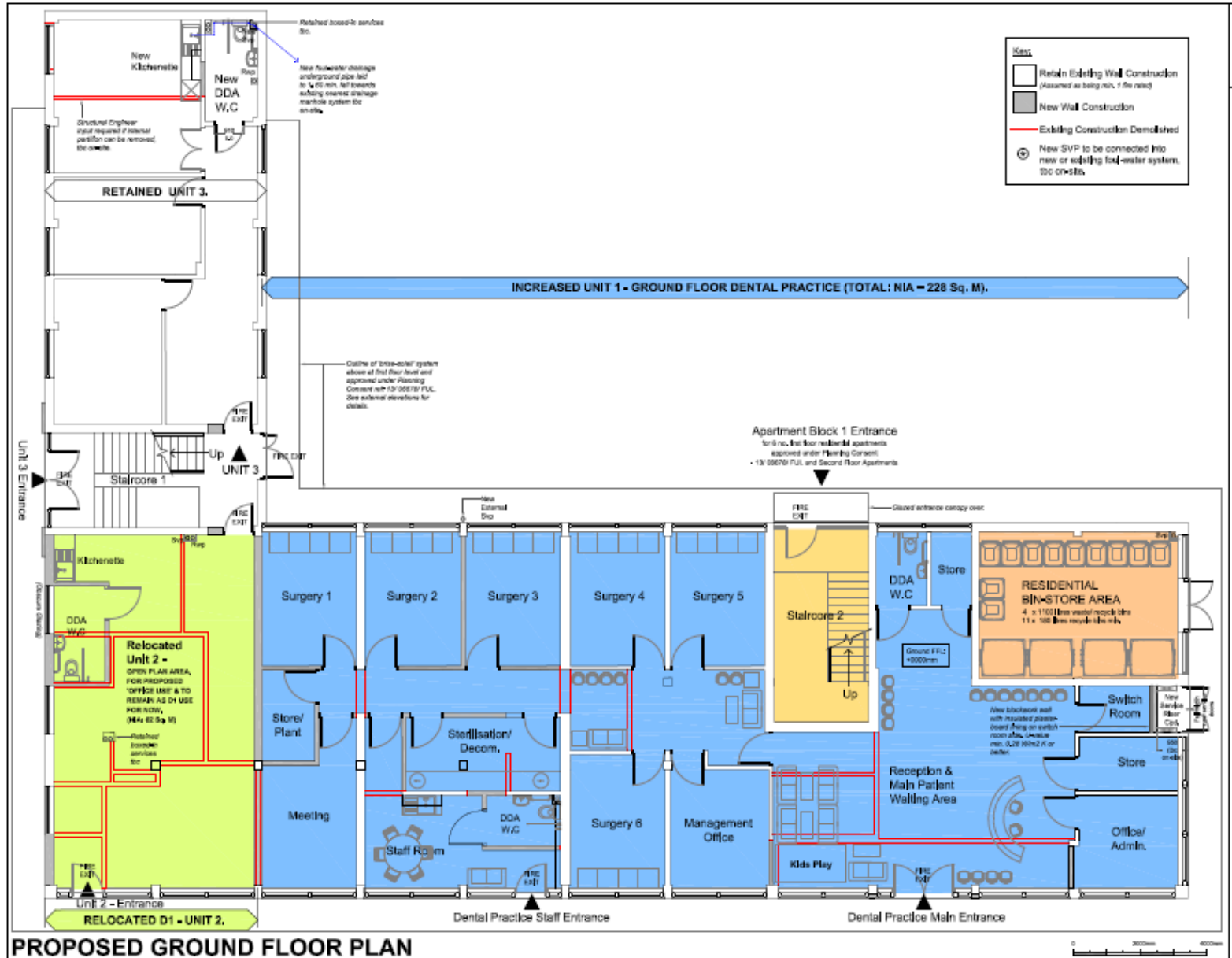


PROPOSED SITE BLOCK PLAN

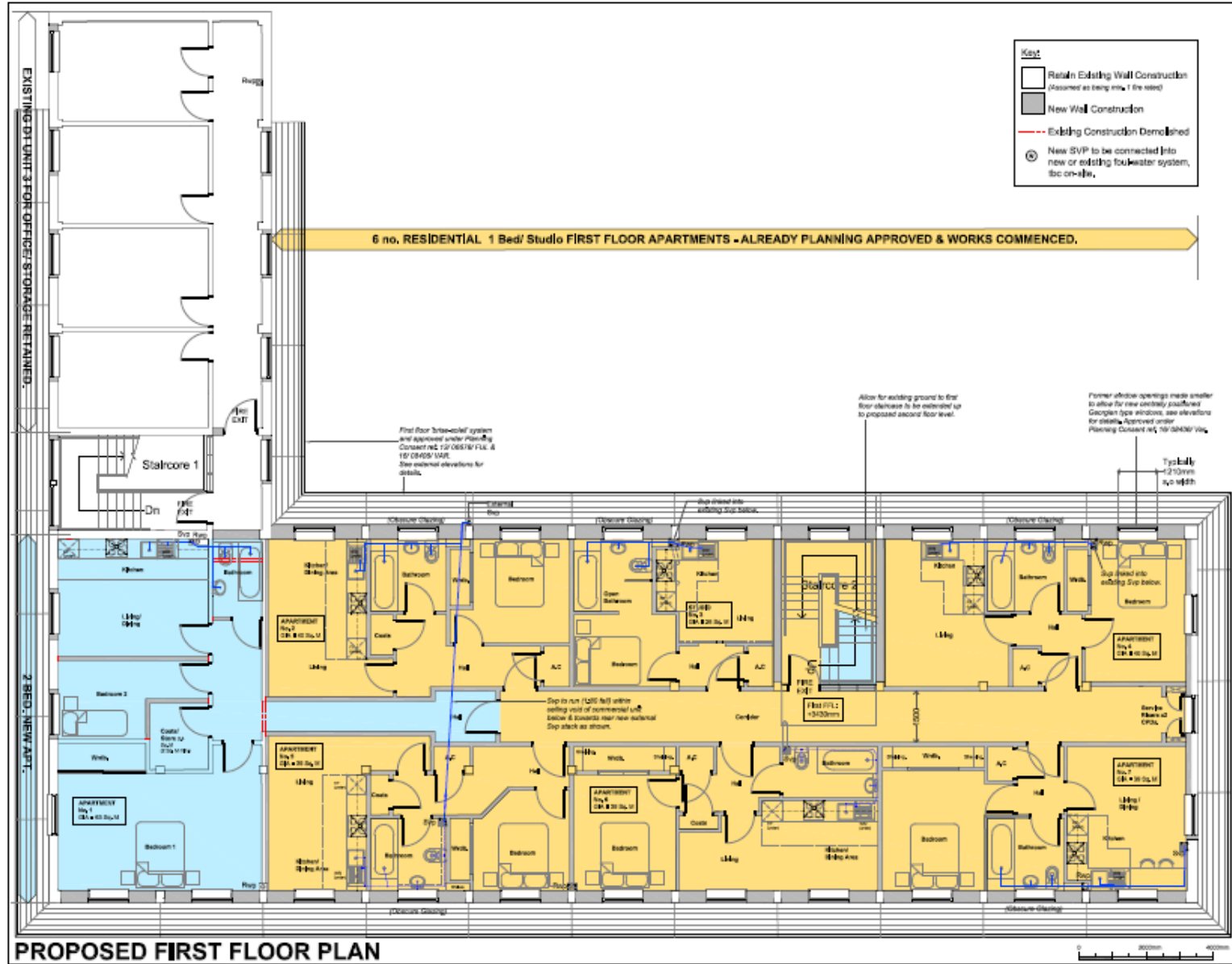
Proposed Elevations



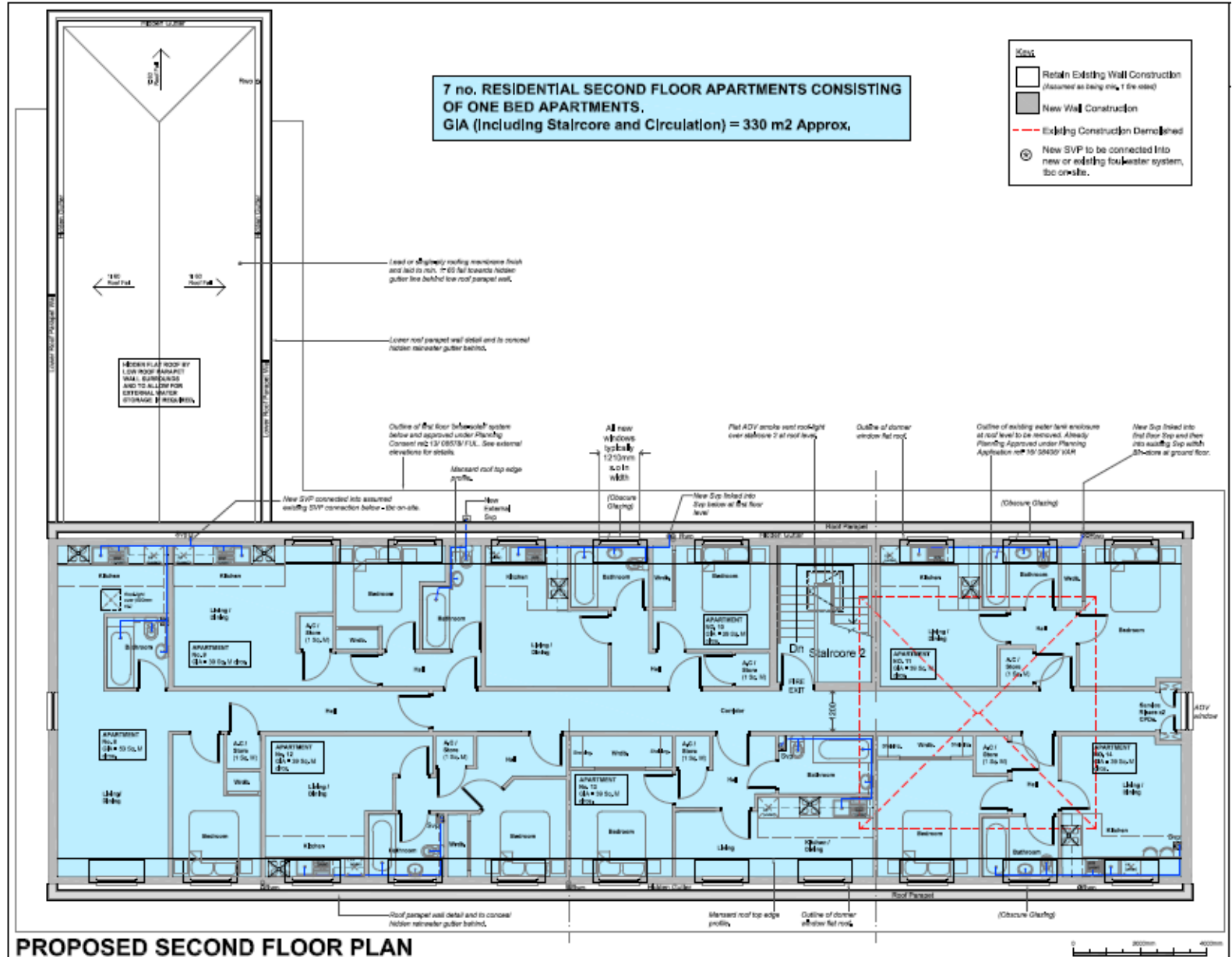
Proposed Ground Floor Plan



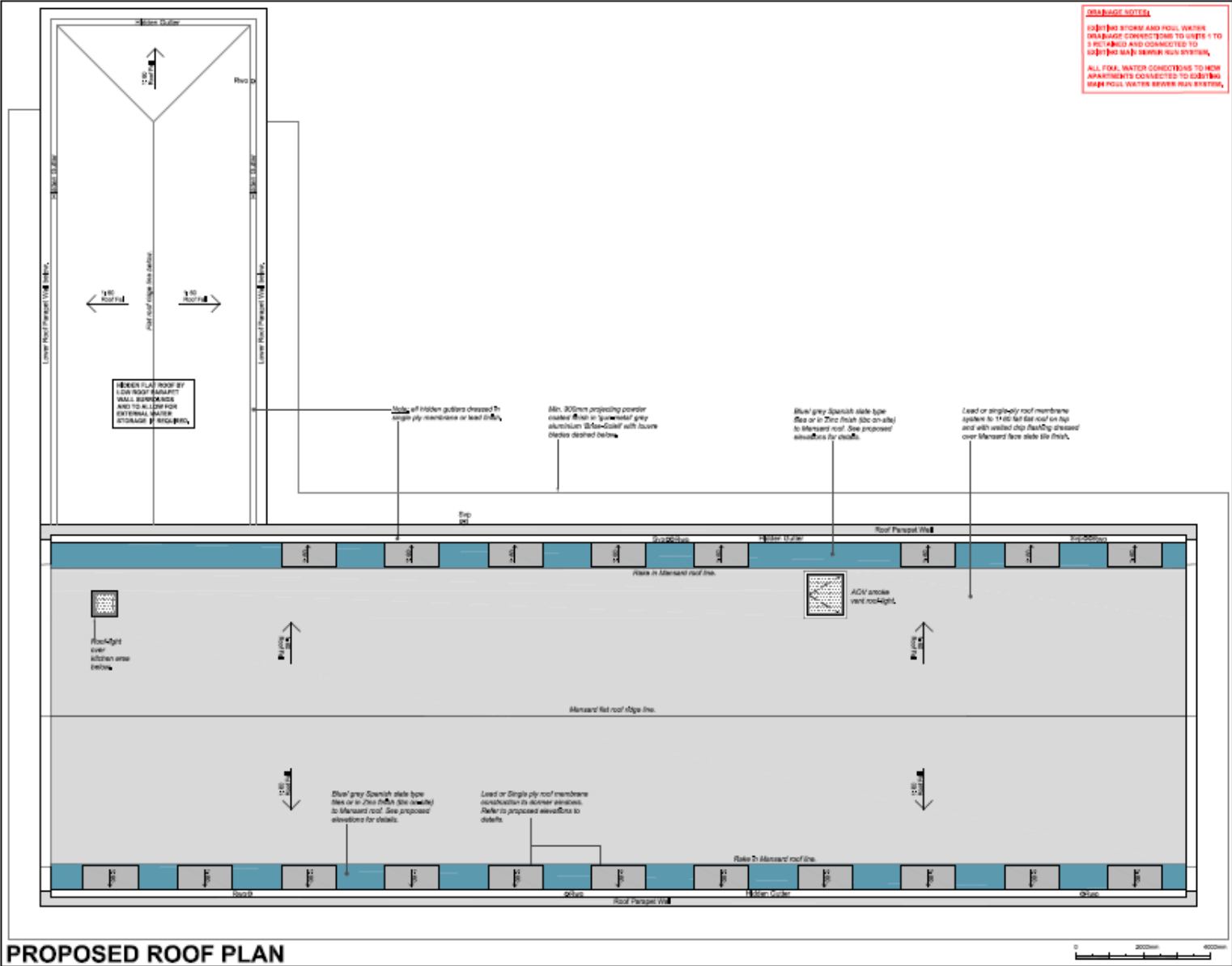
Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan







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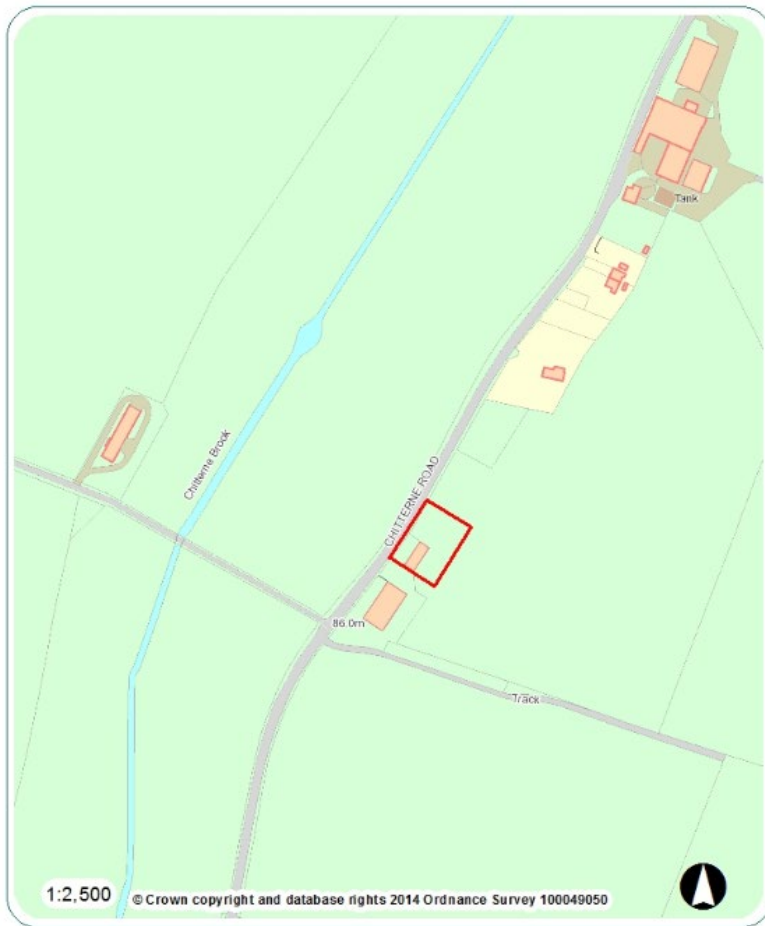


7c) 18/05384/FUL - Land at Auckland Farm Codford

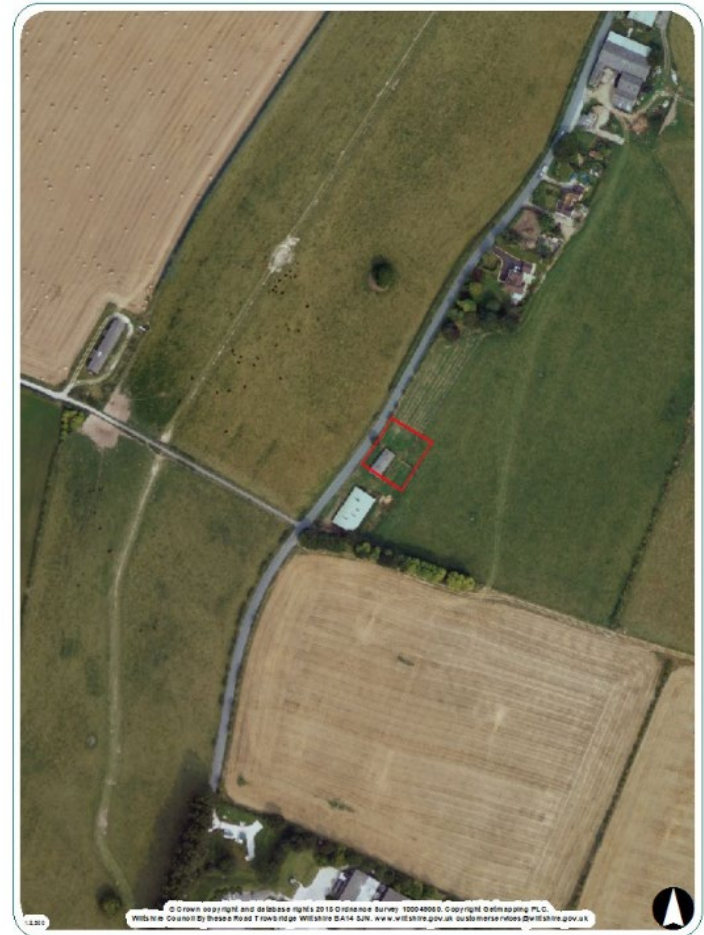
Proposed detached farm workers dwelling with integral garage and vehicular access

Recommendation – Approve subject to conditions

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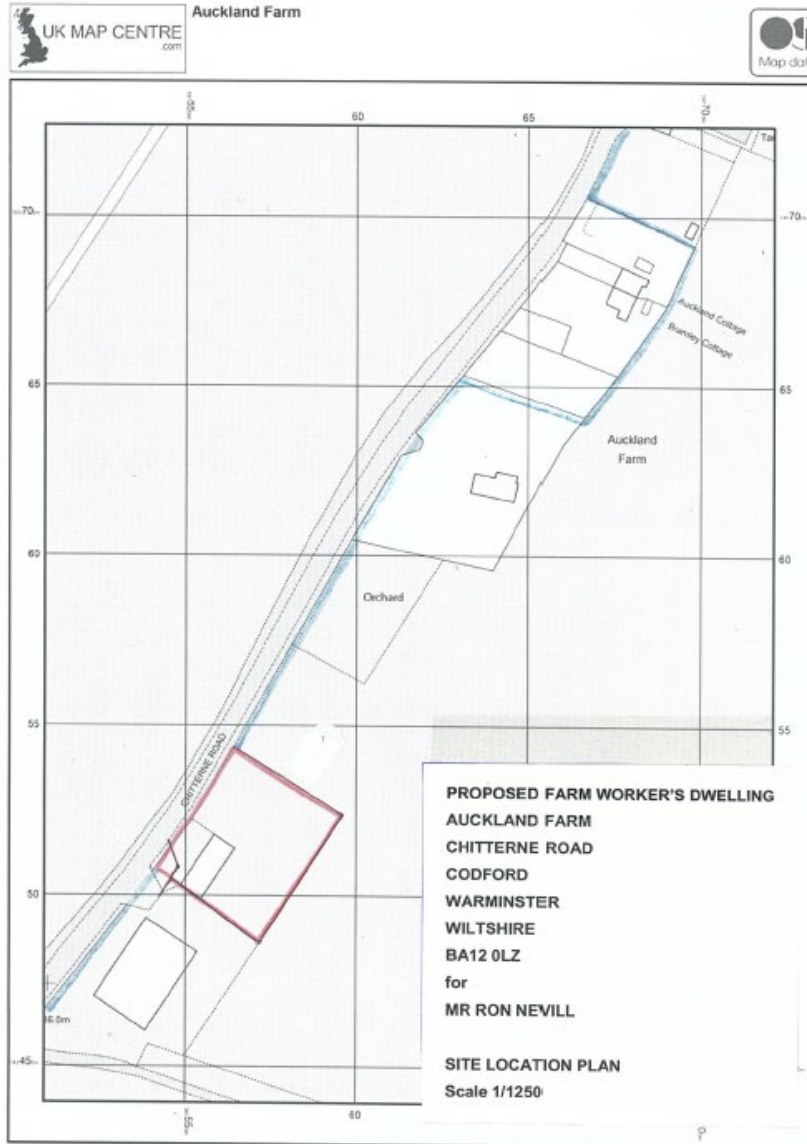
Site Location Plan



Aerial Photography

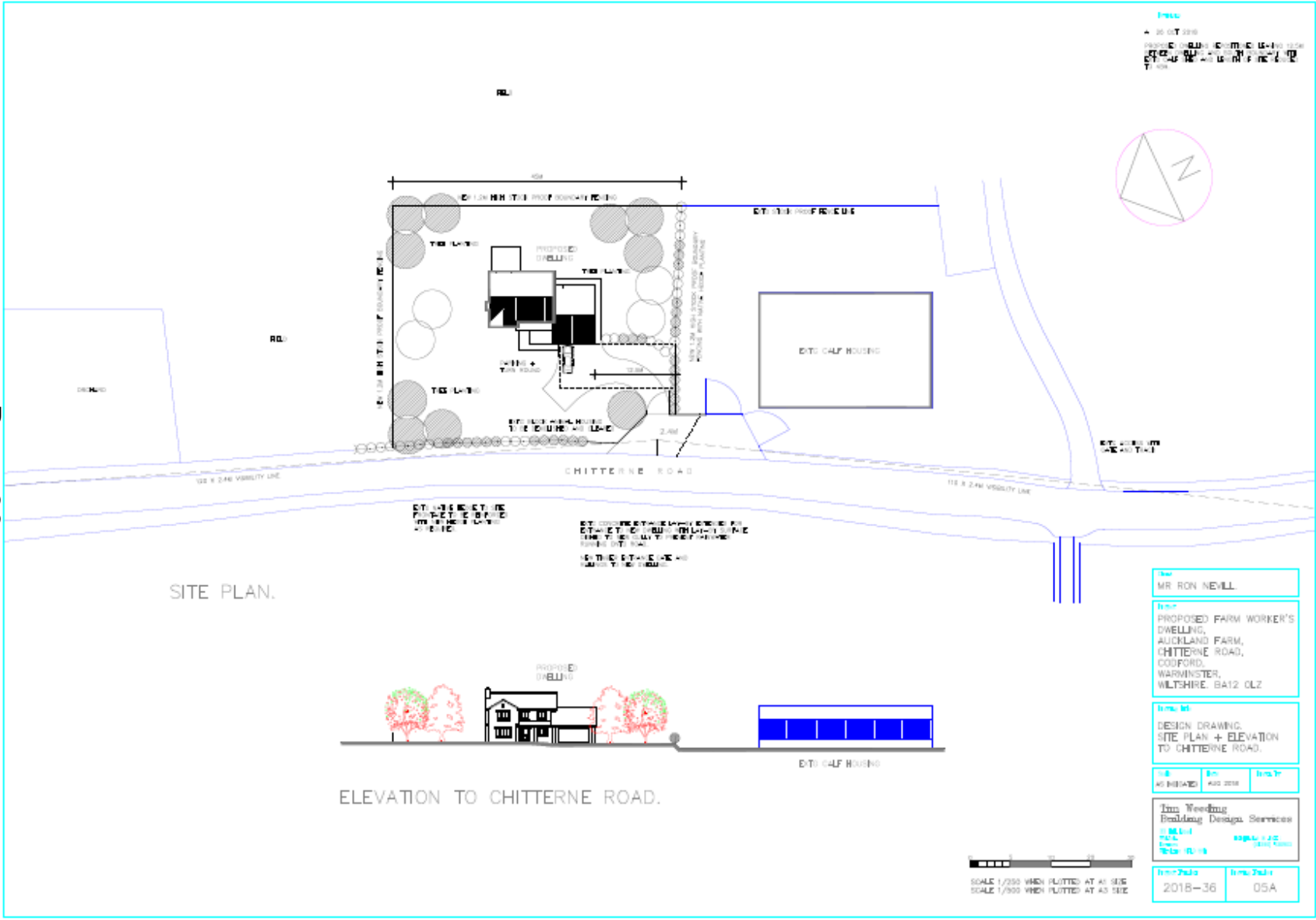


Site Location Plan



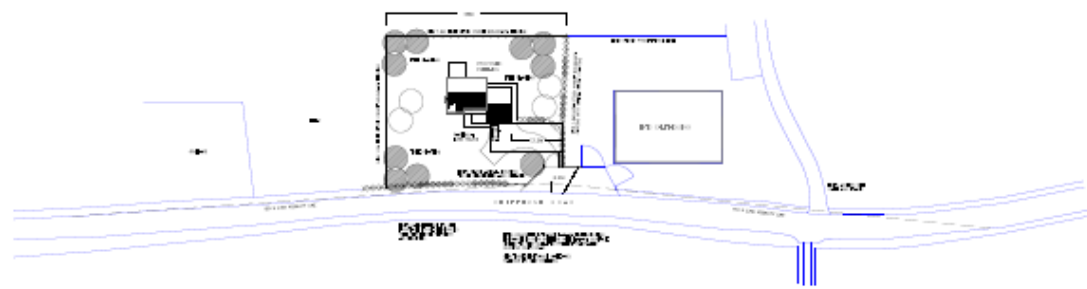
Block Plan / Street Scene

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Block Plan

Issue
 20 OCT 2018
 PROPOSED FARM WORKER'S DWELLING, AUCKLAND FARM, CHITTERN ROAD, CODFORD, WARMINSTER, WILTSHIRE, BA12 0LZ

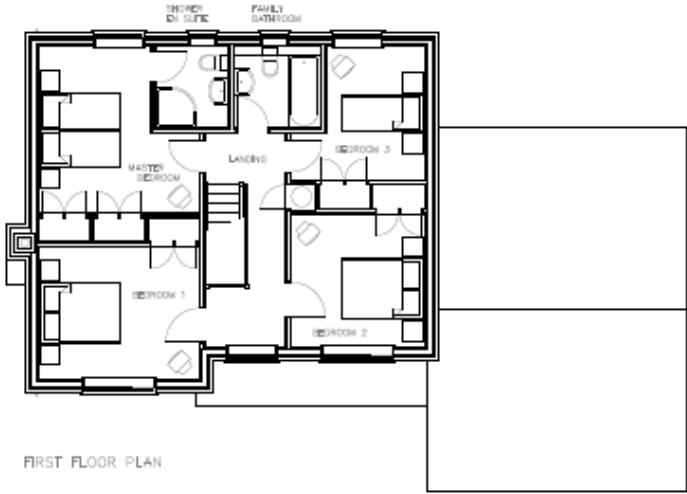
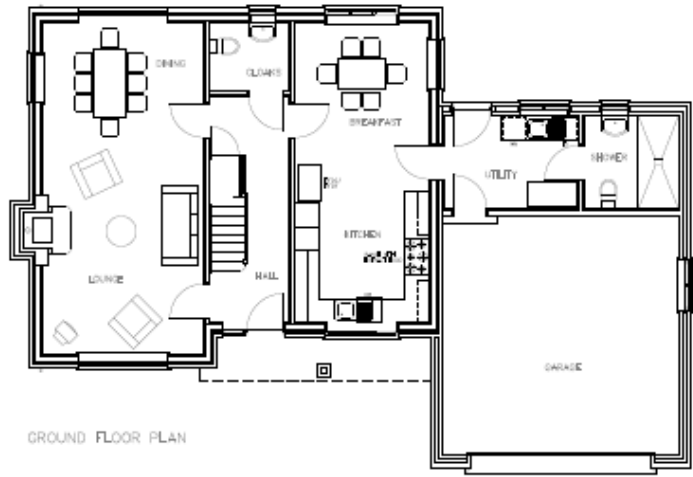


SITE BLOCK PLAN.

Client MR RON NEVILL		
Project PROPOSED FARM WORKER'S DWELLING, AUCKLAND FARM, CHITTERN ROAD, CODFORD, WARMINSTER, WILTSHIRE, BA12 0LZ		
Drawing title DESIGN DRAWING, SITE BLOCK PLAN.		
Date 20 OCT 2018	Scale 1:1000	Issue No 06A
Prepared by Mr Neil 10/10/18		
Checked by Mr Neil 10/10/18		
Issue No 2018-36	Issue Title 06A	

SCALE 1/500 WHEN PLOTTED AT A3 SIZE
 SCALE 1/1000 WHEN PLOTTED AT A1 SIZE

Proposed Floor Plans



FLOOR AREA
 FLOOR AREA OF DWELLING 98.52 SQ M (1024.93 SQ FT)
 EXCLUDING EXTERNAL WALLS
 FLOOR AREA OF GARAGE 20.30 SQ M (218.59 SQ FT)
 INCLUDING EXTERNAL WALLS

SCALE 1/50 WHEN PLOTTED AT A3 SIZE
 SCALE 1/100 WHEN PLOTTED AT A4 SIZE

Client MR RON NEVILL		
Project PROPOSED FARM WORKER'S DWELLING, AUCKLAND FARM, CHITENE ROAD, COXFORD, WARMINGSTER, WILTSHIRE, BA12 0LZ		
Project No DESIGN DRAWING DWELLING PLANS		
Drawn AS (NEVILL)	Date AUG 2018	Drawn by TWS
Prepared by Tim Weeding Building Design Services		
Scale 1/50	Scale 1/100	Date 2018-36
Project No 2018-36		Drawn No 02

Proposed South and West Elevations



WEST (FRONT) ELEVATION

DWELLING EXTERNAL MATERIALS

DETAILS OF BUILDING MATERIALS TO BE USED FOR THE PROPOSED DWELLING SHALL BE AS FOLLOWS:

THE EXTERNAL WALLS OF THE PROPOSED DWELLING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS 2006 AND THE REQUIREMENTS OF THE BUILDING REGULATIONS 2006 AS AMENDED.

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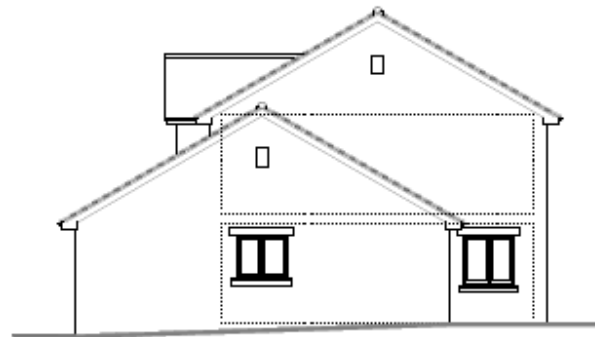
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SOUTH (SIDE) ELEVATION

SCALE 1/50 WHEN PLOTTED AT A3 SIZE
SCALE 1/100 WHEN PLOTTED AT A4 SIZE

Client		
MR RON NEVILL		
Project		
PROPOSED FARM WORKER'S DWELLING, AUCKLAND FARM, CHITTERNE ROAD, CODFORD, WARMINSTER, WILTSHIRE, BA12 0LZ		
Project Ref		
DESIGN DRAWING, ELEVATIONS, SHEET 1.		
Date	By	Drawn By
10/04/2018	RON NEVILL	
Design Services		
Tim Weeding Building Design Services		
Scale	Project No	Sheet No
1/50	2018-36	03
Project No	Sheet No	
2018-36	03	





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Western Area Planning Committee

12 December 2018



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