

# AGENDA SUPPLEMENT (1)

**Meeting:** Northern Area Planning Committee

**Place:** Online Meeting

**Date:** Wednesday 7 October 2020

**Time:** 3.00 pm

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**The Agenda for the above meeting was published on 29 September 2020. 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 - 28)**

DATE OF PUBLICATION: 5 October 2020

Presentation Slides

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# Northern Area Planning Committee

7<sup>th</sup> October 2020

**7a) 20/01057/FUL - Land north-west of Silver Street and south of Fynamore Gardens, Calne**

Proposed medical centre with integral pharmacy, with associated development including means of access, access road, diagnostics/ambulance bay, car and cycle parking, bin storage area, and hard and soft landscaping.

**Recommendation: Delegate to Officers to negotiate a suitable design of means of vehicular access and, if such a design can be agreed, that planning permission be GRANTED subject to conditions.**



Site Location Plan



Aerial Photography

# Medical centre, Calne – Silver Street



# Pedestrian and cycle links to town centre



# Existing site



*View across site from Fynamore Gardens*



*View towards site across roundabout, showing trees along boundary*



*View from roundabout South down Silver Street*



*Fynamore Gardens with site in background*

# Existing site

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# Silver Street and existing footway



# New residential development



# Site frontage



## Relationship with Fynamore Gardens

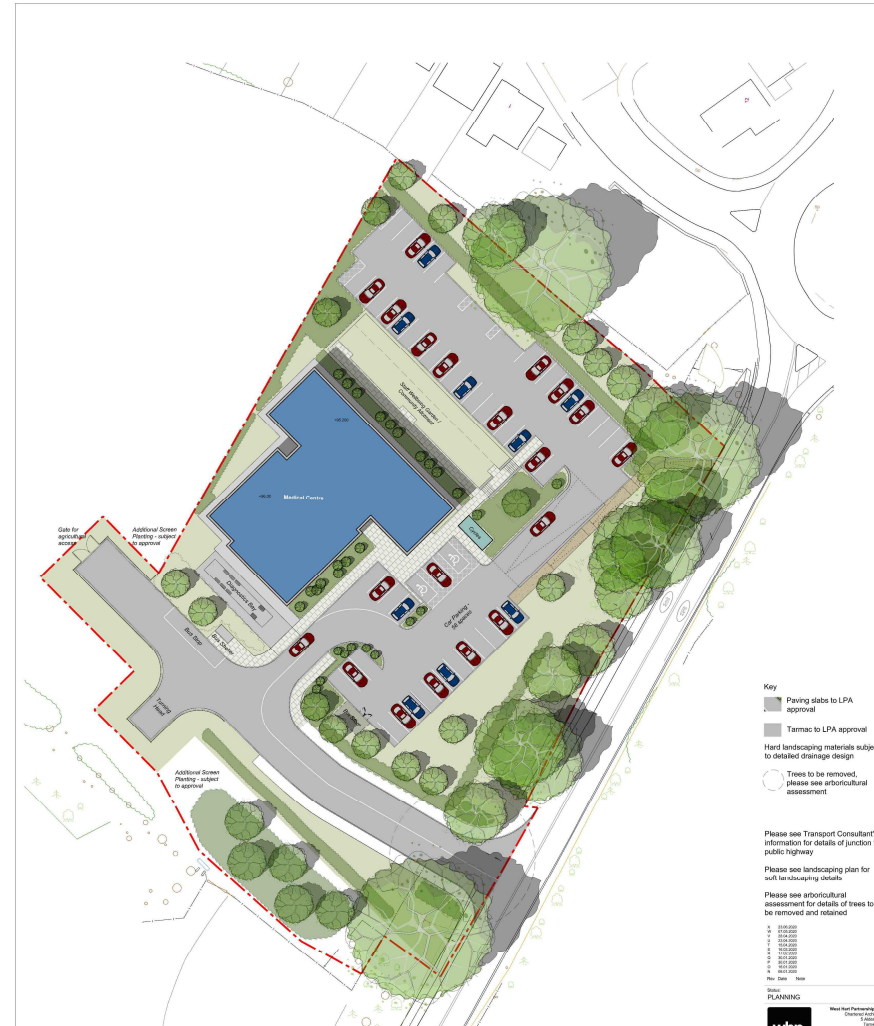


# Relationship with Fynamore Gardens

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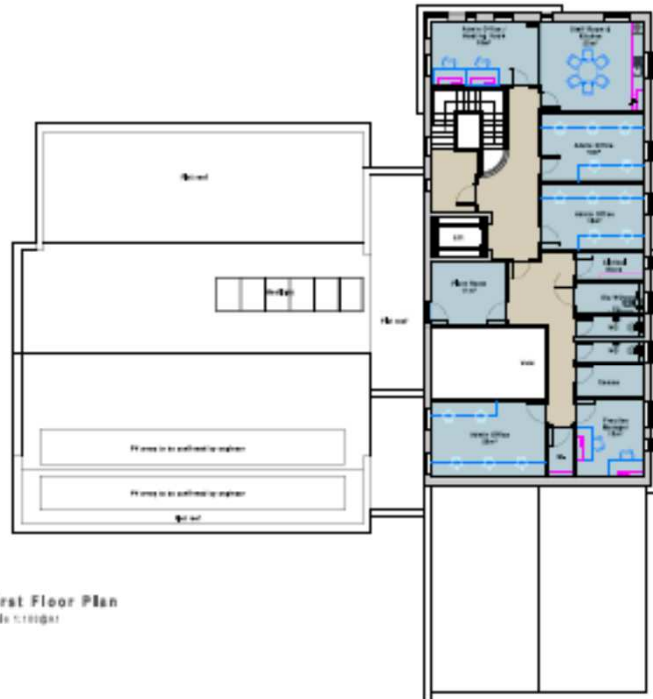


# Site layout



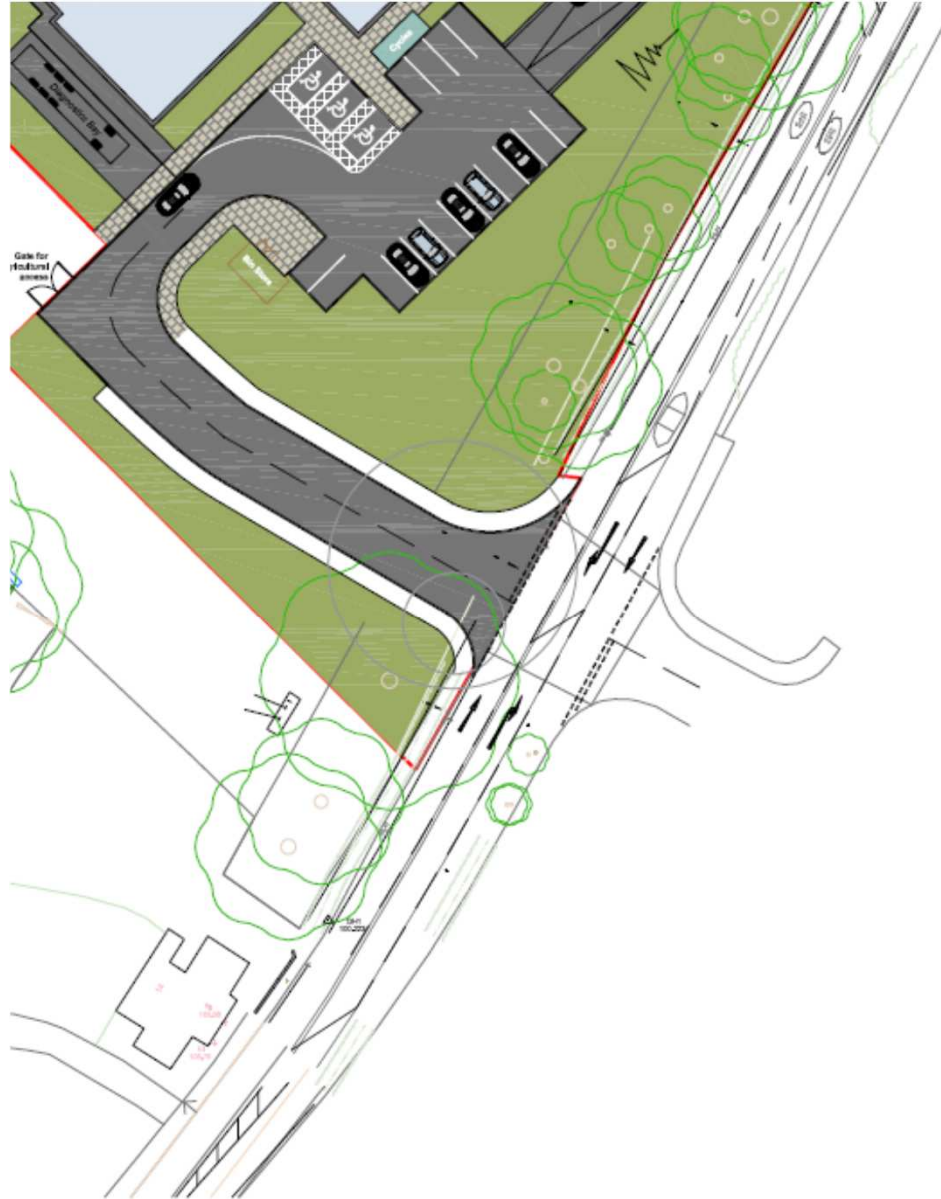


# Floor plans

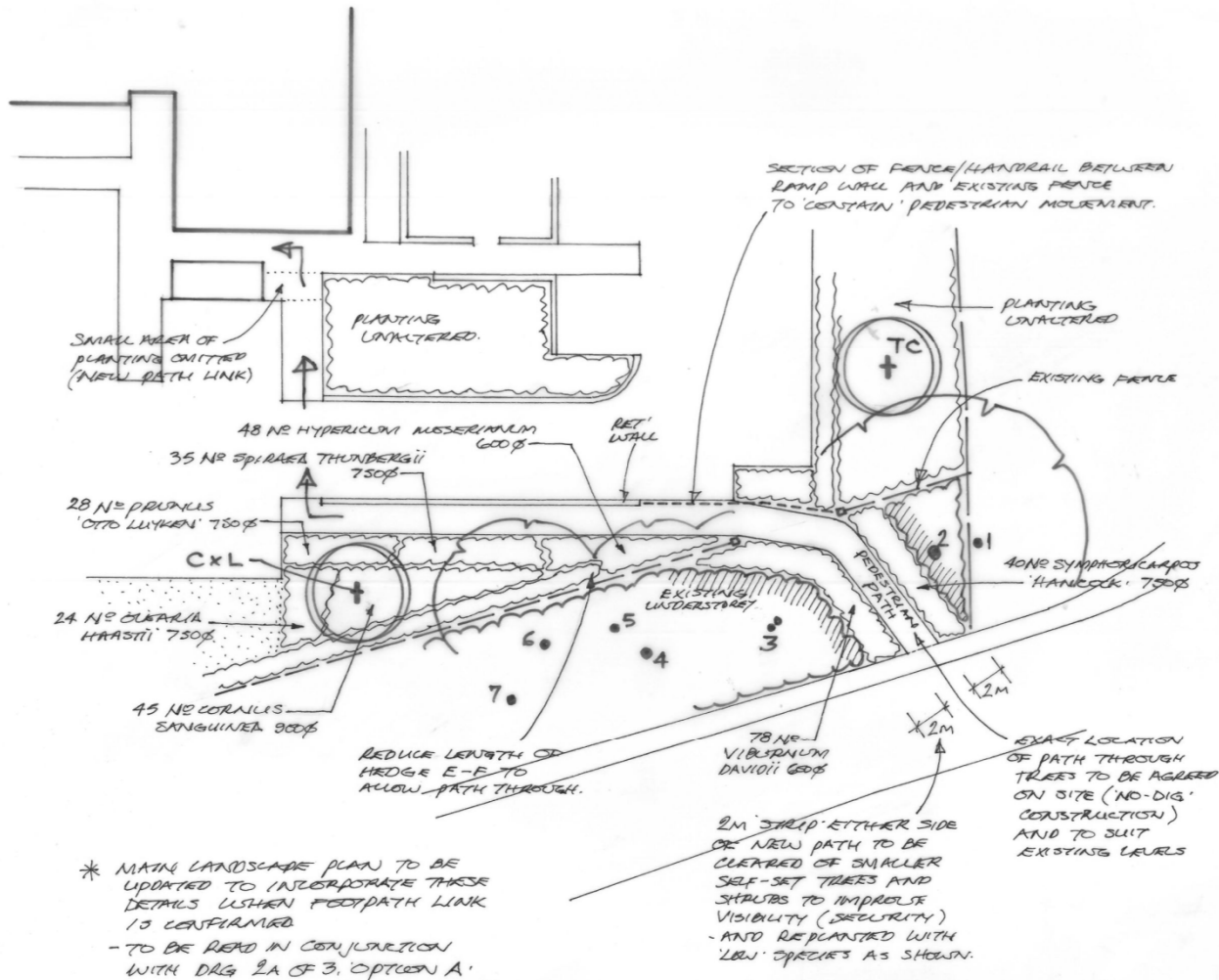




# Vehicular access



# Pedestrian access



NEW MEDICAL CENTRE  
SILVER STREET  
CALNE  
FOR ASSURA

LANDSCAPE PROPOSALS  
(NEW PATH LINK)

1:250. MAR 20. DRG No. 4

MARTIN F. HOLLAND MLI  
LANDSCAPE DESIGN CONSULTANT

WOODSIDE HOUSE MUCKLOW HILL  
HALESOWEN WEST MIDLANDS B62 8BT  
TEL 0121 503 0507 FAX 0121 550 1553

# Landscape plan

## SCHEDULE OF PLANTING

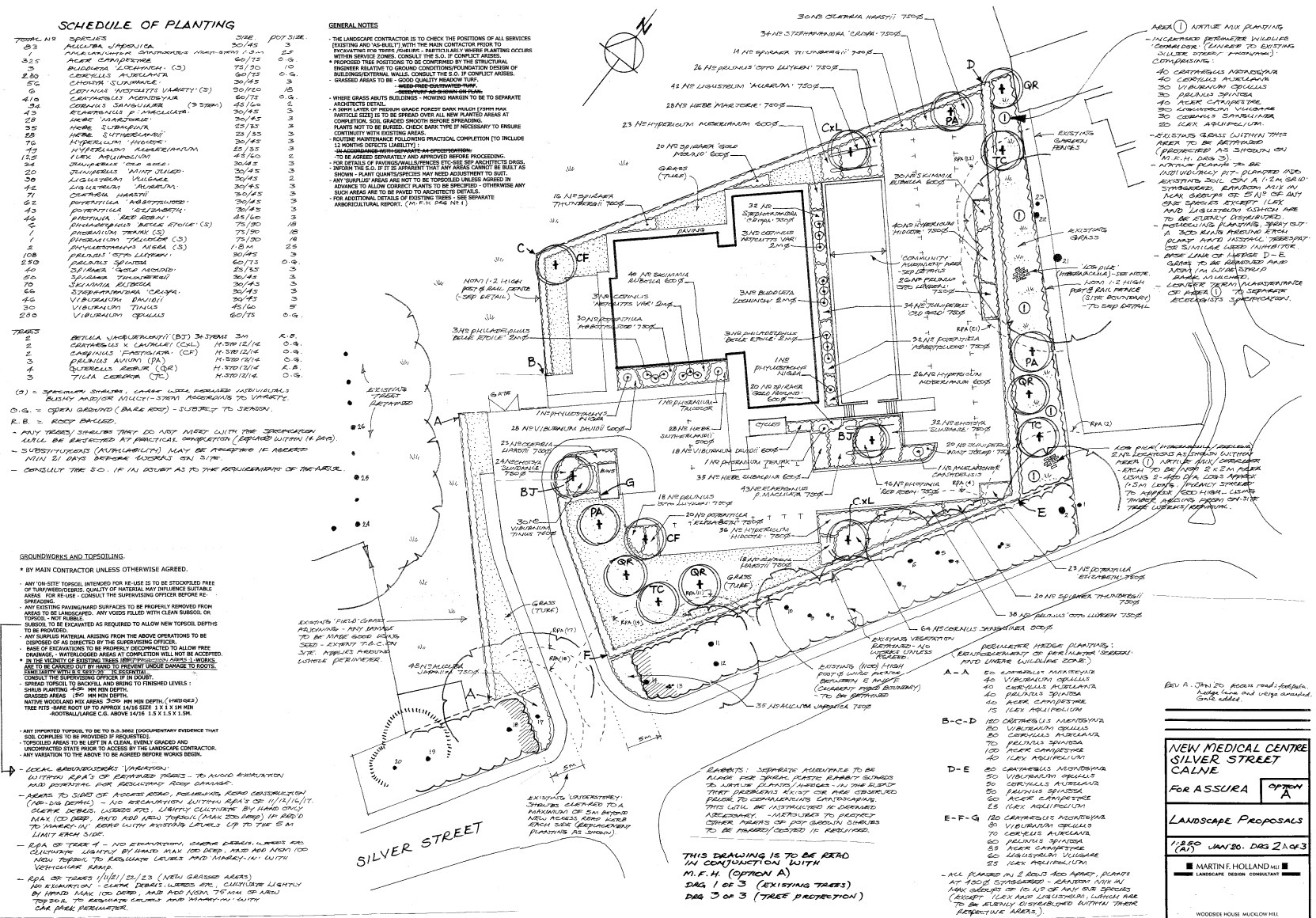
| TRUSS NO. | SPECIES                                 | SIZE  | POT SIZE |
|-----------|---|-------|----------|
| 03        | <i>ACACIA VERNICATA</i>                 | 30/45 | 3        |
| 04        | <i>ALOUANNAVA CHAMPAGNEA</i> (H.M.P.M.) | 11/14 | 2.5      |
| 05        | <i>ACACIA CHAMPAGNEA</i>                | 60/75 | 0.6      |
| 06        | <i>BALANITIS LACINATA</i> (S)           | 75/90 | 0.6      |
| 07        | <i>CECROPIA FULVIFLORA</i>              | 60/75 | 0.6      |
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## GENERAL NOTES

THE LANDSCAPE CONTRACTOR IS TO CHECK THE POSITIONS OF ALL SERVICES (EXISTING AND AS-BUILT) WITH THE MAIN CONTRACTOR PRIOR TO PROCEEDING TO THIS DRAWING. SERVICING WORK PLANTING OCCURS WITHIN SERVICE ZONES. CONSULT THE S.O. IF CONFLICT ARISES.  
 \* PROPOSED TREE POSITIONS TO BE CONFIRMED BY THE STRUCTURAL ENGINEER RELATIVE TO GROUND CONDITIONS/FOUNDATION DESIGN OF BUILDING/EXTERNAL WALLS. CONSULT THE S.O. IF CONFLICT ARISES.  
 - GRASSED AREAS TO BE - GOOD QUALITY HEAVY TURF.  
 - WEEDS - EXCEPTED.

WHERE GRASS ABUTS BUILDINGS - MOVING MARGINS TO BE TO SEPARATE ARCHITECTS DETAIL.  
 \* OPEN AREAS OR PUBLIC GRASSY AREAS SHALL BE PLANTED WITH PERENNIALS TO BE SPREAD OVER ALL OPEN PLANTED AREAS AT COMPLETION. SOIL GRADED SMOOTH BEFORE SPREADING.  
 PLANTS NOT TO BE CHECKED. CHECK MARK THE IF NECESSARY TO ENSURE CONTINUITY WITH EXISTING AREAS.  
 \* MAINTENANCE PLAN FOR PRACTICAL CONNECTION TO INCLUDE 12 MONTHS DEFECTS LIABILITY.  
 - NO DETAILS OF IRONING/WALLS/SERVICES ETC SEE EP ARCHITECTS DESIGNS.  
 TO BE AGREED SEPARATELY AND APPROVED BEFORE PROCEEDING.  
 - NO DETAILS OF IRONING/WALLS/SERVICES ETC SEE EP ARCHITECTS DESIGNS.  
 \* INFORM THE S.O. IF IT IS APPARENT THAT ANY AREAS CANNOT BE BUILT AS SHOWN. PLANT QUANTITIES MAY NEED ADJUSTMENT TO SUIT.  
 ANY SURPLUS AREAS ARE NOT TO BE TOPSOILED UNLESS AGREED IN ADVANCE TO ALLOW CORRECT PLANTS TO BE SPECIFIED. OTHERWISE ANY SUCH AREAS ARE TO BE MOVED TO ARCHITECTS DETAIL.  
 FOR ADDITIONAL DETAILS OF EXISTING TREES, SEE SEPARATE ARBORETOLOGICAL REPORT. (M.F.H. PAGE 11)

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**NEW MEDICAL CENTRE  
SILVER STREET  
CALNE**

**For ASSURE OPTION A**

**LANDSCAPE PROPOSALS**

**(1/20) JAN 20, DAG 2 of 3**

**MARTINE HOLLAND**

LANDSCAPE DESIGN CONSULTANT

WOODSIDE HOUSE, MUCKLOW HILL,  
HALSTON, WEST WILSHIRE, RG16 8ET  
TEL: 01493 567000 FAX: 01493 567110

# Cross-sections



**Proposed Site Section A-A with distances to neighbouring properties**

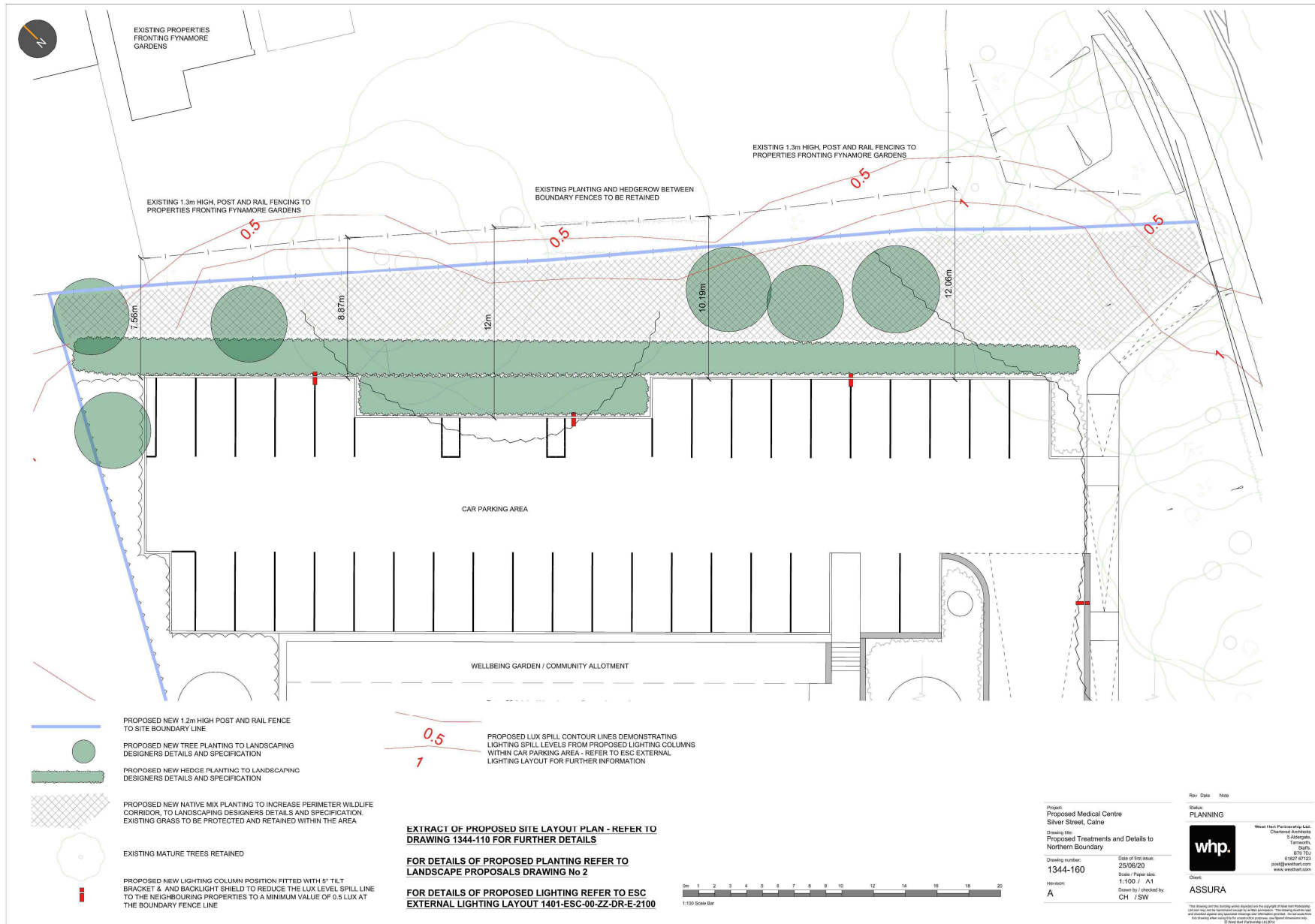
1:500@A1



**Proposed Site Section B-B with distances to neighbouring properties**

1:500@A1

# Boundary treatment with Fynamore Gardens



## Relationship with Fynamore Gardens



## Relationship with Fynamore Gardens

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**7b) 19/06559/OUT - Golden Lands, 11 Beversbrook Lane, Calne, SN11 9EX**

Outline application for the layout and redevelopment of residential site including the demolition of existing structures and erection of up to 3no. dwellings including means of access, with all other matters reserved

**Recommendation: That planning permission be GRANTED subject to conditions**



Site Location Plan



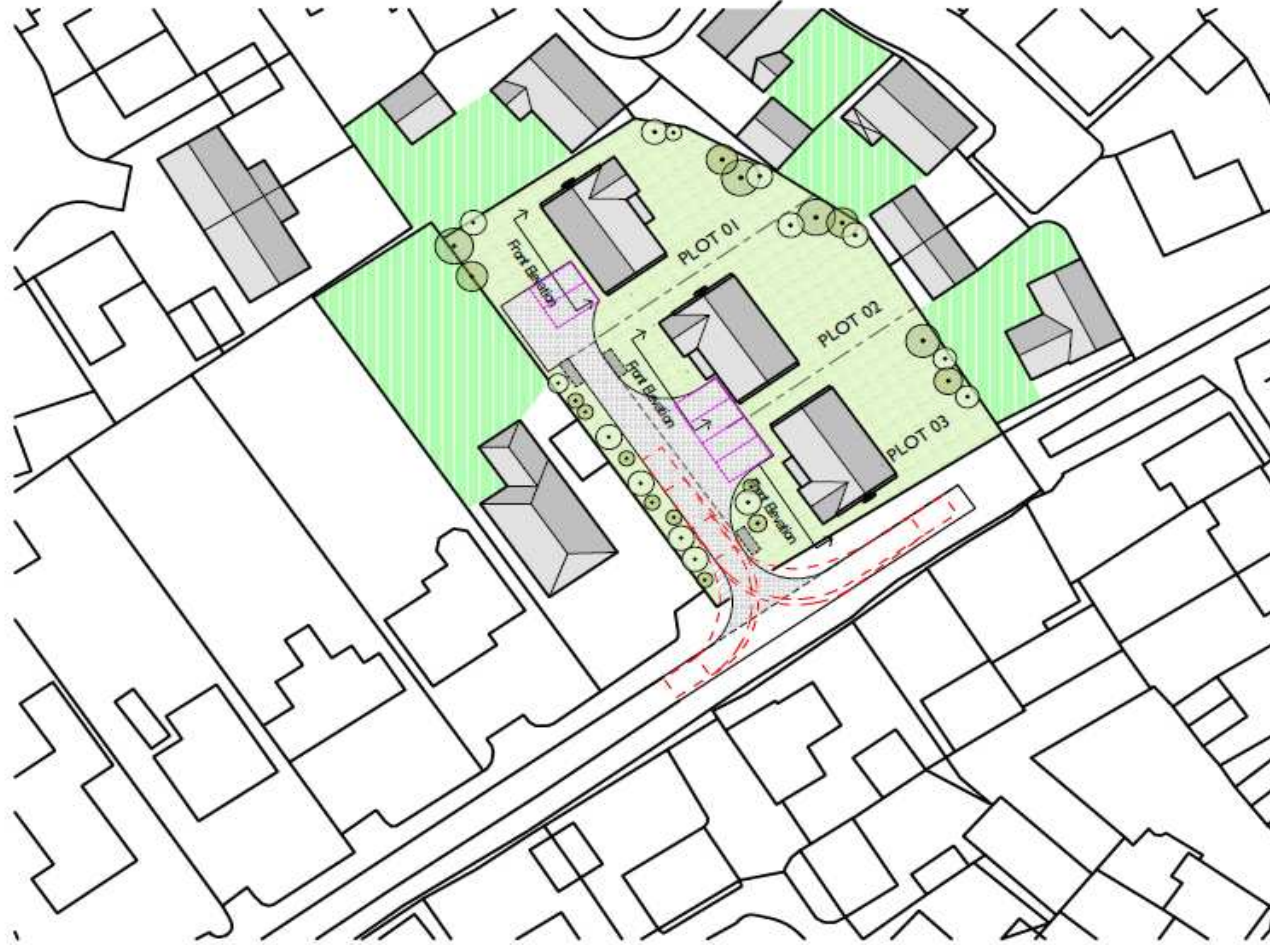
Aerial Photography







# INDICATIVE SITE LAYOUT – FOR ILLUSTRATIVE PURPOSES ONLY




-  BIN STORE
-  PERMEABLE DRIVEWAY SURFACE
-  PLOT BOUNDARY
-  PARKING SPACE
-  TURNING HEAD FOR REFUSE VEHICLE
-  PARKING SPACE
-  AREA OF PLANTING
-  NEIGHBOURING PRIVATE AMENITY SPACE


Existing building footprint = 317.3m<sup>2</sup>

Proposed dwellings total footprint = approx 264m<sup>2</sup>


SCALE 1:500




SCALE 1:500



SCALE 1:500



SCALE 1:500



**LD**  
**PC**

Land Development &  
Planning Consultants Ltd

All drawings to be sealed on the drawing by the project manager only. Not to be used for construction purposes unless the drawing is published under the control of the project manager. The drawing is the property of the project manager and shall remain the property of the project manager. It is not to be used for any other purpose without the written consent of the project manager.

The Studio,  
117 Broadmead,  
Gotham,  
S10 1AF

DATE  
February, 2020

DESCRIPTION  
PROPOSED SITE PLAN  
SCALE  
1:500 @A3

PROJECT NO.  
BDC1193  
PROJECT  
11 Broadmead Lane,  
Gotham, Wetherby, S10 1AF

REVISION

03

25  
A

# Northern Area Planning Committee

7<sup>th</sup> October 2020