

AGENDA SUPPLEMENT (1)

Meeting: Northern Area Planning Committee

Place: Online Meeting

Date: Wednesday 7 October 2020

Time: 3.00 pm

The Agenda for the above meeting was published on 29 September 2020. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Ellen Ghey, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718259 or email ellen.ghey@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

Part I (Pages 3 - 30)

7a **20/01057/FUL - Calne Medical Centre (Pages 31 - 32)**

DATE OF PUBLICATION: 7 October 2020

a) Revised Presentation Slides

b) Late Observation to the Wording of
the Recommendation for Application
20/01057/FUL

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Northern Area Planning Committee

7th 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 Head of Development Management to GRANT planning permission and the prior negotiation and agreement of a suitable design of means of vehicular access.



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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Relationship with Fynamore Gardens



Site layout



Elevations

Proposed Elevation 1
1:100

Proposed Elevation 2
1:100

Proposed Elevation 3
1:100

Proposed Elevation 4
1:100

MATERIALS KEY

- Concrete stone or similar to planting approval
- Buff brick with glazing approval
- Timber effect cladding to planting approval
- Timber effect louvers to planting approval
- Dark grey PVCU doors to exterior
- Dark grey PVCU windows to exterior
- Dark grey metal roof panels

Key

ASSURA

Project: Proposed Medical Centre, Silver Street, Cane
Drawing No: Proposed Elevations

Drawing number: 1344-310
Scale: 1:100 (A3)
Revision: C

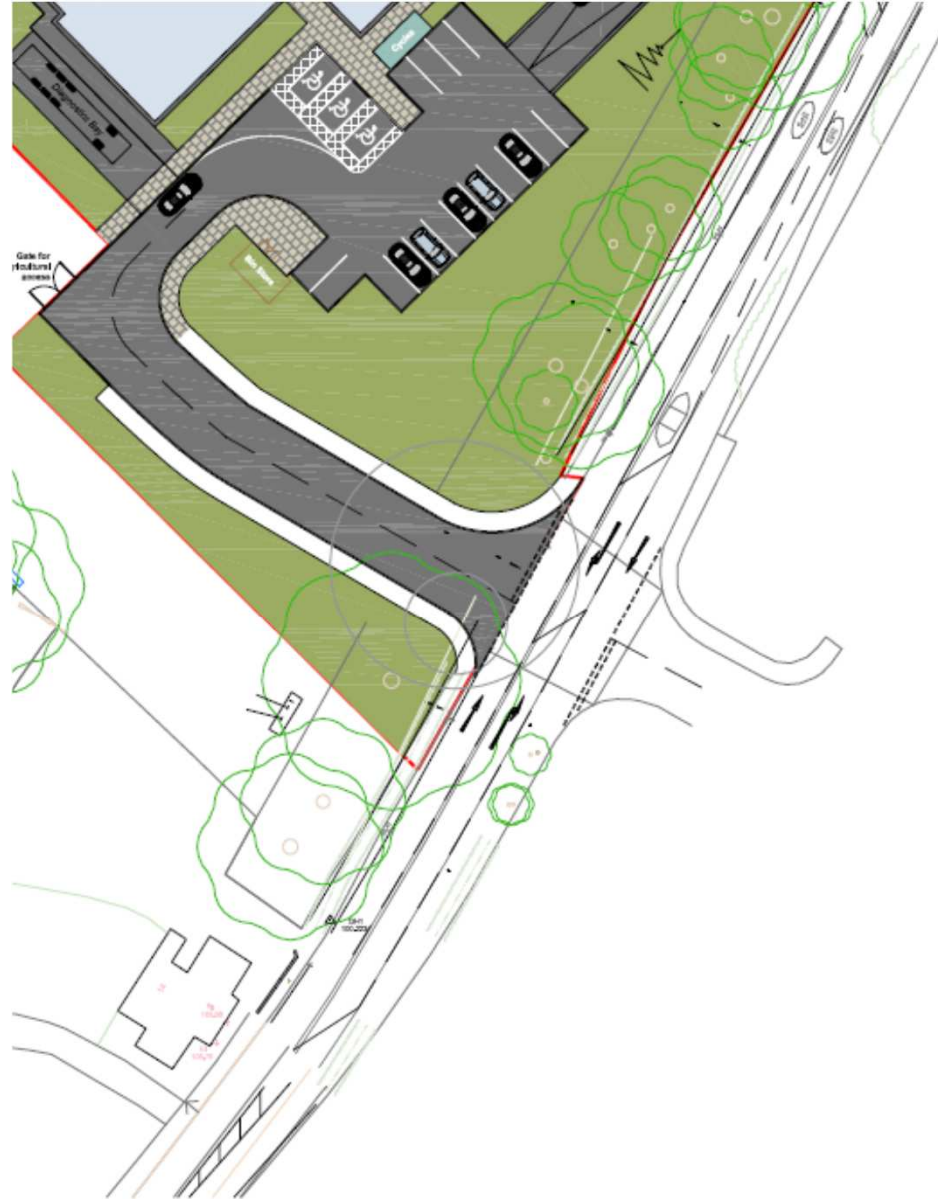
Date of Revision: Sept 2018
Issue / Revision: 1:100 (A3)
Drawn / Checked by: JH / JSM

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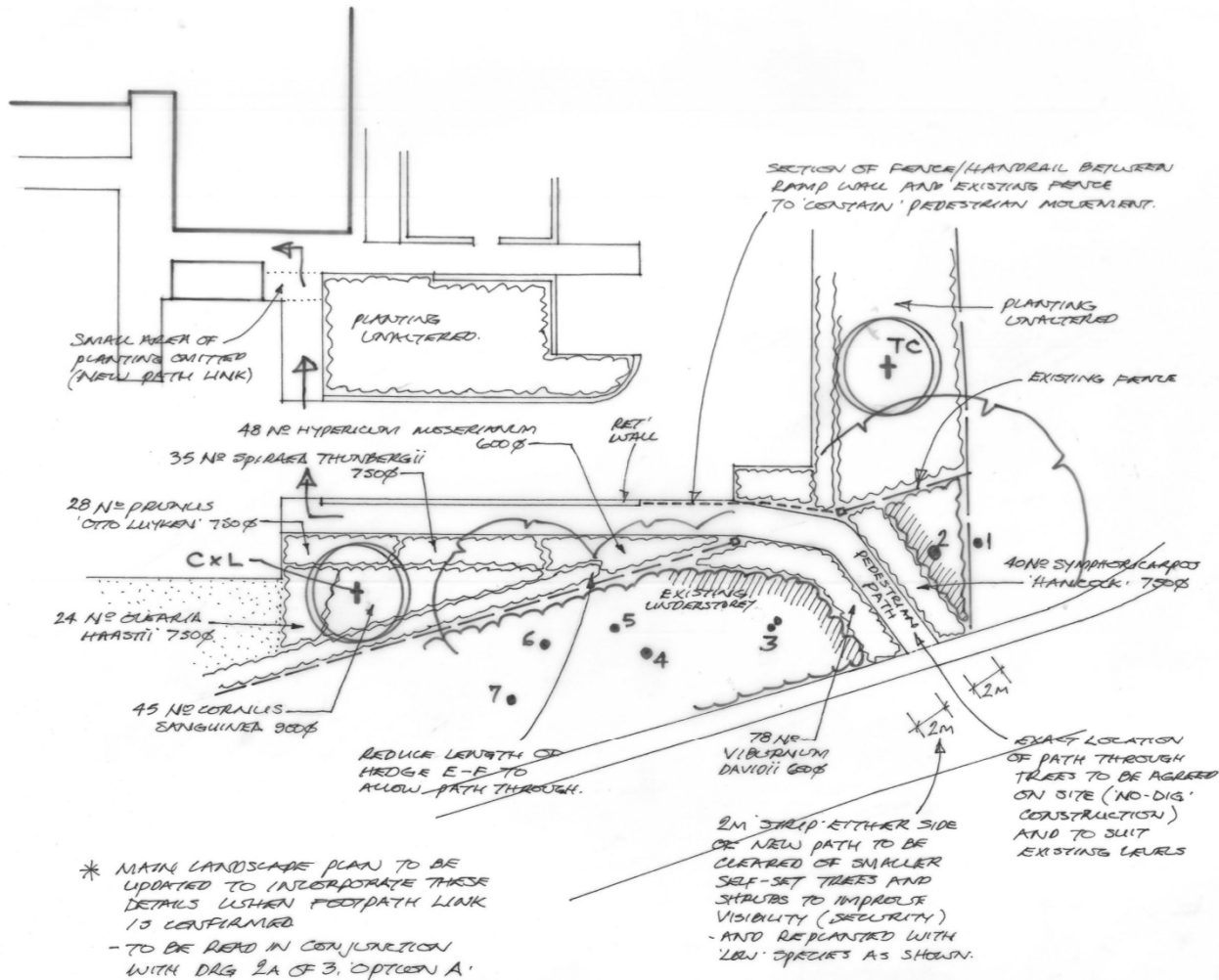
Floor plans



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

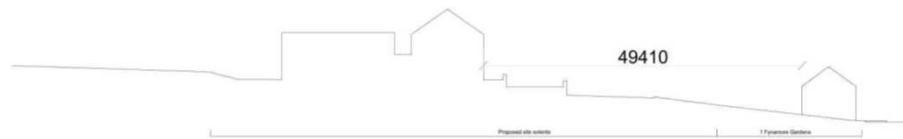
WOODSIDE HOUSE MUCKLOW HILL
HALESOWEN WEST MIDLANDS B62 8BT
TEL 0121 503 0507 FAX 0121 550 1553

Cross-sections



Proposed Site Section A-A with distances to neighbouring properties

1:500@A1

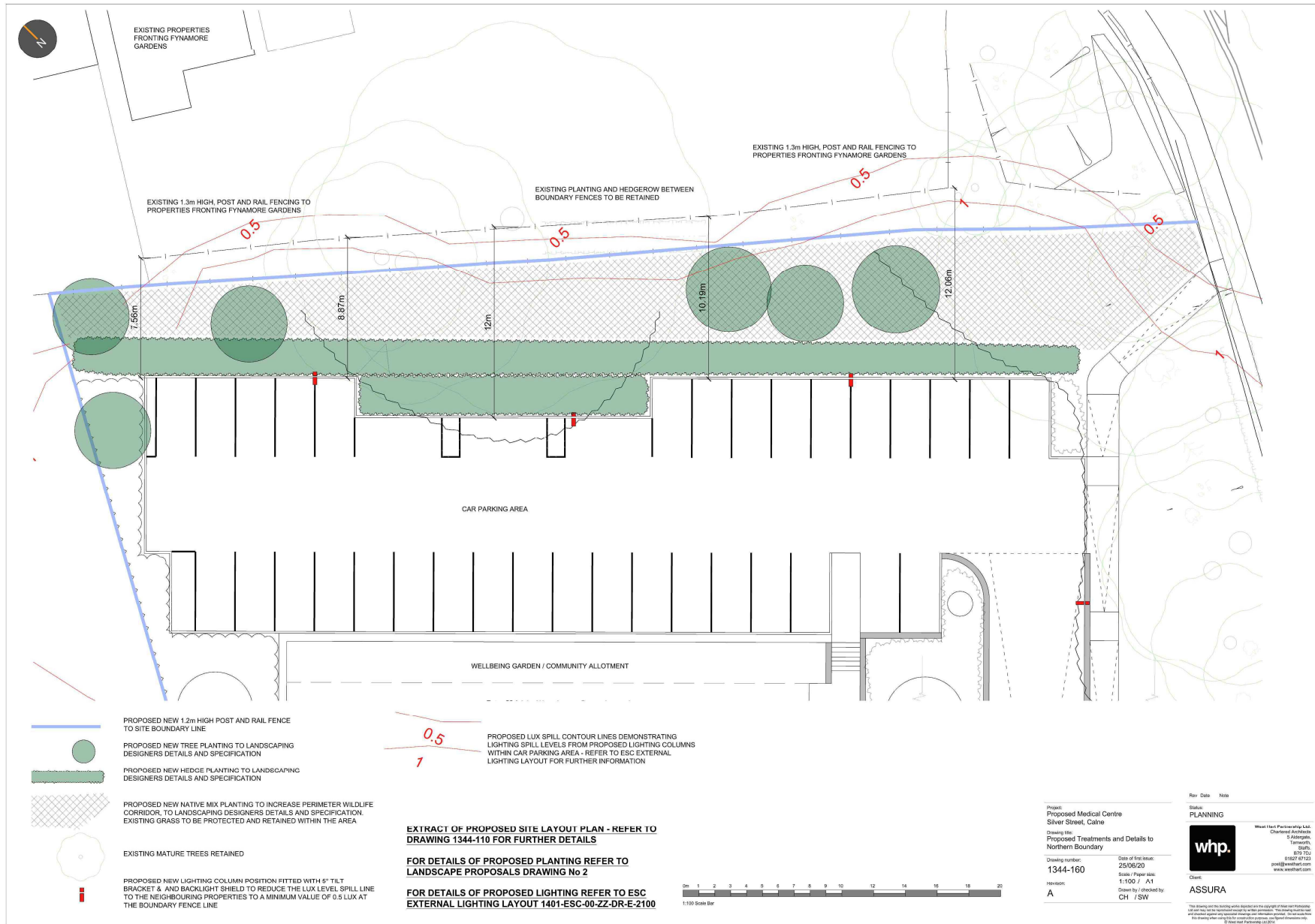


Proposed Site Section B-B with distances to neighbouring properties

1:500@A1

Boundary treatment with Fynamore Gardens

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Relationship with Fynamore Gardens



Relationship with Fynamore Gardens

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Relationship with Fynamore Gardens



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

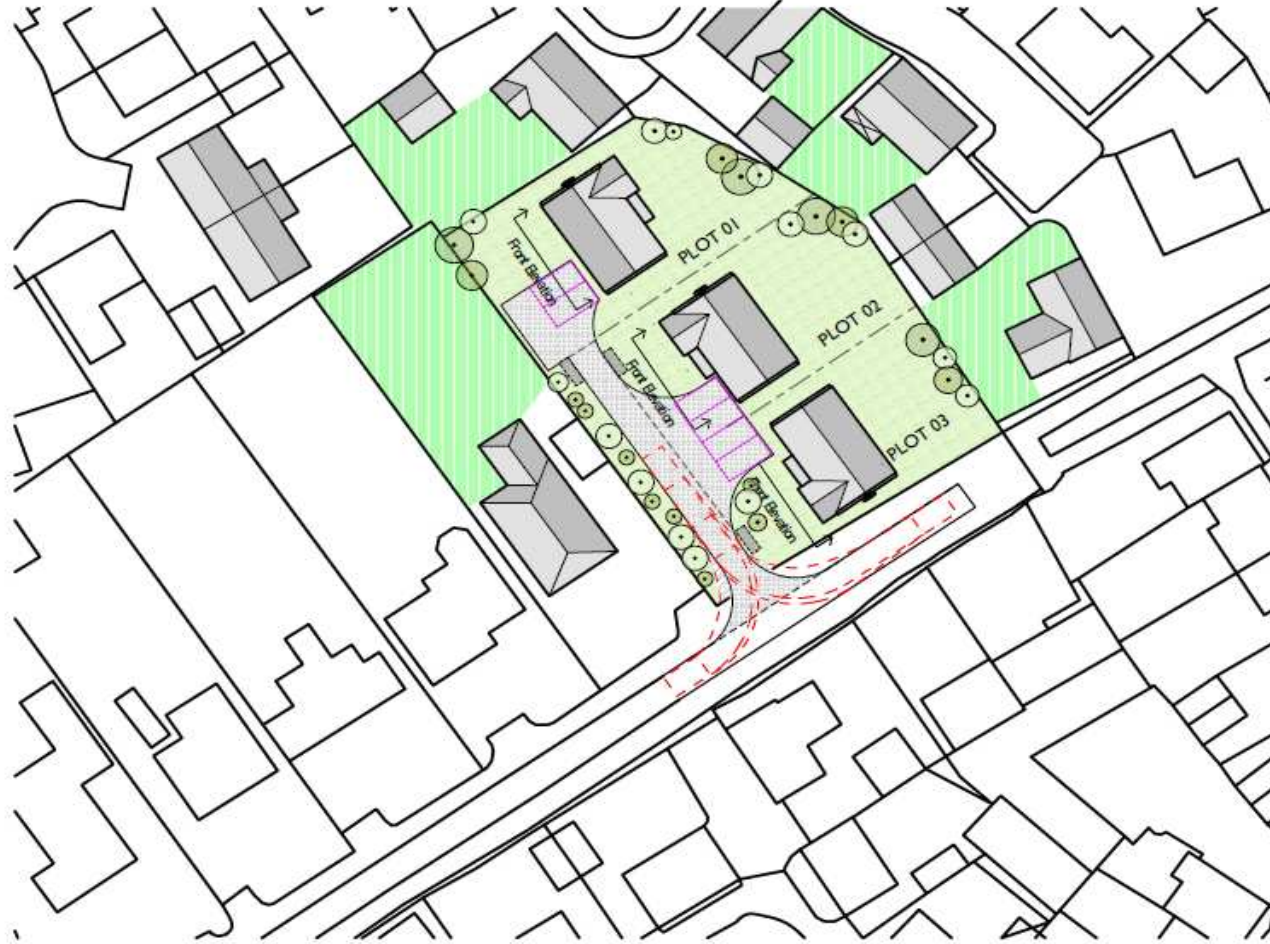


Aerial Photography





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 = 317.3m²

Proposed dwellings total footprint = approx 264m²


SCALE 1:500




SCALE 1:1000



SCALE 1:2000



SCALE 1:5000



03

27

A

REVISION

DATE: February, 2020

DESCRIPTION: PROPOSED SITE PLAN

PROJECT NO: BDC1193

PROJECT: 11 Berwick Road, Coler, Wetherby, WTH1 1EX

DATE: February, 2020

DESCRIPTION: PROPOSED SITE PLAN

PROJECT NO: BDC1193

PROJECT: 11 Berwick Road, Coler, Wetherby, WTH1 1EX

SCALE: 1:500 @A3

The Studio,
012 Broadfarms,
Gordale,
WTH1 1XP

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Northern Area Planning Committee

7th October 2020

NORTHERN AREA PLANNING COMMITTEE 07/10/20

LATE OBSERVATIONS

7a) MEDICAL CENTRE, CALNE

Following advice from the Council's Solicitor, the wording of the recommendation should be changed to the following:

RECOMMENDATION: That the Northern Area Planning Committee:

Delegate to the Head of Development Management to GRANT planning permission subject to the conditions listed below and the prior negotiation and agreement with the applicant of a suitable design of means of vehicular access to the development from Silver Street within six months of the date of this Committee resolution;

Or in the event that a suitable design of means of vehicular access to the development from Silver Street cannot be agreed with the applicant within six months of the date of this Committee resolution then to REFUSE planning permission for the following reason:

1. The proposed development is not provided with a safe or suitable access and will result in substandard visibility and conflicting traffic movements. As such, the development is considered to fail the requirements of policy CP61 to the Wiltshire Core Strategy as well as Policy GA2 to the Calne Community neighbourhood Plan

CONDITIONS: As set out within the agenda.

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