

AGENDA SUPPLEMENT (1)

Meeting: Strategic Planning Committee

Place: Online

Date: Wednesday 21 April 2021

Time: 10.30 am

The Agenda for the above meeting was published on 13 April 2021. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Kieran Elliott, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718504 or email kieran.elliott@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 **20/10627/FUL: The Paddock, Hook, Lydiard Tregoze, Wiltshire, SN4 8EA**
(Pages 3 - 16)

A presentation for the meeting is attached.

DATE OF PUBLICATION: 20 April 2021

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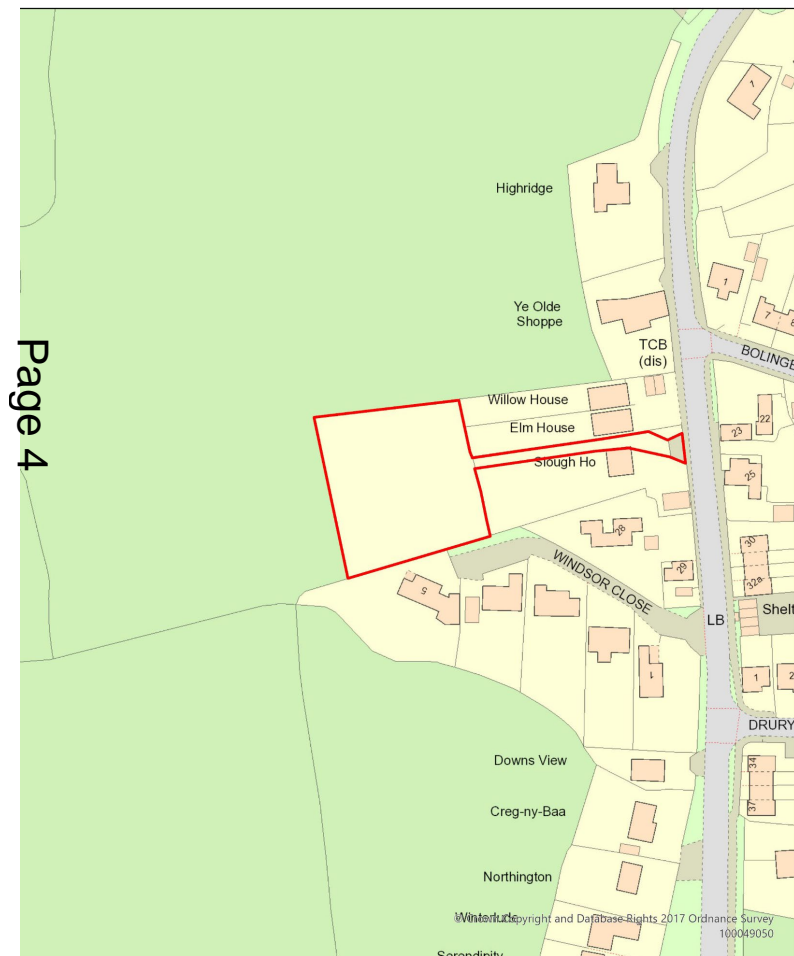
Strategic Planning Committee

21 April 2021

6) 20/10267/FUL The Paddock, Hook, SN4 8EA

Change of use of land to a gypsy and traveller residential caravan site consisting of 4 pitches, each containing 1 mobile home, 1 touring caravan, 1 semi-detached utility building, car parking, access and children's play area

Recommendation: Approve with Conditions



Site Location Plan



Aerial Photography







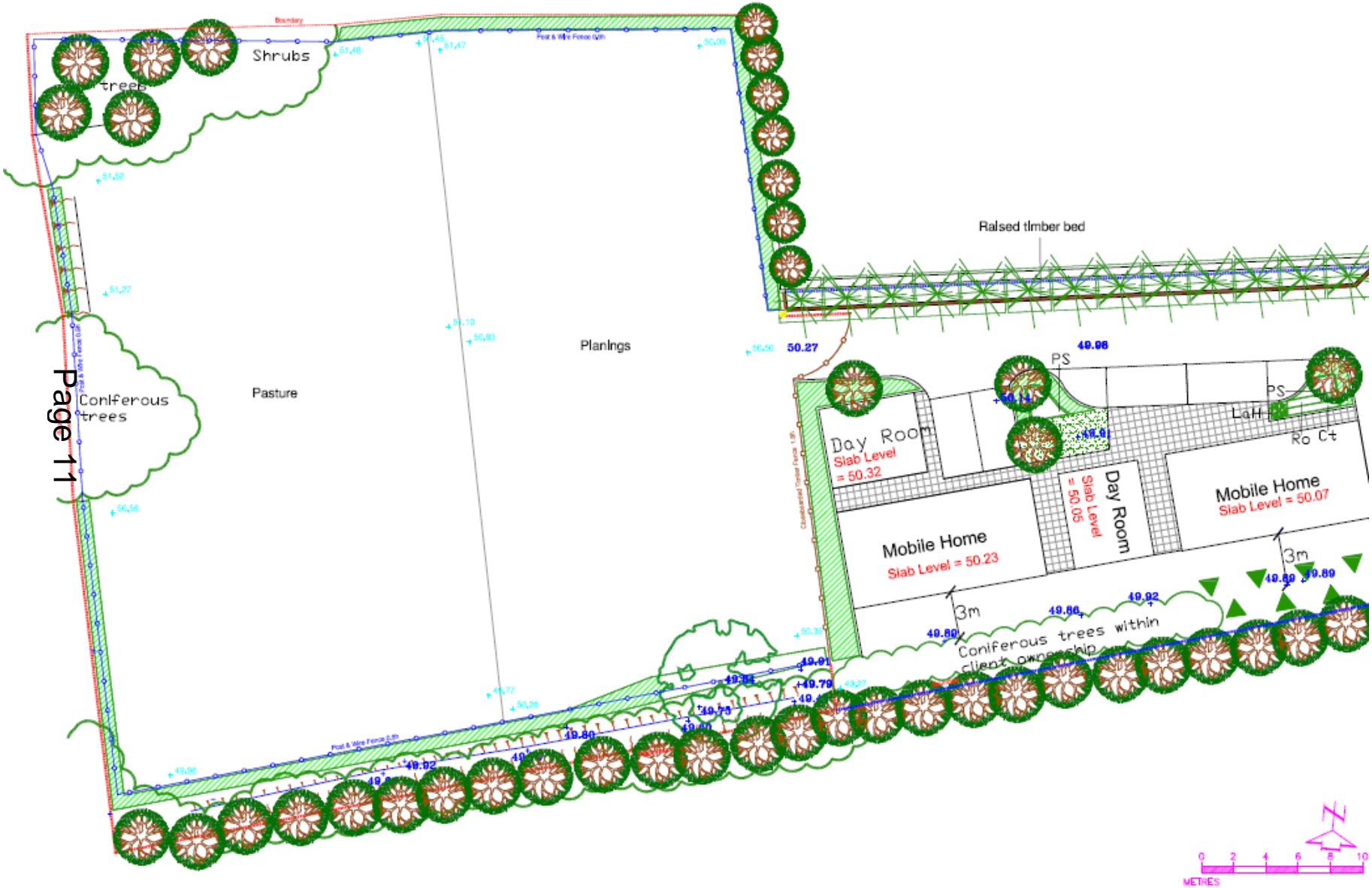
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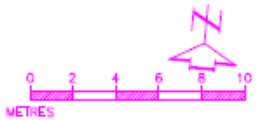




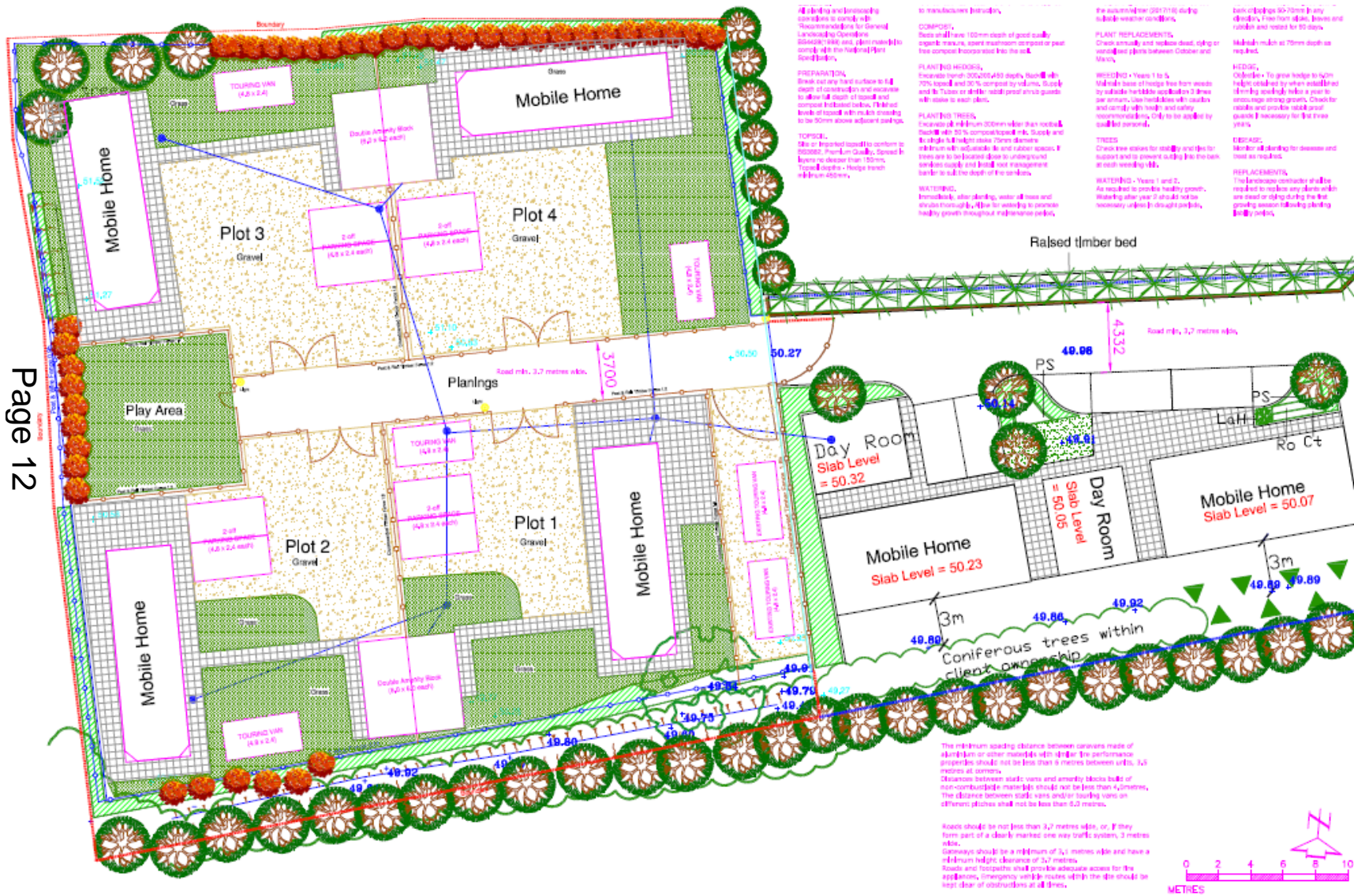
Existing block plan



Page 11



Proposed block plan



Page 12

ALL BUILDING AND LANDSCAPING shall be in accordance with the recommendations for General Landscaping Operations (GLS) and shall be in compliance with the National Fire Standards.

PREPARATION: Break out any hard surface to full depth of construction and excavate to allow full depth of gravel and concrete for the footings. Minimum levels of road with 100mm bedding to be 50mm above adjacent kerb.

TOPSOIL: Site or imported topsoil to conform to 200002 - Premium Quality. Spread to be no deeper than 150mm. Topsoil depth - Hedge rows within 100m.

COMPOST: Beds shall have 100mm depth of good quality organic material, cover maximum of 100mm per bed. Compost to be spread into the soil.

PLANTING MIXTURES: Excavate trench 300mm x 450mm depth, backfill with 70% compost and 30% compost by volume. Compost and the trees or shrubs to be planted must be watered to water plants.

PLANTING TREES: Excavate all 100mm x 300mm or larger than roots. Backfill with 50% compost and 50% soil. Use 100mm x 100mm x 100mm mesh rubber mesh and rubber mesh to support and to prevent soil from the back at each watering.

IRRIGATION: Irrigation, after planting, water all trees and shrubs thoroughly. Allow to settle to prevent healthy growth throughout maintenance periods.

PLANT REPLACEMENTS: Check annually and replace dead, dying or unwanted plants between October and March.

WATERING - Years 1 to 5: Mobile beds of hedge free from weeds by outside fortnightly application of three per cent urea. Use herbicides with caution and control with hedge and cutting. Watering to be applied by hand or automatic.

TREES: Check tree status for dead or dying trees for support and to prevent soil from the back at each watering.

WATERING - Years 1 and 2: As required to provide healthy growth. Watering after year 2 should not be necessary unless drought periods.

EDGE: Monitor all planting for disease and root rot.

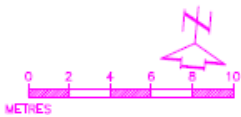
REPLACEMENTS: The landscape contractor shall be required to make any alterations or dead or dying during the first growing season following planting.

EDGE: Monitor all planting for disease and root rot.

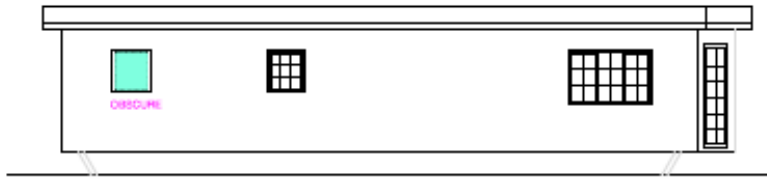
REPLACEMENTS: The landscape contractor shall be required to make any alterations or dead or dying during the first growing season following planting.

The minimum loading distance between caravans made of aluminium or other materials with similar performance properties should not be less than 6 metres between units, 3.5 metres at corners.
Distance between dead vans and amenity blocks built or non-combustible materials should not be less than 4.0 metres. The distance between dead vans and/or touring vans on different pitches shall not be less than 6.0 metres.

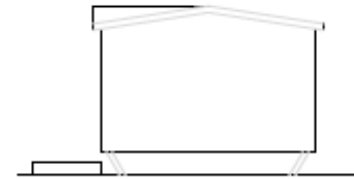
Roads should be not less than 3.2 metres wide, or, if they form part of a clearly marked one way traffic system, 3 metres wide.
Caravans should be a minimum of 3.4 metres wide and have a minimum height clearance of 3.7 metres.
Roads and footpaths shall provide adequate access for the applications, emergency vehicle routes with the 4m should be kept clear of obstructions at all times.



Proposed elevations



PROPOSED REAR ELEVATION

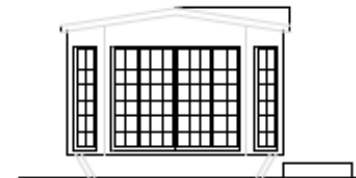


PROPOSED SIDE ELEVATION



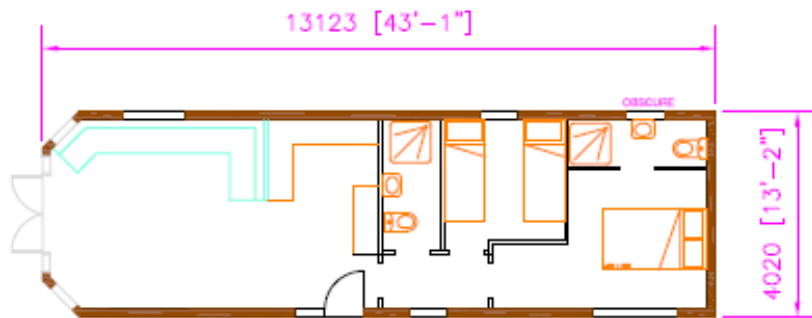
PROPOSED FRONT ELEVATION

OPAQUE

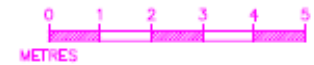


PROPOSED SIDE ELEVATION

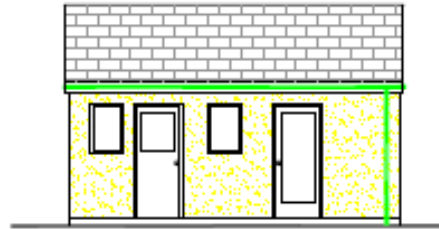
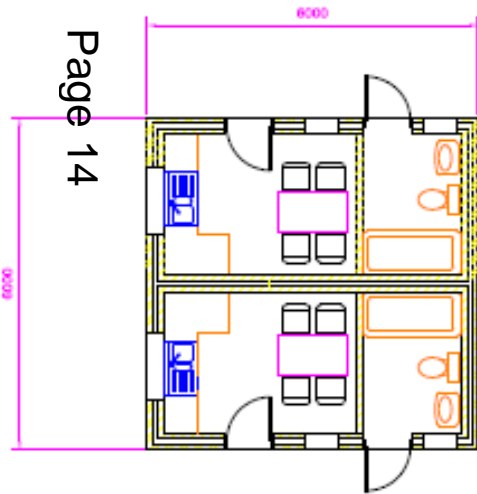
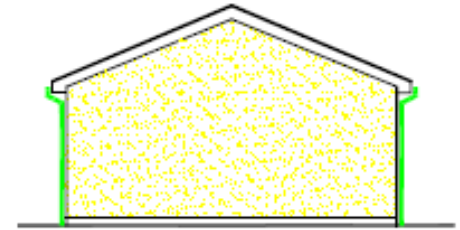
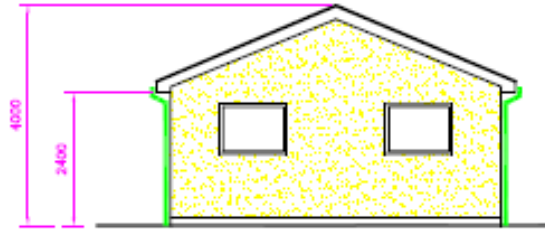
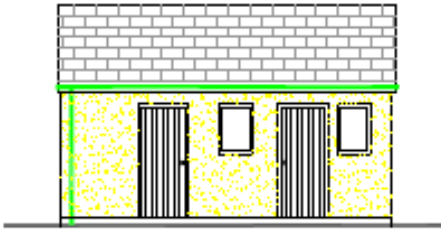
Page 13



PROPOSED FLOOR PLAN



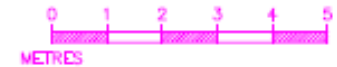
Proposed elevations



WALLS;
CAVITY WALLS CONSISTING OF
FAIR FACED BLOCKS INTERNALLY
AND RENDERED BLOCKS
EXTERNALLY.

ROOF;
CEMENT FIBRE SLATES

WINDOWS & DOORS;
UPVC DOUBLE GLAZED WINDOWS,
SOLID TIMBER DOORS.

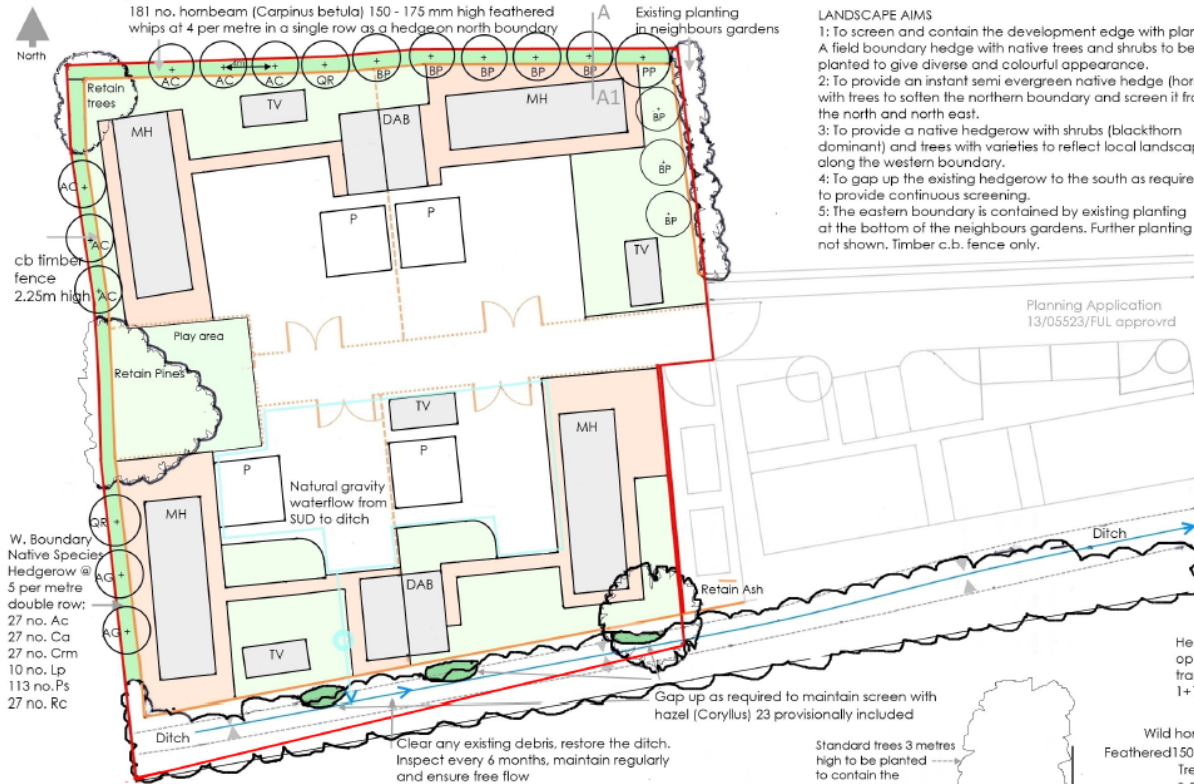


Page 14

PROPOSED FLOOR PLAN

Landscaping plan

Page 15



LANDSCAPE AIMS

- 1: To screen and contain the development edge with planting. A field boundary hedge with native trees and shrubs to be planted to give diverse and colourful appearance.
- 2: To provide an instant semi evergreen native hedge (hornbeam) with trees to soften the northern boundary and screen it from the north and north east.
- 3: To provide a native hedgerow with shrubs (blackthorn dominant) and trees with varieties to reflect local landscape along the western boundary.
- 4: To gap up the existing hedgerow to the south as required to provide continuous screening.
- 5: The eastern boundary is contained by existing planting at the bottom of the neighbours gardens. Further planting is not shown. Timber c.b. fence only.

- KEY**
- Trees to be retained
 - New native trees
 - Hedgerow to be retained
 - New native shrub hedgerow
 - Grass
 - Close boarded timber fence 2.25 metres high
 - Close boarded fence 1.8 metres high
 - Post and rail timber fence 1.2 metres high
 - Gravel
 - Paving slabs
 - Site boundary
 - Existing ditch
 - Water attenuation area SUD Refer to Cole Eastern Dwg 6872/500
 - MH Mobile home
 - DAB Double amenity block
 - TV Touring van
 - P Parking

W. Boundary Native Species Hedgerow @ 5 per metre double row; 27 no. Ac 27 no. Crm 10 no. Lp 113 no. Ps 27 no. Rc

Planning Application 13/05523/FUL approved

Hedging open ground transplants 1+1

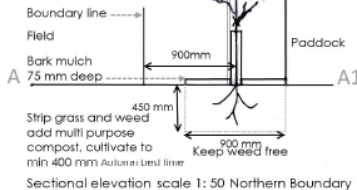
Wild honeysuckle
Feathered 150 - 175 mm Trees 2.5 - 3 m. high

Gap up as required to maintain screen with hazel (Corylus) 23 provisionally included

Clear any existing debris, restore the ditch. Inspect every 6 months, maintain regularly and ensure free flow

Standard trees 3 metres high to be planted to contain the development

150 - 175 m high hornbeam feathered transplant @ 4 per metre run to screen the timber fence



PREPARATION, PLANTING & ESTABLISHMENT

Position the new boundary hedge a little way back approx 900 mm from the boundary line. Strip grass and weed clearing all vegetative growth 450 mm either side of the hedgerow. Add multi-purpose compost and cultivate well to a minimum depth of 400 mm. With the soil free from any deleterious material eg concrete. Planting shall not take place in frosty, snowy or waterlogged conditions. Bare root plants shall be planted between November and March. All plants shall be top quality. They shall be planted to the same depth or very slightly deeper than they were grown. It is recommended the roots are dipped in Rootgrow. Plants shall be upright, firmed in, and wind resistant, with no air pockets around the roots. Dress plants with slow release fertiliser as per manufacturers instructions

Trees shall be planted in a tree pit 600 x 450 mm. compost shall be added to the topsoil backfill and fertiliser added. Stakes to be peeled round pressure treated softwood, pointed, and of minimum diameter 75mm. Free ties shall be nail on type with cushioned spacers eg toms or similar. Hedge protection: Spirals 60 x 38 mm with a 900 mm cane if there is a rabbit problem. Remove after 3 years.

Mulching: lay bark nuggets eg Melcourt or similar to a depth of 75 mm, evenly spread over the full width of the shrub bed, keep cultivated ground weed free. Watering: Water all plants in after planting and before mulching. Maintenance: newly planted areas are to be maintained for 5 years. Any plants that die, become damaged, diseased are to be replaced with similar species. Management: Maintain hedgerows 3-5 metres height to maintain screen and contain development.

PLANT SCHEDULE

Ref	No.	Size
Ac	27	60-80
Ca	50	60-80
Crm	27	60-80
Ps	113	60-80
Rc	27	40-60
Lp	10	2L
Cb	181	175
Ac	6	std
AG	3	std
BP	8	std
PP	1	std
QR	2	std

R2 26.03.2021 S. Boundary revision
Ref Planning Application: 18/11739/FUL
R1 15.7.19: 3 no. Betula p. added to bolter E boundary

Project The Paddocks, Hook
Drawing Soft Landscape Proposals
Dwg ref BW/AM/H/L1x2
Date March 2021
Scale 1:400 @ A4 Plan

B. Wooding CML
Chartered Landscape Architect
T: 01985 213474

Strategic Planning Committee

21 April 2021