

# AGENDA SUPPLEMENT (1)

**Meeting:** Northern Area Planning Committee

**Place:** Council Chamber - Council Offices, Monkton Park, Chippenham, SN15  
1ER

**Date:** Wednesday 2 February 2022

**Time:** 3.00 pm

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**The Agenda for the above meeting was published on 25 January 2022. Additional documents are now available and are attached to this Agenda Supplement.**

Please direct any enquiries on this Agenda to Ben Fielding, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line or email [benjamin.fielding@wiltshire.gov.uk](mailto:benjamin.fielding@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](http://www.wiltshire.gov.uk)

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7 **Planning Applications** *(Pages 3 - 70)*

DATE OF PUBLICATION: 2 FEBRUARY 2022
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# Northern Area Planning Committee

2<sup>nd</sup> February 2022

**7a) PL/2021/05305 - Former Calne Youth Centre, Priestley Grove, Calne, SN11 8EF**

Demolition of former youth centre (D1 Use) including redevelopment to form nine, 2 and 3 bedroom dwellings (C3 Use) and associated works

**Recommendation: Approve with Conditions**



**Site Location Plan**

**Aerial Photography**

# The Youth Club Building



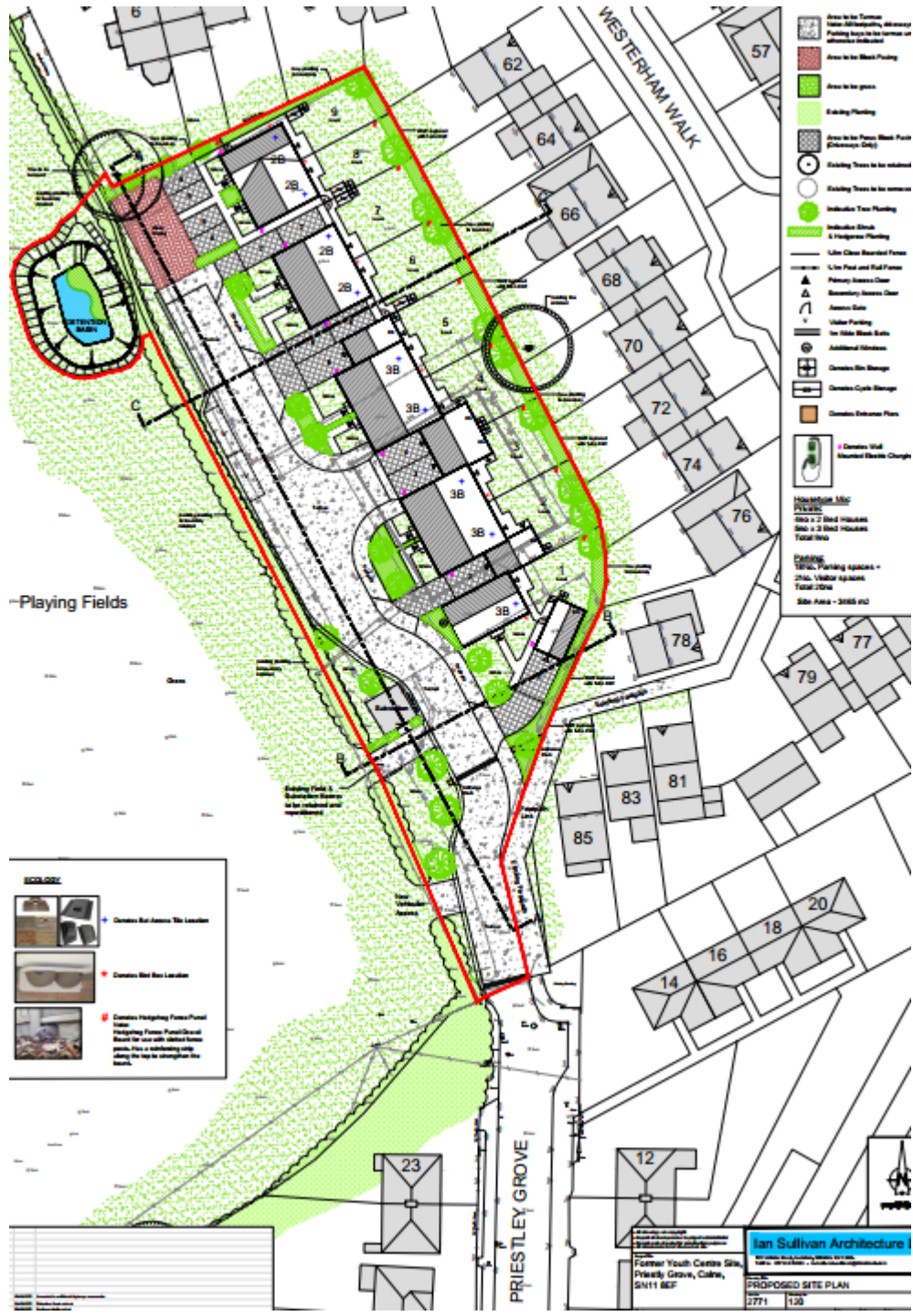
# Hard Surface Court



# View Out over Playing Fields



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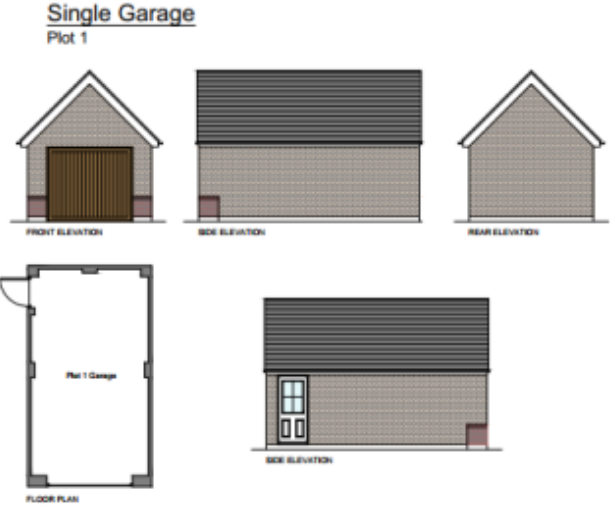




# Plot 1



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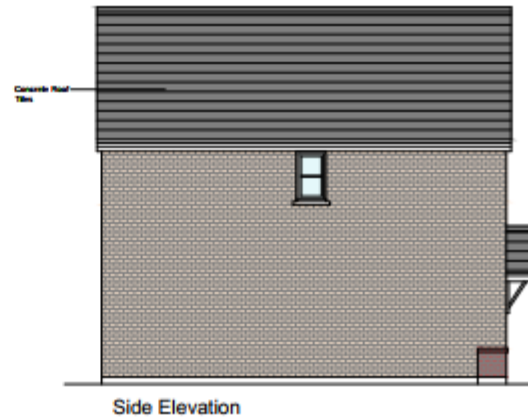
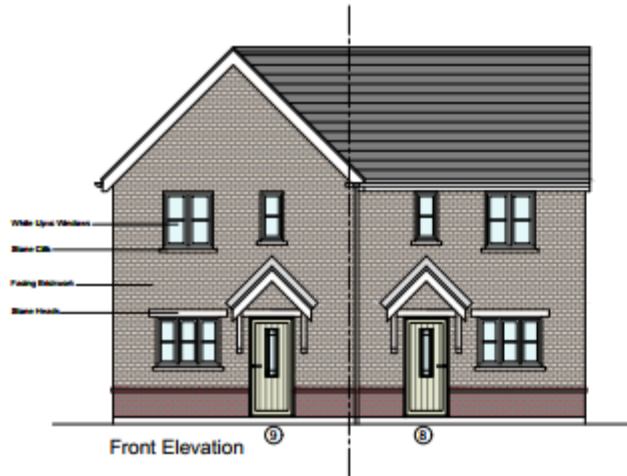
# Plots 4 & 5

Page 10



# Plots 8 & 9

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**7b) PL/2021/04439 - 38 Stone Lane, Lydiard Millicent, Swindon, SN5 3LD**

Change of use of section of agricultural land to residential

**Recommendation: Approve with Conditions**



**Site Location Plan**

**Aerial Photography**

View along boundary facing west



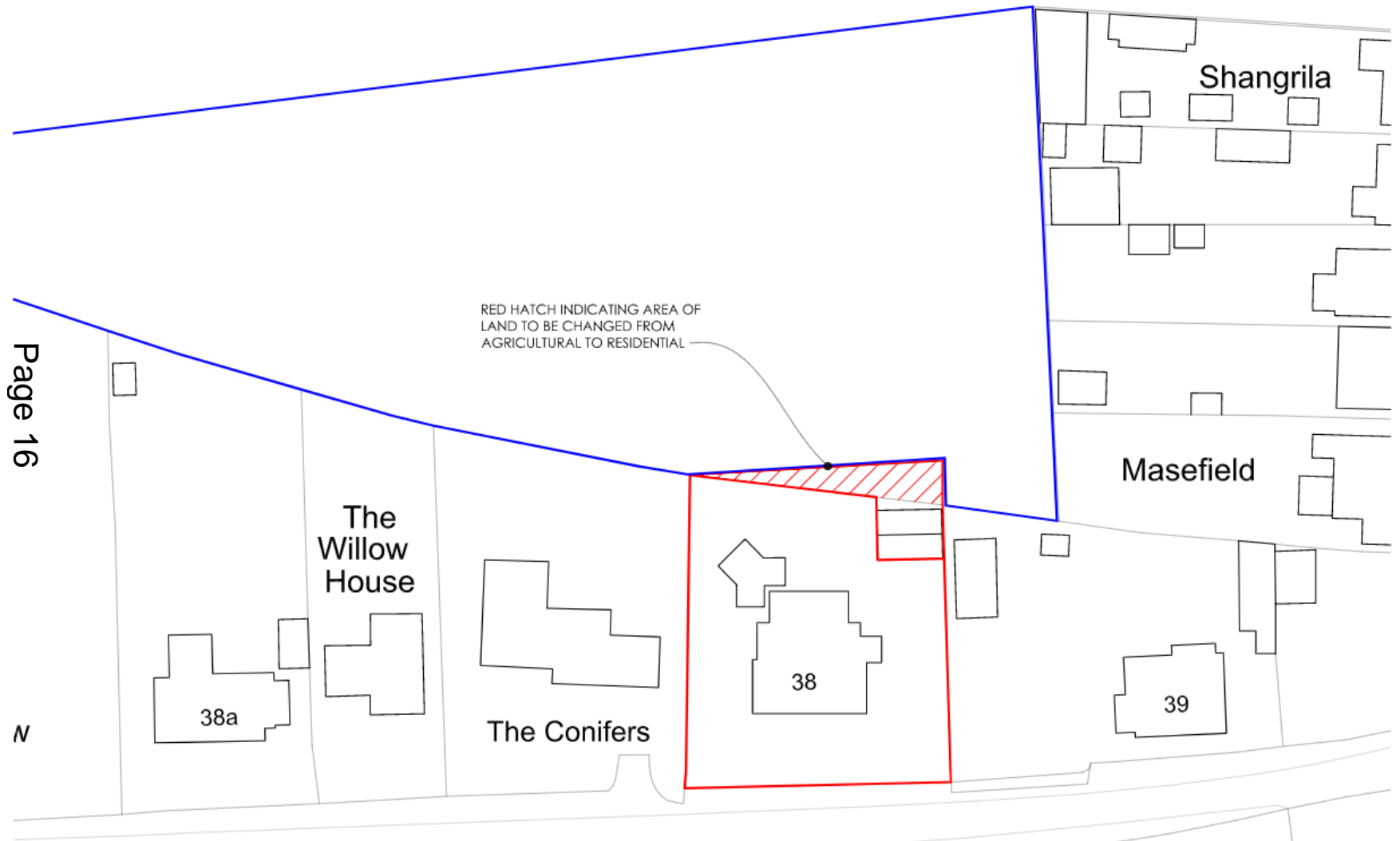
View along boundary facing east



# View of site from footpath PURT76



# Revised Proposed Block Plan



Note revision relates solely to minor reduction in red line boundary to amend error



**7c) PL/2021/05198 - Key View, Stoke Common Lane, Purton Stoke, SN5 4JG**

Extension to side and rear with link building to garage and conversion of garage

**Recommendation: Approve with Conditions**



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Site Location Plan



Aerial Photography





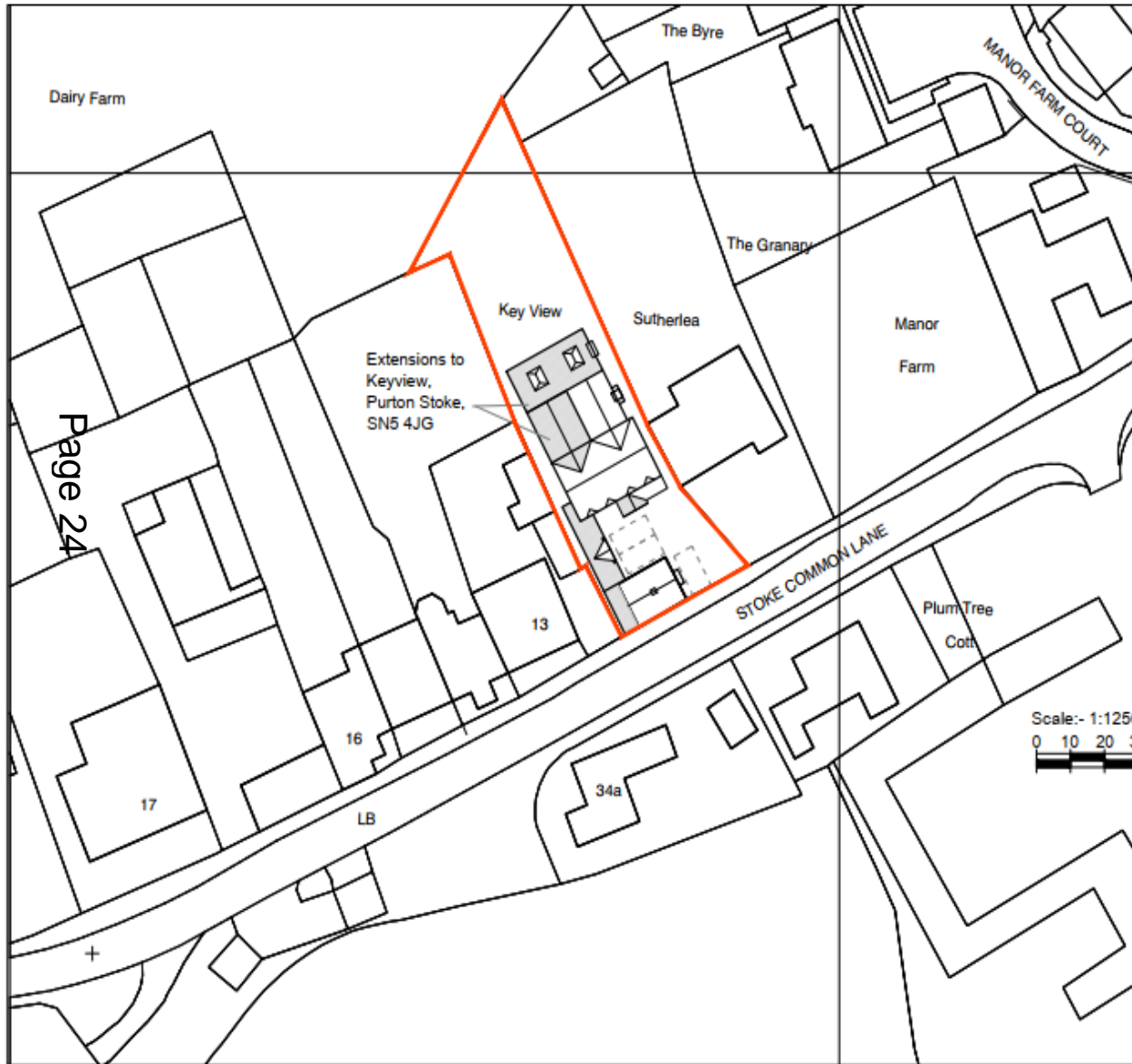






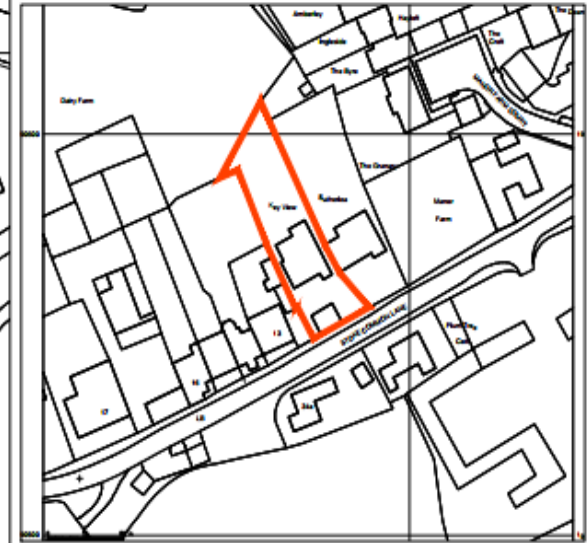


# Existing and Proposed Site Layout



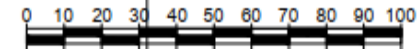
Block Plan Sc 1:500

Scale:- 1:500



Area Plan Sc 1:1250

Scale:- 1:1250



BEFORE COMMENCEMENT OF ANY WORKS THE CONTRACTOR MUST CHECK AND VERIFY ALL BUILDING, SITE DIMENSIONS AND LEVELS, ALL RELEVANT SEWER OUTFALLS, INVERT LEVELS, AND CONNECTION POINTS

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**ELEVATION ONE**  
BUILDING DESIGN LTD

9-10 LONG BRIDGE,  
SOUTHLEY, GLOS, GL12 8HZ,  
TEL: 0124 88 84 804  
WWW.ELEVATIONONE.CO.UK  
EMAIL: info@elevationone.co.uk

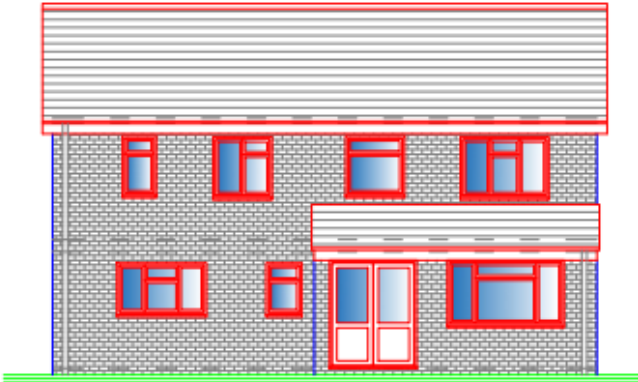
Project:- Works to Keyview, Purton Stoke, SN5 4JG	
Drawing Title:- Site Plans	
Scale:- 1:500 & 1250 @ A3	
Client:- Mr Atherton-Ham	
Project No:- JA-010	Drawing No:- 01
Date:- March 21	Revision:- -

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# Existing Elevations

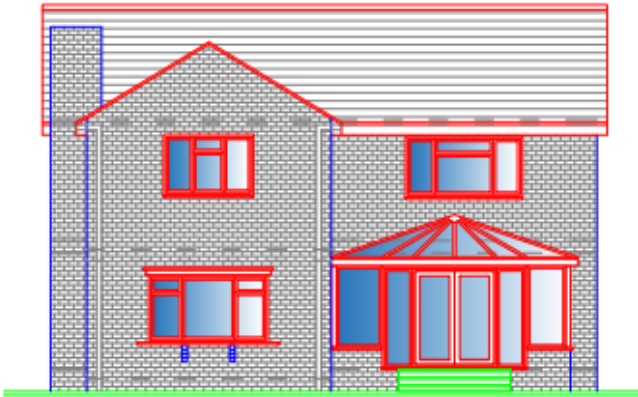
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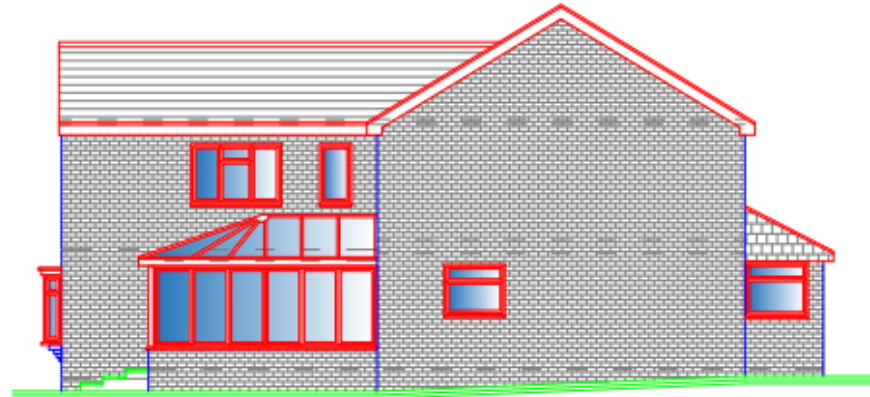
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

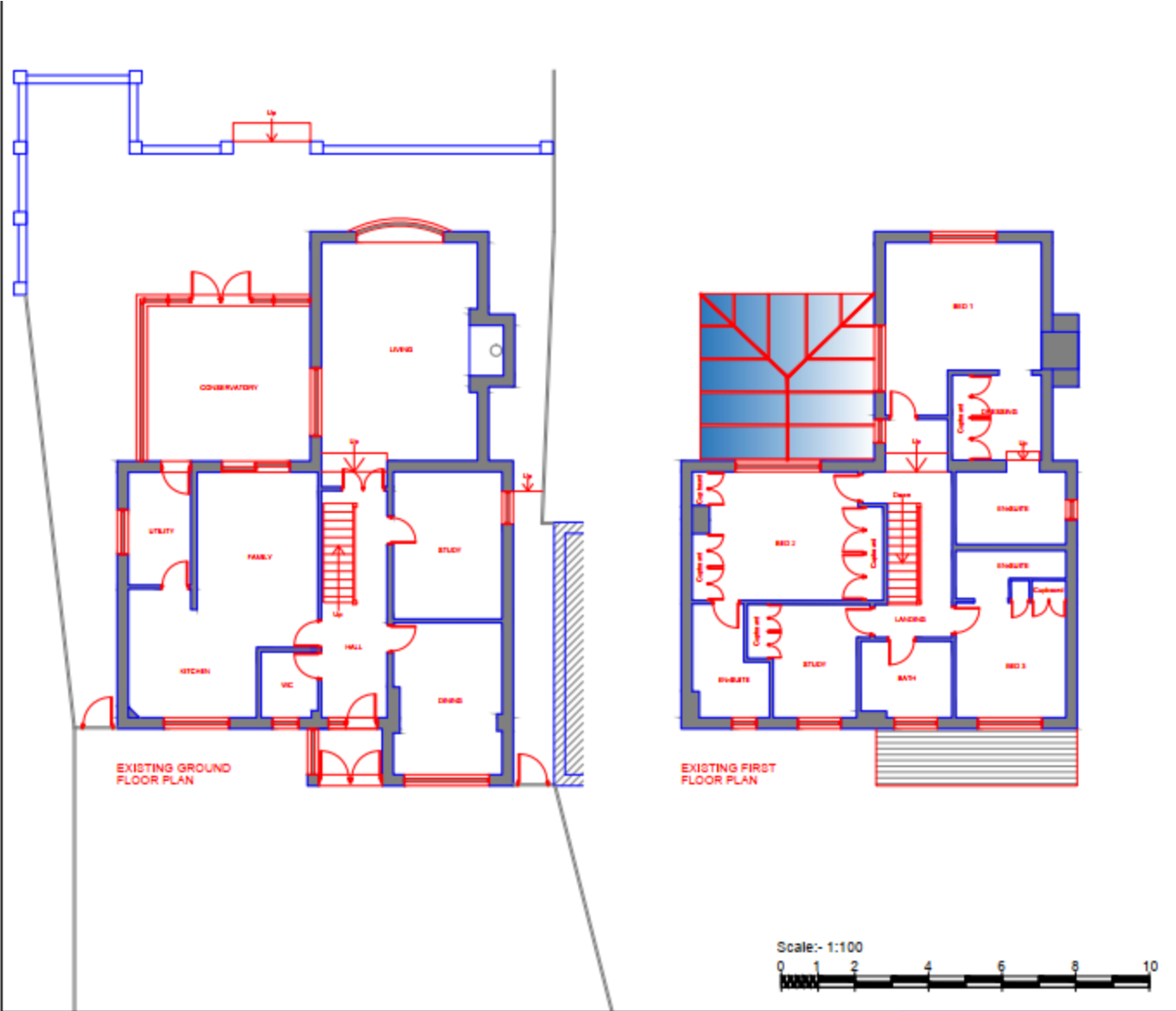


EXISTING SIDE ELEVATION

# Existing Elevations



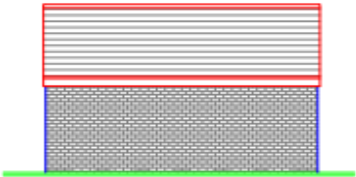
# Existing Floor Plans



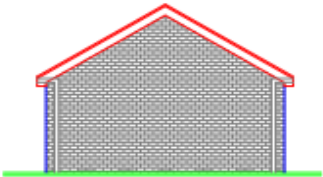
Existing Garage Elevations & Floor Plan



EXISTING GROUND FLOOR PLAN



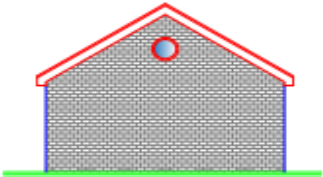
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



Existing Garage Plan and Elevations

# Proposed Elevations

BEFORE COMMENCEMENT OF ANY WORK THE CONTRACTOR MUST CHECK AND VISIT ALL BUILDING SITE CONDITIONS AND LEVELS, ALL RELEVANT SEWER OUTFALL INVERT LEVELS, AND CONNECTION POINTS.

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PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

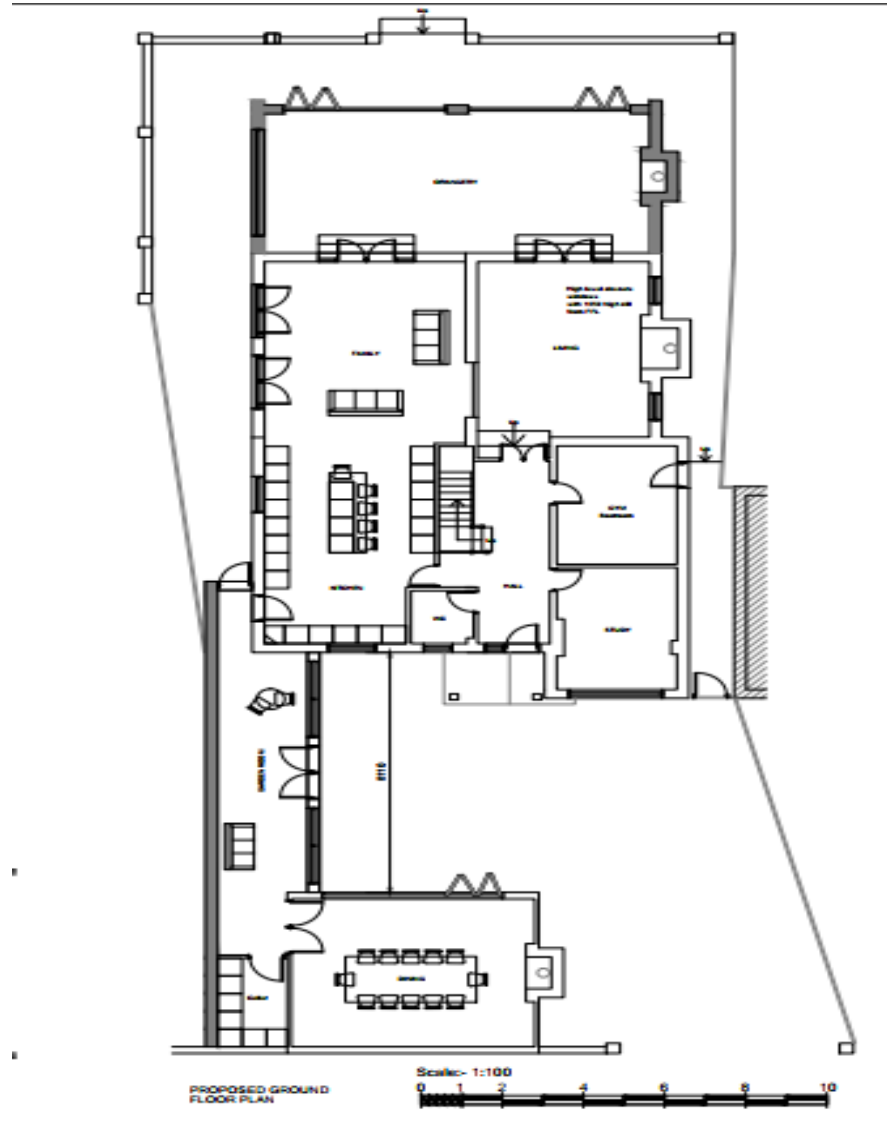


PROPOSED REAR ELEVATION

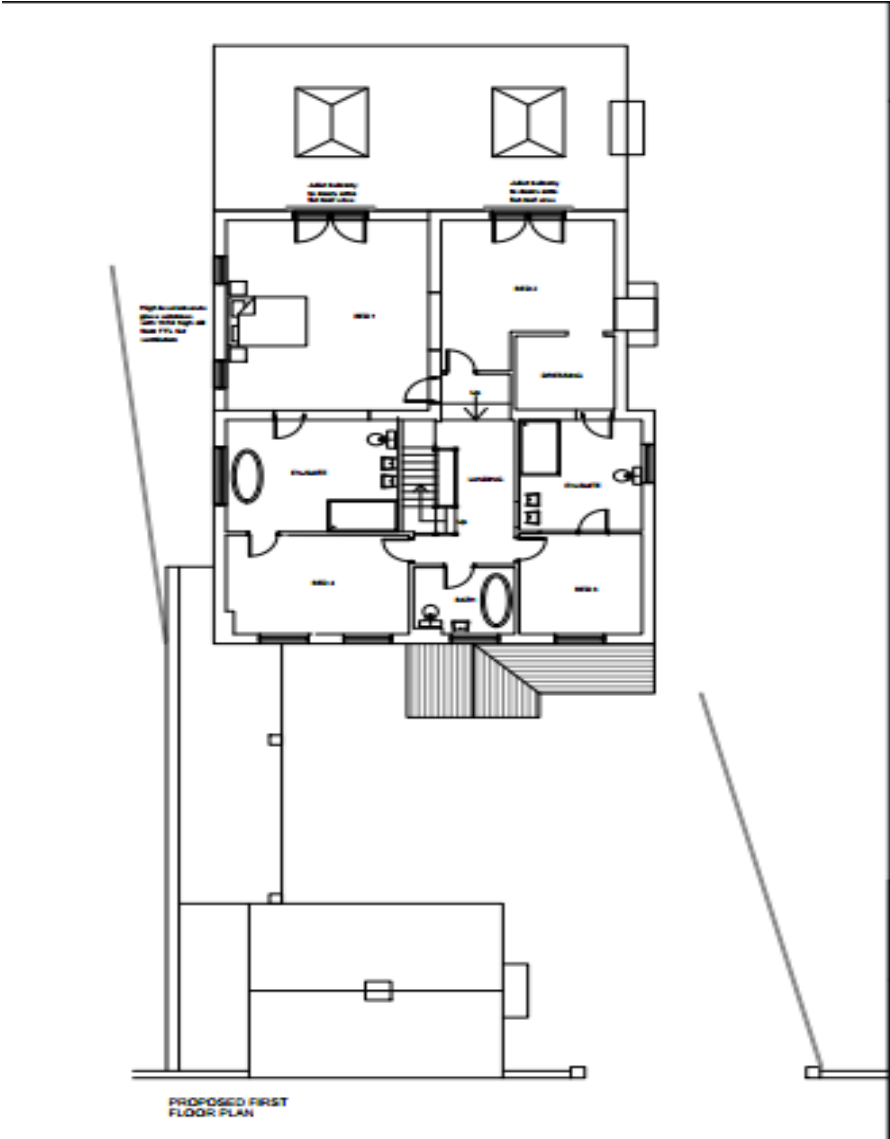


PROPOSED SIDE ELEVATION

# Proposed Ground Floor Plan



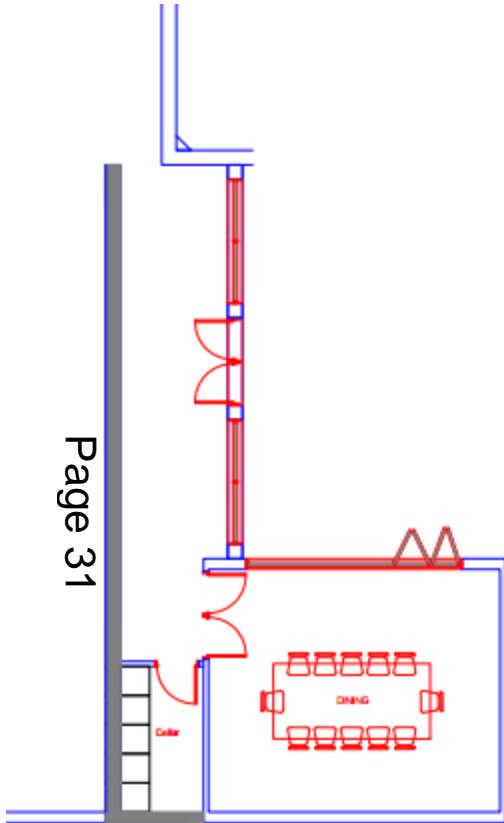
# Proposed First Floor Plan



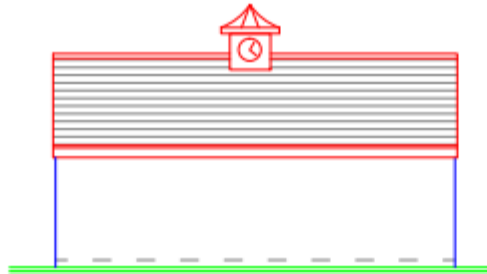
# Proposed Garage Elevation and Floor Plan

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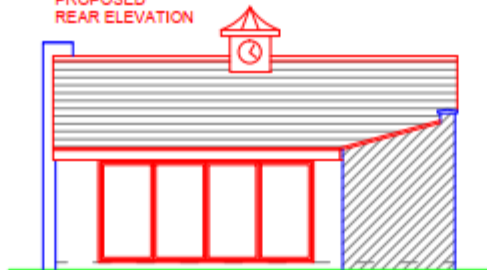
Page 31



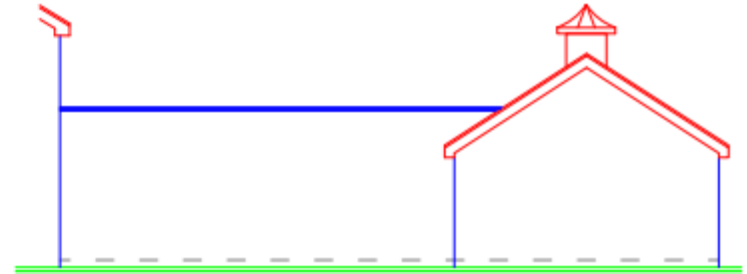
PROPOSED GROUND FLOOR PLAN



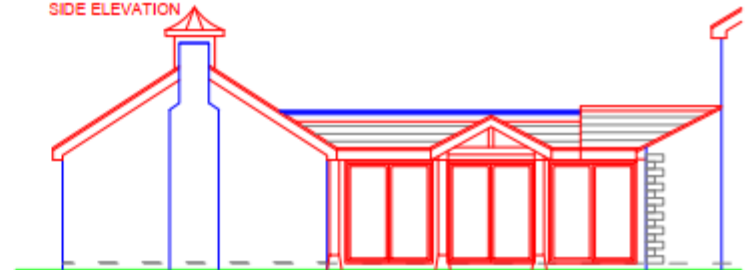
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

**7d) PL/2021/08970 - 135 High Street, Royal Wootton Bassett, Swindon, SN4 7BH**

Change of use from a bank (Use class E) to a Hot Food Takeaway (Sui Generis) and associated external works.

**Recommendation: Approve with Conditions**

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Site Location Plan



Aerial Photography

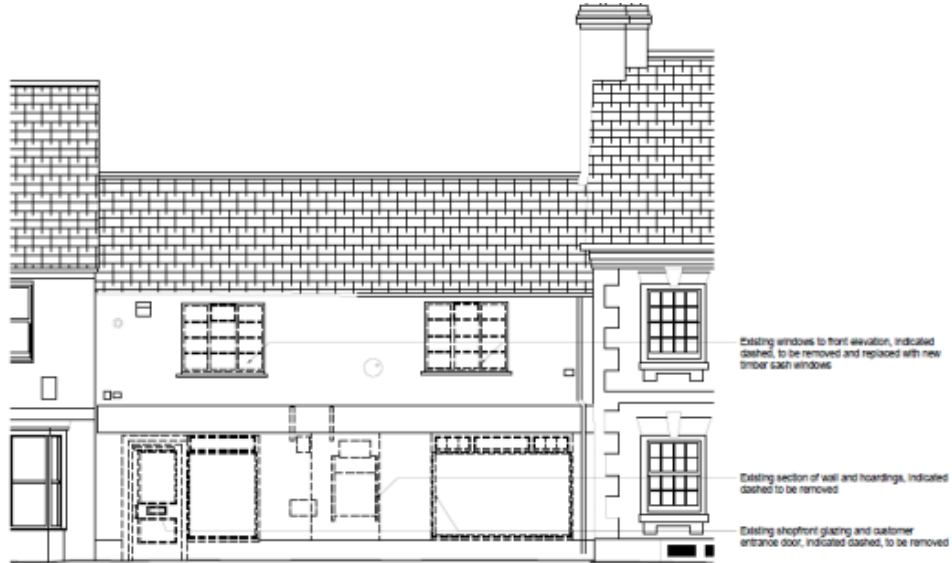




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# Existing and proposed elevations



Proposed Elevation A  
Scale 1:50



**7e) 20/11236/OUT - Land to the south west of The Street, Latton, Swindon, SN6 6EH**

Outline application (with all matters reserved) for a village recreation hall, all weather tennis court, parking, access and erection of six houses (Resubmission of 19/08877/OUT)

**Recommendation: Refuse**

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**Site Location Plan**

**Aerial Photography**

View from The Street looking west

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# View towards Elm Farm









# Illustrative Site Plan

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THE STREET

SITE PLAN  
SCALE 1:500

# Indicative Street Scene

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ELEVATION TO THE STREET

**7f) PL/2021/10696 - Land Adjacent to Sherston C of E Primary School, Sherston, Malmesbury, SN16 0NJ**  
Proposed erection of a GP Surgery (Class E(e)), car park and associated works (Outline application relating to access)  
**Recommendation: Approve with Conditions**

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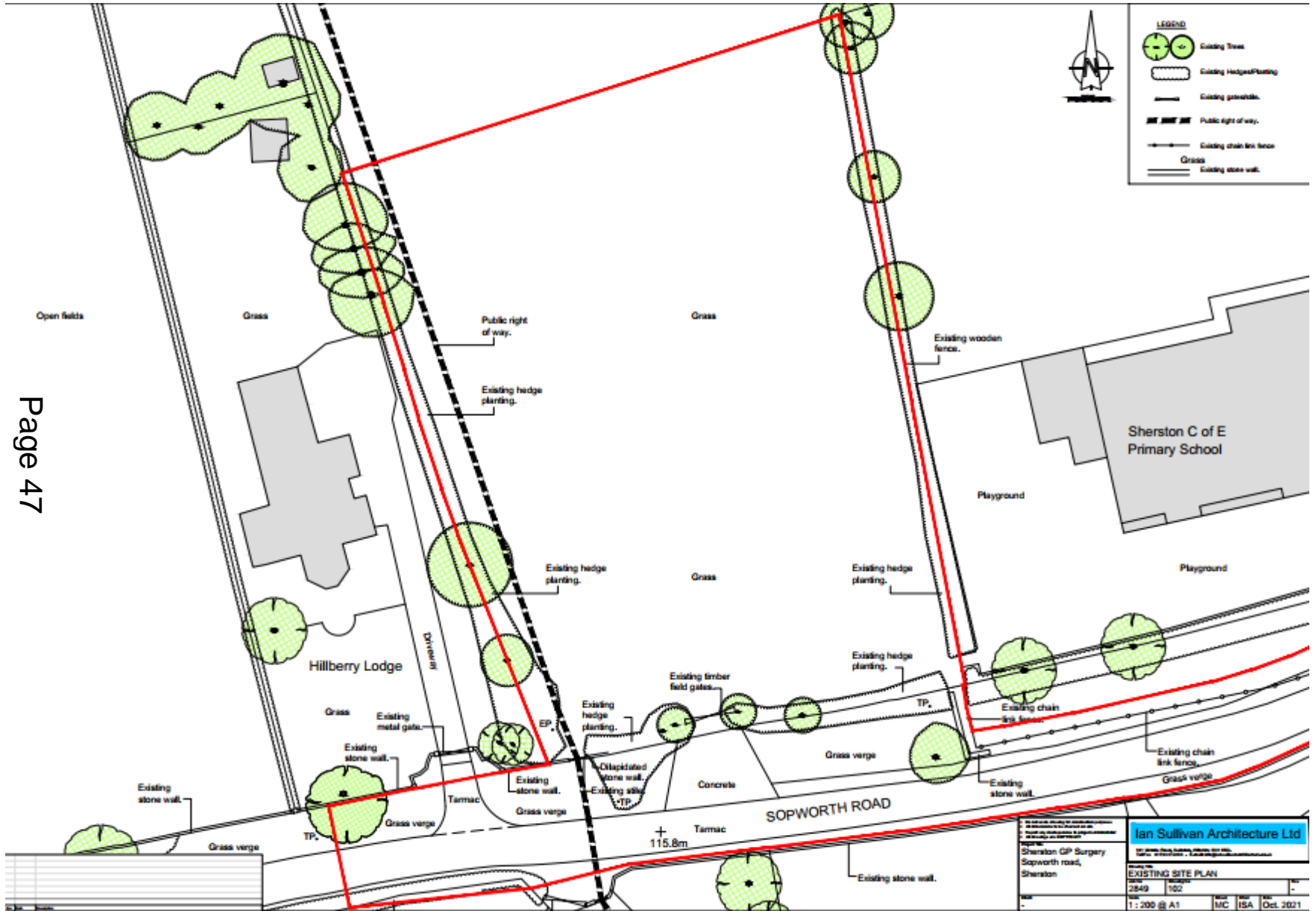
Site Location Plan

Aerial Photography





# Existing Site plan



# Proposed Site Plan

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SCALE 1:500



**LEGEND**

- Site Boundary
- Things to be removed.
- Area to be asphalt
- Area to be grass
- Existing Trees
- Existing Hedges/Planting
- Existing permeable.
- Public Right of Way.
- Existing chain link fence
- Existing stone wall
- Indicative Tree Planting
- Indicative Shrub & Hedgeplant Planting
- Indicative Wildlife Hedgeplant Planting
- Front Access Door
- Rear Access Door
- Safe crossing
- Denotes Concrete Slab
- Electric Vehicle Charging Station  
Refer to Site Plan for location of charging points.
- # Denotes Electric Charging Point
- Electric Charging Point - Battery

Vehicle Parking Spaces:  
 17 no. public parking spaces  
 2 no. disabled parking spaces  
 1 no. parent parking spaces  
 4 no. staff parking spaces

Site Area - 725.75 m<sup>2</sup>

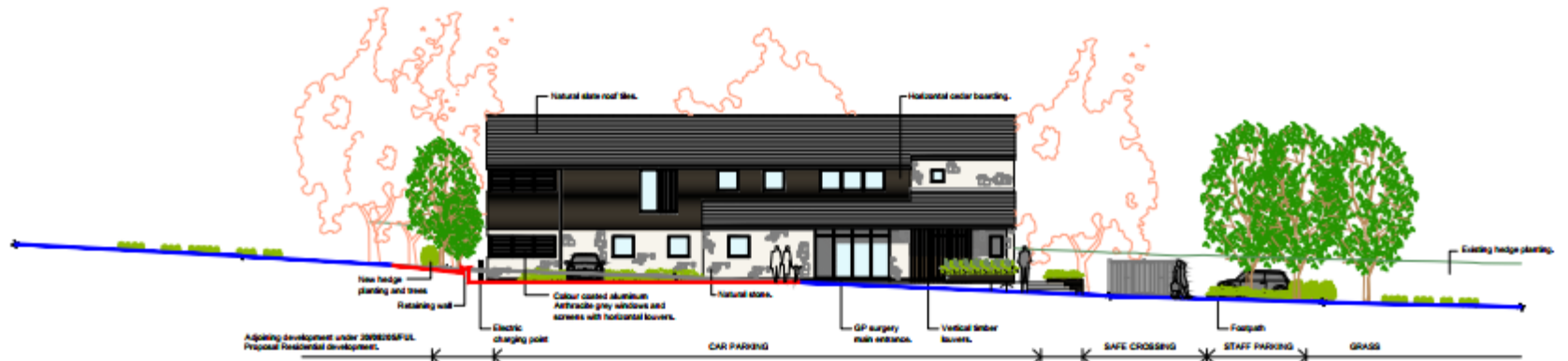
1. All works shall be carried out in accordance with the current Building Regulations and all other relevant legislation. 2. All works shall be carried out in accordance with the current Building Regulations and all other relevant legislation. 3. All works shall be carried out in accordance with the current Building Regulations and all other relevant legislation.	<b>Jan Sullivan Architects</b> 100% Architects, 2020-2021 100% Architects, 2020-2021 100% Architects, 2020-2021
Shearman GP Surgery Shearway road, Shearman	PROPOSED SITE PLAN Date: 12/11/2021



# Proposed Site Layout

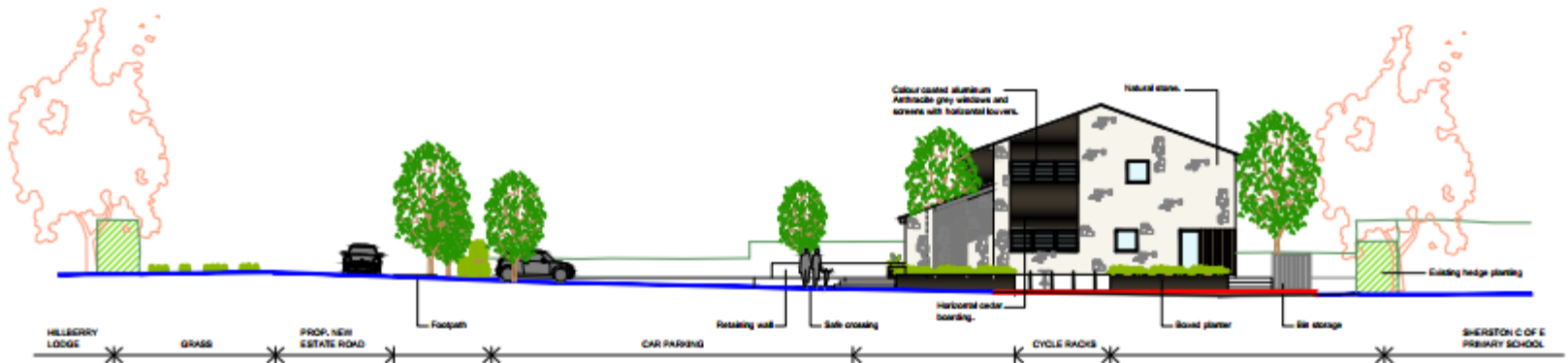


# Proposed Street Scene



## STREET SCENE A-A

- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL



# Illustrative Proposed Elevations



FRONT ELEVATION



SIDE ELEVATION

FOR ILLUSTRATIVE PURPOSES ONLY - TYPICAL ELEVATIONS

**7g) PL/2021/05648 - 144 High Street, Royal Wootton Bassett, Swindon. SN4 7AB**

Proposed Change of Use to Auction Rooms together with alterations to front elevation and first floor extension to provide Gallery and rooftop terrace.

**Recommendation: Approve with Conditions**



**Site Location Plan**



**Aerial Photography**













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# Existing Site layout



EXISTING SITE PLAN 1000

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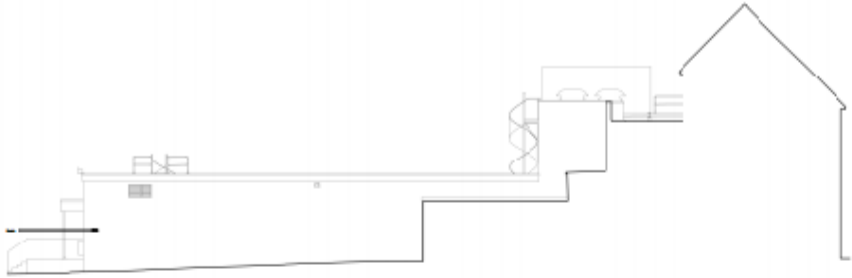
ARCHITECTURE & INTERIOR DESIGN		PIER ARCHITECTURE
1000 HIGH STREET		
CLIENT	MARK BURNETT	
PROJECT	1000 HIGH STREET	
DRAWING TITLE	EXISTING SITE PLAN	
SCALE	SHEET NO.	DATE
1:100	01	08/2023
DRAWING NUMBER	0026-101	REVISION
		A
PLANNING		



# Existing Elevations

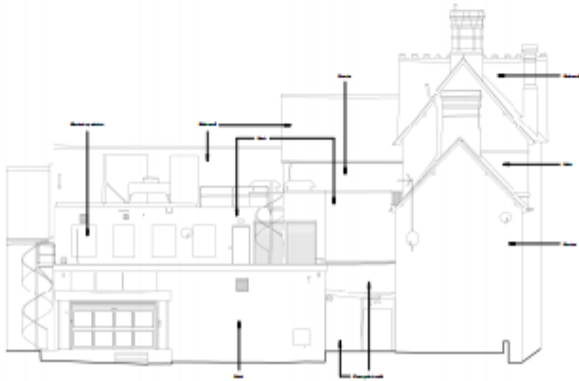


EXISTING NORTH WEST ELEVATION 1100

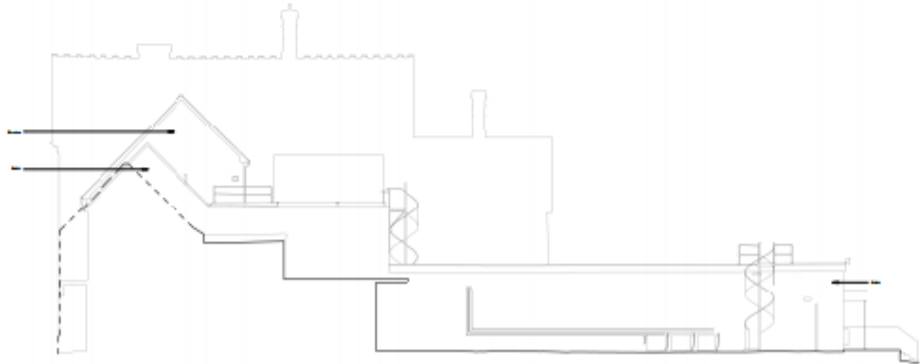


EXISTING NORTH EAST ELEVATION 1100

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EXISTING SOUTH EAST ELEVATION 1100

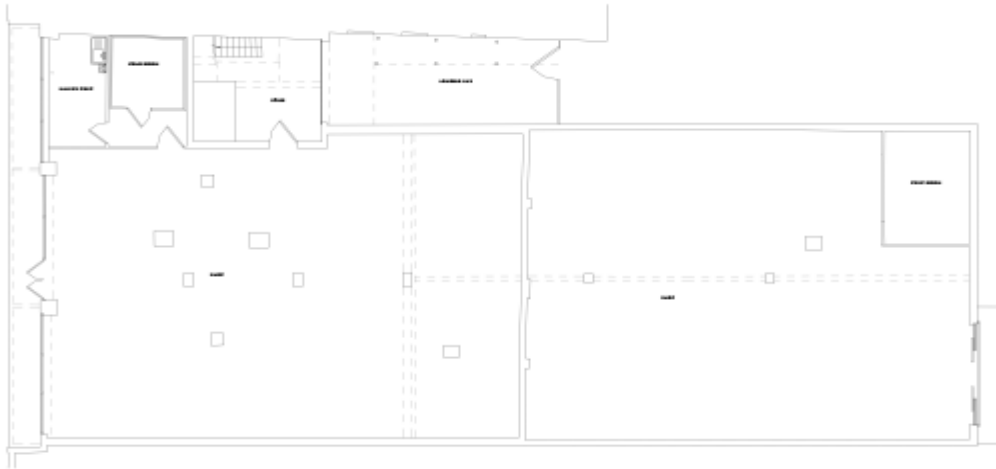


EXISTING SOUTH WEST ELEVATION 1100

# Existing Floor Plans



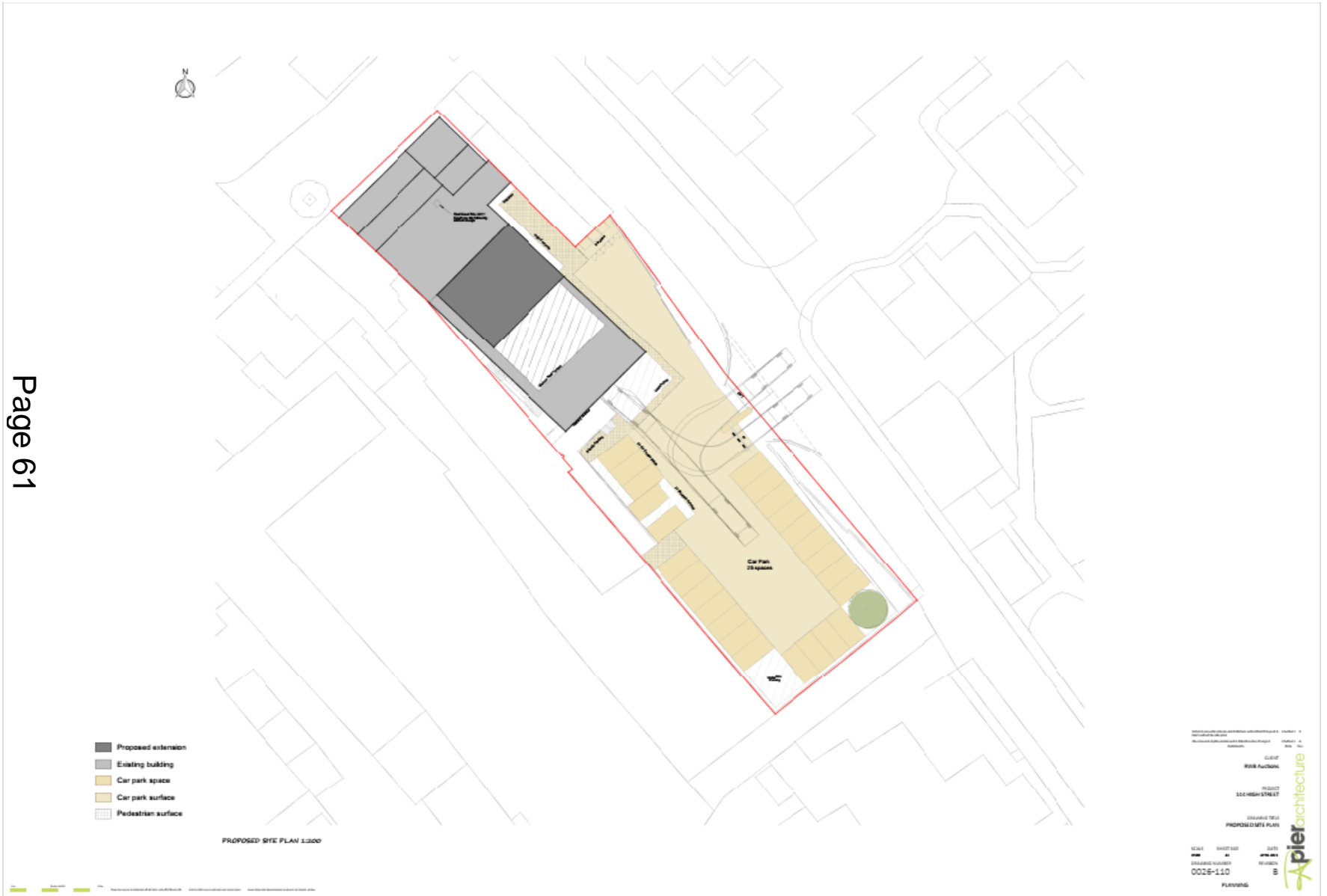
EXISTING FIRST FLOOR PLAN 1:100



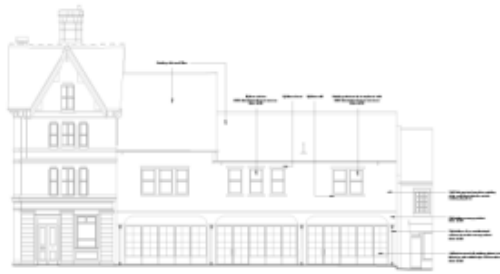
EXISTING GROUND FLOOR PLAN 1:100

# Proposed Site Layout

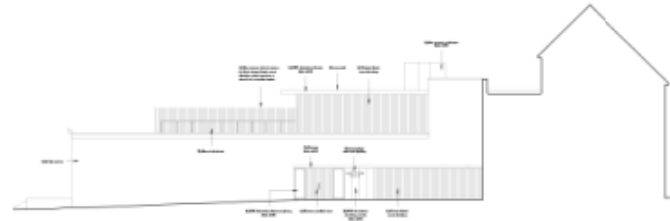
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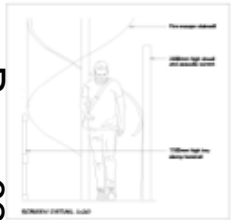
# Proposed Elevations



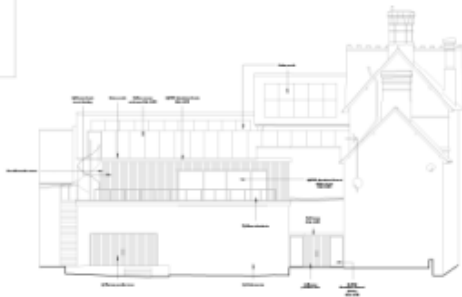
PROPOSED NORTH WEST ELEVATION VIEW



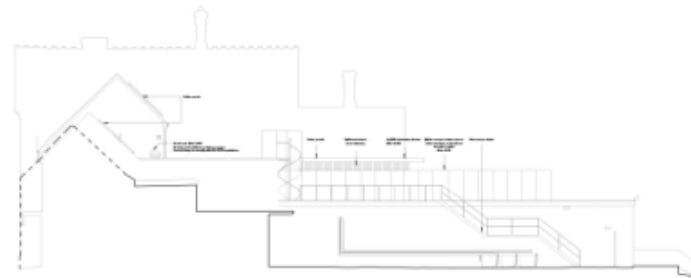
PROPOSED NORTH EAST ELEVATION VIEW



WINDOW DETAIL VIEW



PROPOSED SOUTH WEST ELEVATION VIEW

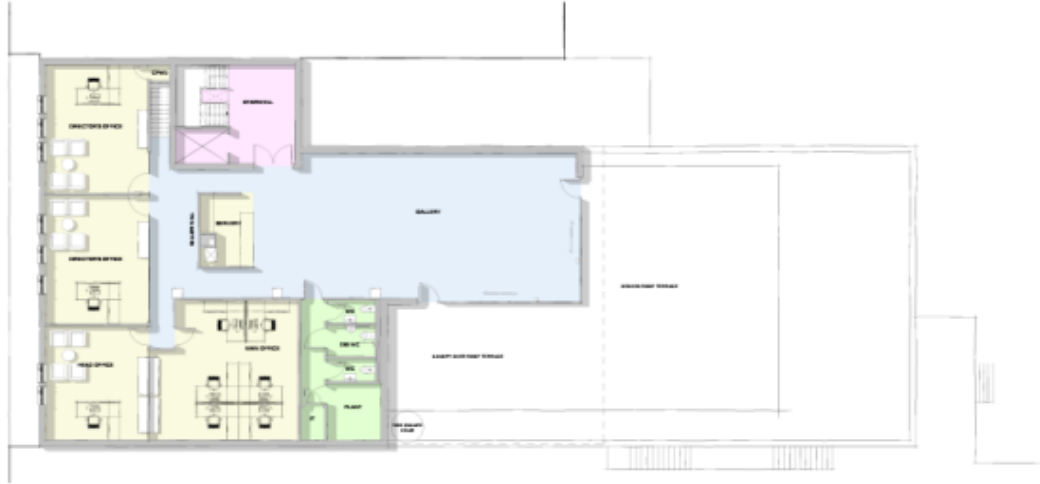


PROPOSED SOUTH EAST ELEVATION VIEW

## MATERIAL LEGEND



# Proposed Floor Plans



PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

QUANTITY  
 0026-111  
 184 HIGH STREET  
 PROPOSED FLOOR PLANS  
 pierarchitecture

# Proposed Front Elevation

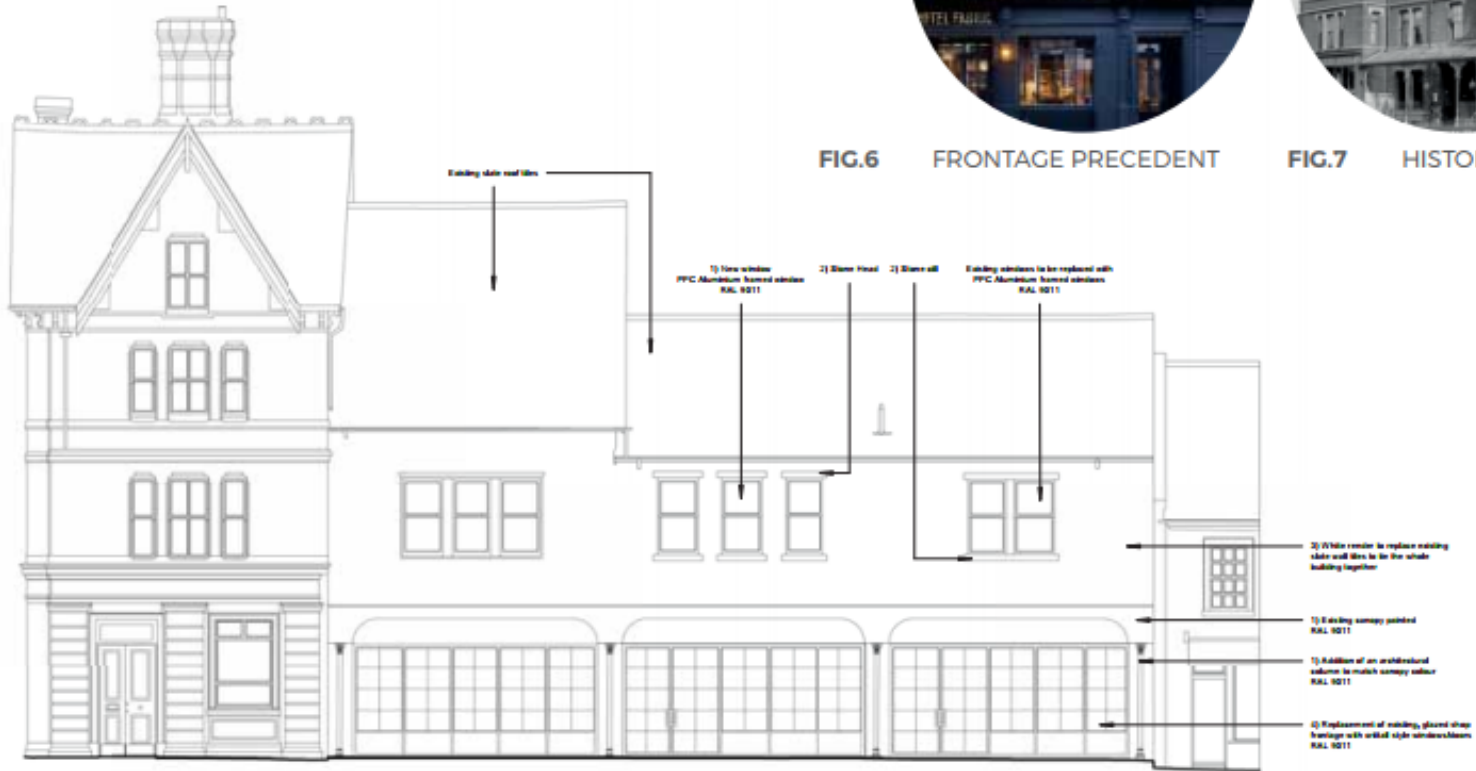
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FIG.6 FRONTAGE PRECEDENT



FIG.7 HISTORIC FRONTAGE



\*not to scale



# Northern Area Planning Committee

2<sup>nd</sup> February 2022

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## NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

2<sup>nd</sup> February 2022

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

### **7(a) PL/2021/05305 - Former Calne Youth Centre, Priestley Grove, Calne, SN11 8EF**

Officers Recommend an additional condition be attached as follows:

Prior to the first occupation of plot 9, the first floor side window shall be fitted with a top hung, obscure glazed window that shall also be fitted with a restrictive opening mechanism that prevents opening greater than 45 degrees. The window shall remain as such throughout the life of the development.

REASON: In the interests of residential amenity.

### **7(e) 20/11236/OUT - Land to the south west of The Street, Latton, SN6 6EH**

#### Late Submissions

The applicant has submitted a plan to revise the red line site boundary area for the application which reduces the site area confirming that the relevant area of land would remain open. See attachment.

#### Officer Response

The revised plan has been reviewed and noted but are not considered to alter the assessment of the proposal a the recommendation to Committee contained in the officer report.

### **7(f) PL/2021/10696 - Land Adjacent to Sherston C of E Primary School, Sherston, Malmesbury, SN16 0NJ**

#### Late Representations

Two letters of representation have been submitted by Sherston Parish Council and Sherston Primary School Governors.

In summary both letters object to the proposals on the basis that the indicative site layout proposes a surface water attenuation basis on land required for the expansion of the school and as such conflict with the Neighbourhood plan allocation arises.

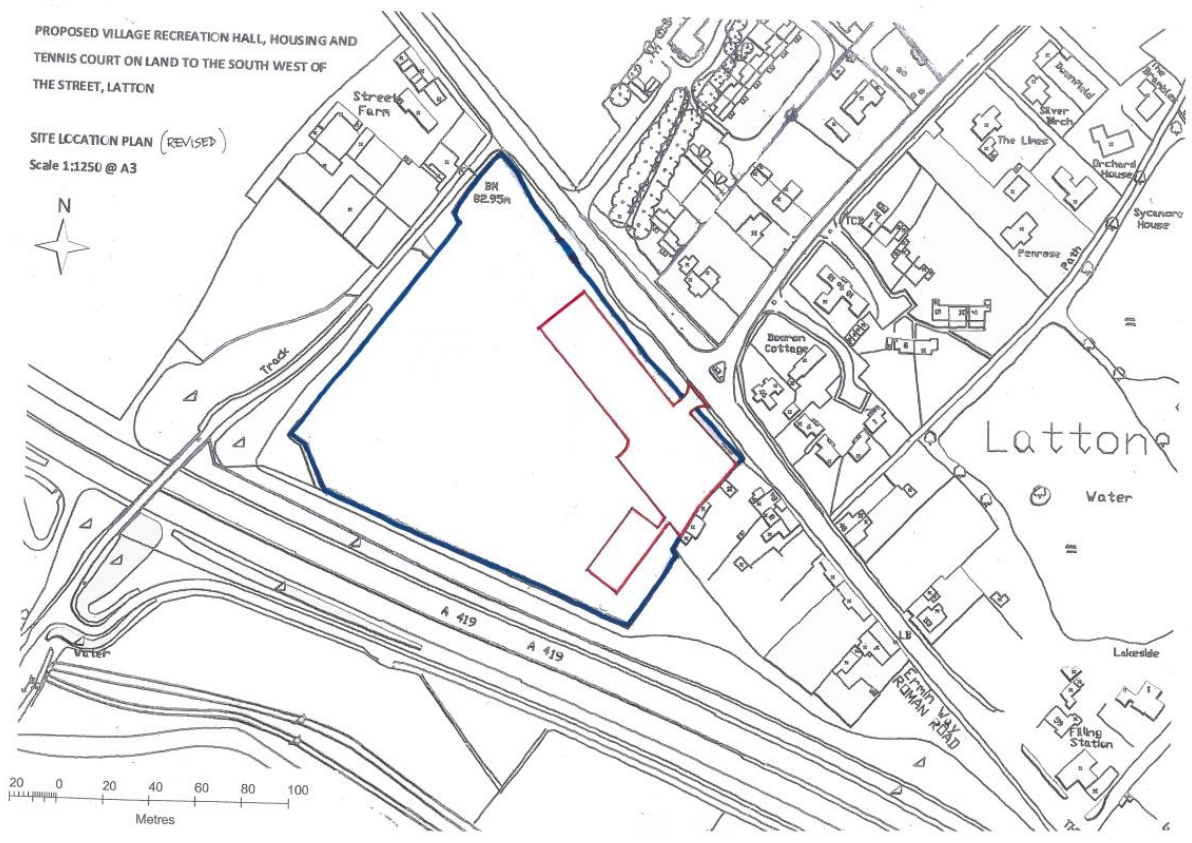
Deferral of the application to allow a meeting with the School Parish Council and the applicants for the wider site area/neighbourhood plan allocated site and related is sought.

#### Officer Response

The application is in Outline and the site layout proposals are indicative. The proposal demonstrate that a feasible scheme of drainage is possible but alternative solutions are also possible that would not require an attenuation basin in the location indicated. Such proposals can be advanced through Reserved matters application and / or discharge of conditions.

The report to Committee confirms that the Council's Education department has confirmed for all interested parties that there is no current or projected requirement for expansion of the school. Also that the current proposal do not prejudice such objectives and land area adjacent the school is shown in the site layout plans for this application as available for school expansion. As such no conflict with the neighbourhood plan arises and there is no requirement for a meeting in this respect.

In conclusion the additional representations are not considered to raise matters that alter the Officer recommendation and do not require deferral of determination.



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