

# AGENDA SUPPLEMENT (1)

**Meeting:** Northern Area Planning Committee

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

**Date:** Wednesday 2 March 2022

**Time:** 3.00 pm

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**The Agenda for the above meeting was published on 22 February 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 - 34)*

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

2<sup>nd</sup> March 2022

## 7a) 20/11035/FUL - 20 Bargates, Box, SN13 8LT

Proposed new driveway entrance to replace existing, with alterations to the existing driveway layout.

**Recommendation: Approve with Conditions**



Site Location Plan



Aerial Photography

# Site Photos – Existing and proposed driveway locations



Page 5

Proposed Section of hedging to be removed (*approximate location*)



# Site Photos – Examples of drives onto Quarry Hill



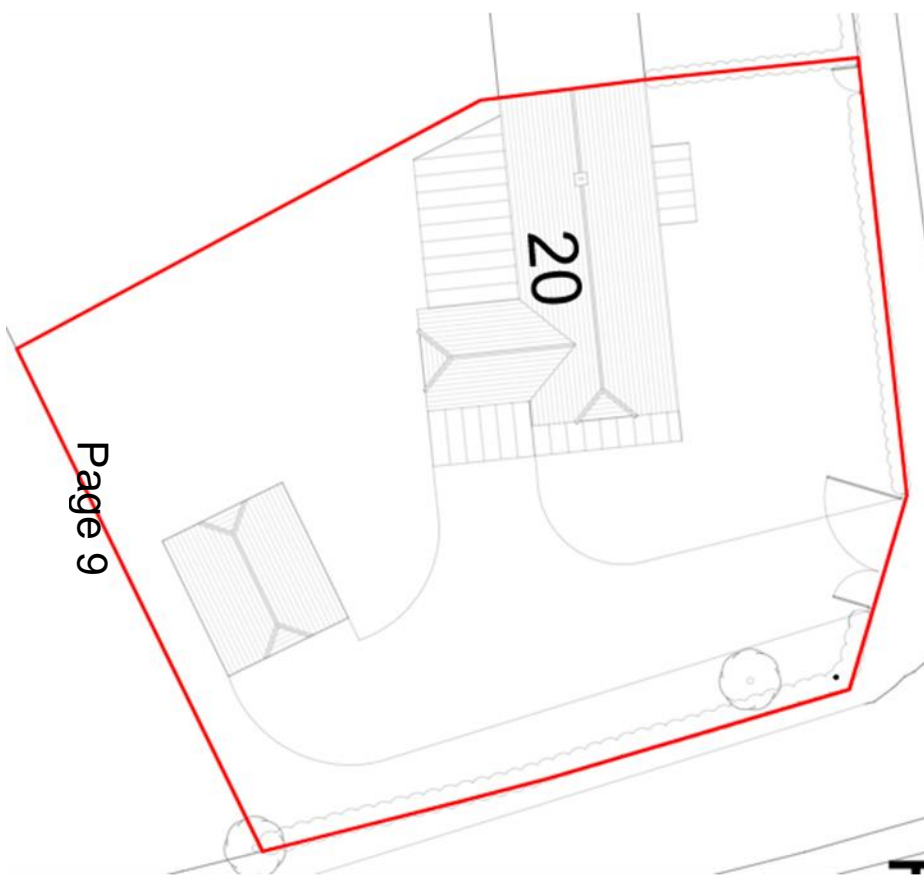
# Proposed Block Plan

Page 8





# Existing and Proposed Plans



**7b) PL/2021/04258 - Land to the rear of Arms Farm, High Street, Sutton Benger, SN15 4TP**  
Erection of 4 dwellings and associated works.  
**Recommendation: Refuse**



Site Location Plan



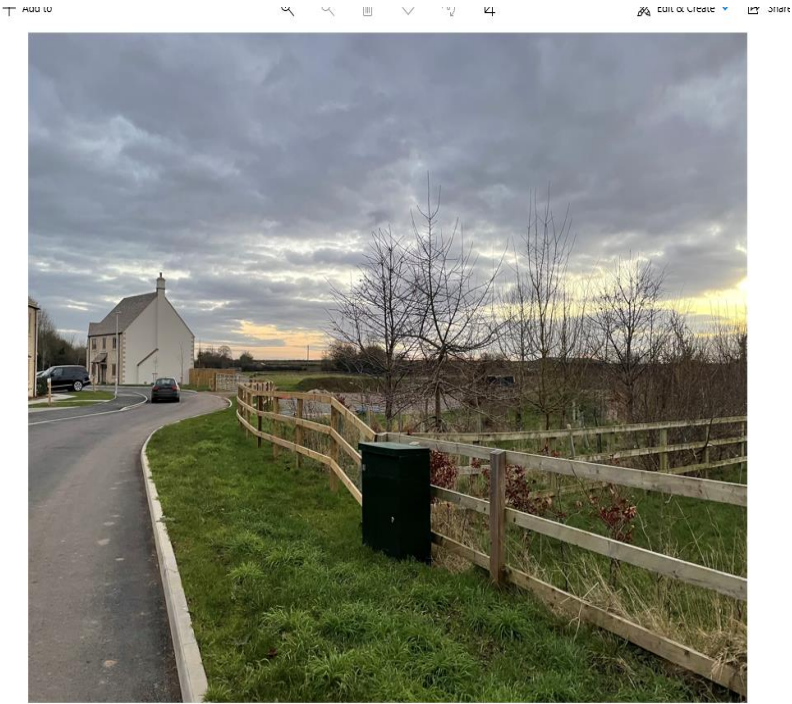
Aerial Photography

# REVISED SITE LOCATION PLAN



# VIEWS TO AND FROM SITE

Page 12



Site Location Plan

# VIEW ACROSS SITE & BOUNDARY TO EXISTING PROPERTIES

Page 13



Site Location Plan



# COMPARISON OF APPEAL ILLUSTRATIVE MASTERPLAN WITH PROPOSED SITE PLAN

Page 15



Site Location Plan

# CONSERVATION AREA



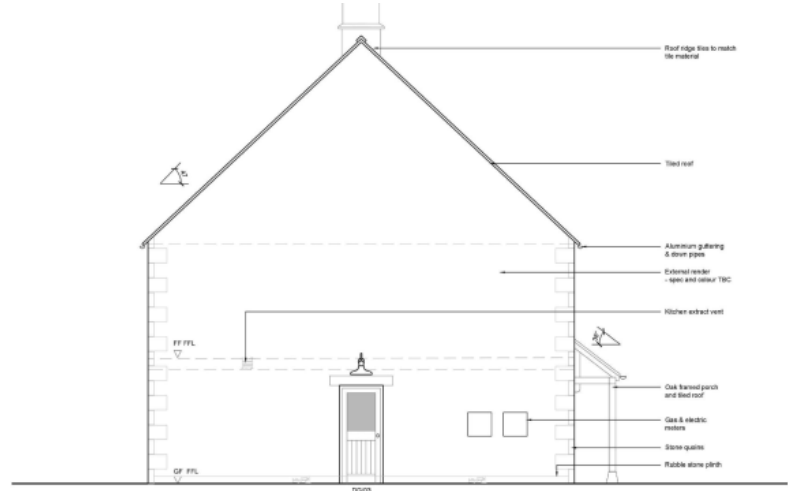


# VIEWS FROM THE SUTTON BENGER CONSERVATION AREA

Page 17

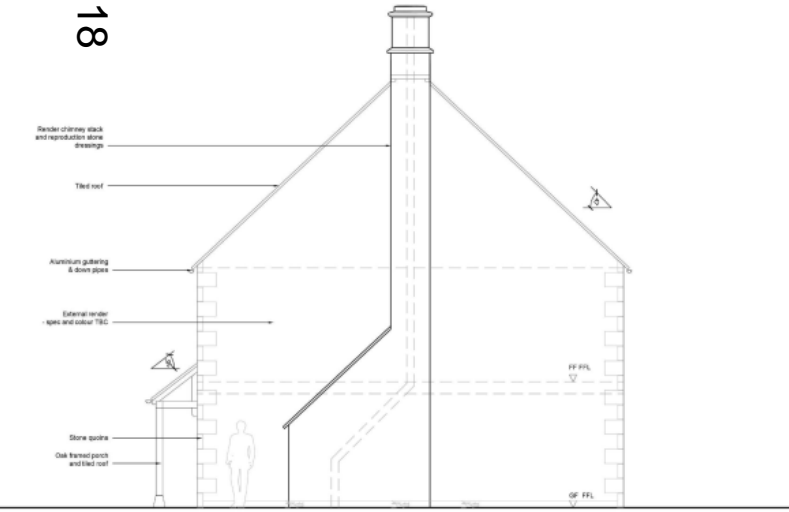


Site Location Plan



SOUTH EAST (SIDE) ELEVATION

NORTH EAST (FRONT) ELEVATION



SOUTH WEST (REAR) ELEVATION

NORTH WEST (SIDE) ELEVATION

Page 18

PLANNING

Revision	Date

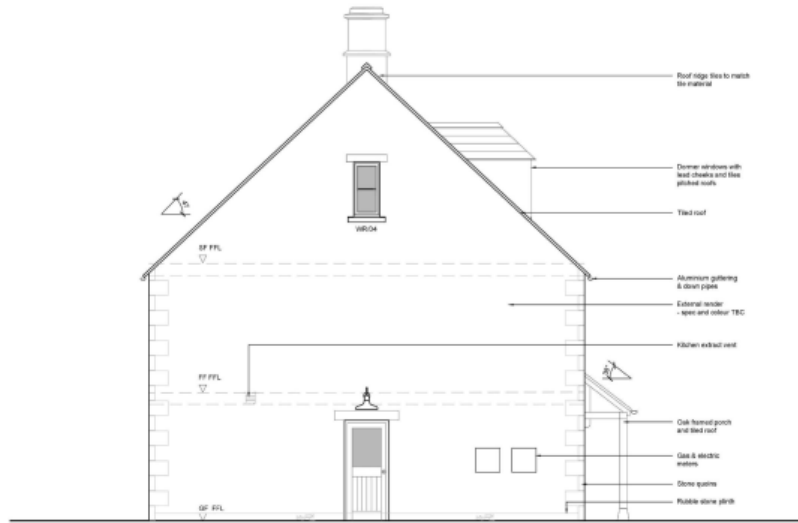
Client  
**Arms Farm LLP**

Project  
**New Build Houses**  
 Arms Farm, High St  
 Sutton Benger, SN15 4RE

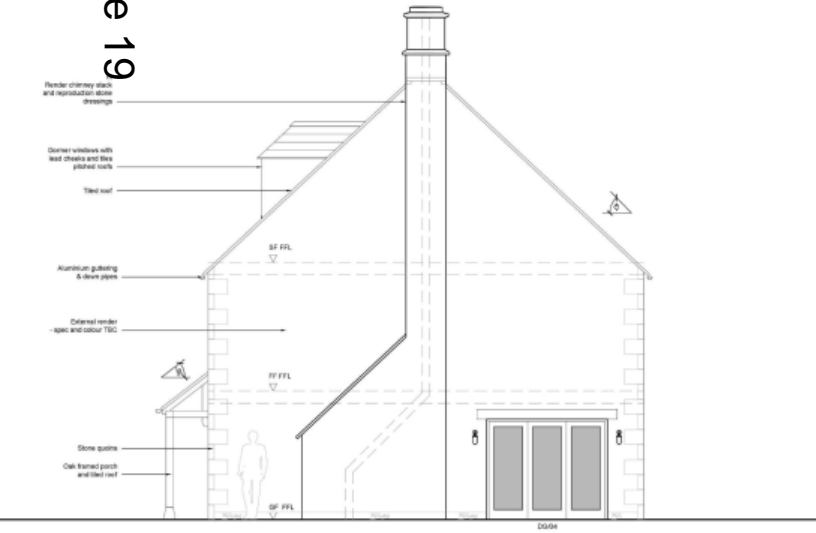
Drawing Title  
**Plot 2 and 3**



EAST (FRONT) ELEVATION



SOUTH (SIDE) ELEVATION



NORTH (SIDE) ELEVATION



WEST (REAR) ELEVATION

Page 19

PLANNING

Revision	Date

Client  
**Arms Farm LLP**

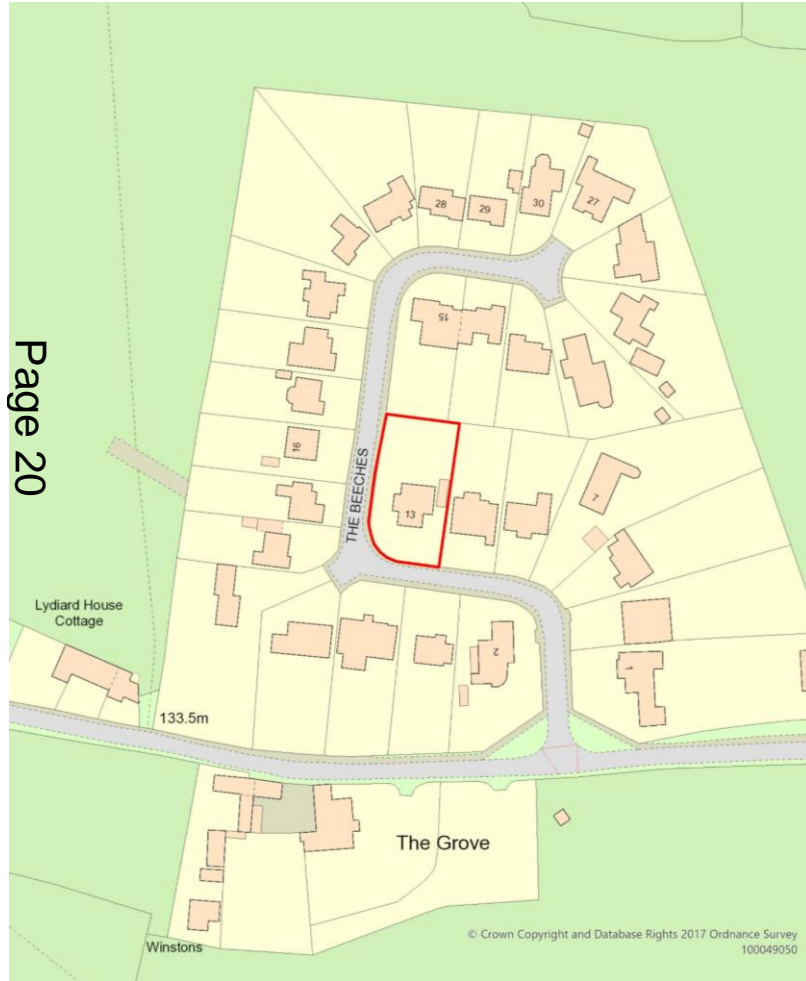
Project  
**New Build Houes  
 Arms Farm, High St  
 Sutton Benger, SN15 4RE**

Drawing Title  
**Plot 1 and 4  
 Proposed Elevations**

**7c) PL/2021/09418 - 13 The Beeches, Lydiard Millicent, Swindon, SN5 3LT**

Erection of single storey front, rear and first floor extensions and replacement roofs with roof lights

**Recommendation: Approve with Conditions**



**Site Location Plan**



**Aerial Photography**







Page 23



# Existing Site plan



Page 24

**General Notes**

- This drawing is for planning purposes only and not to be used for construction or design unless the design is made final, refer to www.benwilliams.co.uk for more details
- All dimensions should be checked on site
- Ben Williams will be held liable for any discrepancies
- This drawing is to be used in conjunction with other drawings, specifications and schedule of works

Rev	Date	Reason for Issue	Checked

**BEN WILLIAMS**  
 HOME DESIGN AND ARCHITECTURAL SERVICES

Address: 20 The Beeches, Old Town, Bournemouth, Dorset, BH1 1AA  
 Tel: 01202 510000  
 Email: info@benwilliams.co.uk  
 Website: www.benwilliams.co.uk

Client:  
**Mr Law**

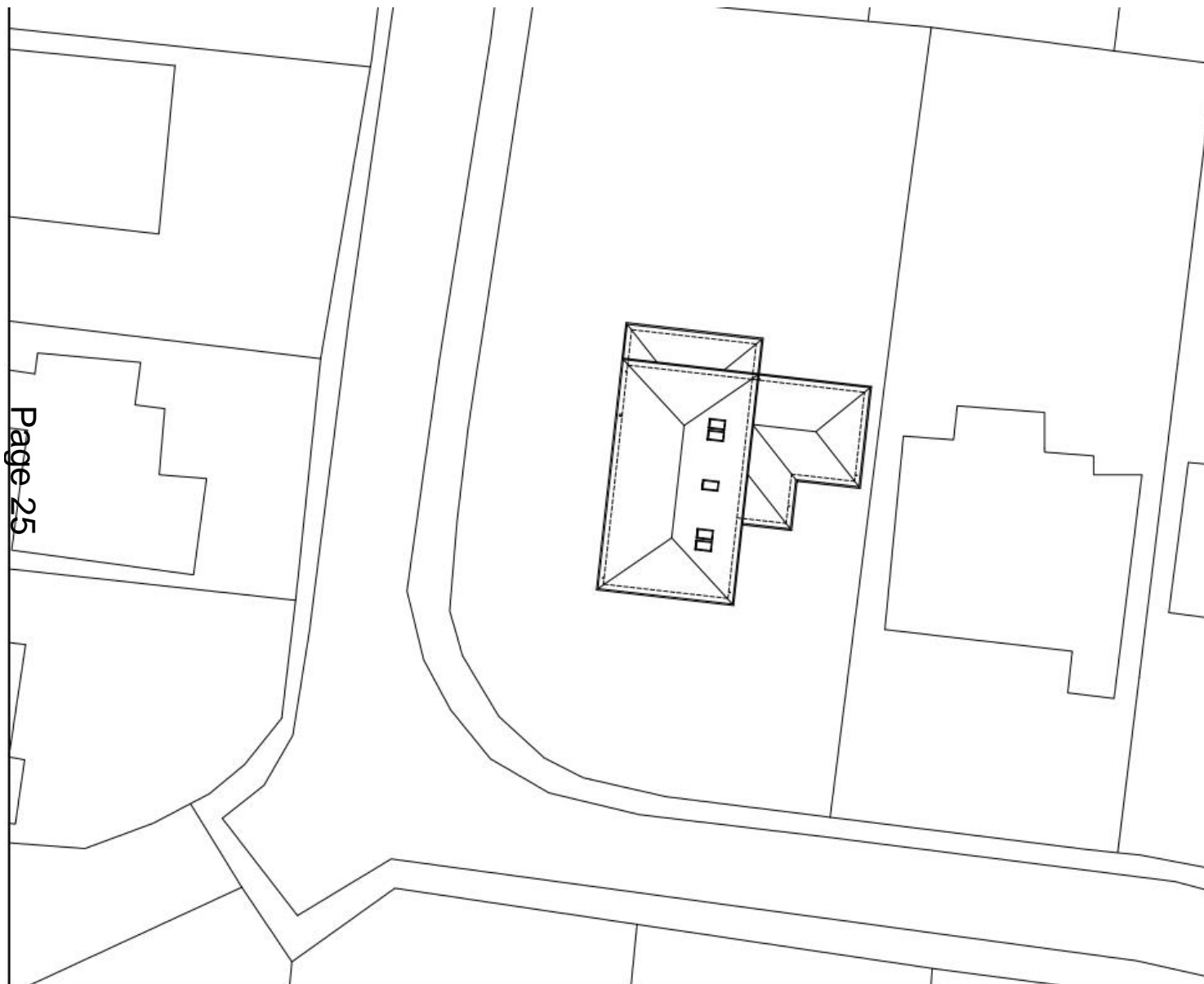
Project:  
**13 The Beeches  
 Lydlard Millcent**

Title:  
**Exsting  
 Site Plan**

Scale @ A1	Date	Drawn/Checked
1:200	Sept '21	BW
Drawing No:		Rev:
775/005		



# Proposed Site Plan



Page 25

General Notes

1. This drawing is for planning purposes only, and not to be used for construction or contracts. Further drawings require consultation with the planning authority.
2. All dimensions should be checked on site.
3. See Volume 1 for the full details of any discrepancies.
4. This drawing should be used in conjunction with other drawings, such as sections and schedules of works.

Rev	Date	Reason for Issue	Checked

**BEN WILLIAMS**  
HOME DESIGN AND ARCHITECTURAL SERVICES

Address: 20 The Malvernian, 100 Years, Malvern, Worcestershire  
 Tel: 01905 851111  
 Fax: 01905 851112  
 Email: ben@benwilliams.co.uk

Client:  
**Mr Law**

Project:  
**13 The Beeches  
 Lydlard Millicut**

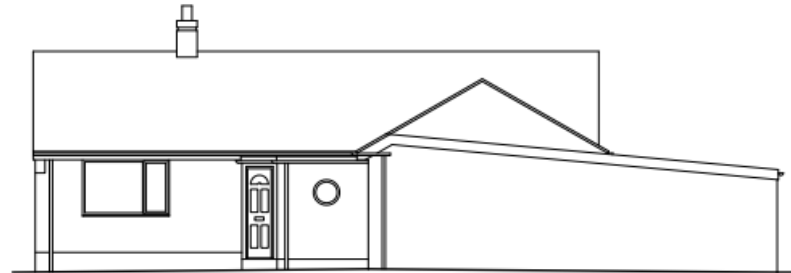
Title:  
**Proposed  
 Site Plan**

Scale @ A4: 1:200  
 Date: Sept '21  
 Drawing No: 775/050  
 Drawn/Checked: BW  
 Rev: 1

# Existing Elevations



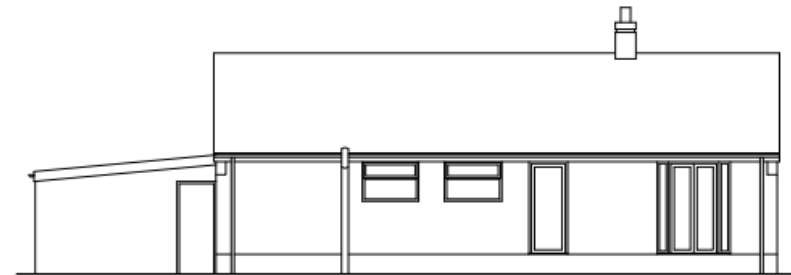
Page 26  
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

General Notes

1. This drawing is for planning purposes only and not to be used for construction or building as further drawings may be required, refer to www.gov.uk/planning-permission
2. All dimensions should be checked on site
3. Drawings should be not be taken as a guarantee of any discrepancy
4. This drawing is to be read in conjunction with other drawings, specifications and schedule of works

Rev.	Date	Reason for Issue	Checked

**BEN WILLIAMS**  
HOME DESIGN AND ARCHITECTURAL SERVICES

Address: 20 The Woodlands, Oak Farm, Seddon, Wetherby, West Yorkshire LS23 7EJ  
 Tel: 01937 546464  
 Email: ben@benwilliams.co.uk

Client: Mr Law

Project: 13 The Beeches  
Lyldard Millcent

Title: Existing Elevations

Scale: 1:100  
 Date: Sept 21  
 Drawing No: 775/020

# Proposed Elevations



**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**

- General Notes
1. This drawing is for planning purposes only, and not to be used for construction or building regulations. For more information, refer to www.benwilliams.co.uk
  2. All dimensions should be checked on site.
  3. Don't Vise should be notified in writing of any discrepancies.
  4. This drawing is to be used in conjunction with all other drawings, including plans and schedule of works.

Rev	Date	Reason for Issue	Checked



Page 27

**BEN WILLIAMS**  
HOME DESIGN AND ARCHITECTURAL SERVICES

Address: 20 The Beeches, 13 The Beeches, Lyldard Mill, Lyldard Mill, Lyldard Mill, Lyldard Mill, Lyldard Mill  
Tel: 01753 820000  
Email: ben@benwilliams.co.uk

Client: Mr Law

Project: 13 The Beeches, Lyldard Mill, Lyldard Mill

Title: Proposed Elevations

Scale: 1:100 Date: Sept '21 Drawn/Checked: BW  
Drawing No: 775/200

# Existing Ground Floor



**GROUND FLOOR PLAN**

General Notes

1. This drawing is for planning purposes only and not to be used for construction or building on the drawings except as noted, when in accordance with the Building Code.
2. All dimensions shall be checked on site.
3. Do not alter the plan without the written authority of the architect.
4. The client shall be made responsible for all other drawings, conditions and contracts of sale.

Rev	Date	Reason for Issue	Checked

**BEN WILLIAMS**  
HOME DESIGN AND ARCHITECTURAL SERVICES

Address: 20 The Beeches, 13 The Beeches, Lydlard Millcent, Dorset, Dorset, DT10 1JL  
Tel: 01306 344444  
Web: [www.benwilliams.co.uk](http://www.benwilliams.co.uk)

Client:  
**Mr Law**

Project:  
**13 The Beeches  
Lydlard Millcent**

Title:  
**Existing Ground  
Floor Plan**

Scale	Date	Drawn/Checked
1:100	Sept '21	BW
Drawn by:	Rev:	
775/010	-	

# Proposed Ground Floor

Page 29

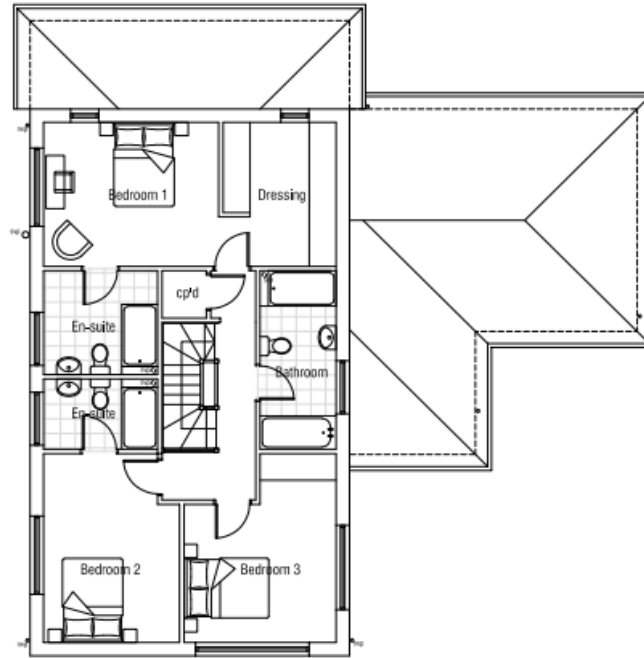
**General Notes**

1. This drawing is for planning purposes only and not to be used for construction or building without the appropriate approvals. Refer to www.dorsetcouncil.gov.uk for more information.
2. All dimensions should be checked on site.
3. Bear in mind that the wall is not to be built in any of the proposed locations.
4. This drawing is to be read in conjunction with other drawings, such as sections and schedules of works.

Rev	Date	Reason for Issue	Checked



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

## BEN WILLIAMS

HOME DESIGN AND ARCHITECTURAL SERVICES

Address: 20 The Beeches, Old Town, Sidmouth, Devon, PL8 4JH  
 Tel: 01792 522222 / 01792 440076  
 Email: ben@benwilliams.co.uk

Client:  
**Mr Law**

Project:  
**13 The Beeches  
 Lydiard Millicent**

Drawn:  
**Proposed Ground &  
 First Floor Plans**

Scale	Date	Drawn/Checked
1:100	Sept '21	BW
775/100		



**7d) 20/08205/FUL - Land Adjacent to Sherston C of E Primary School, Sherston, Malmesbury, Wiltshire**

Residential development and a GP surgery, together with vehicle and pedestrian access including a new footway to Sopworth Lane, associated parking, open space, landscaping, drainage infrastructure and land safeguarded for educational use.

**Recommendation: Refuse**

Page 31



Site Location Plan

Aerial Photography

# Northern Area Planning Committee

2<sup>nd</sup> March 2022



## NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

2<sup>nd</sup> March 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(b) PL/2021/04258 Land to the Rear of Arms Farm, High Street, Chippenham, Sutton Benger, SN15 4RE**

#### Late Representations

Biodiversity Metric and Biodiversity Net Gain Report received from agent.

On revised plans (amendment to red line only):-

Archaeology re-iterated their previous concerns, but altered their advice to a pre-commencement condition.

A further 6 letters of objection have been received raising the following:-

- Supporting Sutton Benger Parish Council's objections.
- The access road is very narrow and already used. There is barely enough room for 2 vehicles to pass each other. Adding additional traffic including construction traffic causing harm to the heritage assets and affecting health and safety of existing residents. Any construction traffic should not be allowed to park on Arms Close.
- A traffic survey should be undertaken.
- There was a previous refusal and there has been no change in circumstances.
- Growth of Sutton Benger outstrips other nearby villages.
- Pressure on local services such as doctors.
- Hardstanding being used for storage of agricultural and commercial storage.
- The development is outside the Sutton Benger Framework Boundary.
- No need for the development.
- Harm to neighbours and conservation area outweighs any benefits.

#### Officer Response

No further comments received from Ecology Officer on Biodiversity, but they did not raise an objection to the scheme following submission of further information.

The comments raised by local residents are noted and covered in the Officer Report. After submission of revised plans, the Highways Officer did not raise any objections and whilst the comments raised on the road width are noted, this is to be an adopted highway and has therefore met the required standards.

### **7(d) 20/08205/FUL Land Adjacent to Sherston C of E Primary School, Sherston**

#### Update

Following publication of the Committee Agenda the applicant withdrew the application and it is no longer live for determination. The stated intention is to resubmit at a later date addressing the concerns raised in respect of the previous

submissions. As such the item is withdrawn and neither debate nor decision is required.