

AGENDA SUPPLEMENT (1)

Meeting: Western Area Planning Committee

Place: Council Chamber - County Hall, Bythesea Road, Trowbridge, BA14 8JN

Date: Wednesday 10 May 2023

Time: 3.00 pm

The Agenda for the above meeting was published on Friday 28 April 2023. 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

Part I (Pages 3 - 66)

DATE OF PUBLICATION: Tuesday 9 May 2023

Presentation Slides

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Western Area Planning Committee

10 May 2023

7a) PL/2022/02749 - Land at Semington Road, Melksham

Reserved matters (Following Outline Permission 20/01938/OUT) for development comprising the erection of 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses off Semington Road.

Recommendation – Approval subject to conditions



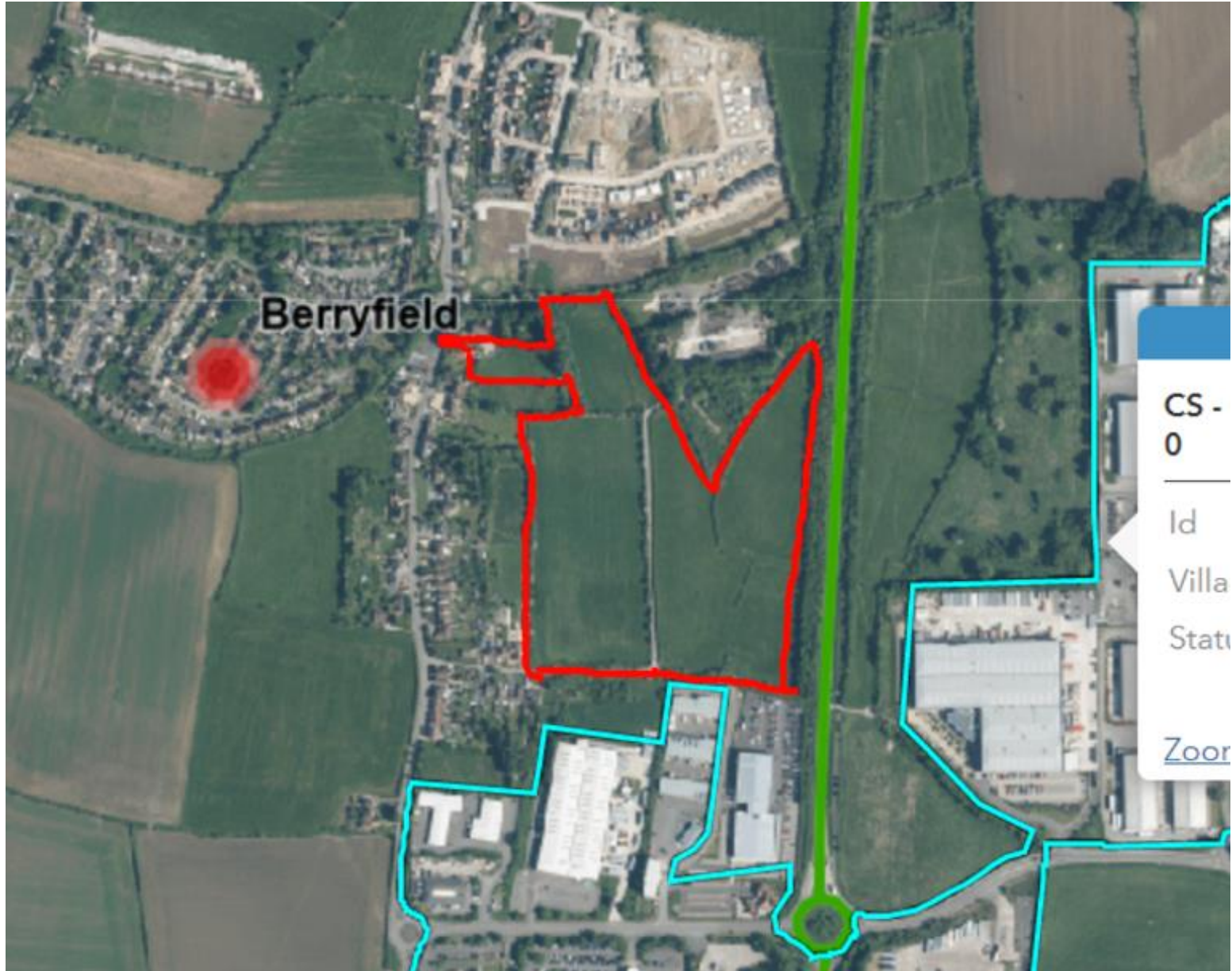
Site Location Plan



Aerial Photography

Application site in relation to the village of Berryfield (west), Melksham and Bowerhill and approved development (17/12514/REM) to the north

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Proposed Layout Plan



Proposed cross sections through the site



STREET SCENE A - OUTER EDGE



STREET SCENE B - CORE

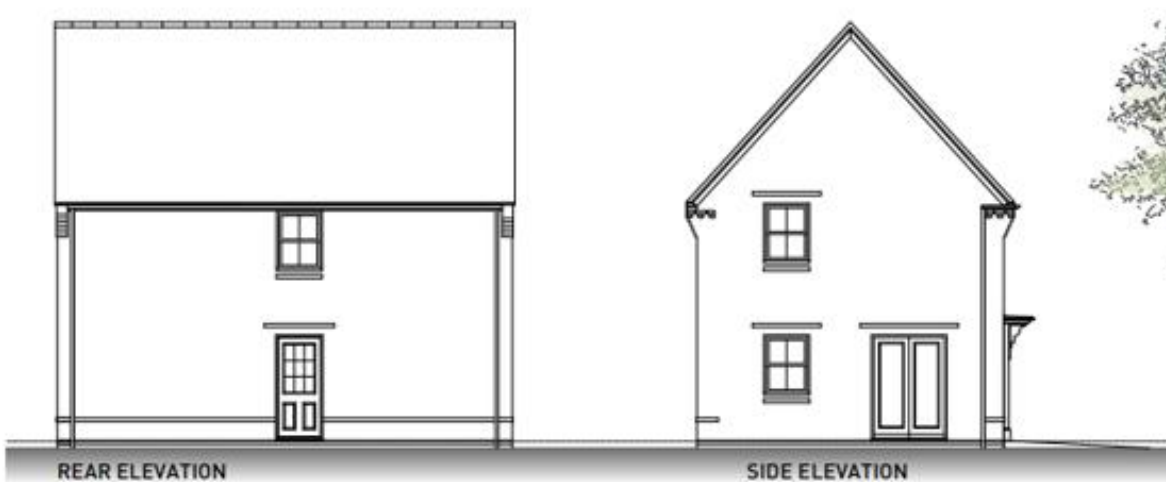


STREET SCENE C - OPEN SPACE EDGE

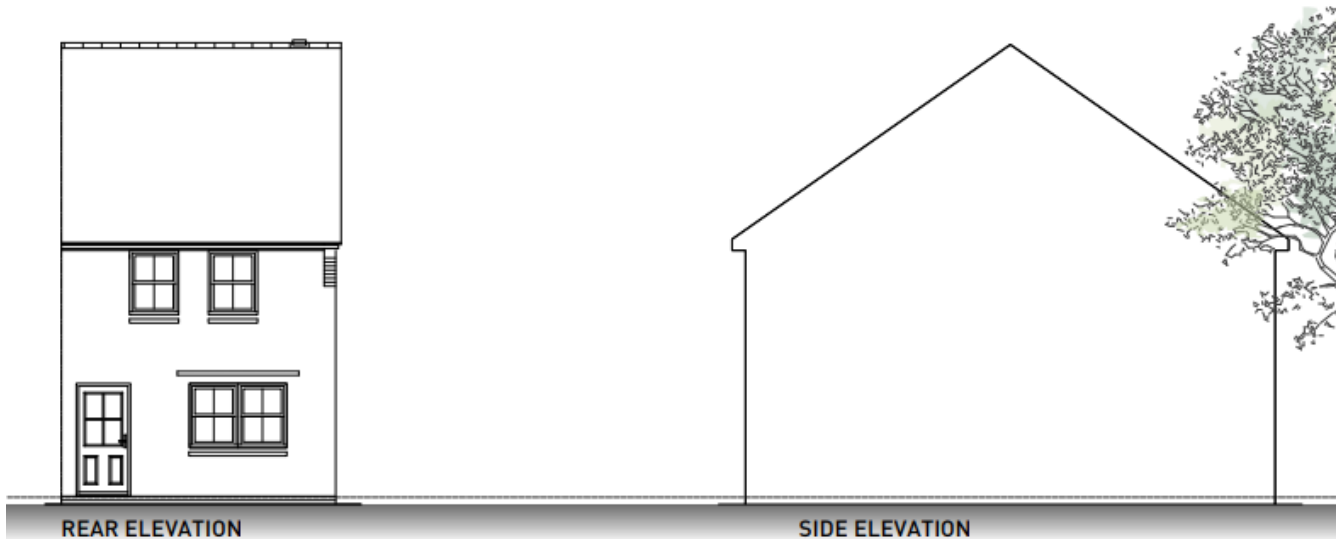
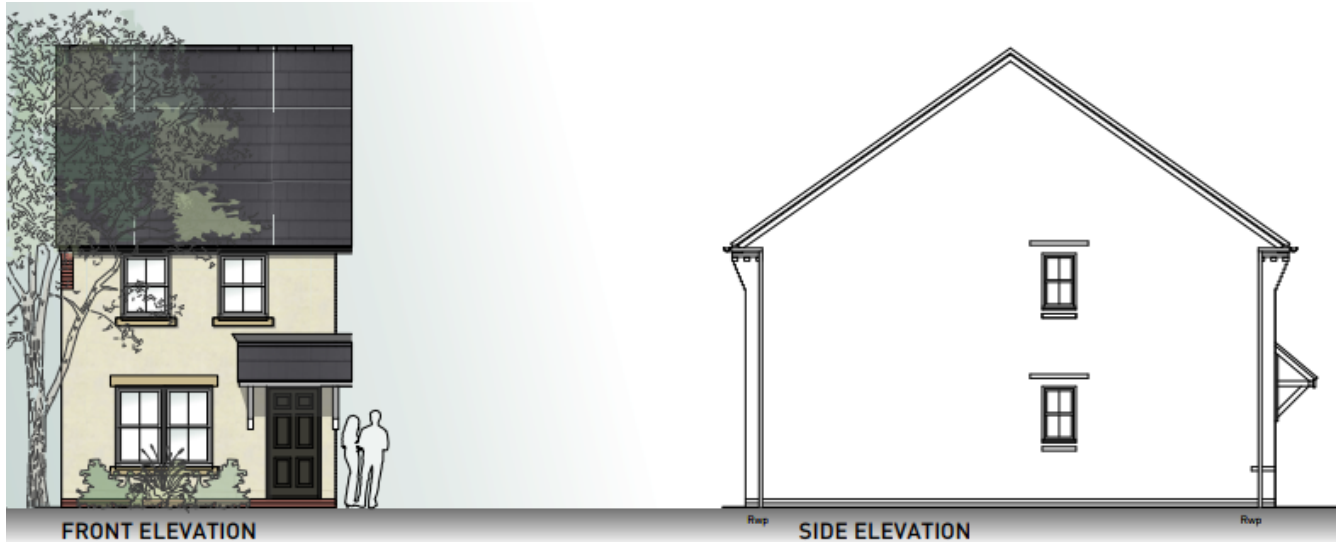


SITE LAYOUT (NOT TO SCALE)

Example 3 bed property



Example 3 bed property



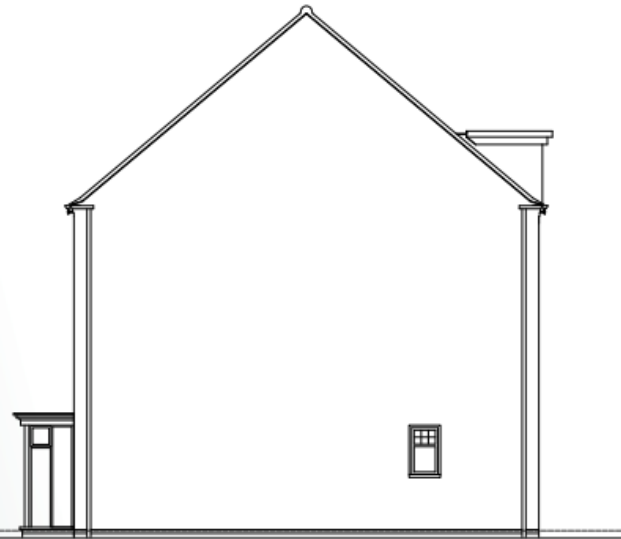
Example 2.5 storey 3 bed property

PLOTS: 28, 29(H), 30, 31(H)

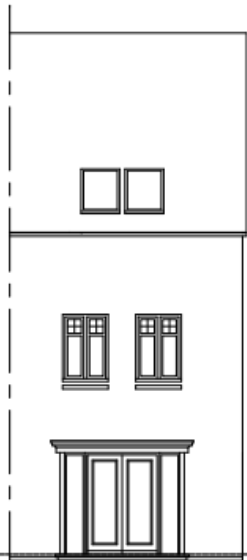
PLEASE REFER TO MATERIALS PLAN FOR DETAILED SPECIFICATION



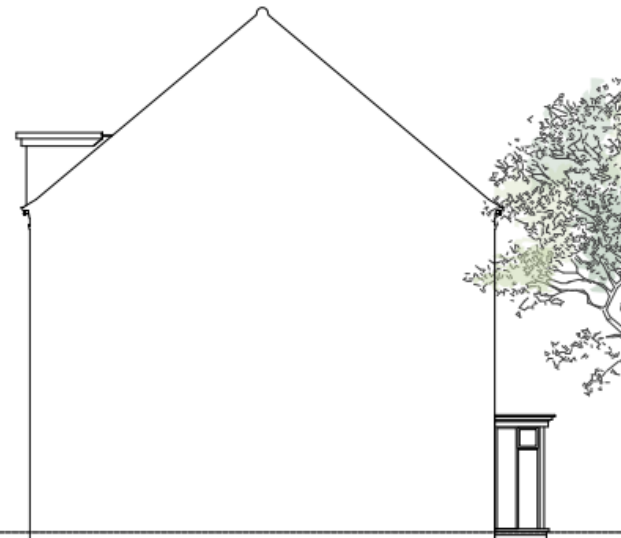
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

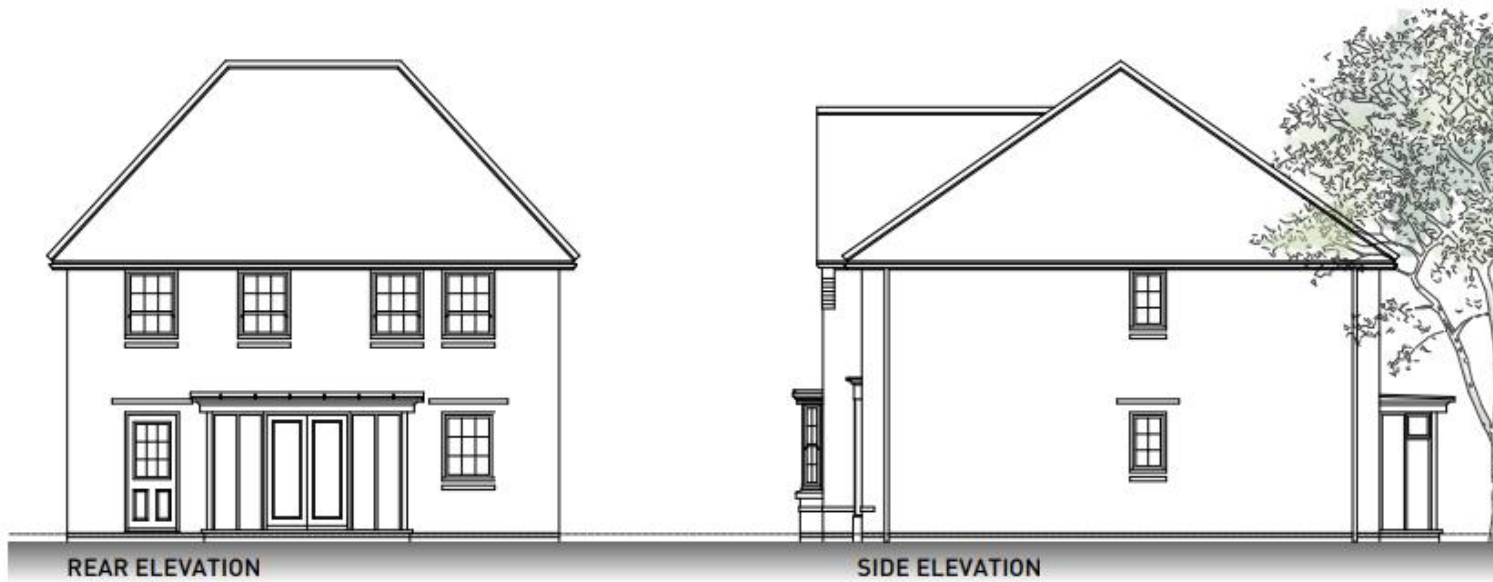


SIDE ELEVATION

Example 4 bed property



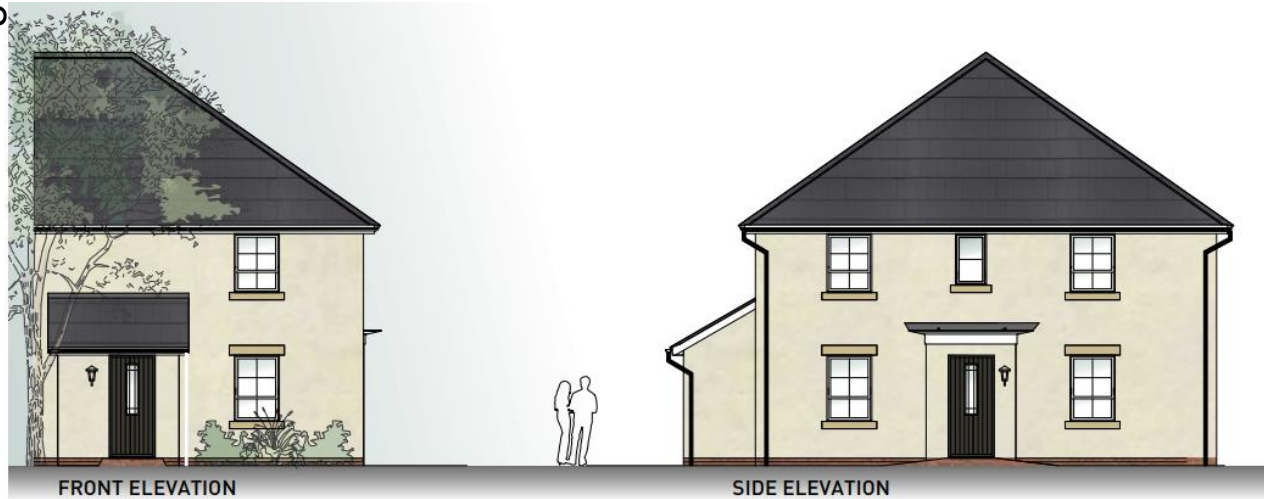
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Example 1 bed maisonette and end of terrace maisonette



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Proposed Building Storey Mix Plan - (Drg no. P21-3414_10 rev E)

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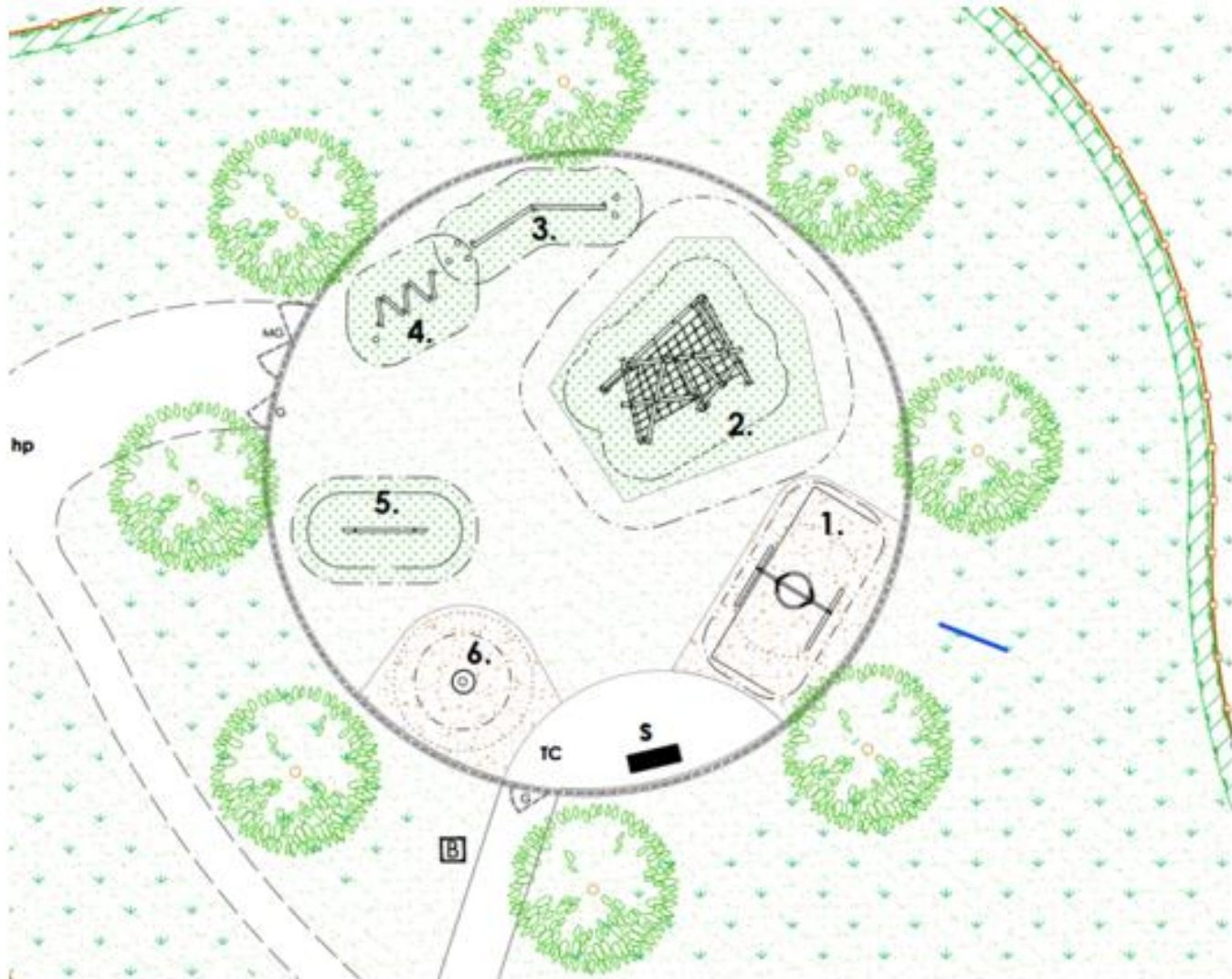




- KEY: SITE LAYOUT**
- APPLICATION BOUNDARY
- ENCLOSURE DETAILS:**
- 1.8M HIGH CONCRETE BRICK WALL
 - 1.8M HIGH TIMBER PANEL FENCING
 - 1.8M HIGH CLOSE BOARDED FENCING
 - 0.7M RAILING
 - 3M HIGH ACOUSTIC FENCING
 - 0.4M KNEE RAIL
 - LOW LEVEL HEDGEROW (SEE DETAILED LANDSCAPE PROPOSAL)
- LANDSCAPING:**
- INDICATIVE TREE PLANTING (SEE DETAILED LANDSCAPE PROPOSAL)
 - RETAINED VEGETATION (SEE TREE RETENTION PLAN)
 - TREE REMOVED
- OTHER:**
- BN COLLECTION POINT
 - GATE/PERSONNEL DOOR
 - AFFORDABLE HOUSING (SHADED GREEN)
 - AFFORDABLE HOUSING (RENTED)
 - 4 X 4M TIMBER SHED
 - BENCH
 - SERVICE EASEMENT

Semington Road, Melksham			

P21-345_150 Pond Pond



Local Equipped Area for Play (LEAP)



Pedestrian and green corridor running north/ south through the site

Proposed landscaping – northern part of the site (Drg no. GL1768 01G) – including attenuation basin and outside gym facility



Proposed landscaping – northeast part of the site (Drg no. GL1768 05G) including LEAP and habitat protection area



Proposed landscaping – southwest part of the site (Drg no. GL1768 003G)

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Affordable housing provision (Drg no. P21-3414_09 rev E) with red coding representing A/H rent and blue coding representing shared ownership properties.



The Proposed Housing Mix

Market dwellings (101 units) –

4 x 2 bed houses

44 x 3 bed houses

29 x 4 bed houses

24 x 5 bed houses

Affordable dwellings (43 units) –

Affordable Rent (26 units)

8 x 1 bed 2 person Maisonettes (including 4 adaptable units)

9 x 2 bed 4 person Houses

7 x 3 bed 5 person Houses

2 x 4 bed 6 person Houses

Shared Ownership (17 units)

10 x 2 bed 4 person Houses

7 x 3 bed 5 person Houses

In total the 144-unit scheme would provide –

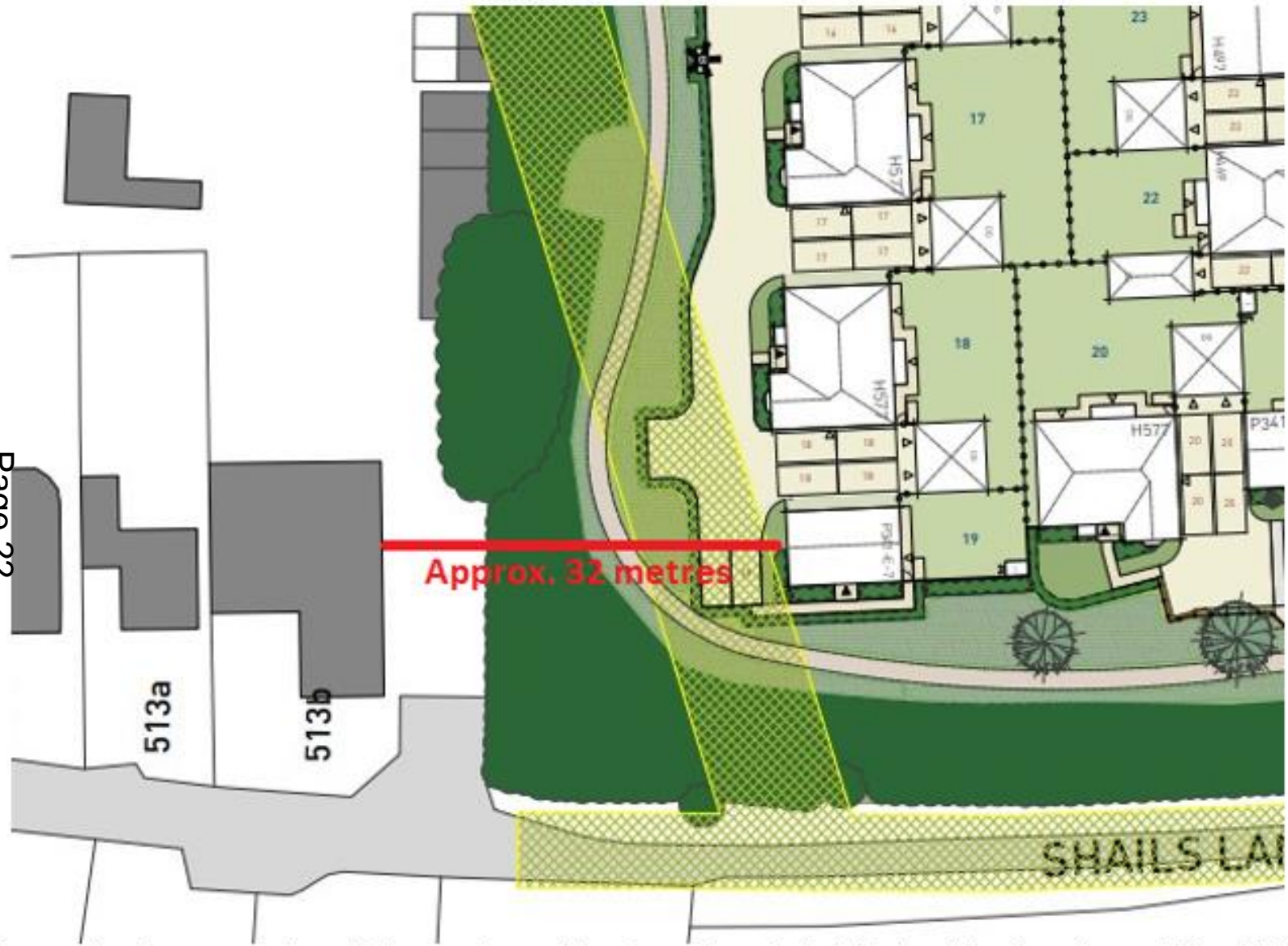
8 x 1 bed units (5%)

23 x 2 bed units (16%)

58 x 3 bed units (40%)

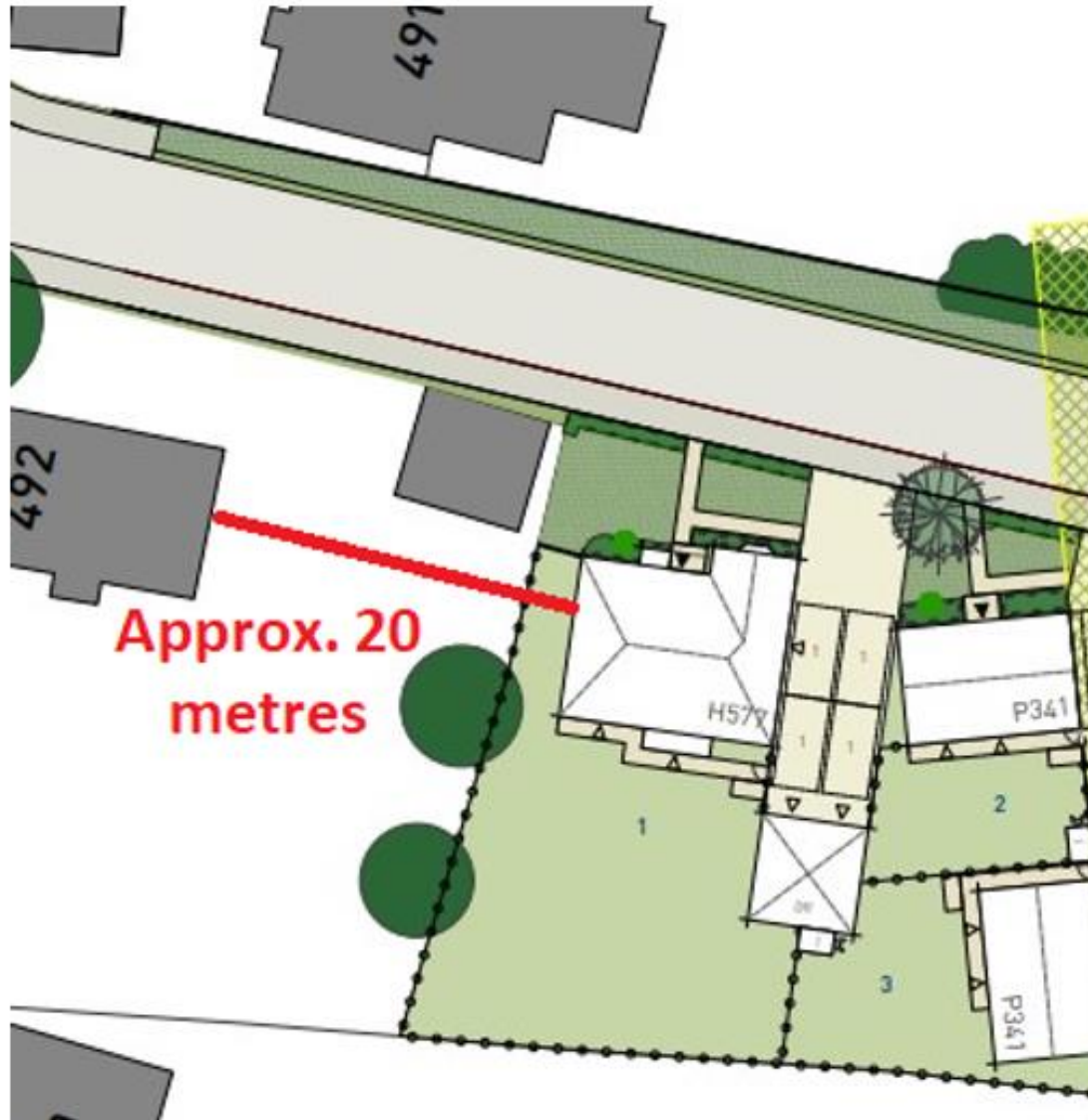
31 x 4 bed units (22%)

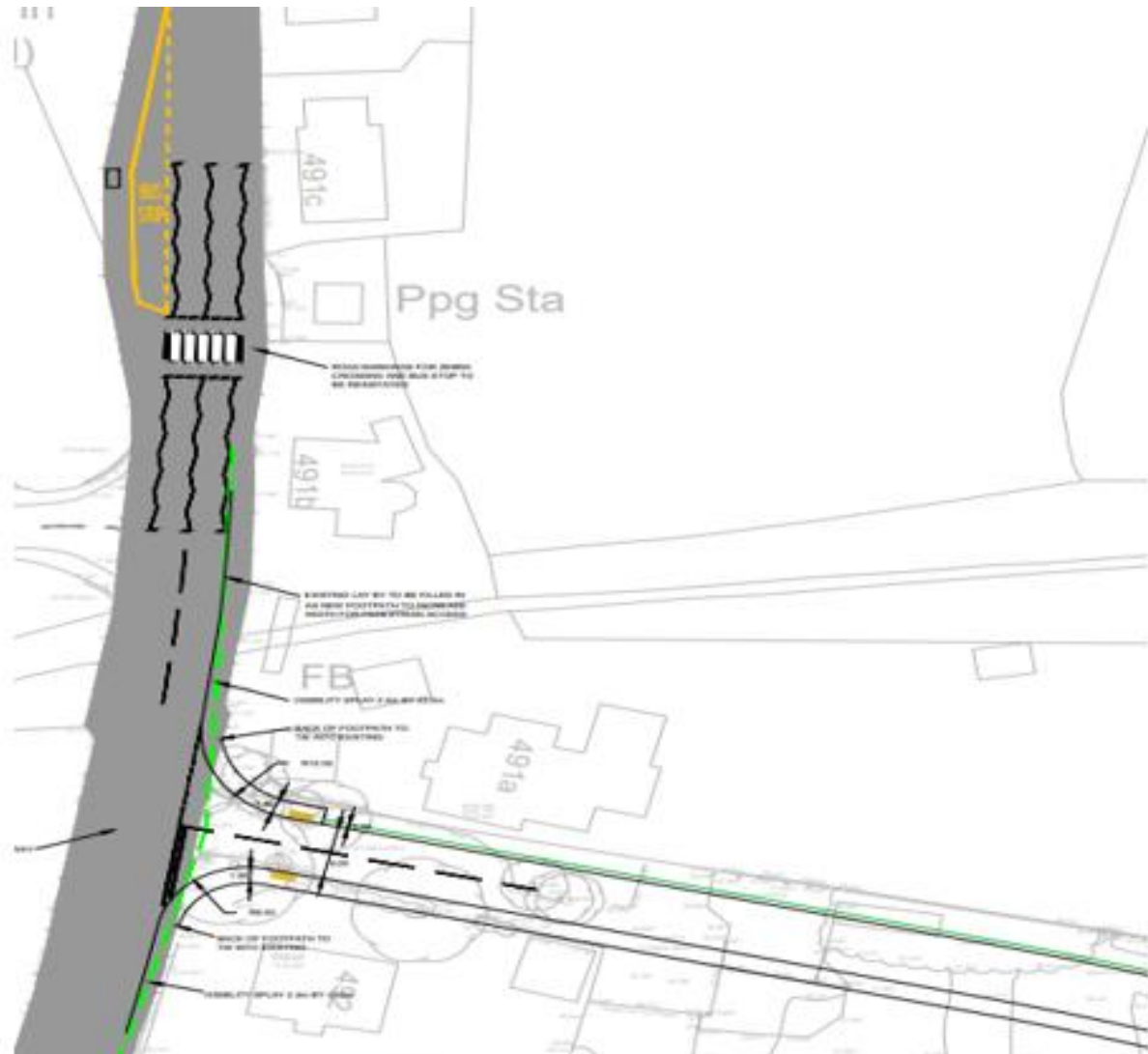
24 x 5 bed units (17%)



Approximate separation distance from side elevation of plot 19 to side elevation of No. 513b Semington Road (Southwest corner of site)

The proposed separation distance between the west elevation of proposed plot no.1 and the rear elevation of No. 492 Semington Road measures approximately 20 metres





Approved revised access (Drg no. P21-3414-PEG-XX-XX-DR-C-040-S2-R01)



Partial plan extract using the Building Heights Plan showing the new vehicular access to the sewage treatment works.



View across site looking North towards the Sewage Treatment Plant



View across site looking South towards the Business Park



Proposed access off Semington Road



Existing access off Shails Lane leading to Sewage Treatment Works



Semington Road – north of access - location of proposed new cantilever bus stop (left) and new zebra crossing road marking.



Semington Road – north of access – reconstructed lay-by to widen the existing foot path.



Environment Agency – surface water flood risk map



Biodiversity features plan (drg no. GL1768 Fig 1A) LEMP Appendix A – submitted under discharge of conditions application PL/2022/05550

Obligations already secured through the grant of outline permission

10. Planning Obligations

In accordance with Core Policy 3 of the adopted WCS, the approved outline development generated a requirement for the following summarised developer infrastructure contributions which were agreed and enshrined within a s106 legal agreement dated 10 September 2021:

- Early years contribution of £297,874
- Primary education provision of £337,644
- £200,000 towards upgrading the double pelican crossing on the A350 with associated footway and cycle way. However, it the understanding of officers that these improvements were undertaken using another source of money and have been completed. The applicants have agreed to allow the money to be spent on other relevant projects on the area. This will require a deed of variation to be entered into by relevant parties to amend the original s106 legal agreement. The council's highway team are currently reviewing other relevant highways projects.
- £4000 for the improvement of pedestrian signage between the development and Melksham town centre
- Canal restoration contribution of £500 per dwelling
- Provision of a 100m anti-pedestrian fence along the western side of the A350
- Healthcare provision of £137,000 towards cost of supporting primary care
- Public arts contribution of £300 per dwelling
- Waste and recycling provision of £91 per dwelling
- Establishment of a management company to manage and maintain the open space and play area

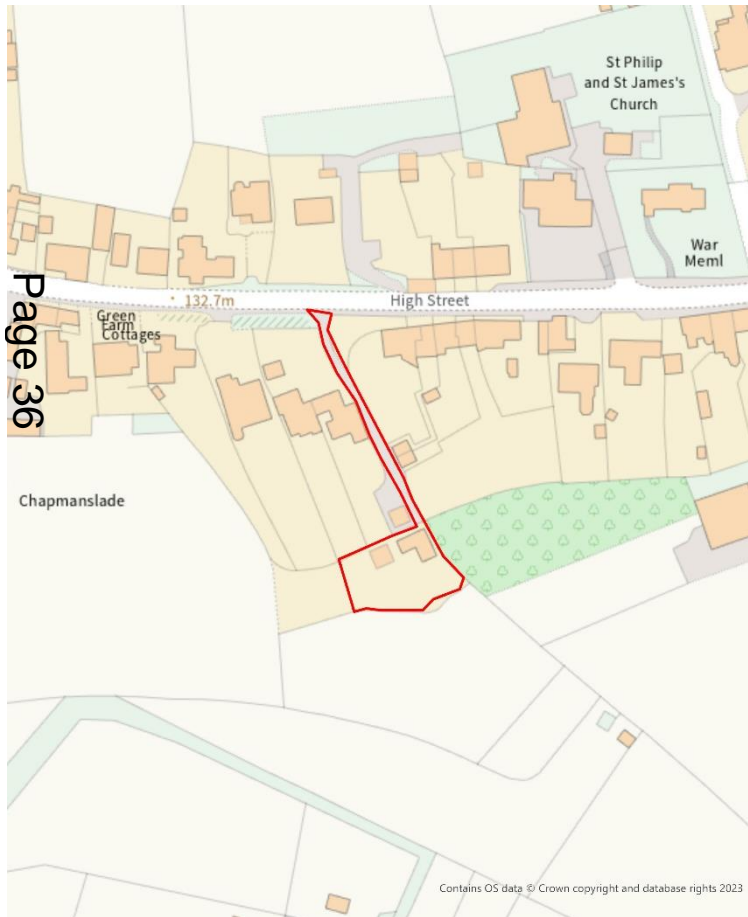
Proposed Layout Plan



7b) PL/2022/09808 - Land South of 92 High Street, Chapmanslade, BA13 4AN

Demolition of stables and construction of new house with associated works and change of use of land to C3. (resubmission of PL/2022/03190)

Recommendation – Approval subject to conditions



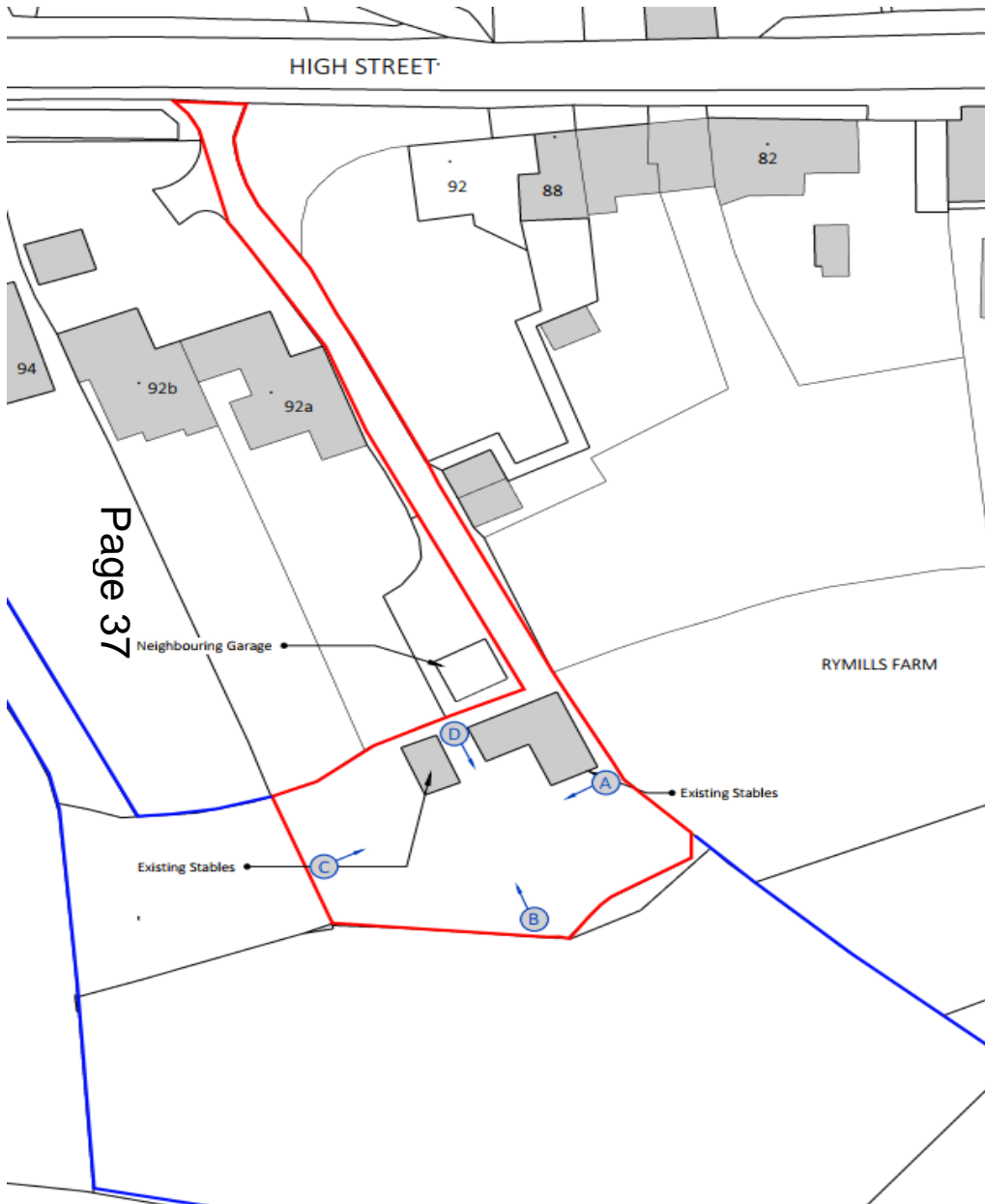
Site Location Plan



Aerial Photography



Site Location Plan (red) and the Applicants Land Ownership (blue)

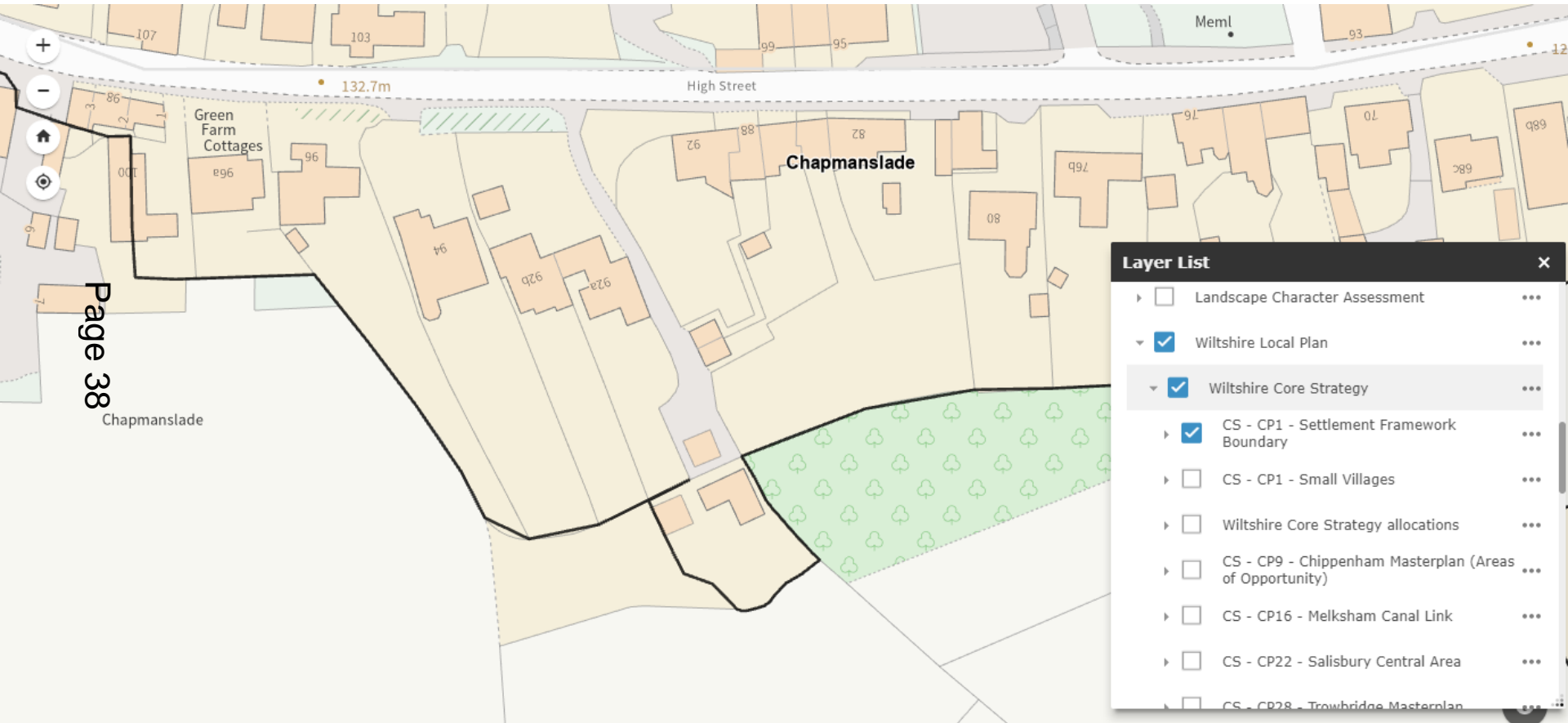


KEY

- Application Boundary
- Land also owned by client



WCS Settlement Limits Insert



Existing Aerial Site Layout



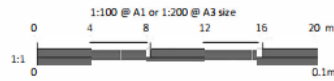
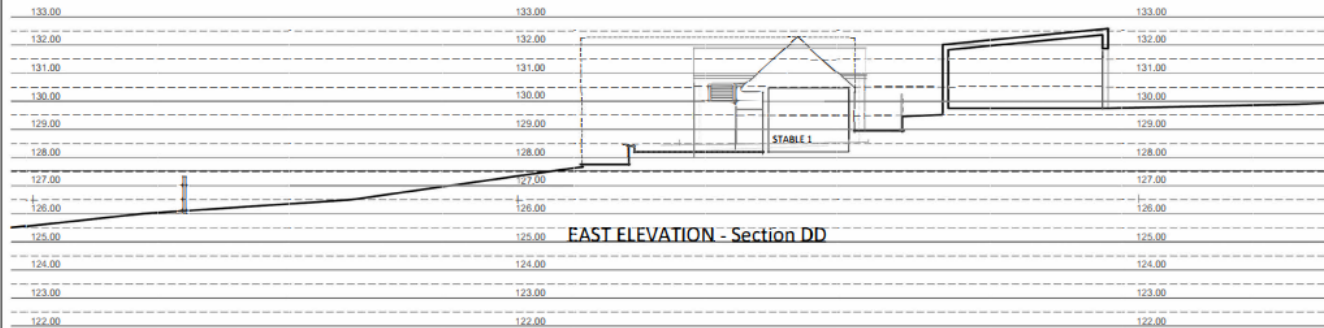
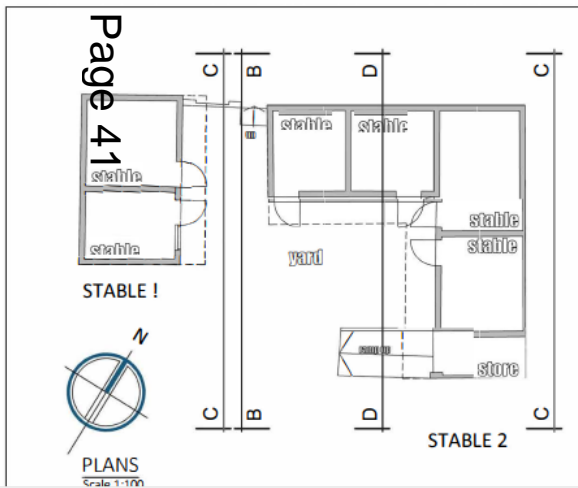
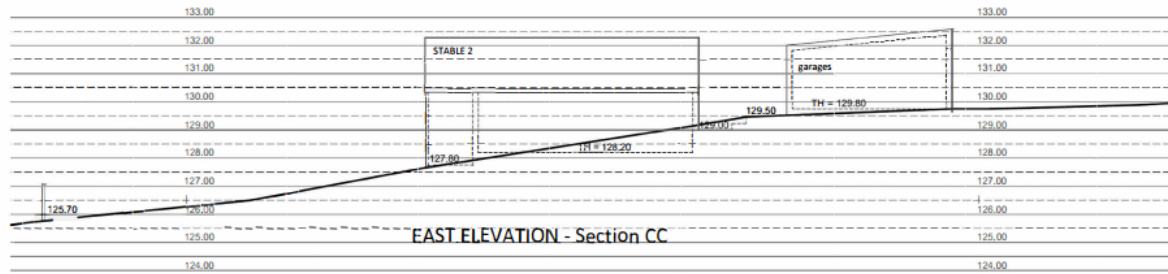
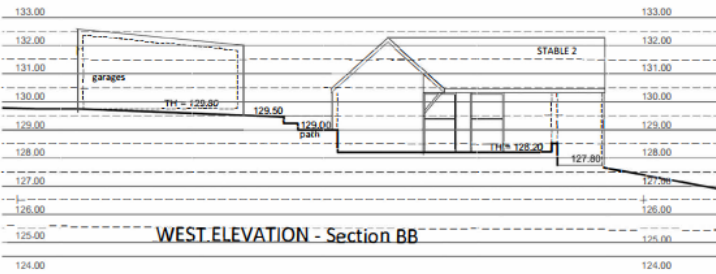
Local Context

No94; No.92b No.92a

No's 92, 88, 86, 84, 82



Existing Stabling and Cross Sections



Views of Existing Stabling of south elevation and eastern site boundary

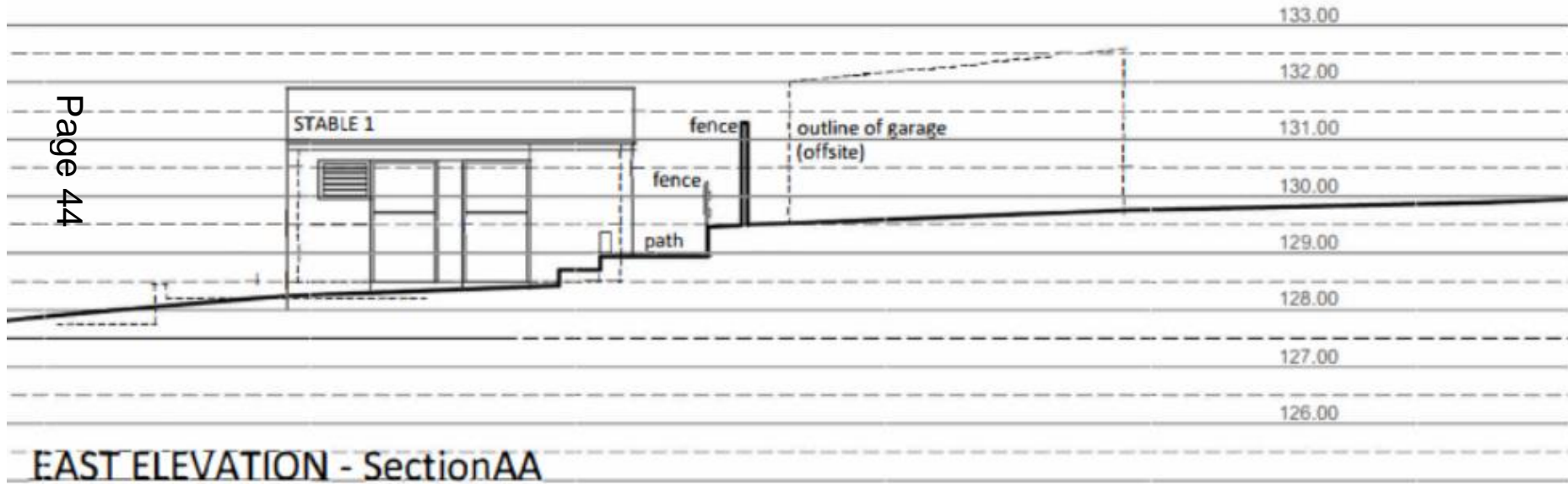


Views from the stabling looking westwards and southwards



Insert in detail showing cross section relationship with neighbouring garage

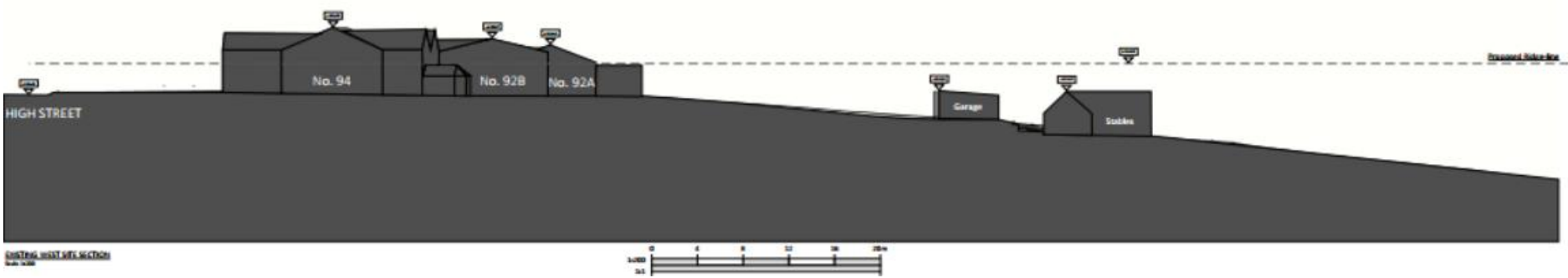
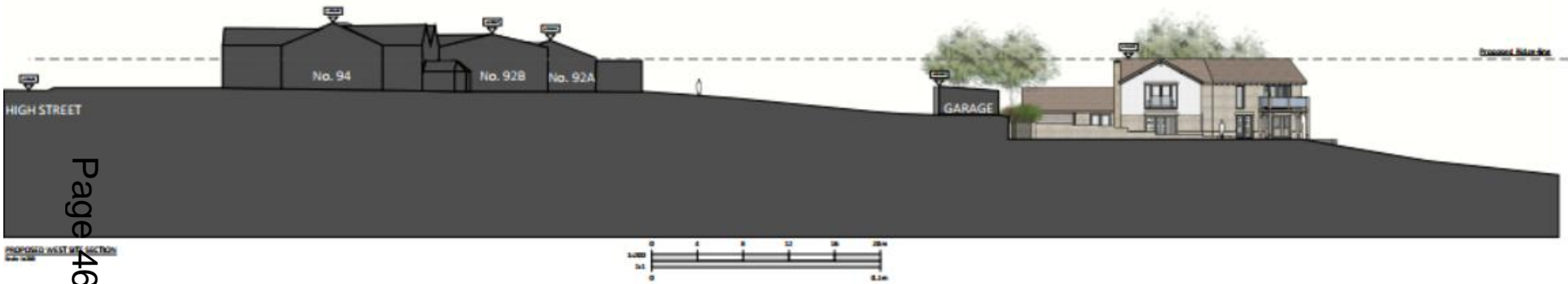
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Proposed Site Layout



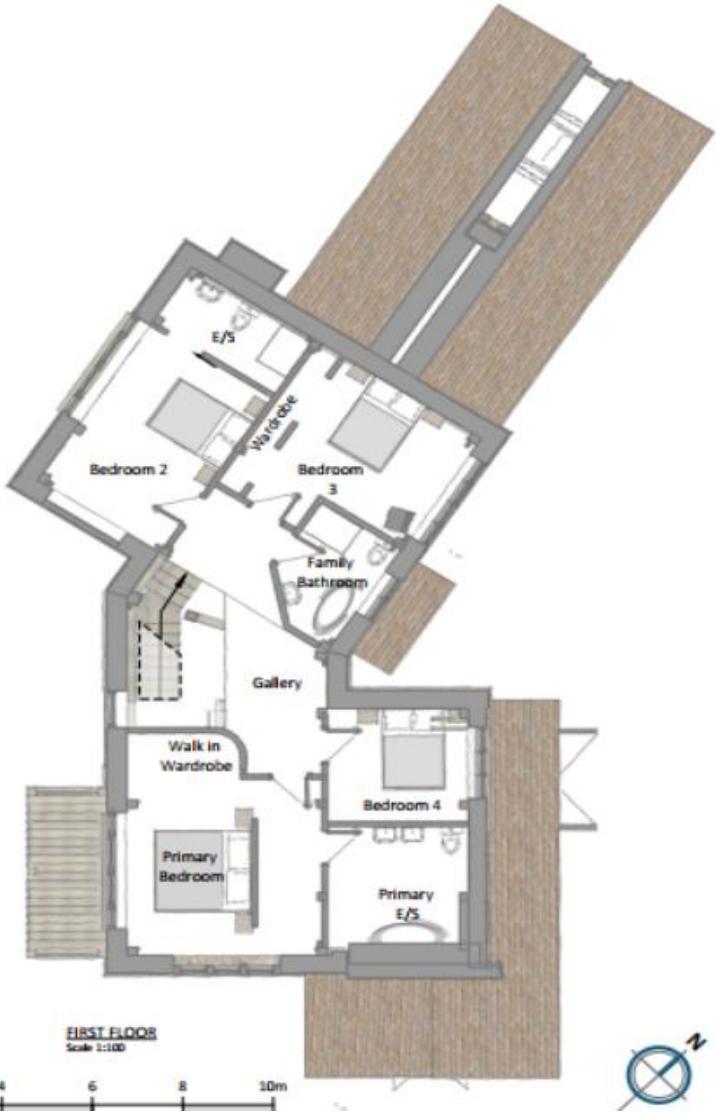
Proposed and Existing Western Facing Cross Sections



Proposed Floor Plans

Gross Internal Floor Areas (GIA)

Ground Floor	130.5m ²
First Floor	102.9m ²
Total	233.4m²



Proposed Southwestern Elevation (using 3D modelling)



Proposed Western and Southwestern 2D elevations:



West Elevation
Scale 1:100

Bat box location

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South West Elevation

Proposed Southern and Southeastern Elevations:



South Elevation
Scale 1:100



South East Elevation
Scale 1:100

Proposed Northern Elevation:



Proposed East and Northeastern Elevation – within context of neighbouring garage



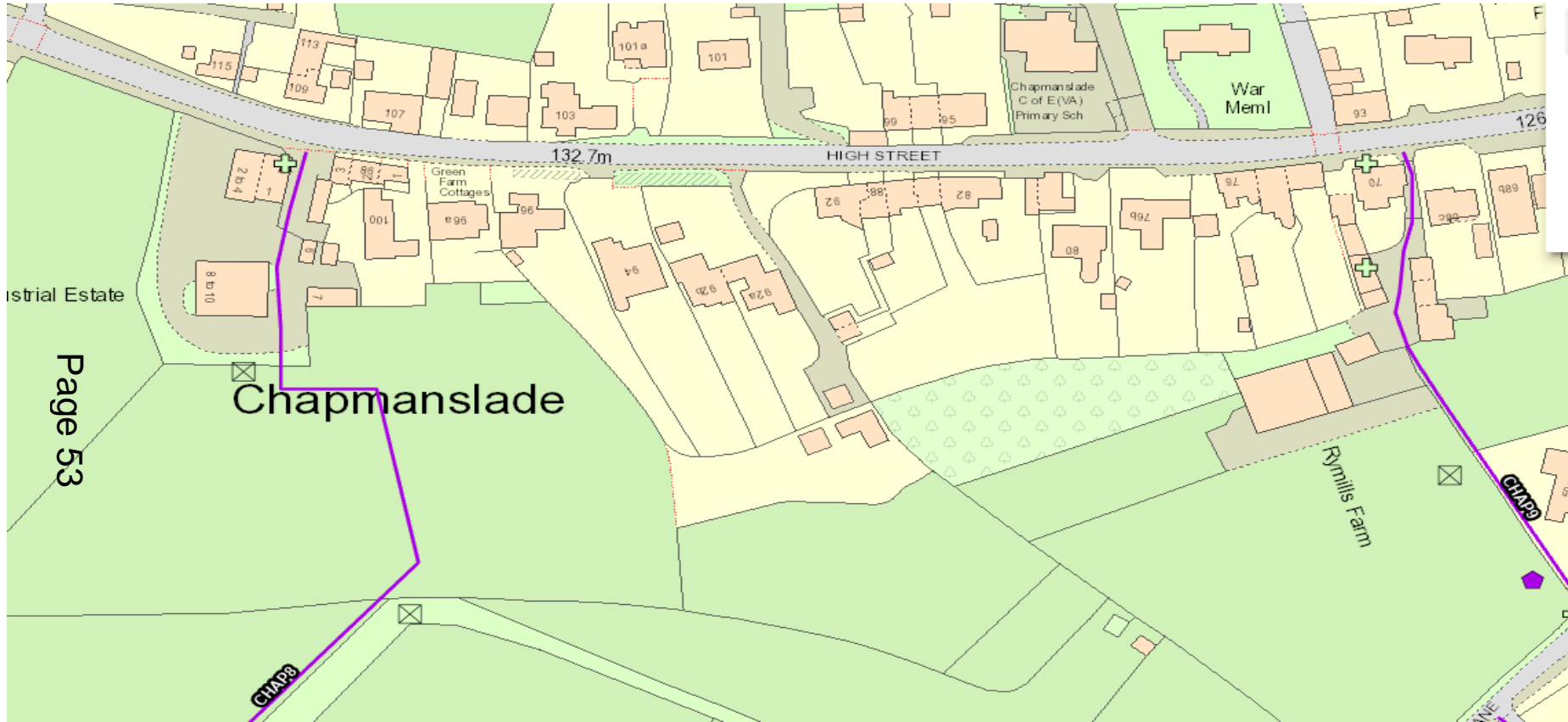
East Elevation
Scale 1:100

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North East Elevation

Insert Showing the two nearest PRowS to the Site





Above: Mix of buildings to the west of site off high street

Proposed Site Layout

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Existing Access



















Western Area Planning Committee

10 May 2023

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