

AGENDA

Meeting: Northern Area Planning Committee
Place: Council Chamber - Council Offices, Monkton Park, Chippenham, SN15 1ER
Date: Wednesday 8 August 2018
Time: 3.00 pm

Please direct any enquiries on this Agenda to Stuart Figini, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718221 or email stuart.figini@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

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Membership:

Cllr Tony Trotman (Chairman)	Cllr Mollie Groom
Cllr Peter Hutton (Vice-Chairman)	Cllr Chris Hurst
Cllr Chuck Berry	Cllr Toby Sturgis
Cllr Christine Crisp	Cllr Brian Mathew
Cllr Howard Greenman	Cllr Ashley O'Neill
Cllr Gavin Grant	

Substitutes:

Cllr Ben Anderson	Cllr Jacqui Lay
Cllr Bill Douglas	Cllr Melody Thompson
Cllr Ruth Hopkinson	Cllr Philip Whalley
Cllr Bob Jones MBE	Cllr Nick Murry

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Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

For assistance on these and other matters please contact the officer named above for details

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 5 - 16*)

To approve and sign as a correct record the minutes of the meeting held on 11th July 2018.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register by phone, email or in person no later than 2.50pm on the day of the meeting.

The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice. The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered.

Members of the public will have had the opportunity to make representations on the planning applications and to contact and lobby their local member and any other members of the planning committee prior to the meeting. Lobbying once the debate has started at the meeting is not permitted, including the circulation of new information, written or photographic which have not been verified by planning officers.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on **Wednesday 1st August 2018** in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than 5pm on **Friday 3rd August 2018**. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals and Updates** (*Pages 17 - 18*)

To receive details of completed and pending appeals and other updates as appropriate.

7 **Planning Applications**

To consider and determine the following planning applications.

7a **18/04022/FUL - 74 Blain Place, Royal Wootton Bassett** (*Pages 19 - 28*)

7b **18/04178/FUL - 62 Blain Place, Royal Wootton Bassett** (*Pages 29 - 38*)

8 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency.

Part II

Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 11 JULY 2018 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice-Chairman), Cllr Chuck Berry, Cllr Christine Crisp, Cllr Howard Greenman, Cllr Gavin Grant, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Toby Sturgis, Cllr Brian Mathew and Cllr Ashley O'Neill

Also Present:

Cllr Baroness Scott of Bybrook OBE

23 Apologies

There were no apologies

24 Minutes of the Previous Meeting

The minutes of the meeting held on 13 June 2018 were presented.

Resolved:

To approve as a true and correct record and sign the minutes.

25 Declarations of Interest

There were no declarations of interest.

26 Chairman's Announcements

There were no Chairman's announcements.

27 Public Participation

The Committee noted the rules on public participation.

28 Planning Appeals and Updates

The Committee noted the contents of the appeals update.

29 **17/05828/FUL - Former Wiltshire College, Cocklebury Road, Chippenham, Wiltshire, SN15 3QD - Update**

The Planning Officer, Simon Smith, introduced a report which provided an update of the actions taken by officers in relation to the Section 106 Agreement since the application was granted by the Committee on 21st March 2018.

The Planning Officer explained that there was a slight delay in the formal completion of the Section 106 Agreement, and the reasons for this were detailed in the report. He confirmed that the Agreement had now been completed and the decision issued.

Following a proposal by Councillor Peter Hutton, to note and approve the update, subsequently seconded by Councillor Gavin Grant, the meeting;

Resolved

That the update on the S106 Agreement for the Former Wiltshire College, Cocklebury Road, Chippenham, be noted and approved.

30 **Planning Applications**

To consider and determine the following planning applications:

31 **18/02153/FUL - Keynes House, The Derry, Ashton Keynes**

Public Participation

Natasha Inzani, local resident, spoke in objection to the application.
Alison Bone, local resident, spoke in objection to the application.

Councillor Dave Wingrove, Chairman of Ashton Keynes Parish Council spoke in objection to the application.

The Planning Officer, Simon Smith, introduced a report which recommended granting planning permission, subject to conditions, for the change of use of land from agriculture to a dog exercise / training area, the erection of a 1.9m deer patrol fence and the creation of a car parking area.

Key issues highlighted included: the location and orientation of the proposal in relation to the settlement framework boundary and within the conservation area; that some works had already been undertaken; the height of the fencing; the access to the site; the views from the site; the impact of the proposals regarding the amenity of residents and noise generated by the use on the site; that officers proposed a temporary permission to be able to assess the impact of the proposals; whether the plan was consistent with the neighbourhood plan; the views of the highways officer and how concerns had been addressed by a mitigation; collection of dog waste is conditioned if permission is granted.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: that the conditions don't control paraphernalia but could be added; the arrangements for addressing noise concerns; that the sand carpark development did require permission but that the existing fencing was permitted development; that four dogs could be using the paddocks and that they could see each other; that a person in charge of a dog and is deemed to be in charge and is referred to legally as the responsible owner.

Members of the public then had the opportunity to address the Committee, as detailed above.

Councillor Chuck Berry, Division Member, spoke regarding the application with the main points focusing on the impact of the neighbourhood plan, that the development is outside the settlement boundary, and whether the use proposed on the site was appropriate.

At the start of the debate a proposal was moved by Councillor Chuck Berry and seconded by Councillor Gavin Grant that permission be refused by reason of the nature of the activities being proposed and its sensitive location within the Ashton Keynes Conservation Area as well as its proximity to surrounding residential properties, it is considered that the proposal would harm the character and appearance of the locality and would adversely impact upon the amenities of residents. The proposal is therefore contrary to the requirements of Policies CP57 (vi) and (vii) and CP58 of the Wiltshire Core Strategy as well as Policy ENP3 of the Ashton Keynes Neighbourhood Plan 2015-2026

Resolved

That planning permission be refused for the following reason:

By reason of the nature of the activities being proposed and its sensitive location within the Ashton Keynes Conservation Area as well as its proximity to surrounding residential properties, it is considered that the proposal would harm the character and appearance of the locality and would adversely impact upon the amenities of residents. The proposal is therefore contrary to the requirements of Policies CP57 (vi) and (vii) and CP58 of the Wiltshire Core Strategy as well as Policy ENP3 of the Ashton Keynes Neighbourhood Plan 2015-2026

32 18/03185/FUL - The Barns at Mays Farm, Hullavington

Public Participation

Sue Upton, local resident, spoke in objection to the application.
Clare Wallace, local resident, spoke in objection to the application.

Kevin Hamilton, applicant, spoke in support of the application.
Simon Chambers, planning agent, spoke in support of the application.
Councillor Maggie Bawden, Chairman of Hullavington Parish Council, spoke in objection to the application.

The Planning Officer, Simon Smith, introduced a report which recommended granting planning permission, subject to conditions, for the erection of 2 new dwellings.

Key issues highlighted included: the location of the proposals within the settlement boundary and that the emerging plan agrees that the settlement boundary would mean that the site would be outside of that boundary but that the adopted plan should be given greater weight than the emerging plan; that the highway officer had not made an objections; the design and elevations of the proposals; the material to be used; the additional drainage conditions; the distances of the proposals in relation to existing proposals.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: the arrangements for accessing the site; the arrangements for bins and refuse collections; the relevance of permitted development rights.

Specific advice was sought from officers regarding the weight that could be given to the proposed new settlement boundary adopted into the draft Wiltshire Housing Site Allocation Plan. The officers view was that Wiltshire Housing Site Allocation Plan still carries relatively limited weight and the application should be determined against the current adopted plan.

Members of the public then had the opportunity to address the Committee, as detailed above.

Councillor Baroness Jane Scott of Bybrook OBE, Division Member, spoke in objection to the application with the main points focusing on the concerns over access to the site, the difficulties of waste facilities for the proposal, the location of the proposal in relation to the settlement boundary, and the allocation of housing land existing for the village.

At the start of the debate a proposal was moved by Councillor Sturgis and seconded by Councillor Gavin Grant to refuse planning permission as the proposal results in the access road being routed through the open countryside, falling out side of the current settlement boundary for Hullavington village. Further, the Wiltshire Housing Site Allocations Development Plan Document, now formally approved by the Full Council on 10/07/18, substantively excludes the application site from the settlement boundary, and can therefore be given considerable weight in decision making. For the above reasons, the proposal would take place in the open countryside, outside of the village settlement boundary and would adversely impact upon the character and appearance of locality contrary to the provisions of Policies CP57 of the Wiltshire Core Strategy.

Prior to the vote, the Planning Officer reiterated his previous advice that only limited weight could be given to the emerging Wiltshire Housing Site Allocation Plan and that the application should be determined against the policies within the adopted Wiltshire Core Strategy.

At the conclusion of the debate, the meeting;

Resolved

That planning permission be refused for the following reason:

The proposal results in the access road being routed through the open countryside, falling out side of the current settlement boundary for Hullavington village. Further, the Wiltshire Housing Site Allocations Development Plan Document, now formally approved by the Full Council on 10/07/18, substantively excludes the application site from the settlement boundary, and can therefore be given considerable weight in decision making. For the above reasons, the proposal would take place in the open countryside, outside of the village settlement boundary and would adversely impact upon the character and appearance of locality contrary to the provisions of Policies CP57 of the Wiltshire Core Strategy.

33 17/12403/FUL - Land at Kent End, Back Street, Ashton Keynes

Public Participation

Callan Powers, planning agent, spoke in objection of the application on behalf of one of the local residents.

Laura Glynn-Jones, applicant, spoke in support of the application.

Dave Wingrove, Chairman of Ashton Keynes Parish Council, applicant, spoke in objection to the application.

The Planning Officer, Victoria Griffin, introduced a report which recommended refusing planning permission, for the erection of a two bedroom holiday cottage with mostly natural stone elevations and a natural slate roof above.

Key issues highlighted included: the location of the plan, and its location within the conservation area; the current buildings on the site; the orientation of the proposals and their elevation on the site; the views of the site from the highway; the proposed floorplan; the materials proposed to be used; the relationship of the proposals to existing buildings; the size of the proposals and their impact on the character of the conservation area;

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: the views from different angles and the existing properties that had previously been on the site.

Members of the public then had the opportunity to address the Committee, as detailed above.

Councillor Chuck Berry, Division Member, spoke in relation to the application with the main points focusing on the relevance of the neighbourhood plan.

At the start of the debate a proposal was moved by Councillor Chuck Berry and seconded by Councillor Hutton for refusal as detailed in the report.

Resolved:

That Planning Permission be refused for the following reason:

The proposal would create a large dominant detached dwellinghouse within a modest plot which would cause an unacceptable level of visual and physical harm to the wider historic setting and setting within the Conservation Area contrary to policies CP58 & CP 57 (i) of the Wiltshire Core Strategy, policy HCP1 of the Ashton Keynes Neighbourhood Plan (2017) and the aims and requirements of Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and Section 12 'Conserving and enhancing the historic environment' of the National Planning Policy Framework.

34 18/03233/FUL - Priestly Primary School, Prince Charles Drive, Calne

Public Participation

Anthony Dixon, applicant, spoke in support of the application.

The Planning Officer, Rose Fox, introduced a report which recommended granting planning permission, subject to conditions, for a phased 8 classroom extension with ancillary rooms, new main entrance, enlarged staff room and associated external works.

Key issues highlighted included: the phased developments for the plan; that the proposals would allow the school to take more pupils; the improvements to parking, classrooms, access and sports facilities; the elevations of the proposals; the impact on the proposals on the neighbours; that public protection officers had no objections in relation to increased noise arising from the developments; phase two may only be required if more housing was brought forward, but that phase one would meet current housing coming forward; seeking to relocate trees.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: the loss of trees from the proposal; whether an advisory regarding a traffic management plan could be added.

Members of the public then had the opportunity to address the Committee, as detailed above.

At the start of the debate a proposal was moved by Councillor Gavin Grant and seconded by Councillor Peter Hutton to grant planning permission as detailed in the report with the addition of a condition regarding travel planning.

Resolved:

Delegate to office appropriate plan on tree planning and on landscaping and school travel plan.

To Grant planning permission, subject to the following conditions:

Time limit:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Approved plans:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans as received by the LPA 04/04/2018:

Site Location Plan (0001 Rev: A, dated: 29/03/18)

Existing Site Plan (0002 Rev: B, dated: 13/04/18)

Existing First Floor Plan (0202 Rev: A, dated: 29/03/18)

Existing Roof Plan (0206 Rev: A, dated: 29/03/18)

Plans as received by the LPA 29/06/2018:

Proposed Phase 1 Site Plan (0003 Rev: D, dated: 29/06/2018)

Proposed Phase 2 Site Plan (0004 Rev: E, dated: 29/06/2018)

Contractor access plan (0005 Rev: C, dated: 29/06/2018)

Children's Centre Boundary (0006 Rev: C, dated: 29/06/2018)

Existing Ground Floor Plan (0201 Rev: B, dated: 27/06/18)

Proposed Phase 1 Ground Floor Plan (0203 Rev: B, dated: 27/06/18)

Proposed Phase 2 Ground Floor Plan (0204 Rev: C, dated: 27/06/18)

Proposed Phase 1 & 2 First Floor Plans (0205 Rev: B, dated: 27/06/18)

Proposed Phase 1 Roof Plan (0207 Rev: B, dated: 27/06/18)

Proposed Phase 2 Roof Plan (0208 Rev: B, dated: 27/06/18)

Existing Elevations (2001 Rev: B, dated 13/04/18)

Proposed Phase 1 Elevations (2002 Rev: C, dated: 27/06/18)

Proposed Phase 2 Elevations (2003, Rev: B), dated: 27/06/18)

Existing and Proposed Site Section A-A (3001, Rev: B, dated: 27/06/18)

Existing and Proposed Site Section B-B (3002, Rev: B, dated: 27/06/18)

Existing and Proposed Site Section C-C (3003, Rev: B, dated: 27/06/18)

Existing and Proposed Site Section D-D (3004, Rev: B, dated: 27/06/18)

REASON: For the avoidance of doubt and in the interests of proper planning.

Amenity:

3. No development shall commence on phase 1 (including any works of demolition) until a Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority.

The statement shall include details of the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) measures for the protection of the natural environment;
- i) hours of construction, including deliveries

The approved Statement shall be adhered to throughout the construction period.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through risks of pollution and dangers to highway safety, during the construction period.

4. No development shall commence on phase 2 (including any works of demolition) until a Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority.

The statement shall include details of the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;

- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) measures for the protection of the natural environment;
- i) hours of construction, including deliveries

The approved Statement shall be adhered to throughout the construction period.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through risks of pollution and dangers to highway safety, during the construction period.

5. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

6. The development hereby permitted shall not be first brought into use until details of the play equipment proposed for relocation has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of residential amenity.

7. The new games court as indicated on the Proposed Phase 2 Site Plan hereby permitted shall not be enclosed by any boundary treatment unless this has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of residential and visual amenity.

8. No part of the relevant phases (1 or 2) shall be first brought into use until all the excess cut and fill from the levelling works related to that phase has been removed from the site.

REASON: In the interests of the character and appearance of the area and neighbouring amenities.

Highways:

9. No development shall commence on site until details of the proposed temporary site access have been submitted to and approved in writing by the local planning authority. The temporary access shall be constructed in accordance with the approved details. No later than one month after the new development is first brought into use, the temporary access shall be removed and the verge/footway crossing reinstated in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

REASON: In the interests of highway safety.

10. Prior to the first occupation of phase 1 of development, the proposed parking areas (as demonstrated on Proposed Phase 1 Site Plan 0003 Rev D) must be consolidated, surfaced and laid out in accordance with the approved details. The parking areas shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

11. Prior to the first occupation of the development hereby permitted, the footpath to the Western edge of the site shall be improved to form a 2.5m wide shared use surface, linking to the town recreation ground to the West of the site. The shared used path shall be completed in accordance with plans which shall have been submitted to and agreed in writing by the Local Planning Authority beforehand.

REASON: In the interests of promoting sustainable transport by the improving access to the school via means other than by the private car in accordance with Core Policies 60 & 61 of the Wiltshire Core Strategy.

Drainage:

12. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365, has been

submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

13. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

14. No part of the development shall be brought into use, until the schools Green Travel Plan has been updated and submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

INFORMATIVES:

Wales and West Utilities gas pipelines may be affected and at risk during construction and you must contact Sophie Dawkins on 02920 278912 before starting any work.

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from the local highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the Council's Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise

the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

35 Urgent Items

There were no urgent items.

(Duration of meeting: 3.00 - 5.33 pm)

The Officer who has produced these minutes is Stuart Figini of Democratic Services, direct line 01225 718221, e-mail stuart.figini@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

Wiltshire Council
Northern Area Planning Committee
8th August 2018

Planning Appeals Received between 29/06/2018 and 27/07/2018

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
17/06412/PNCOU	Haxmoor Farm Cricklade Road Purton, Swindon Wiltshire, SN5 4HY	PURTON	Notification for Prior Approval for a proposed change of use of agricultural building to a dwelling house and associated operational development	DEL	Written Representations	Refuse	04/07/2018	No
17/06521/REM	Westfield Farm Nettleton, Wiltshire SN14 7PA	NETTLETON	Construction of Agricultural Workers dwelling (outline planning approval granted under application 17/01511/OUT). Reserved matters application covering Access, Appearance, Landscaping, Layout and scale.	DEL	Written Representations	Refuse	04/07/2018	No
18/00923/PNCOU	Scots Smith Farm Sodom Lane Dauntsey Chippenham Wiltshire, SN15 4JA	DAUNTSEY	Notification for Prior Approval under Class O - Change of Use from Office (Class B1(a)) to a Dwellinghouse (Class C3)	DEL	Written Representations	Refuse	04/07/2018	No
18/01108/FUL	Balmedie 29A Seagry Road Lower Stanton St Quintin, Wiltshire SN14 6DB	STANTON ST. QUINTIN	New direct access to highway for vehicles and pedestrians over verge to class C road in 30mph limit.	DEL	House Holder Appeal	Refuse	09/07/2018	No

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Planning Appeals Decided between 29/06/2018 and 27/07/2018

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
17/05672/FUL	Land to West of Forest Lane Chippenham Wiltshire, SN15 3PX	CHIPPENHAM	Erection of 6 residential units including landscaping, highways layout and related works.	NAPC	Written Reps	Approve with Conditions	Allowed with Conditions	03/07/2018	Partial award of Costs to Appellant
17/10658/FUL	Land to the Rear of No 25 The Tinings Chippenham SN15 3LX	CHIPPENHAM	Erection of bungalow (resubmission of 17/03021/FUL)	DEL	Written Reps	Refuse	Dismissed	04/07/2018	None
17/11346/FUL	Land at Newlands Littleton Drew Chippenham SN14 7NB	GRITTLETON	Change of Use to Equestrian, Erection of Timber Stables, Concrete Base/Turnout Area and a Parking/Turning Area - Part Retrospective	NAPC	Written Reps	Approve with Conditions	Allowed with Conditions	20/07/2018	Appellant Applied for Costs. Allowed.
18/01084/FUL	31 Market Place Chippenham SN15 3HP	CHIPPENHAM	Front and rear dormer roof extensions to existing office loft spaces	DEL	Written Reps	Refuse	Allowed with Conditions	20/07/2018	None

Agenda Item 6

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REPORT TO THE AREA PLANNING COMMITTEE

Date of Meeting	8th August 2018
Application Number	18/04022/FUL
Site Address	74 Blain Place, Royal Wootton Bassett, SN4 8FP
Proposal	Garage conversion and addition of single storey side extension
Applicant	L Pearce
Town/Parish Council	Royal Wootton Bassett
Division	Royal Wootton Bassett East
Grid Ref	407857 182866
Type of application	Full Planning
Case Officer	Kate Clark

Reason for the application being considered by Committee

The Application was called in for Committee determination by Councillor Groom to consider the impact of the proposed development on parking provision and highway safety and relevance of restrictive conditions attached to the previous grants of permission under which the properties were constructed.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED

2. Report Summary

Royal Wootton Bassett Town Council – object
Highways Officer – No objection

The main issues in consideration of this planning application are as follows;

- Principle of development
- Parking provision & Highway safety
- Impact on the scale and character of the existing site/buildings
- Impact on neighbour amenity

3. Site Description

The application site relates to 74 Blain Place, a 3 storey new build property located within a large housing estate on the former site of Rylands sports ground located within the defined settlement boundary for Royal Wootton Bassett. The dwelling occupies a corner plot and is opposite an area of public open space which leads onto playing fields and a children's play area. To the front of the property there is off street parking for 1No car with an integral garage providing an additional space.

4. Planning History

N/07/03318/OUT – Erection of 100 Dwellings with primary access from Stoneover lane (Outline)

N/12/00551/FUL Erection of 100 Dwellings and Associated Access (relevant conditions addressed in the main body of the report).

5. The Proposal

Permission is sought for a single storey extension to the side of the property and the conversion of the integral garage to provide additional living accommodation.

6. Planning Policy

Relevant Planning Policies:

The Wiltshire Core Strategy (Jan 2015) (WCS)
CP57 (Ensuring high quality design and place shaping),
CP60 (Sustainable transport),
CP61 (Transport and development)
CP64 (Demand management)

National Planning Policy Framework. (NPPF) (July 2018)

Paras 11 & 38
4 (Decision making)
9 (Promoting sustainable Transport)
12 (Achieving well-designed places)

Royal Wootton Bassett Neighbourhood Plan

Policy 7: Design
Policy 12: Road safety, traffic and transport

Wiltshire Local Transport Plan (3) Car Parking Strategy 2011-2026 PS6 & Table 7.1
Residential Parking standards

7. Consultations

Royal Wootton Bassett Town Council – Object

Highways - No objection

8. Publicity

The application was advertised by neighbour letter and site notice.

No representations have been made by local residents

9. Planning Considerations

Principle of development

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006) and the Royal Wootton Bassett Neighbourhood Plan, Policy 12: Road safety traffic and transport.

The principle of householder alterations is established under Policy 57 of the Wiltshire Core Strategy which seeks to ensure high quality design and place shaping. Extensions should be of an appropriate size, scale and design and be designed so as not to harm the living conditions of local residents.

Similarly, Policy 7 of the made Royal Wootton Bassett Neighbourhood Plan requires development to be sensitive to its context and reinforce the character; layout and local distinctiveness and ensuring materials used are historically found within the locality.

Core Policy 64, 'Demand Management' section d discusses residential parking and highlights that provision will be made on a minimum parking spaces basis for new development. Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy sets out the minimum requirement per number of bedrooms.

Planning permission is required for the proposed development due to planning conditions placed on the original consent (N/12/00551/FUL);

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

Planning conditions do not necessarily preclude the element of development or activity that they are restricting in perpetuity, rather they allow the Local Planning Authority to assess the effect of such a scheme on an individual basis rather than allowing development to come forward under national permitted development rights. The above two conditions are standard planning conditions and are commonly placed on applications for large housing estates and should not be taken to mean that all related development proposals are unacceptable in principle.

Parking provision and highway safety

Wiltshire Core Strategy policies CP57 (ix), CP60, CP61, and CP64 seek to ensure sustainable transport and road safety and sufficient parking provision. The adopted Royal Wootton Bassett Neighbourhood Plan, Policy 12, Road safety, traffic and transport states that development should not harm highway safety and must ensure that residual cumulative impacts of development are not severe.

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy sets out the minimum requirement per number of bedrooms in table 7.1 under the terms of policy PS6.

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

Parking spaces should measure 2.4m by 4.8m. Section 7.5 clarifies that the Council does not include garages as part of the allocated parking provision. This is due to the propensity of garages to be used for storage rather than for parking. In practice the Council allows for oversized garages, i.e. those with an internal floor area of 3m by 6m to be counted towards the parking provision as this size would reasonably be allowed for storage in addition to the parking of vehicles.

74 Blain Place is a 4 bedroom dwelling and therefore should provide a minimum of 3 spaces according to the above policy. Prior to the adoption of the 3rd Wiltshire Local Transport Plan and the Core Strategy for Wiltshire, the North Wiltshire Local Plan was the relevant Local Plan document and at that time set out maximum number of parking spaces for residential development under policy T3, Appendix 3 which stated that up to 4 bedroom dwellings should provide 2 spaces per dwelling.

When the 2012 application was considered, the Council accepted parking provision under the lower requirements thus the dwelling has an integral garage and 1 space to the front. (2 No spaces in total)

The proposal results in the loss of the garage and its replacement with an additional space to the front. There is therefore no overall loss in parking provision as 2 spaces are available. Notwithstanding that 2 spaces will be maintained, it is noteworthy that the existing garage is substandard in size and would not count towards parking provision under current policy.

The Councils' Highways Officer has been consulted over the scheme and commented as follows;

'I note this is a fairly modern development where the previous on-site parking standards differed from the current Wiltshire Parking Standards of 3 on-site parking spaces for a 4 bedroom dwelling. The above proposal site was completed with an on-site parking allocation of one space within an integral garage and one parking space on the drive within the domestic curtilage.

As the application has demonstrated a replacement on-site parking space to replace the one space lost through garage conversion I do not consider this a loss of parking. Although if current standards were to be applied to the proposal site it would be one parking space short I do not feel that a refusal on parking grounds would be able to be defended to the satisfaction of a planning inspector should the case go through the appeal process.

Therefore I can raise no highway objection to the above proposal.'

As discussed above the dwelling does not provide the 3 spaces required by current parking standards however this will not be altered by the proposed development, 2No spaces in total will be provided as is the existing arrangement. Notwithstanding this, the estate roads are wide enough to accommodate on-street parking and there is a lay-by within 40m of the application site. Furthermore, in accordance with para 109 of the NPPF, even if the development would decrease parking provision, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The Councils' Highway Officer has confirmed no objection to the proposal and therefore a refusal on this basis cannot be warranted.

Royal Wootton Bassett Council has raised concerns relating to highway safety particularly where additional vehicles will create a hazard for emergency services however as discussed above 2No off street spaces will be provided which maintains the status quo and as noted, the dimensions of the existing garage are substandard and therefore is less likely to be used than an additional off street open parking space.

The principle of converting the garage and its replacement with an additional space to the front is therefore considered acceptable and to accord with the relevant policies.

Impact on size / character of existing building and site

The proposed extension to the side measures approximately 1.5m and extends midway to the back of the building. Concerns have been raised that the extension will represent an overdevelopment of the plot by the Town Council. The dwelling occupies a corner plot and as such any side extension will be more visible however its simple lean-to design and use of matching materials will not result in an extension unduly prominent nor out of character with the surrounding area. The garage door is to be bricked up and a window inserted which is of the same style as existing fenestration. To the rear, the existing kitchen window and doors are to be replaced with bi-fold doors. The size, scale and design of the extension are

therefore considered to accord with CP57 of the Core Strategy for Wiltshire, Policies 7 and 12 of the Royal Wootton Bassett neighbourhood plan and Section 12 of the NPPF 2018.

Residential amenity

WCS Core Policy 57 states that all development must have regard to the compatibility of adjoining buildings and uses, the impacts on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution (e.g. light intrusion, noise, smoke, fumes, effluent waste or litter).

The development will not result in any overlooking or overshadowing and is not considered to be harmful to the living conditions of local residents.

10. Conclusion

The proposed revision of parking arrangements is considered acceptable as the same levels of on-site parking provision as is currently available will be provided. It is accepted that these fall short of current requirements however given the existing garage has insufficient dimensions to count towards allocated parking and that the 2No spaces to be provided comply with parking standards, the conversion of the garage is supported. The small extension and external alterations are considered to comply with the aims and objectives of the National Planning Policy Framework paras 11, 47, 49a, 105, 109 and 127; and CP57 vii, ix, of the Wiltshire Core Strategy and Policy 7 & 12 of the RWBNP.

RECOMMENDATION - Permission subject to conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

74BP07EE

74BP03LBP

74BP0506FP

74BP08EP

74BP0512FP2

Registered 31.05.18

REASON: For the avoidance of doubt and in the interests of proper planning.

3 No part of the development hereby approved shall be brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

6 INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

7 INFORMATIVE TO APPLICANT:

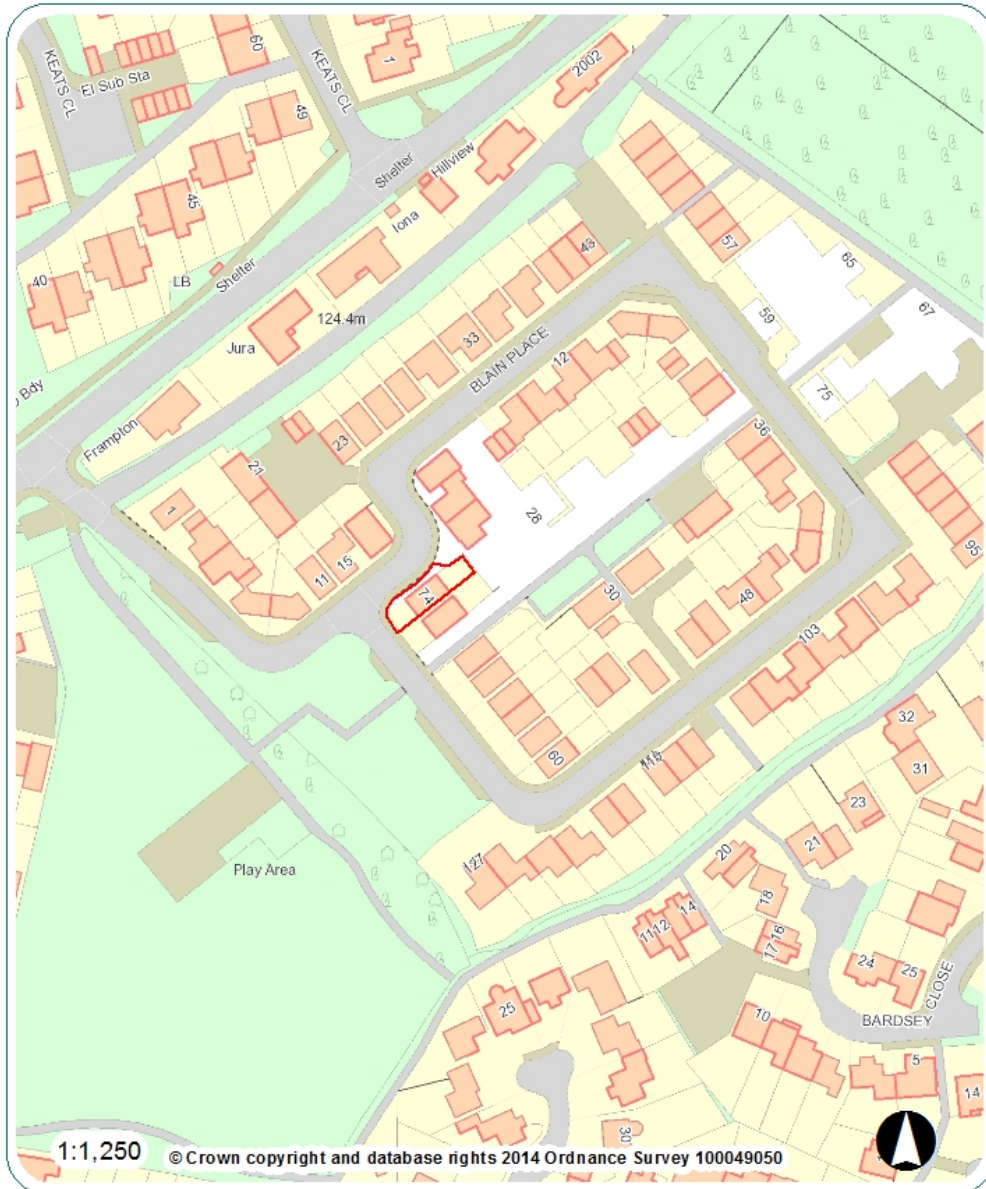
The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

8 INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

Date of Meeting	11 August 2018
Application Number	18/04178/FUL
Site Address	62 Blain Place Royal Wootton Bassett Wiltshire SN4 8FP
Proposal	Garage conversion.
Applicant	Mr Martin Lane
Town/Parish Council	Royal Wootton Bassett
Electoral Division	Wootton Bassett East
Grid Ref	407884 182833
Type of application	Full Planning
Case Officer	Michael Akinola

Reason for the application being considered by Committee

The Application was called in for Committee determination by Councillor Groom to consider the impact of the proposed development on parking provision and highways safety and relevance of restrictive conditions attached to the previous grants of permission under the properties where constructed.

1. Purpose of Report

To consider the above application and to recommend **APPROVAL** subject to conditions

2. Report Summary

The main issues in the consideration of this application are as follows:

- Principle of development
- The scale, design and layout of the proposals and impact on visual amenity
- Impact on the residential amenity
- Impact on highways

Royal Wootton Bassett Town Council objects to the proposals. There were no representations of support and no objections from members of the public received.

3. Site Description

The application site relates to 62 Blain Place, a 3 storey new built property located within the defined settlement boundary for Royal Wootton Bassett. The site is previously located within

a large housing estate on the former site of Rylands sports ground. The dwelling is located within a row of semi-detached and detached properties albeit positioned in close proximity to one another, and all having the same characteristics in the terms of the materials, form, scale, mass and design of the façade which incorporates integral garages.

A public open space is located adjacent to the properties and the locality features on street parking.

4. Planning History

N/07/03318/OUT – Erection of 100 Dwellings with primary access from Stoneover lane (Outline)

N/12/00551/FUL – Erection of 100 Dwellings & Associated access

5. The Proposal

Permission is sought to convert the existing garage at 62 Blain Place into habitable accommodation; alterations to the front elevation of the dwelling will include the replacement of the existing garage door on the front elevation with a proposed window with cills and lintel to match the existing fenestration. An additional parking space is to be created to the front of the property adjacent the existing parking area.

6. Planning Policy

National Planning Policy Framework (NPPF) July 2018

Para 11 – The presumption in favour of sustainable development

Chapter 4 – Decision Making (paras 38, 47 and 49)

Chapter 9 – Promoting Sustainable Transportation (para 109)

Chapter 12 – Achieving Well Designed Places (para 127 & 130)

Wiltshire Core Strategy (WCS) (Adopted January 2015)

Core Policy 57 – Ensuring high quality design and place shaping

Core Policy 60 – Sustainable transport

Core Policy 61 – Transport and development

Core Policy 64 – Demand management

Royal Wootton Bassett Neighbourhood Plan (RWBNP) March 2017

Policy 7 – Design

Policy 12 – Road safety, traffic and transport

Wiltshire Local Transport Plan 3 (T3) March 2011 - Car Parking Strategy (2011-2026)

Policy PS6

Table 7.1 – Residential parking standards

7. Consultations

Royal Wootton Bassett Town council:

Object to the application due to the following reason;

- *The Town Council has previously objected to a similar planning application in Blain Place, considering it to be not in keeping with the amenity of the area.*

- *There are also concerns for highway safety - where additional vehicles create a hazard particularly for emergency vehicles.*

Wiltshire Council Highways:

Have no objection to the application and commented as follows;

- *The initial approval for the proposal site was completed with an on-site parking allocation of one space within an integral garage and one parking space on the drive within the domestic curtilage.*
- *As the application has demonstrated a replacement on-site parking space to replace the one space lost through garage conversion they do not consider this a loss of parking.*
- *Parking standards have now changed and whilst we would now expect to see 3 spaces for a new dwelling of this size.*
- *The existing garage is substandard for current parking standards; the loss of the substandard garage is acceptable as it is to be replaced by a better sized parking space.*

Public Consultation:

No representations

8. Publicity

The application was advertised by neighbour letters, Parish council notification and site notice. This generated 0 letters of objection and 0 letters of support.

9. Planning Considerations

Principle of Development

Under the provisions of Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015) and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006); and the made Royal Wootton Bassett Neighbourhood Plan (April 2018).

Royal Wootton Bassett is defined as a market town in a location that can accommodate additional development. The application site is located within the defined settlement boundary of the town and the proposal is for additional residential accommodation within an existing dwelling and therefore falls to be considered against the provisions of core policy 57 of the Wiltshire Core Strategy. CP57 states that new development will be supported subject to a number of criteria including amongst other things; responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size; making efficient use of land whilst taking account of the

characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

Similarly, Policy 7 of the made Royal Wootton Bassett Neighbourhood Plan requires development to be sensitive to its context and reinforce the character; layout and local distinctiveness and ensuring materials used are historically found within the locality.

In the context of residential parking, core policy 64 of the Wiltshire Core Strategy section d (residential parking standards) requires the provision of parking associated with new residential development will be based on minimum parking standards.

Policy PS6 of the WLTP3 and policy 12 of the RWBNP similarly require appropriate parking to be provided and ensuring new developments has a positive impact on road safety, traffic and transport.

Planning permission is required for the proposed development due to planning conditions placed on the original consent (12/00551/FUL)

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

Planning conditions do not necessarily preclude the element of development or activity that they are restricting in perpetuity, rather they allow the Local Planning Authority to assess the effect of such a scheme on an individual basis rather than allowing development to come forward under national permitted development rights. The above two conditions are standard planning conditions and are commonly placed on applications for large housing estates and should not be taken to mean that all related development proposals are unacceptable in principle.

Impact on visual amenity and the character and appearance of the locality

Core Policy 57 requires that proposed development must relate positively to the landscape setting and existing pattern of development in terms of building layouts, built form, height, mass, scale, building line, plot size, etc in order to effectively integrate into its setting.

Development must also make efficient use of land whilst taking into account of the characteristics of the site and local context to deliver appropriate development which relates effectively to the immediate setting and the wider character of the area. Likewise, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan requires development to be sensitive to its context and reinforce the character; layout and local distinctiveness and ensuring materials used are historically found within the locality. These policies requirements reflect and accord with the relevant paras of the NPPF, including para 127.

The existing street scene is characterised by a mixture of detached and semi-detached properties, all of a standard design type featuring a front door and either a window or garage door on the front elevation. Despite being situated within a row of properties that all feature a garage door, the proposed alterations to the front elevation are not considered such a departure from the prevailing local vernacular so as to appear incongruous or discordant within the street scene. Therefore the proposed conversion of the garage and addition of a front window is not considered to have a significant adverse impact on the character and appearance and visual amenity of the locality.

The removal of the garage, the re-construction of brick work and the insertion of a window is considered to be in accordance with core policy CP57 of the WCS, Policy 7 of the RWBNP and section 12 of the NPPF.

Impact on the residential amenity

Section 12 (para 127) of the NPPF and CP57 of the WCS (Jan 2015) seek to secure high quality design and a good standard of amenity for current and future land occupants.

As the proposal is to convert the garage into a habitable room, there is little alteration required aside from the addition of a window to the front elevation. However, given the existing fenestration in the front elevation; the location of the application site and relationship with the adjacent properties the conversion of the garage would not significantly impact on the residential amenities of neighbouring properties in terms of any overbearing impact or additional overlooking or loss of privacy or loss of daylight. As such the proposal is considered to accord with CP57 of the WCS and section 12 (para 127) of the NPPF.

Impact on Highways

Wiltshire Core Strategy policies CP57 (ix), CP60, CP61, and CP64 seek to ensure sustainable transport and road safety and sufficient parking provision. The adopted Royal Wootton Bassett Neighbourhood Plan, Policy 12, Road safety, traffic and transport states that development should not harm highway safety and must ensure that residual cumulative impacts of development are not severe.

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy sets out the minimum requirement per number of bedrooms in table 7.1 under the terms of policy PS6.

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

Parking spaces should measure 2.4m by 4.8m. Section 7.5 clarifies that the Council does not include garages as part of the allocated parking provision. This is due to the propensity of garages to be used for storage rather than for parking. In practice the Council allows for oversized garages, i.e. those with an internal floor area of 3m by 6m to be counted towards the parking provision as this size would reasonably allowed for storage in addition to the parking of vehicles.

62 Blain Place is a 4 bedroom dwelling and therefore should provide a minimum of 3 spaces according to the above policy. Prior to the adoption of the 3rd Wiltshire Local Transport Plan and the Core Strategy for Wiltshire, the North Wiltshire Local Plan was the relevant Local Plan document and at that time set out maximum number of parking spaces for residential development under policy T3, Appendix 3 which stated that up to 4 bedroom dwellings should provide 2 spaces per dwelling.

When the 2012 application was considered, the Council accepted parking provision under the lower requirements thus the dwelling has an integral garage and 1 space to the front. (2 No spaces in total)

The proposal results in the loss of the garage and its replacement with an additional space to the front. There is therefore no overall loss in parking provision as 2 spaces are available. Notwithstanding that 2 spaces will be maintained, it is noteworthy that the existing garage is substandard in size and would not count towards parking provision under current policy.

The Councils' Highways Officer has been consulted over the scheme and raises no objections. Full comments are set out in the consultation section above but it is important to note that the Highways Officer concludes that there will be no loss of off street parking as a consequence of the development.

As discussed above the dwelling does not provide the 3 spaces required by current parking standards however this will not be altered by the proposed development, 2No spaces in total will be provided as is the existing arrangement. Notwithstanding this, the estate roads are wide enough to accommodate on-street parking and there is a lay-by within 40m of the application site. Furthermore, in accordance with para 109 of the NPPF, even if the development would decrease parking provision, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The Councils' Highway Officer has confirmed no objection to the proposal and therefore a refusal on this basis cannot be warranted.

Royal Wootton Bassett Council has raised concerns relating to highway safety particularly where additional vehicles will create a hazard for emergency services however as discussed above 2No off street spaces will be provided which maintains the status quo and as noted,

the dimensions of the existing garage are substandard and therefore is less likely to be used than an additional off street open parking space.

The principle of converting the garage and its replacement with an additional space to the front is therefore considered acceptable and to accord with the relevant policies.

10. Conclusion (Planning Balance)

The proposed development at 62 Blain Place, in Royal Wootton Bassett, in the context of impact on neighbouring amenity and character and appearance of the locality and highways is considered acceptable.

The proposed works involved minor alterations to the front elevation of the dwelling and are not considered to have any significant adverse impact on the character and appearance of the locality as they will not appear as incongruous or discordant when seen in context and comparison to the other properties in the vicinity.

Similarly, the alterations proposed would not have any significant impact on the current level of residential amenity afforded to the surrounding properties in terms of overlooking, loss of privacy or overbearing impact.

Lastly, the proposals mitigate against the loss of the garage space by widening the existing driveway to increase parking provision from one to two off street parking spaces, and thereby preserving the existing level of parking provision as approved in accordance with the relevant parking standards at the time of the original consent.

It is therefore considered that the conversion of the existing garage into additional residential accommodation will not have significant adverse or harmful impacts on residential and visual amenity or highways safety and is therefore in accordance with, Policy 7 & 12 of the RWBNP, CP57, CP60, 61 and CP64 of the WCS and paragraphs 11 and 47, 49a, 109 and 127 of the NPPF.

RECOMMENDATION

Approve with condition

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing 01 (location plan, site plan, existing and proposed plans and existing and proposed elevations [Received on the 11th of May 2018])

REASON: For the avoidance of doubt and in the interests of proper planning.

3 No part of the development hereby approved shall be brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

6 INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

7 INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

8 INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.



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