

AGENDA

Meeting: Northern Area Planning Committee
Place: Council Chamber - Council Offices, Monkton Park, Chippenham, SN15 1ER
Date: Wednesday 9 October 2019
Time: 3.00 pm

Please direct any enquiries on this Agenda to Craig Player, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713191 or email craig.player@wiltshire.gov.uk

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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 Gavin Grant	Cllr Ashley O'Neill
Cllr Howard Greenman	

Substitutes:

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

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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 - 18*)

To approve and sign as a correct record the minutes of the meeting held on 04 September 2019 .

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 02 October 2019 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 04 October). 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 19 - 20*)

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

7 **Planning Applications**

To consider and determine the following planning application:

7a **18/04202/FUL and 18/04719/LBC - Woodlands Social Club,
Woodland Park, Calne** (*Pages 21 - 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 4 SEPTEMBER 2019 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 Gavin Grant, Cllr Howard Greenman, Cllr Chris Hurst, Cllr Toby Sturgis, Cllr Brian Mathew, Cllr Ashley O'Neill and Cllr Philip Whalley (Substitute)

60 **Apologies**

Apologies were received from Cllr Mollie Groom.

Cllr Mollie Groom was substituted by Cllr Philip Whalley.

61 **Minutes of the Previous Meeting**

The minutes of the meeting held on 07 July 2019 were presented.

Resolved:

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

62 **Declarations of Interest**

Cllr Chris Hurst declared an interest in agenda item no. 7d (family members have attended or currently attend Lea and Garston Primary School and/or Malmesbury Primary School). He declared he would participate in the debate and vote for each item with an open mind.

Cllr Philip Whalley declared an interest in agenda item no. 7c (been in contact with public about this application). He declared he would participate in the debate and vote for each item with an open mind.

Cllr Toby Sturgis declared an interest in agenda item no. 7d (had business with the applicant and his predecessors and most recently has been in discussions with the applicant about the use of land in Great Somerford). He declared he would participate in the debate and vote for each item with an open mind.

63 **Chairman's Announcements**

There were no Chairman's announcements.

64 **Public Participation**

The Committee noted the rules on public participation.

65 **Planning Appeals and Updates**

The Committee noted the contents of the appeals update.

66 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes, in respect of applications 7a, 7c and 7d as listed in the agenda pack.

The Committee then considered the following applications:

67 **19/03152/OUT - Peacock Grove, Corsham**

Public participation

Gail Seviour, local resident, spoke in objection to the application.

Alex Fogwill, local resident, spoke in objection to the application.

Hilary Evans, of Evans Planning & Design, spoke in objection to the application.

Chris Beaver, the agent, spoke in support to the application.

Neville Farmer, Corsham Town Council, spoke in objection to the application.

The Planning Officer, Paul Galpin, introduced a report which recommended that authority is delegated to the Head of Development Management to grant outline planning permission, subject to conditions and completion of the Unilateral Undertaking within six months (or otherwise to refuse the application), for the erection of up to 27 dwellings following the demolition of 2 no. existing dwellings and attached domestic garage, and associated access and landscaping works.

Key issues highlighted included: principle of development; impact on local highways; impact on site drainage and flooding; impact on ecology; impact on landscape character; relationship to the Great Western Railway; impact on residential amenity and S106 contributions. Officers also highlighted the importance of the extant permission relevant to this site and advised as to the implications of the appeal decision relating to an alternate revised scheme that had been issued two days before the Committee meeting.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on planning permission 15/11544/OUT, the Corsham Neighbourhood Plan and noise concerns. Clarification was provided as to the revised weight to be attached to the emerging Neighbourhood Plan following recent progression of the document.

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

Cllr Philip Whalley, Division Member, spoke regarding the application with the main points focusing on: the scale of change application 15/11544/OUT; the principle of development; the 5 Year Land Supply; the Corsham Neighbourhood Plan; impact on visual amenity; the relationship to the Network Rail; impact on ecology; impact on landscape character; impact on site drainage and flooding and impact on local highways.

The Planning Officer then addressed some of the issues raised by members of the Committee and the public with the main points focusing on: the Corsham Neighbourhood Plan; the 5 Year Land Supply; the impact on ecology; landscaping issues and in particular the importance of the extant permission as a material planning consideration of significant weight.

At the start of the debate Cllr Peter Hutton put forward a motion to approve the application, which was seconded by Cllr Christine Crisp, in accordance with the Officer recommendation.

During the debate the main points raised were: application 15/11544/OUT and the improvements made since the last application regarding the number of dwellings, access, street scene and the number of houses being demolished.

Following the debate, the motion was defeated.

A proposal was then moved by Cllr Toby Sturgis, seconded by Cllr Gavin Grant, to defer the application to receive additional information in relation to the matters detailed below.

During further debate the main points raised were: the Corsham Neighbourhood Plan; the relationship with Network Rail; the desire for clarity regarding the inspector examining the Neighbourhood Plan and how it addressed application 15/11544/OUT; landscaping issues; that the 5-Year Land Supply target has been met and the material changes that had happened since the application was last brought forward.

Resolved

That planning permission is deferred for two cycles to receive additional information in relation to the follow matters:

- **How the emerging Corsham Neighbourhood Plan addresses this site in relation to the Extant consent 15/11544/OUT**

- **Network Rail Planting, Safeguarding & Boundary requirements in relation to the embankment area**
- **Site sections showing height of proposed dwellings.**
- **Consultee advice from the Council's Ecologist.**

68 **19/02713/LBC - Merchant House, Royal Wotton Bassett**

Public participation

Alex Robinson, the agent, spoke in support to the application.

Jonathan Bourne, Royal Wootton Bassett Town Council, spoke in support to the application.

The Senior Conservation Officer, Caroline Ridgwell, introduced a report which recommended refusing planning permission for the replacement of UPVC windows, replacement of damaged lintels and rebuilding of front wall above windows. Attention was drawn to the late list of observations provided at the meeting and attached to these minutes including updates and clarifications. Jon Avent, Mann Williams CARE registered Structural Engineer, provided detailed advice as to structural matters in a heritage asset impact context.

Key issues highlighted included principle of the works, impact on significance of the heritage asset and impact on setting of the heritage assets.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: the structural harm of the proposal; whether strengthening is necessary; the use of lintol and the impact on heritage assets.

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

Cllr Chris Hurst, Division Member, spoke regarding the application with the main points focusing on investment in the high street; the use of lintol and health and safety concerns.

The Senior Conservation Officer and the external consultant then addressed some of the issues raised by members of the Committee and the public with the main points focusing on the brickwork, the use of lintols and health and safety concerns. Area team Leader, Lee Burman, confirmed the formal position of Building Control North Team in respect of the proposals and structural matters as set out in the late list of observations.

At the start of the debate a proposal was moved by Cllr Tony Trotman, seconded by Cllr Toby Sturgis, to refuse planning permission as detailed in the report.

During the debate the main points raised were the weight that should be given to the judgement of experts on the matter, whether strengthening is necessary and the impact on heritage assets.

Resolved

That planning permission is refused in accordance with the Officer recommendation as detailed in the report and set out below:

The proposed works to the lintol over the two first floor windows on the front elevation would harm the special historic interest and significance of the heritage assets due to the intrusive nature of the works and introduction of unsympathetic details and materials. The degree of strengthening is excessive and will create two areas of overly rigid masonry that will not move with the rest of the building. Furthermore, removing the recently rebuilt sections of brickwork above the two first floor windows will result in unnecessarily disturbing historic material that has only recently been rebuilt. The proposed works would be contrary to Section 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16 paras 189, 192, 193, 194, 196 and 200, and the BS7913, as well as Wiltshire Core Strategy (Jan 2015) CP57 (i), (iv) & CP58 and Policy 7 of the Royal Wootton Bassett Neighbourhood Plan.

69 18/08362/DP3 - Lea & Garsdon Primary School, Malmesbury

Public participation

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

Charlotte Harrison, Lea and Garsdon School Chair of Governors, spoke in support to the application.

Stuart Suter, Lea and Cleverton Parish Council, spoke in support to the application.

The Planning Officer, Lee Burman, introduced a report which recommended granting planning permission, subject to conditions, for the redevelopment of the existing 0.5FE size school site to provide a 1FE size school. This includes increasing the school site and providing a new building for three classrooms, a hall and a kitchen. Attention was drawn to the late list of observations provided at the meeting and attached to these minutes.

Key issues highlighted included: highways impact; parking provision; accessibility and safety; impact to residential amenity; impact to the character, appearance and visual amenity of the locality; ecology; drainage and archaeology.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on parking provision.

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

Cllr Toby Sturgis, Division Member, spoke regarding the application with the main points focusing on the need for extra school places in the Malmesbury area; highways impact; parking provision and accessibility and safety.

At the start of the debate a proposal was moved by Cllr Philip Whalley, seconded by Cllr Ashley O'Neill to grant planning permission as detailed in the report.

During the debate the main points raised were: parking provision; the need for extra school places in the Malmesbury area; the importance of village schools to village communities; highways impact and accessibility and safety.

Resolved

That planning permission is approved in accordance with the Officer recommendation as detailed in the report.

70 **19/05387/FUL - Lower Odd Farm, Crudwell**

Public participation

Ben Tallis, the applicant, spoke in support to the application.

The Senior Planning Officer, Catherine Blow, introduced a report which recommended refusing planning permission for the development of a new tractor and agricultural machinery dealership, workshop and associated car parking together with 82 car parking spaces for those working at the existing industrial estate. Officers identified that late representations submitted by the Agent for the application directly to members of the Committee had been reviewed but did not raise any new matters that had not been addressed in full in the report and did not alter the recommendation.

Key issues highlighted included: principle of development and alternate site investigations; scale, design and impact upon the character, appearance and visual amenity of the area; impact upon the amenity of the area; access and parking/impact on parking; ecology; noise; lighting and drainage.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: existing nearby industrial development and access and parking issues.

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

The Planning Officer then addressed some of the issues raised by members of the Committee and the public.

Cllr Chuck Berry, Division Member, spoke regarding the application with the main points focusing on agricultural development and the need to place an agricultural company in a rural setting.

At the start of the debate a proposal was moved by Cllr Toby Sturgis, seconded by Cllr Ashley O'Neill to grant planning permission contrary to the officer report subject to conditions set out below.

During the debate the main points raised were the unique nature of the application, the applicant's submitted site search information and employment opportunities arising from the proposal.

Resolved

To delegate authority to the Head of Development Management Services to grant permission subject to appropriate and necessary conditions to be prepared by Officers contrary the Officer recommendation.

The reason for the decision being:

The use and activity proposed is of a unique nature that requires a rural location in operational terms that cannot reasonably and sustainably be located within defined employment areas. Committee members also conclude based on the available evidence, debate at Committee meeting and local knowledge of available land and buildings that the applicant's submitted site search information is sufficiently comprehensive and robust that it adequately demonstrates that there is no more appropriate and sustainable site available than that which is the subject of the application. On this basis it is considered by the Committee that there are sufficient and sound material considerations that justify a decision otherwise than in accord with the Development Plan in this instance.

71 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 6.45 pm)

The Officer who has produced these minutes is Craig Player of Democratic Services, direct line 01225 713191, e-mail craig.player@wiltshire.gov.uk

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

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NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

04th September 2019

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.

Item 7a) 19/02713/LBC: Merchant House, 34 High Street, Royal Wootton Bassett.

Late Representation

Additional representations received:

Following the re-consultation and publication of the committee report the following additional representations have been received.

Alex Robinson (Pegasus Planning) – Inaccuracies in the committee report (summarised):

- The proposals state that the lintol is to be replaced. This is not the case as confirmed in revised submission on 22 May 2019.
- Para 6 on Principle of the Works refers to items that are not part of this current proposal and have been previously approved and implemented so should be reworded to accurately reflect the situation.
- Para 8 on Principle of the Works says that the works are being undertaken to meet new build standards. This is not the case – they are to address safety issues as the brickwork is over the public footpath.
- Para 8 on Principle of the Works says that the windows were removed and replaced. This is not the case – the windows have not been removed.
- Para 9 on Principle of the Works says that a concrete lintol is to be inserted. This is not the case. The proposal is to install a timber lintol. Concrete is not being used in the building.
- Para 10 on Principle of the Works refers to a parapet. There is no parapet on this building.
- Para 12 under Brickworks says that work to rebuild brickwork has already been undertaken. This is not true. The brickwork was pointed in to stop it falling on the public. However, it is noted that the officer accepts that the work is required and is acceptable.
- Paras 13 & 14 under Lintels, suggests an alternative solution to the brickwork but does not include details of the materials and method. The solution provided by Mann Williams is not shown in the report and would be far more intrusive than the suggested solution by SDS.
- Para 17 under Is Strengthening Necessary states that the works are being undertaken to meet new build standards. This is not the case—they are for public safety and to protect the building from further damage.
- Para 18 under If Strengthening is Required, What Form Should It Take? says that the alternative method is least intrusive. This is not the case.
- Para 19 under The Setting Of Heritage Assets says that the wall above the windows was rebuilt. This is not the case.
- Under Conclusion it again states that the wall has been rebuilt, but this is not true. It is inaccurate to include this in the reason for refusal when it has been accepted under para12, section 10 of the same report.

- Para 13 section 10 of the report says that the alternative solution was accepted by building control. An email communication between the architect and one of the Senior Building Control officers has been submitted saying that he believes the solution submitted by the applicant is the most appropriate and safest option.

Alex Robinson (Pegasus Planning) Matters in dispute –

- The applicants consider that public safety is the key to determining the acceptability of the scheme, that there is a danger of bricks falling on the pavement below and that the alternative solution suggested by the Council has a number of safety concerns, as stated by a building control officer.
- The applicants have referred to CARES registered structural engineers. This is a typographical error as the term is CARE registered.
- The applicants do not feel that a conservation accredited structural engineer automatically gives the most appropriate advice and the solution they have put forward they feel is reversible and less intrusive than the alternative solution.
- The applicants believe that comments on heavy snowfall are irrelevant and incorrect. Apparently, there was a heavy snowfall in Royal Wootton Bassett in February 2019.
- The applicants believe that the only modern material to be used in their solution is the metal angle with a timber lintol inserted over the existing timber lintol. Their solution is more honest and safe than the alternative suggested.

Reference to and copy of an email from a Senior Building Control Officer (Building Surveyor) stating that the applicants' solution was the better and safer option.

Officer comments:

Description of works - The proposal as described in the report is as per the submitted application form section 4: Description of Proposed Works which said “ *Replacement of UPVC windows, replacement of damaged lintels and rebuilding of front wall above windows*”

Including a comment on other works gives the background to the site in terms of other alterations, repairs and works. This provides a more holistic understanding of the building and its condition.

As mentioned in the submitted structural report para 2.4, the existing timber lintels do not comply with British Standards by calculation. Para 2.6 says that both lintels exceed their allowable bending stress and would probably result in member failure under full loading. The structural calculations have been reviewed by Jon Avent (Mann Williams) who does not interpret the situation as imminent failure of the timber lintols. The structural engineer will explain in greater detail during the meeting.

Removal of the windows – in a verbal discussion between the builder and the case officer, it was understood that the replacement timber casement windows had been delivered, that the existing uPVC windows had been removed ready to install the new casement windows but the uPVC windows were put back in when no agreement was reached on work to the lintols.

Insertion of a concrete lintol - Drawing No. 01 rev C received 22.05.19 is annotated to say “*to inner skin of wall position new Supreme pre-stressed concrete lintel ref R22 (100x215 wide) on top of existing timber lintels.*”

Reference to ‘Parapet’ – the previous application for works to the front elevation (17/00989/LBC) was submitted as “*Take down and rebuild front parapet wall to level of first floor window lintols, and provide additional support to main roof structure in order to improve structural integrity*”. The Council is therefore using the same terminology as the applicants.

Reference to rebuilding the brickwork already having been carried out - in the same verbal discussion between the builder and the case officer as previously mentioned, it was understood that the builder had started to take down the brickwork as the sample panel had been approved. The previously obvious recess in the brickwork above the windows is now barely apparent, although the pointing is now rather thicker than the historic pointing. A subsequent email from the builder has described the work as "*pointing in some masonry.*" However, the report to committee makes clear that the works to the wall "appear from the site inspection" to have been undertaken and does not definitively assert that they had been completed in full.

Details of the alternative solution – The diagram is included in the committee report. The structural engineer will describe methods and materials.

Opinion of Building Control officers – both of the proposed solutions were considered by Alex Millar (Building Control Engineer) in consultation with the Principal Building Control Officer (North Team) Sean Seager. It was identified that both options were technically feasible but officers declined to assess and comment upon the suitability of the works in terms of implications for the designated heritage asset on the basis that neither had built heritage/conservation expertise. On this basis expert advice was instructed from Mann Williams and this is presented in the report to Committee and will be subject of verbal presentation at the meeting. The correspondence quoted by the applicant is the informal personal opinion of that building control officer and does not represent the position of the Building Control (north) team or the position of Wiltshire Council in respect of this application and the proposed works.

The point on public safety has only recently been raised. It was not discussed in the Supporting Statement submitted with this application. It is however considered that both options being technically feasible address this matter.

Comments relating to heavy snowfall were in relation to the para 2.6 of the SDS structural report which referred to 'full loading'. Unless there is a heavy fall of snow, the loading will be no more than currently.

Weight to be attached to CARE Registered Structural Engineer Advice – With respect to this application/proposed there is no confirmation from Historic England that they endorse the applicant proposals/use of Catnik lintols. We are not aware of Historic England endorsement of the use of Catnik Lintols generally or in relation to other projects. The application submission references Historic England advice as to best practice and this clearly supports use of CARE register engineers in the relevant published documentation. There is an option to create a detail that is both durable and aesthetically appropriate for a listed building. Catnik Lintols are not known for their long term durability and the stainless steel alternative provides a more appropriate solution.

Item 7(b) 19/03152/OUT Peacock Grove (and adjacent to) Brook Drive, Corsham, Wiltshire, SN13 9AZ

Additional Information

1. Planning Inspectorate Appeal Decision with regard to 18/07085/VAR (Appeal Ref APP/Y3940/W/19/3224423) dated 2 September 2019.

18/07085/VAR - Variation of condition 4 (Revised vehicular access arrangement from Brook Road from – Dismissed

The Planning Inspector dismissed the above appeal. Comments contained in the decision notice hold relevance to the consideration of the planning application 19/03152/OUT. The Inspector's assessment and conclusions relate to the initial set of drawings for application 19/03152/OUT which were identical to the scheme considered at appeal under application reference 18/07085/VAR and which have been subsequently revised. It is important to note the following conclusions of the Planning Inspector:

- At paragraphs 17-20, the Inspector concludes that the proposal would create adverse impact to the residential amenities/living conditions of the occupiers of 21 Brook Drive through noise and disturbance.
- At paragraphs 21-24, the Inspector concludes that the proposal will not create any adverse impact in terms of the character and appearance of the Brook Drive and would not be contrary to Wiltshire Core Strategy policy 57.

Officer comment:

Accordingly, the appeal decision does not alter the recommendation to grant planning permission.

2. Update following the appeal decision:

The last paragraph of section 9 states:

It should be noted that the applicant has lodged an appeal against the Council's refusal of application 18/07085/VAR. As part of that appeal, the applicant is preparing a Unilateral Undertaking to deliver required infrastructure. It is understood that such a UU will also reference this new application, should the Northern Area Planning Committee resolve to grant planning permission.

To confirm, the new UU prepared with regard to 18/07085/VAR submitted with the appeal and considered by the Inspector in his decision does not reference 19/03152/OUT. To confirm a revised UU in relation to 19/03152/OUT with the agreed heads of terms will need to be agreed.

3. Typographical error:

Condition 13 with a typographical error and should remove 'Prior to commencement of development'. The conditions should read.

13. Applications for reserved matters shall be supported by a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The approved LEMP shall include, but not necessarily be limited to, the following information:

- a) Full specification of habitats to be created, including locally native species of local provenance and locally characteristic species
- b) Description and evaluation of features to be managed; including location shown on a site map

- c) Landscape and ecological trends and constraints on site that might influence management
- d) Aims and objectives of management
- e) Appropriate management options for achieving aims and objectives;
- f) Prescriptions for management actions;
- g) Preparation of a work schedule (including an annual work plan capable of being rolled forward)
- h) Details of the body or organisation responsible for implementation of the plan;
- i) Ongoing bat and habitat monitoring and remedial measures;
- j) Timeframe for reviewing the plan

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

Item 7(d) 18/08362/DP3 Lea and Garsdon C of E Primary School, The Street, Malmesbury SN16 9PG

1. Amendment

A corrected version of the site location/red line application boundary plan has been submitted. This includes the site area of the construction compound. The necessary notices were issued prior to the submission of the application and determination can proceed as recommended subject to a revision to the approved plans condition as follows.

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

GDLS030_001PL_SOFT WORKS PLAN REV E
 GDLS030_003PL_MAINTENANCE AND PLANTING SCHEDULES REV E
 Site Plan 3375_L_011 REV L
 Construction phase plan 3375_L_012 REV H
 External Lighting Layout 5006016 RDG Z02 XX PL E 01 REV F & dia Lux chart
 3375-HYD-00-XX-SK-C-7760 REV P01 & XXX-BFRR-PRE-IMP-A.xlsx
 08963-HYD-XX-XX-DR-TP-0501 REV P02
 All received 31.07.2019

08963-HYD-XX-XX-DR-TP-0101 REV P01
 3375 - TBC - V2 - XX - DR - A – 2002 REV C
 3375 - TBC - V2 - XX - DR - A – 0209 REV D
 All Received 01.05.2019

3375_L_051 REV F
 3375_L_052 REV C
 GDLS030_002_PL REV B
 GDLS030_004_PL
 3375_L_010

All received 02.10.2019

3375_L_001 Rev A
Received 04/09/2019

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

Wiltshire Council
Northern Area Planning Committee
9th October 2019

Planning Appeals Received between 23/08/2019 and 27/09/2019

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
18/03524/FUL	Land to the Rear of The Paddock, Heath Lane Startley, Chippenham Wiltshire, SN15 5HH	GREAT SOMERFORD	Change of Use of Land to a Private Gypsy and Traveller Caravan Site Consisting of Three Pitches Each of Which Would Contain One Mobile Home, One Utility Dayroom and One Touring Caravan and Associated Works	DEL	Hearing	Refuse	19/09/2019	No
18/09556/FUL	Land to Rear of 8 - 13 High Street Calne, Wiltshire SN11 8JQ	CALNE	39 Apartments for older people, Guest Apartment, Communal Facilities, Access, Car Parking, Landscaping and 4 Retail Units	DEL	Hearing	Refuse	25/09/2019	No
19/03503/FUL	36 Reybridge, Lacock Chippenham, Wiltshire SN15 2PF	LACOCK	Erection of garage and home office	DEL	Written Representations	Refuse	28/08/2019	No
19/03620/FUL	4 New Road, Purton Wiltshire, SN5 4HF	PURTON	Proposed Dwelling and garage with annex over.	DEL	Written Representations	Refuse	16/09/2019	No
19/03621/FUL	4 New Road, Purton Wiltshire, SN5 4HF	PURTON	Proposed garage and annex above for the enjoyment of relatives and friends on a temporary basis	DEL	Written Representations	Refuse	16/09/2019	No
19/03622/FUL	Sunnycroft, Mile Elm Wiltshire, SN11 0NE	CALNE WITHOUT	Conversion of existing outbuilding to create separate dwellinghouse, with associated change of use of land including parking, turning, landscaping, private amenity space, and access.	DEL	Written Representations	Refuse	11/09/2019	No
19/04621/FUL	Providence Cottage Braydonside, Brinkworth SN15 5AR	BRINKWORTH	Independent use of annex	DEL	Written Representations	Refuse	26/09/2019	No

Planning Appeals Decided between 23/08/2019 and 27/09/2019

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded
15/00498/ENF	Land at and adj Appleford, Thornhill, Royal Wootton Bassett, Wiltshire	BROAD TOWN	Unauthorised development (hard surface created on equestrian land)	DEL	Inquiry	-	Partially Upheld	26/09/2019	Appellant applied for Costs - REFUSED
17/09914/FUL	Land to the rear of 88-89b High Street Cricklade, SN6 6DF	CRICKLADE	Erection of 2 no. new dwellings	NAPC	Written Reps	Approve with Conditions	Dismissed	12/09/2019	Appellant applied for Costs - REFUSED
18/07085/VAR	Peacock Grove Land adjacent to Brook Drive Corsham, SN13 9AZ	CORSHAM	Variation of Condition 4 (Revised Vehicular access arrangement from Brook Road) from 15/11544/OUT	DEL	Written Reps	Refuse	Dismissed	02/09/2019	None

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REPORT FOR NORTHERN PLANNING COMMITTEE

Date of Meeting	9 th October 2019
Application Numbers	18/04202/FUL and 18/04719/LBC
Site Address	Woodlands Social Club, Woodland Park, Calne, SN11 0JX
Proposal	To restore the existing listed stable building and bring it back into use as 5 flats, to restore and extend the existing cottage and divide it into two properties. The redevelopment of the rest of the site to provide 10 new houses and 1 bungalow.
Applicant	Fourth Estates
Town Council	Calne Town Council
Electoral Division	CALNE CENTRAL - Cllr Ian Thorn
Type of application	Full Planning/Listed Building Consent
Case Officer	Paul Galpin

Reason for the application being considered by Committee

These applications have been referred to the Northern Planning Committee because the local member has called the application to committee on the basis of scale, visual impact upon surrounding area, relationship to adjoining properties, design bulk, height, general appearance, highways/ car parking and general appearance.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposals against the policies of the development plan and other material considerations and to consider the recommendation that planning permission and Listed Building Consent should be **APPROVED**.

2. Report Summary

The key issues in considering the applications are as follows:

- Principle of the development.
- Impact on character and appearance of the area
- Impact on neighbour amenity
- Scale of development.
- Impact on the listed building and its setting
- Highways and parking
- Viability

Calne Town Council raised objection to the proposed development. 33 letters of objection have been received, including multiple letters from individual writers.

3. Site Description

The former Woodlands Social Club site is located in the centre of Calne, on the corner of the A3102 and the A4. The site of around 1 acre (0.4 hectares) consists of a grade II listed property with modern extensions. It contains an attached coachman's cottage with the rest of the site laid to tarmac and utilised for car parking.

The site is gently sloping, falling from along the south-east edge to the north-west edge. About a third of the site which just includes the existing buildings towards the northern corner and alongside the north-eastern boundary, lies within the Calne Conservation Area. The site is covered by a blanket Tree Preservation Order.

The existing property consists of two older buildings; the former stables and the coachman's cottage. These buildings were ancillary to the former Woodlands House that occupied the centre of the site. These buildings have been joined and extended with many modern additions. The oldest parts of the building are the former stables, which are constructed from coursed limestone rubble/ render under a stone slate roof. The cottage is also constructed from coursed limestone. Part of the cottage roof is in stone slates, part in slates and part in pantiles.

The additions added before the 1970's are in fair faced blockwork with asbestos roofs. The skittle alley was granted planning permission in 1976 is built in North Cerney coloured chisel dressed Bradstone with an imitation natural stone roof. The flat roofed infill area that forms the current entrance to the building and the flat roofed store to the side of the cottage were added around the 1980's, though there is no evidence these received consent.

There is a stone wall that wraps around the northeast and southeast boundaries of the site. This wall has suffered the effects of weathering, pollution and is in need of repair. The southwest and northwest boundaries of the site are open to housing built around the late 1980's. To the southwest boundary is a 1.8m high closed board fence with the first-floor windows of the properties in Woodland Park visible above the fence line. These are brick houses with cast stone detailing. The rear of the properties to Woodland Park that border the southwest edge of the site. To the northwest boundary are two lots of flats, nos. 27-32 have flats to the ground and first floor with front access doors to both sides of the block. Nos 33-38 front on to New Road. These are constructed in imitation stone blocks with brick detailing

4. Planning History

The planning history is detailed below:

- N/98/02629/FUL REPLACEMENT GUIDE HALL
- N/92/00353/LBC ALTERATIONS AND EXTENSIONS TO SOCIAL CLUB ALTERATIONS AND EXTENSIONS
- N/90/00911/LBC DEMOLISH EXISTING BLOCKWORK EXTENSION AND CONSTRUCTION OF EXTENSION TO SKITTLE ALLEY AND HALL (REVISED DESCRIPTION)
- N/90/00912/FUL DEMOLITION OF EXISTING SKITTLE ALLEY AND HALL EXTENSIONS AND RECONSTRUCTION OF NEW SKITTLE ALLEY AND HALL EXTENSIONS
- N/92/00352/FUL ALTERATIONS AND EXTENSIONS TO SOCIAL CLUB ALTERATIONS AND EXTENSIONS
- N/02/01573/FUL RE-ROOFING TO GUIDE HALL
- N/09/01052/LBC To Repair Part of The Boundary Wall
- 18/04719/LBC To restore the existing listed stable building and bring it back into use as 5 flats, to restore and extend the existing cottage and divide it into two properties. The redevelopment of the rest of the site to provide 10 new houses and 2 flats.

5. The Proposal

Planning Permission and Listed Building Consent is sought to revitalise the existing Grade II listed building by removing some of the more modern additions to the building, re-opening up the courtyard and regenerating the property to provide 5 1 and 2-bedroom flats. The coachman's cottage will be retained, and subdivided to form two smaller properties and with a small extension added to the rear.

In order to enable the restoration and conversion of the existing listed property and help to safeguard its long-term future, and make an effective use of land, it is proposed to construct additional new build properties around a central 'urban' green space. This includes 7 terrace regency/ Georgian style properties, 3 Cottage style properties and a regency style bungalow.

The existing buildings on the site are in a terrible state of repair and investment necessary in order to safeguard the existing buildings, which are suffering severe water ingress and require substantial refurbishment if they are to be brought back into use for any future purpose. In this regard, the proposed scheme represents an 'enabling' development scheme which will allow the restoration of the historic buildings and structures and bring back into use this vacant previously developed site. The concept of the proposed design was to achieve the characteristics of an urban village/ market town informed from the historic areas of Calne around New Street, Church Street and The Green.

The vehicular access to the social club has been retained and will serve as the vehicular access to the proposed residential scheme. Within the site itself, traffic will flow around the central green to the Coachmans cottage where there is a turning head, allowing the refuse vehicle to enter and leave the site in a forward position. Each of the properties has been allocated with the appropriate number of parking spaces required to accord with the Councils adopted parking standards.

During the process, with regard to the initial submission it was made clear to the applicant about the many design issues as a result of the symptoms of overdevelopment and the LPA encouraged them to reduce the amount of development in order to resolve issues. In the latest set of plans that were consulted upon, the key amendments are as follows:

- The Coach House (2 units) is replaced with The Bungalow (unit 14) and is reduced to a one bedroom unit – with removal of the car ports previously proposed and reoval of first floor to address overlooking issues.
- The Terrace units (7-13) are reduced from 4 bedroom units to 3 bedroom units. This results in a reduction in car parking demand.

It is considered that the revision is a slight revision to scheme whilst reducing the car parking and pressure of over development.

6. Local Planning Policy

Wiltshire Core Strategy Jan 2015:

Core Policy 1	-	Settlement Strategy
Core Policy 2	-	Delivery Strategy
Core Policy 3	-	Infrastructure Requirements
Core Policy 8	-	Calne Area Strategy
Core Policy 45	-	Meeting Wiltshire's Housing needs
Core Policy 50	-	Biodiversity and Geodiveristy
Core Policy 51	-	Landscape
Core Policy 55	-	Air Quality
Core Policy 56	-	Contaminated Land
Core Policy 57	-	Ensuring high quality design and place shaping
Core Policy 58	-	Ensuring the Conservation of the Historic Environment
Core Policy 61	-	Transport and Development

Core Policy 62 - Development impacts on the transport network
Core Policy 63 - Transport Strategies
Core Policy 64 - Demand Management
Core Policy 67 - Flood Risk

Calne Community Neighbourhood Plan (2018)

Saved Policies of the North Wiltshire Local Plan:

NE18 - Noise and Pollution
T5 - Safeguarding
R2 - Town Centre Secondary Retail Frontage

7. Summary of consultation responses

Calne Town Council - 20/06/18 and 26/06/18 - Objection on Wiltshire Core Strategy, Core Policy 57 – Ensuring high quality design and place shaping. Core Policy 61: Transport and New Development and Calne Neighbourhood Plan, Policy BE3

Council Conservation Officer – 13/07/18, 04/07/19 and 20/09/19 - Objection. See main “Planning Considerations” section for detailed analysis.

Council Urban Design Officer – 05/06/18, 10/06/18, 23/09/19 and 26/09/19 – Raises observations and some concerns. Main issues are dealt within relevant sections of main body of the report.

Council Highway Engineer – 25/09/19, 06/09/19. 24/05/19 x 2, 05/07/18 No objection subject to conditions.

Council Arboriculturalist – No objection subject to conditions.

Council Estates Surveyor - The applicant supplied various viability information for consideration by the Council's estates team. The result is a developer's profit output is short of required to justify viability from the developer's perspective. It is therefore considered that the proposed scheme is not sufficiently viable to provide any affordable housing, public open space or Section 106 contributions.

Council Waste Management - 07/08/19 - No objection subject to conditions. Confirmation of a turning head required.

Council Archaeologist – 13/07/19 and 24/05/19 – The Archaeologist Officer confirmed no comment for the proposal.

Council Drainage Engineer – 09/07/19 – Council drainage officer confirmed that as a result of revised details and drainage calculations, drainage officer happy support subject details outlined and foul drainage connection.

Wessex Water – 08/05/19 – Wessex water confirm acceptance of arrangements such to agreement by Land drainage officer (confirmed above)

Council Public Protection –

Land contamination (13/07/19)

Clarification is required that the ground conditions to ensure that the site is suitable for residential development. In the absence of a short report provided it is considered pre-commencement condition can cover this issue.

Air quality (23/09/19 and 10/9/19 Air quality)

The proposed development site is within the Calne Air Quality Management Area and adjacent to the local authority monitoring site where exceedances of the air quality objective for nitrogen dioxide have occurred. The applicant submitted an assessment, this issue is to be conditioned.

Council Ecologist – 07/06/19 and 17/05/19

The ecology officer has assessed the details supplied and has no objection subject to ecological enhancements in section 5 of submitted ecology report (Protected Species Survey and Mitigation, 27 November 2017, AD Ecology Ltd), for ecological mitigation and enhancement for nesting birds and bats. This is conditioned. This requires to the proposal subject to provision of bat boxes.

Council Education team – 06/06/19 – No early years, primary or secondary school contribution required.

Council New Housing Officer – 28/06/18 – Proposal generates a requirement of 5 affordable dwelling units.

Council Public Open Space Officer – 25/06/19 – The dwelling mix would generate a requirement of 1128m² of POS, equating to an off-site contribution of £49,668.45.

8. Publicity

The application was advertised by neighbour letter, site notices and press advert. 33 letters have been received raising concerns and objections. 11 letters have been received as a result of re-consultation. This is inclusive of multiple letters from individual writers. In summary, they raise the following relevant planning issues:

- In principle, would like to see old buildings restored and site developed
- Site has archaeological interest.
- Development is substantial and would be out of character with the Listed Building, Conservation Area and the woodland feel.
- Overdevelopment of the site
- Lack of car parking/ standards not sufficient
- Lack of green space
- Houses too close to boundaries
- TPO Trees – concern regarding protection.

Highways

- Increase in traffic as a result of the proposal
- Woodland Park access route is poorly aligned, narrow, and poorly maintained.
- Construction traffic and parking issues – on Woodland Park and Silver Street/ New Road
- Lack of turning within the site for large vehicles
- Currently dangerous in a vehicle pulling out of Woodland Park onto Station Road
- Poor DDA compliance
- Refuse vehicles struggle in Woodland Park currently.

- Lack of waste bin storage
- Gateway usually open to public but will be closed

Overlooking and amenity issues

- Potential for overlooking /amenity/ overbearing from Coach House / bungalow building into properties at 24-26

Information

- Lack of information, i.e. transport
- Misleading information and not full facts
- Revised details do not address the issues.

Policy

- Proposal contrary to CP41, 43, 56, 57, 61 and 64 and council waste guidance.

9. Planning Considerations

9.1 Principle of Development

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case, the Wiltshire Core Strategy (WCS), including those policies of the North Wiltshire Local Plan saved in the WCS, and The Calne Neighbourhood Plan also provide the relevant development plan for the Calne Area. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations which can be accorded substantial weight.

The application site is located entirely within the defined limits of development for Calne which is regarded as a Market Town by the Settlement Strategy set out in CP1 of the WCS. In general, and subject to the detail (assessed below), the proposals is on a brownfield site and would allow reuse of existing historic buildings and additional buildings on the site.

Impact on character and appearance of the area.

The north-east section of the application site is located within the Calne Conservation Area. Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas. Policies CP57 and CP58 of the WCS as well as the NPPF para 12 is also relevant in considering proposals for development that may impact upon a Conservation Area, which is a heritage asset in its own right

The building of the former Social Club building is grade II listed (a former stable) and the site is located west of The Green that contains a high concentration of listed buildings. The Woodlands Social Club / Coachman cottage is set back from New road and Silver Street behind walls which emphasises the building's historic status and separation from the movement of traffic along the adjacent public highway. However, due to the dilapidated condition of the site, its contribution to the character and appearance of the Conservation Area is deleterious.

Whilst bringing the existing buildings on the site back into use, whilst removing mid-20th century alterations, in combination with the additions of the new dwellings and new built form, influenced by The Green, New Street, Church Street areas of Calne arranged around an urban green. Broadly it can be considered the proposal would provide enhancements to the character and appearance of the Conservation Area and would therefore be in accordance with the NPPF and CP58 of the WCS.

As part of the representations received many of the comments relate to the over development of the site. As detailed above it is important to note that the proposal has removed one residential unit (Coach House substituted for the Bungalow) and reduced the seven 4 bed units of the Terrace to 3

bed units. This amendment has had the impact of removing the need for 8 car parking spaces and exchanged the Coach House for a Bungalow. Whilst many subsequent representations consider the revisions do not go far enough, it is considered that the reduction in the need for 8 car parking spaces and issues associated with the Coach House makes a significant revision.

Impact on the listed building and its setting

Significance of the existing buildings

The existing Woodlands Social Club and Coachmans Cottage building and property retain architectural and historic significance which merit its listing and contribute to the character and appearance of the conservation area. The buildings are currently vacant and in deteriorating condition. A new and economically viable use urgently needs to be found to secure the future of the buildings. This is an important consideration in the planning balance.

Assessment of proposals

Woodlands social club is a Grade II listed building. Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving a Listed Building and its setting or any features of special architectural or historic interest which it possesses. Considerable weight must therefore be given to the preservation of the listed building, including its setting. For the purposes of determining the application, CP58 of the WCS is relevant. It states:

- Development should protect, conserve and where possible enhance the historic environment.
- Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance

In relation to design, CP57 of the WCS is also relevant to the considerations. The National Planning Policy Framework (NPPF) outlines government policy, including its policy in respect of the historic environment (Section 16). The policy requires that great weight be given to the conservation of heritage assets and advises a balanced approach with the public benefits which may result from proposals being weighed against any harm caused. National Planning Practice Guidance provides guidance on interpreting the NPPF.

The proposal is to revitalise and secure the future of the rather dilapidated existing Grade II listed building by removing some of the modern additions to the building, re-opening up the courtyard and internal alterations to the property to provide 5 well-proportioned 1 and 2-bedroom flats. The proposal also includes renovating the Coachmans Cottage to create two flats (2 and 3 bedrooms), including a small side extension.

The Council's Conservation Officer initial comment suggests "*The proposals as shown would harm the significance and setting of the heritage assets due to the over-intensive conversion of the listed building, as well as the scale, proximity and quantity of the new dwellings*". Revised plans have not altered their conclusions.

The planning judgement in this case has to relate to the existing situation of the site. The site is a series of buildings (listed) in a desperate need of renovation on a derelict site. Whilst currently there are modern extensions that hold no significant value to be removed and exposing elevations relating to the heritage that can only enhance the setting. Significant weight needs to be applied to the benefits that would result from the proposal bringing the buildings back into an economically viable and suitable use which can secure its future and ensure its continuing maintenance. It should be noted that the proposed use is entirely compatible to the location.

Within the context of the existing modern additions that have served the site in more recent times, being removed, this element can be considered an enhancement. Indeed, whilst it is undeniable that harm will be caused to the setting of the Listed Building, that harm is considered to be less than substantial at the lower end of the scale and is clearly and demonstrably outweighed by the public

benefit associated with development that will restore and secure the future of this dilapidated heritage asset.

In accordance with paragraphs 195 /196 of the NPPF it is considered that in this instance great weight should be applied to the public benefits of bringing this derelict site into use when set against the harm that has been identified by the Conservation Officer. It is considered that harm identified is outweighed by the public benefit of bringing the buildings back into use and regenerating this site. In a manner that is considered acceptable in terms of the impact on the setting and the buildings.

With regard to the impact on the building's historic fabric and character. The internal works within buildings is considered over intensive by the Conservation Officer. However it is considered imposition of suitable conditions on the listed building consent can secure the use of lightweight, reversible, partitions scribed around existing features where it is needed and final details of precise routes will need to be specified following initial opening up. The works are considered to be the minimum necessary to allow development to take place. Further, there will be demonstrable benefits resulting from the removal of asbestos and the upgrading of unsightly regimes of decoration, service provision and extension which have resulted from previous use as a the social club. Exposing more external elevations within the proposal is not considered to worsen the situation.

The submitted condition survey identifies the requirement for substantial areas of repair, which may require Listed Building Consent in their own right. The final scope and details of routine repair, replacement and maintenance can be secured via a condition on any consent.

The harm caused to the fabric of the Listed Building is considered to be less than substantial and is clearly outweighed by the public benefits associated with bringing the building back to productive use, thereby securing the future of a dilapidated building.

9.3 Impact on neighbour amenity

The comments of the Urban Design Officer are detailed above and are not repeated here. The many (but not all) of the previous concerns have now been addressed. The application site is closely surrounded by residential properties on two sides. To the west of the site is Woodlands Park and north of the site is a series of flats properties directly related to parts of the application site. The impact of the proposed properties (the Bungalow, the Cottages and the Terrace) in relation to the neighbouring properties and impact on amenity has generated a great deal of representation from neighbouring properties. Understandably concerns have been raised particularly relating to 24-26 Woodlands Park in relation to the Bungalow / Coach House. However, the potential for impacts upon their amenities would be mitigated by several aspects of the proposals and amendments that have been provided.

Bungalow

This was formerly the Coach House with two flats above car ports and this is an amendment to the scheme. This is now single storey, with an obscure glazed roof light. Whilst the property is set back 900mm from the boundary to ensure maintenance and construction issues are resolved. The distance to the property is approximately 10.5m. The Urban Designer has confirmed that as a result of the revised drawings, it is considered that amenity impact on the residents of 24-26 is now not a significant issue as a result of the revision. It is not considered that the proposal will be overbearing or have significant impact on light. Overlooking associated with flats 27-32 is mitigated by insertion of a canopy above French doors.

Car Parking (15-17 spaces)

Concerns were raised relating to the proposed car parking adjacent to flats 27-32. This area is currently hard-surfaced and cars could park in this area currently. With a boundary treatment of wrought iron and low wall this is considered reasonable.

Flats (units 2-3)

Concern has been raised in relation to amenity impact in relation to the neighbouring flats. The scheme has been amended and the balconies have been removed. The urban design officer has raised concerns in relation to accuracy of plans and the impact of boundary hard up to the fence. It is

a material consideration that that the developer could erect a 1.8m fence without requiring planning permission hard up to this boundary. With the width available this will satisfy the 45 degree rule in relation to light. The developer is proposing a low wall and wrought iron railings. A condition is imposed to removed PD to erect fence.

Cottages (units 15-17)

These properties are at an oblique angle, so will not affect the flats 27-32. The balconies have been removed. An obscure glazed window is proposed in the properties of 16-17 at groundfloor to mitigate overlooking issues associated with flats 33-38 .

Terrace (units 7-13)

The gable end of this building does not include windows it is located approximately 13m from neighbouring property 22 Woodlands Park. Therefore there is no overlooking associated with the neighbouring property. 22 Woodland Park will also be at a slight angle and will directly back onto the Terrace. The property measures approximately 8.5m roof top ridge.

Whilst it is undeniable that existing properties will suffer from a change to their outlook as a result of development taking place, the impacts are not considered to be to an unacceptable degree when assessed against the requirements of Policy CP57 of the WCS.

Obscure windows

With regard to planning judgement, whilst some of the overlooking and overbearing issues maybe not as generous as desired. It is considered that these issues need to put in the planning balance set against bringing this site into a viable use, with the enhancement and bringing the listed buildings back into use.

Concerns have been raised by local residents regarding the potential for use of the site and noise. It should be noted that a comfortably coexist with adjoining residential properties. On balance it is considered that the proposed development will not result in any significant adverse impact on the residential amenities of adjoin properties in terms of loss of sunlight, daylight or privacy. The proposal is therefore not in conflict with Core Policy 57 in this respect.

Highways and parking

The highway officer comments are outlined verbatim above, so only the key points above are discussed below. Local concerns have been expressed in relation to various highway and transport matters as detailed above.

The Council's highway Officer confirmed the increased in vehicle movements in Woodland Park as a result of the proposal is not considered grounds to base a highway refusal and adequate access can be achieved to the new development. No objection has been raised, subject to conditions to cover car parking, construction traffic management, surface drainage, a TRO amendment on Station Road and provision of 'soft footway' in the link road to the site.

The proposals includes parking for a total of 35 car parking, this is compliant with the council minimum standards for residential car parking, to the Council's Parking Strategy 2011. It has been confirmed that it is likely that the access roads will not be offered adoption by the highway authority.

The Traffic Regulation Order requirement is to alter the restrictions to car parking in Station Road, the purpose is to provide additional visibility at the junction without car parking obstructing the available visibility splays. The 'Soft Footway' is proposed for the short link road to the main residential street of Woodlands Park. The introduction of a 'Soft Footway' is a painted surface in the existing carriageway to encourage shared use of the carriageway.

The Council Waste officer has made comments requiring the space for refuse vehicle turning within the site and was also raised in representations. A swept path for refuse vehicle has demonstrated to the satisfaction of the highway officer that a suitable turning facility is available within the site. Waste collection arrangements are considered to be generally acceptable.

Construction traffic issues were raised by representations but these issues are considered reasonable to condition.

Viability

The applicant has submitted details which seek to prove that the development will not generate sufficient profit to allow for the a policy complaint position to be reached with regard to affordable housing, public open space or any other contributions required by CP3 of the WCS. It is understood that the costs associated with bringing the Listed Building back to a useable state renders development to be unviable in the context of CIL liability and the requirements of CP3.

The Council's Estates team has considered the financial information submitted and has confirmed its veracity. There is no reason to disagree with the conclusions of the Council's Estates team although clearly, the failure to deliver a policy complaint level of affordable housing or public open space contributions can no longer weigh in favour of granting planning permission.

10. Conclusion

In the context of its siting in relation to Calne town centre, the proposal is considered to be a suitable reuse of a brownfield site for residential use and would comply with the provisions of the Wiltshire Core Strategy and Calne Neighbourhood Plan.

Whilst harm has been identified to the Listed Building and its setting, in accordance with paragraph 195 of the NPPF it is conserved that in this instance great weight should be applied to the public benefits of bringing this derelict site into use when set against the less than substantial harm that has been identified. It is considered that harm identified is outweighed by the demonstrable public benefit of bringing the dilapidated buildings back into use, regenerating and securing the future of the site.

In planning terms, within the context of removing modern additions. It is considered that sensitively exposing elevations of the buildings will have value to the setting. The new buildings (Terrace and Cottage) whilst set over two storeys, the scale and design remain compatible and relative to the existing buildings to ensure it will not have any adverse impact on the setting of the listed buildings, and the appearance of the Conservation Area and, in this respect, would comply with the provisions of policies CP57 and CP58 of the WCS.

As a result of various amendments to the scheme and subject to the imposition of appropriate planning conditions, it is considered that the proposal will not have an unacceptable adverse impact upon the amenities of surrounding residential occupiers and is not considered contrary to policy CP57.

With regard to Highways the proposal is considered to provide for an appropriate vehicle access and car parking to the site subject to conditions. The proposal is considered to accord with the provisions of Policies CP57, CP61, CP62, CP63 and CP64 of the Wiltshire Core Strategy as well as the principles set out within the NPPF.

With regard to other matters such as drainage, ecology, trees, air quality, land contamination are conditioned. Whilst the Council has accepted the Viability case that the infrastructure requirements for affordable housing (amongst other items) are not applicable.

RECOMMENDATION

Planning permission should be APPROVED subject to the following 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. No development shall commence on site until the exact details and samples of the materials to be used for all new external walls (for both the new building as well as any new free-standing walls) and roofs have been submitted to and approved in writing by the Local Planning Authority. Such a submission shall include a sample panel to be erected on site for inspection, demonstrating coursing and mortar mix. Development shall be carried out in accordance with the approved details.

REASON: The choice of final external materials to be used in this development is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of this sensitive location.

3. Prior to the commencement of development, full and complete details of all hard and soft landscaping to be created on the site shall have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include, but not be limited to, an identification of the position of any trees proposed to be retained and the measures to be employed to secure their protection during construction. The details shall also include an identification of all trees to be removed on the site as well as timing for those removal works. Development and landscaping shall be carried out in complete accordance with the approved details.

REASON: To ensure a suitable hard and soft landscaping scheme for this sensitive site and so as to ensure the retention of appropriate trees on the site in the interests of visual amenity.

4. All soft landscaping comprised in the approved as part of the detailed component of the planning application shall be carried out in the first planting and seeding season following the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5. No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces (including car, motorcycle and cycle spaces) have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter. (Highways)

REASON: In the interests of highway safety.

6. Before the development hereby permitted is first brought into use, all first floor windows in the East elevation (COTTAGE ELEVATION) of the new building shall be glazed with obscure glass only. Those windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy of neighbouring residential occupiers.

7. 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 this sensitive area and to minimise unnecessary light spillage above and outside the development site.

8. The development hereby permitted shall not be first brought into use until final details of the arrangements to be made for the storage of refuse and recycling from the development, have been submitted to and approved in writing by the Local Planning Authority, and; the approved refuse and recycling storage has been completed and made available for use in accordance with the approved details. The approved refuse and recycling storage shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of public health, safety and visual amenity in this sensitive location.

9. 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, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The arrangements for the disposal of surface water from the development is required to be agreed with the Local Planning Authority before development commences in order that it is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

10. No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: The arrangements for disposal of sewerage from the development is required to be agreed with the Local Planning Authority before development commences in order that it is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

11. Prior to the commencement of development, full and complete details of the treatment of all boundaries of the site shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in complete accordance with those details so agreed.

REASON: So as to secure the amenities of surrounding residential properties and to secure a form of boundary treatment of a suitably high quality in this sensitive area.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending this Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

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 enlargements.

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

PL100 Location Plan 1:1250@A3
PL101 A Existing Site Plan 1:200@A1
PL102 D Proposed Site Plan 1:200@A1
SK202 B Refuse Truck Turning Site Plan 1:200@A1
PL103 F Proposed Site Boundary Treatment 1:200@A1
PL104 Proposed & Existing Root Protection Treatment 1:500@A1
PL105 Existing South-East Boundary Wall to Silver Street 1:100@A1
PL106 Proposed South-East Boundary Wall to Silver Street 1:100@A1
PL107 A Existing South-East Site Section 1:100@A1
PL108 A Existing North-East Site Section 1:100@A1
PL109 C Proposed North-East Site Section 1:100@A1
PL110 A Proposed South-East Site Section 1:100@A1
PL111 A Proposed South-West Site Section 1:100@A1
PL112 Proposed North-West Site Section 1:100@A1
PL113 Visual of Proposal NTS
PL114 Proposed South-West Site Section 1:100@A1
PL115 Proposed South-East Site Section 1:100@A1
PL116 Proposed North-West Site Section 1:100@A1
PL117 Trees Proposed to be Removed 1:200@A1
PL118 Tree Root Protection Areas of Retained Trees 1:200@A1
PL119 Proposed North-West Site Section 1:100@A1
PL120 Extract of Proposed South-East Site Section Including Levels Through the Gate Lodge (Bungalow) 1:100@A3

*PL121 Sun Path Diagrams + Shadow Cast for the Gate Lodge (Bungalow) – 21st June NTS
A3*

*PL122 Sun Path Diagrams + Shadow Cast for the Gate Lodge (Bungalow) – 21st
December
NTS A3*

PL600 Site Constraints 1:200@A1

PL603 Proposed Bin Stores to the Front of the Terraces 1:20@A3

PL604 A Proposed Bike and Bin Stores 1:20@A3

PL605 A Bike Store – Three Bikes 1:20 @ A3

PL606 A Bin and Bike Store – Three Bikes

EXISTING SOCIAL CLUB & HOUSE

Drawing

No.

Name Scale

PL200 Existing Basement Plan 1:50@A1

PL201 Existing Ground Floor Plan 1:50@A0

PL202 Existing First Floor Plan 1:50@A0

PL203 Existing Roof Plan 1:50@A0

PL204 Existing Elevation Roadside - NE 1:50@A1

PL205 Existing Elevation / Section - SW 1:50@A1

PL206 Existing Elevation Front of Social Club - SE 1:50@A1

PL207 Existing Elevation Skittle Alley Side - NW 1:50@A1

PL208 Existing Elevation House Front - SE 1:50@A1

PL209 Existing Elevation House Rear - NW 1:50@A1

PL210 Proposed Basement Plan 1:50@A1

PL211 B Proposed Ground Floor Plan 1:50@A0

PL212 A Proposed First Floor Plan 1:50@A0

PL213 Proposed Roof Plan 1:50@A0

PL214 A Proposed North-East Elevation

(Roadside)

1:50@A1

PL215 B Proposed South-West Elevation

(Green)

1:50@A1

PL216 Proposed South-East Courtyard Elevation 1:50@A1

PL217 A Proposed North-West Elevation

(Skittle Alley Side)

1:50@A1

PL218 Proposed South-East Elevation

(Coachmans Cottage)

1:50@A1

PL219 A Proposed North-West Courtyard Elevation 1:50@A1

ALEX OLIVER ASSOCIATES

ARCHITECTS - MASTER PLANNERS - PROJECT MANAGERS

THE TERRACE

Drawing

No.

Name Scale

PL300 A Proposed Ground Floor Plan 1:100@A3

PL301 A Proposed First Floor Plan 1:100@A3

PL302 A Proposed Second Floor Plan 1:100@A3

PL303 A Proposed Roof Plan 1:100@A3

PL304 A Proposed Elevation Front 1:100@A3

PL305 A Proposed Elevation Rear 1:100@A3

PL306 A Proposed Side Elevation 1 1:100@A3

PL307 A Proposed Side Elevation 2 1:100@A3

PL308 Proposed Front Elevation Materials & Finishes 1:100@A3

PL309 Proposed Front Elevation Materials & Finishes 1:100@A3

PL310 Proposed Front Elevation Materials & Finishes 1:100@A3
THE COTTAGES

Drawing

No.

Name Scale

PL400 B Proposed Ground Floor Plan 1:100@A3

PL401 Proposed First Floor Plan 1:100@A3

PL402 A Proposed Attic Plan 1:100@A3

PL403 A Proposed Roof Plan 1:100@A3

PL404 A Proposed Elevation Front 1:100@A3

PL405 A Proposed Elevation Rear 1:100@A3

PL406 A Proposed Side Elevation 1 1:100@A3

PL407 A Proposed Side Elevation 2 1:100@A3

PL408 Proposed Materials 1:100@A3

BUNGALOW

Drawing

No.

Name Scale

PL510 Proposed Floor Plan 1:100@A3

PL511 Proposed Roof Plan 1:100@A3

PL512 Proposed Elevation Front 1:100@A3

PL513 Proposed Elevation Rear 1:100@A3

PL514 Proposed Side Elevation 1 1:100@A3

PL515 Proposed Side Elevation 2 1:100@A3

PL516 Proposed Materials & Finishes – Front Elevation 1:100@A3

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

That the Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Prior to the works taking place, a full schedule of repair of the XXXX shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed schedule.

REASON: To ensure that the repairs to the Mansion House are of a suitably quality appropriate to the heritage asset.

3. Prior to the works taking place, final details of ceiling layouts affected and service runs created by the necessary mechanical and engineering and data cabling installations shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority beforehand.

REASON: To ensure that the proposals will minimise impact on the historic fabric of the building and, where possible, to allow architectural features to continue to be appreciated.

4. Prior to the works taking place, full and complete details of proposals for necessary fire protection measures shall have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: To ensure that the proposals will minimise impact on the historic fabric of the building and, where possible, to allow architectural features to continue to be appreciated.

5. Prior to the works being undertaken, details of the type of all new partitions to be installed within the building shall have been agreed in writing by the Local Planning Authority. Such details shall include confirmation of the method of installation and confirmation that they be of a lightweight construction, reversibly installed and scribed around historic mouldings and architectural features. The installation of all new partition shall be in accordance with the details so agreed.

REASON: To ensure new partitions are of a suitably lightweight and reversible construction so as to minimise impact upon the historic fabric of the building.

6. Prior to the works being undertaken, full and complete details of new urn to replace stolen/removed original on the listed boundary wall shall have been submitted to and agreed in writing by the Local Planning Authority. The replacement urn shall be installed prior to the first use of the development hereby granted Listed Building Consent.

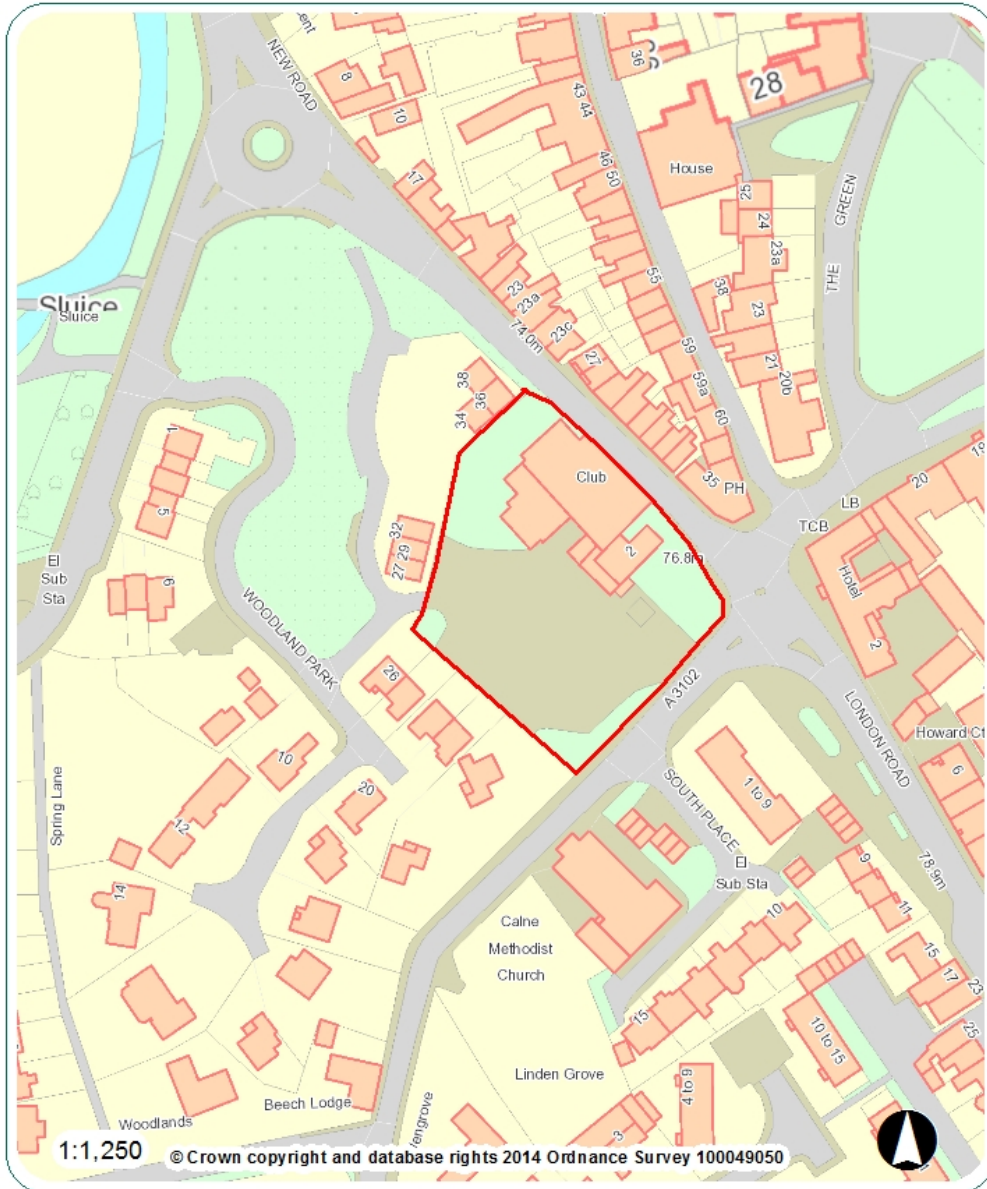
REASON: To ensure the replacement urn is of an appropriate design and quality and to ensure its installation in a timely manner.

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

To be inserted.

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

18/04202/FUL & 18/04719/LBC
Woodlands Social Club
Woodland Park
Calne
SN11 0JX



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