

AGENDA

Meeting: Western Area Planning Committee
Place: Council Chamber - Council Offices, Bradley Road, Trowbridge
Date: Wednesday 2 March 2011
Time: 6.00 pm

Please direct any enquiries on this Agenda to Marie Gondlach, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713597 or email marie.gondlach@wiltshire.gov.uk

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

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Ernie Clark	Cllr Christopher Newbury
Cllr Rod Eaton	Cllr Graham Payne
Cllr Peter Fuller (Chairman)	Cllr Stephen Petty
Cllr Mark Griffiths	Cllr Jonathon Seed
Cllr Malcolm Hewson	Cllr Roy While (Vice-Chairman)
Cllr John Knight	

Substitutes:

Cllr Rosemary Brown	Cllr Francis Morland
Cllr Trevor Carbin	Cllr Jeff Osborn
Cllr Andrew Davis	Cllr Fleur de Rhe-Philippe
Cllr Russell Hawker	Cllr Pip Ridout
Cllr Tom James MBE	

AGENDA

Part I

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

1. **Apologies for Absence**

2. **Minutes of the Previous Meeting** (*Pages 1 - 8*)

To approve the minutes of the last meeting held on 9 February 2011 (copy attached.)

3. **Declarations of Interest**

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

4. **Chairman's Announcements**

5. **Public Participation**

Members of the public who wish to speak either in favour or against an application on this agenda are asked to register in person no later than 5.50pm on the day of the meeting.

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

To receive any questions from members of the Council or members of the public 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 page of the agenda (acting on behalf of the Director of Resources) no later than 5pm on Wednesday 23 February 2011. Please contact the officer named on the front page of the 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 Applications** (Pages 9 - 10)

To consider and determine planning applications in the attached schedule.

6.a W/10/03336/FUL (Pages 11 - 22)

The formation of a new access at Stoke End, the relocation of the existing access to Aroona House, the relocation of the existing tennis court (Aroona House), associated landscaping and formation of a new walled kitchen garden, the relocation of existing parking (approx 7 spaces) and associated infrastructure - Aroona Church Lane Limpley Stoke Wiltshire BA2 7WD

6.b W/10/04066/FUL (Pages 23 - 30)

The siting of a mobile home, touring caravan and dayroom - Land Adjoining Railway Line Court Lane Bratton Wiltshire

7. **Planning Appeals Update Report** (Pages 31 - 32)

To receive details of appeal decisions and appeals pending (see attached schedule.)

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

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

None

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WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 9 FEBRUARY 2011 IN THE COUNCIL CHAMBER - COUNCIL OFFICES, BRADLEY ROAD, TROWBRIDGE.

Present:

Cllr Ernie Clark, Cllr Rod Eaton, Cllr Peter Fuller (Chairman), Cllr Mark Griffiths, Cllr Malcolm Hewson, Cllr John Knight, Cllr Christopher Newbury, Cllr Graham Payne, Cllr Stephen Petty, Cllr Jonathon Seed and Cllr Roy While (Vice Chairman)

Also Present:

Cllr Trevor Carbin and Cllr Francis Morland

9 Apologies for Absence

There were no apologies for absence.

10 Minutes of the Previous Meeting

The minutes of the meeting held on 12 January 2011 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 12 January 2011.

11 Declarations of Interest

W/10/03031/FUL – Application to renew planning permission W/05/00744/FUL to allow time to submit reserved matters pursuant to reference 98/01149/OUT - Land West Of Biss Farm West Ashton Road West Ashton Wiltshire

Councillors Peter Fuller and John Knight declared a personal interest as members of Trowbridge Town Council, and both members of the Town Council Development Committee. This application had not been considered by Trowbridge Town Council but had been previously discussed. Councillors Peter Fuller and John Knight gave their assurance that they would consider the application with an open mind.

W/10/02808/OUT – Proposed extension and conversion of existing house into 7 dwellings - Wayside 62 Bradley Road Trowbridge Wiltshire BA14 0QY

Councillors Peter Fuller and John Knight declared a personal interest as members of Trowbridge Town Council, however neither of them is a member of the Town Council Development Committee. Councillors Peter Fuller and John Knight gave their assurance that they would consider the application with an open mind.

W/10/03650/FUL – Part retrospective application for extensions to dwelling , replacement garage with first floor storage area and erection of 2 metre boundary wall - 112 Beanacre Wiltshire SN12 7PZ

Councillor Stephen Petty declared a personal interest as a member of Melksham Without Parish Council, however he is not a member of the Parish Council Planning Committee. Councillor Stephen Petty gave his assurance that he would consider the application with an open mind.

12 **Chairman's Announcements**

The Chairman welcomed Mike Wilmott and Sophia Nartey as, respectively, the new Area Development Manager and Solicitor for the Western Area Planning Committee.

The Chairman also welcomed Alan Creedy, Head of Service for Sustainable Transport, and Rob Hannis, Senior Engineer Highways, who were attending the meeting to answer any questions with regards to highways issues.

Finally the Chairman welcomed Chris Marsh, Democratic Services Officer, observing the meeting and welcomed back Councillor Mark Griffiths.

13 **Public Participation**

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

The Chairman reported receipt of a question from Councillor Ernie Clark which sought clarification on how award costs associated with appeals were met. A copy of the question and the Chairman's response is appended to these minutes.

In posing a supplementary question Councillor Clark questioned how the response had been phrased. He was concerned that it seemed to have been phrased in such a way as to try and frighten the Committee from ever taking a decision that might go to appeal.

The Chairman reassured Councillor Clark that the response was meant to be detailed not alarmist. The Chairman agreed to provide Councillor Clark with a written response to his supplementary question.

14 Planning Applications

The Committee considered the following applications:

14.a W/10/03031/FUL

Application to renew planning permission W/05/00744/FUL to allow time to submit reserved matters pursuant to reference 98/01149/OUT - Land West Of Biss Farm West Ashton Road West Ashton Wiltshire

Public Participation

- Mr George McDonic spoke in objection to the application
- Mr Richard Covington spoke in objection to the application
- Mr David Hutchinson, agent, spoke in support of the application
- Mr Peter Westlake, Chairman of the West Ashton Parish Council, spoke in objection to the application

Councillor Francis Morland, Unitary Member for Southwick, expressed his concerns with regards to the application.

Councillor Trevor Carbin, Unitary Member for Holt and Staverton, also expressed his concerns with regards to the application.

Officers introduced the report which sought approval for an extension of time for a previously approved outline development. The Highway Officer answered questions from the Committee, including the adequacy of possible changes to the Yarnbrook crossroad, the implications of the Section 106 Agreement for highways improvements, the timeline for implementation of the Core Strategy and whether the impact of the loss of the Staverton diversion had been measured.

Members of the Committee expressed unease and could not be satisfied that the impact on traffic of the application had been fully assessed.

It was therefore

Resolved:

To defer the application for further information on the transport impact assessment of the proposal and in particular Yarnbrook crossroad.

14.b W/10/02808/OUT

Proposed extension and conversion of existing house into 7 dwellings - Wayside 62 Bradley Road Trowbridge Wiltshire BA14 0QY.

Public Participation

- Mr John Gibbs spoke in objection to the application.

Officers introduced the report which sought approval and drew the Committee's attention to the late list which included a further condition to be added should the application be approved.

The Highway Officers answered members of the Committee's questions including ease of access and exit from the site, the impact on traffic and additional pressure on traffic at the already problematic Holbrook junction and reassured the Committee that the conditions included in the application addressed those issues adequately.

However members of the Committee could not be satisfied that the conditions in place satisfactorily addressed their concerns over the scale of the development, its visual impact, and the loss of amenities for neighbouring dwellings.

Resolved

That planning permission be REFUSED

For the following reasons:

The proposal by reason of the scale of development and its visual impact, would be out of character with the spatial form of the surrounding area, harmful to the streetscene and would be likely to result in loss of amenity to the occupiers of the neighbouring dwellings. This would be contrary to policies H1, H24, C31a and C38 of the West Wiltshire District Plan – 1st Alteration 2004 and the principles contained within the Council's Supplementary Planning Guidance 2004 and Residential Design Guide 2005.

14.c W/10/03650/FUL

Part retrospective application for extensions to dwelling , replacement garage with first floor storage area and erection of 2 metre boundary wall - 112 Beanacre Wiltshire SN12 7PZ.

Public Participation

- Mr Chris Hall spoke in objection to the application
- Mr Alvin Howard, architect, spoke in support of the application
- Mr Paul Londors spoke in support of the application

Officers introduced the report which sought refusal and drew the Committee's attention to the late list which contained additional comments.

During the ensuing debate members of the Committee expressed concerns over the scale and size of the extensions and the loss of light to the neighbouring dwelling, although it was noted that neighbouring dwellings seemed to have also been extended to a similar or larger size.

Resolved

That planning permission be REFUSED

For the following reasons:

The proposed two storey extension, replacing the existing single garage, by reason of its position, mass, bulk and height would dominate and overshadow the neighbouring property (111b Beanacre) by reason of a detrimental loss of light to habitable rooms and dominating the amenity space associated with the neighbouring property resulting in detrimental harm the amenities of 111b Beanacre contrary to the provisions of policy C38 of the West Wiltshire District Plan First Alterations 2004 and the guidance contained within the SPG for House Alterations and Extensions.

15 Planning Appeals Update Report

The Planning Appeals Update Report for December 2010 was received.

Officers informed the Committee that the Kingston Mills project had received a national award for local regeneration and renewal. Members of the Committee commended Mr Gerald Milward-Oliver (Bradford on Avon and District Community Development Trust Chief Executive), the Princes Trust and all involved for their commitment to the project.

The Chairman, on behalf of the Committee, congratulated the Officers involved with the project.

Resolved:

To note the Planning Appeals Update Report for December 2010.

16 Urgent Items

There were no Urgent Items.

(Duration of meeting: 6.00 - 8.40 pm)

The Officer who has produced these minutes is Marie Gondlach, of Democratic Services, direct line 01225 713597, e-mail marie.gondlach@wiltshire.gov.uk

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

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Wiltshire Council

Western Area Planning Committee

9 February 2011

Item 5 – Public Participation

Councillor's question

Questions from Councillor Ernie Clark, Hilperton Division

In the past, this committee has repeatedly been told by officers that cost awards following planning appeals are borne by the council tax payer. However, I am now advised that the council holds indemnity insurance against such claims. If this is correct, then cost awards at public enquiries are not met from the public purse.

Could the Chairman please advise this committee whether cost awards against Wiltshire Council are met from the public purse or by insurance held to cover such an occurrence.

Response

The Council's Insurance and Finance officers have confirmed that the Council's insurance policies do not cover claims for costs awards following planning appeals. These costs are charged to the Development Service revenue account and are therefore ultimately met from the public purse.

There is no budgetary provision within the Development Service for cost awards which are essentially viewed as a service overspend which the service is then asked to address by finding comparable savings elsewhere. This puts severe pressure on maintaining service standards and has been a contributory factor, along with the fall in fee income during the economic downturn, for a number of posts in the service not being filled as they fell vacant.

In summary, costs which are awarded because the Planning Inspectorate conclude that unreasonable planning decisions have been made have a direct impact on service provision and are met by efforts to balance the Development Service budget.

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Agenda Item 6

Western Area Planning Committee

2 March 2011

Planning Applications for Determination

Item No.	Application No.	Location	Parish	Unitary Councillor
6.a	W/10/03336/FUL	The formation of a new access at Stoke End, the relocation of the existing access to Aroona House, the relocation of the existing tennis court (Aroona House), associated landscaping and formation of a new walled kitchen garden, the relocation of existing parking (approx 7 spaces) and associated infrastructure - Aroona Church Lane Limpley Stoke Wiltshire BA2 7WD	Limpley Stoke	Linda Conley
6.b	W/10/04066/FUL	The siting of a mobile home, touring caravan and dayroom - Land Adjoining Railway Line Court Lane Bratton Wiltshire	Bratton	Julie Swabey

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REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	02.03.2011		
Application Number	W/10/03336/FUL		
Site Address	Aroona Church Lane Limpley Stoke Wiltshire BA2 7WD		
Proposal	The formation of a new access at Stoke End, the relocation of the existing access to Aroona House, associated landscaping and formation of a new walled kitchen garden, the relocation of existing parking (approx 7 spaces) and associated infrastructure		
Applicant	Mr And Mrs Christopher Alexander		
Town/Parish Council	Limpley Stoke		
Electoral Division	Winsley And Westwood	Unitary Member:	Linda Conley
Grid Ref	378468 160399		
Type of application	Full Plan		
Case Officer	Mr David Cox	01225 770344 Ext 5244	

Reason for the application being considered by Committee

Councillor Conley has requested that this item be determined by Committee due to:

- * Scale of development
- * Visual impact upon the surrounding area
- * Relationship to adjoining properties
- * Impact on the Area of Outstanding Natural Beauty
- * Environmental/highway impact

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted subject to conditions.

Neighbourhood Responses

40 letters of objection (four respondents submitted two letters each) and 3 letters of support have been received.

Parish Council Response

Both Limpley Stoke and Freshford Parish Council object to the proposal for the reasons set out on pages 3 and 4 of the report.

2. Main Issues

The main issues to consider are:

- * The principle of development
- * The impact on highway safety
- * The impact on the Area of Outstanding Natural Beauty and West Wiltshire Green Belt

- * The ecology of the area
- * The impact on neighbouring amenity

3. Site Description

Aroona is a large detached dwelling located on the valley slopes looking down towards the River Avon and the Kennet and Avon Canal. The southern part of the site is relatively flat on the Church Lane side and steeply sloping to the north east down to Crowe Hill. The application site is made up of the existing curtilages of both Aroona and in part Stoke End, which has its existing driveway running through Aroona's curtilage.

The application is located within the Western Wiltshire Green Belt and Cotswolds Area of Outstanding Natural Beauty. There are no listed buildings and the site is neither within nor within close proximity of a Conservation Area.

The site is also within an Area of High Ecological Value as designated in the District Plan proposal map.

4. Relevant Planning History

Whilst there are a number of previous planning applications on this site, none of them are relevant to this application.

5. Proposal

This planning application has been submitted due to a proposed land transaction between Aroona and Stoke End. Currently Aroona owns a relatively small square piece of land and Stoke End a large and irregular shaped piece. The proposed transfer of land would in effect divide the two ownerships in half. This proposed transfer would mean that Stoke End would lose its existing driveway from Church Lane.

Therefore this planning application proposes:

- Formation of a new access from Crowe Hill to Stoke End.
- The closing of the existing accesses to Aroona and Stoke End on Church Lane. Aroona would then use an existing access on Church Lane.
- Associated landscaping and formation of a new walled 'kitchen garden' replacing an existing tennis court.
- The relocation of Aroona's existing parking spaces which are currently immediately adjacent to the dwelling to a new area close to the Church Lane boundary.

New Crowe Hill Access:

The new access on Crowe Hill will require the removal of one tree along with approximately 40 metres of existing hedgerow. This is to allow for a recessed entrance gate and visibility splays. There would be a new gabion wall built to help retain the sloping ground behind and define the boundary of the new access. The gabion wall would measure approximately 1 metre tall and extend 14 metres on each side of the entrance gate. The gabions would be filled with local stone and are intended to have a dry stone wall appearance. A new hedge would be planted behind the gabion wall.

The new driveway from Crowe Hill would incorporate a series of bends to curve up the hillside to avoid the steepest sections of the slope. The rest of the ground would be retained as a meadow and rain water run off would be challenged into swales adjoining the drive. Where cut and fill is necessary to grade the drive into a suitable gradient, the exposed soil is intended to be re-vegetated using turf set aside from clearing the ground prior to excavations taking place. The driveway is proposed to be surfaced with gravel contained within a Geogrid (a hexagon grid). The Geogrid allows for grass to grow in the centre of the drive where there would not be contact with car tyres.

It is proposed to plant up to 26 new native species trees along with other landscaping proposals to mitigate the loss of the hedgerow on Crowe Hill.

Accesses serving Aroona:

The existing driveways serving Aroona and Stoke End on Church Lane would be restored to grass. Aroona would then use an existing entrance which is currently used to access some stables and menage and would create a new drive to be relatively parallel with Church Lane. The new drive would lead to a new parking area adjacent to the proposed kitchen garden.

16 new trees would be planted in this area to compensate for the loss of four other trees. The three trees to be felled have been identified to be diseased with honey fungus.

The two existing entrances onto Church Lane that are proposed to be blocked up will be closed using stone walling across the existing gate lines. This will mean that the existing dropped curbs leading to the existing accesses will be retained for the time being.

There will be some works required to improve the proposed access from Church Lane serving Aroona by re-aligning the stone wall to allow for suitable visibility splays.

Other Works

Following the comments of the Parish Council, the applicant has withdrawn a proposal to erect a replacement tennis court.

The other works are minor and contained within the existing curtilage of Aroona

6. Planning Policy

The following policies are considered relevant to this proposal are:

West Wiltshire District Plan First Alteration 2004

C1 - Countryside Protection

C2- Areas of Outstanding Natural Beauty

C6 - Areas of High Ecological Value

C6a - Landscape features

C31a - Design

C32 - Landscaping

C38 - Nuisance

Planning Policy Guidance 2 - Green Belts

Planning Policy Statement 7 - Sustainable Development in Rural Areas

Planning Policy Statement 9 - Biodiversity and Geological Conservation

7. Consultations

Parish councils

Limpley Stoke Parish Council - Objection.

- Harm to the openness of the Green Belt, especially by changing the character of the open countryside to a new driveway.
- The gabion wall would be unsympathetic to the local area.
- The visual impact on the landscape and scenic quality will be harmed when viewed from Winsley and Murhill.
- The tennis court will harm the openness of the Green Belt. (Nb – now deleted)
- The rural character of Crowe Hill will be harmed by the new access and driveway.

- Concern that the closure of the two accesses on Church Lane would have a negative impact on highway safety as the road is narrow and there are few passing places.
- Concerned over the harm to important species and plant life due to a short survey study being undertaken.
- 76% of Limpley Stoke residents regard the 'beautiful countryside' as one of their top 3 things they like about Limpley Stoke.

Freshford Parish Council - Objection.

- Harm to the openness of the Green Belt and the change of use from countryside to domestic curtilage. Also concerns about the loss of the existing entrances and the siting of the new entrance on a narrow part of Church Lane.

Wiltshire Council Highways Officer

No objection:

The proposed access works will result in two accesses onto Church Lane being closed, an existing access onto Church Lane being improved and a new access onto Crowe Hill being created.

Both the access being altered and the new access will be to a slightly higher standard, in terms of visibility, than the existing accesses. This provides an improvement to the safety of access to the application sites, albeit slight.

The proposed conditions including raising the dropped curbs to full height curbs at the redundant accesses.

Wiltshire Council Tree and Landscape Officer

In landscape and tree terms once this scheme is complete and when viewed from the northern side of the valley, it would have a minimal visual impact on the character of the area. For this reason, there is no objection to this application.

Wiltshire Council Ecology Officer

No objection subject to condition:

Satisfied that current application could be granted in line with local and national biodiversity policies (subject to conditions). The justification for this is set out below.

- The slope is particularly steep and the current layout is required in order for the driveway to remain functional, particularly in cold weather. More direct route layouts were considered during the design process, but these were not feasible.
- The width of the track is considerably less than originally perceived from the description in the D&A Statement - this is an acceptable and reasonable width for the proposed use.

Given the rationale provided, the options to avoid impacts have been considered. Unavoidable impacts upon the calcareous grassland do however remain, and these should be mitigated and compensated as part of the proposals.

Cotswold Conservation Board

Request that Planning Policy Statement 7 and the Councils District Plan policies relating to Area of Outstanding Natural Beauty are referred to.

8. Publicity

The application was advertised by site notice and neighbour notification.

Summary of points raised:

Forty letters of objection have been received raising the following points:

- The Crowe Hill access will be an imposing and intrusive feature on Crowe Hill harming its rural character.
- The driveway and access will harm and scar the Area of Outstanding Natural Beauty. The mitigation methods will not hide this.
- The new driveway would disturb the natural 'flow' of the landscape detracting from the underlying continuity between the pastures on either side.
- Concerned over the potential drainage problems from the development.
- Concern that the ecology merits of the site have been underestimated.
- The stone filled gabions would be out of character with the area and would not look like dry stonewalling. This is more in common with river bank or coastal defence systems not a rural area.
- A section of wall on Crowe Hill would have to be removed which is over 100 years old.
- The Crowe Hill driveway will overlook the driveway and invade the privacy of 'Wingspan'.
- Concerned that planning permission would allow for a domestication of the red outline of the site e.g. swings, washing lines etc.
- This will lead to further traffic and cause highway safety issues on Crowe Hill.
- Concerned over a feature of the proposed landscaping that will harm our views over the valley.
- Concerned that new houses would be built off the new driveway.
- Concern over the loss of the two existing driveway entrances on Church Lane which people currently use as passing bays as the road is too narrow for cars to pass safely.
- Wouldn't it be better to have a wider entrance off Church Lane than have a new access on Crowe Hill. They could then share the access.
- An ordinance survey map shows that Aroona's entrance was always in its current location. Therefore the assertion its access is going to its original location is disingenuous.
- Church Lane is served by a number of bus routes which make passing difficult.
- To approve the application would be contrary to the aims of the Localism Bill.

Three letters of support have been received making the following points:

- Welcome the opportunity to have a safer access from Crowe Hill rather than the rat run of Church Lane.
- There have been a number of near misses on Church Lane and this new driveway will improve road safety.
- The proposed access for Aroona on Church Lane would be in a safer place than it currently is as it is more visible.

9. Planning Considerations

9.1 Principle of Development:

The proposed Crowe Hill access driveway would be across an area of land that is not part of the domestic garden curtilage of the applicant and is currently part of a field in the open countryside. It is not considered that the fencing off and separation of this area from the rest of the field is objectionable in principle, particularly given the fact that it is adjacent to existing established residential development. The key issues are considered to be road safety and the visual impact on the landscape. These are dealt with below.

9.2 Impact on Highway Safety:

It is important to note that the proposals would not result in any net increase in vehicular traffic in the area as there are no new dwellings proposed. Simply put, the proposal would reduce the number of car journeys on Church Lane and transfer those from Stoke End to Crowe Hill.

The Council's Highways Officer has no objection to the Crowe Hill access as it provides sufficient visibility splays to allow for the safe entrance and exit of vehicles using this driveway. Therefore it is considered that there will be no adverse harm caused to road safety on Crowe Hill.

There is also substantial Parish and Community concern regarding the impact on road safety in Church Lane. Vehicles currently appear unofficially to use the dropped curbs and entrances to Aroona and Stoke End as 'pull ins' to allow for two cars to pass each other. The applicants have stated that they are willing to retain the dropped curbs, allowing these unofficial 'pull-ins' to remain, although this conflicts with the advice of highway officers, who would prefer to see the curbs reinstated to prevent or at least discourage encroachment onto the pavement by vehicles. The reality is that as the pavement is wider where these access ways are, it is likely that cars will continue to seek to use them regardless of whether the curbs are reinstated.

The closure of the two sub-standard accesses on Church Lane and the improvement of visibility at the third is a positive road safety gain, as it reduces the number of vehicles using accesses onto this busy lane that have inadequate visibility.

In sum, officers consider that the proposals will result in a net improvement in road safety.

9.3 Impact on the Area of Outstanding Natural Beauty and the Western Wiltshire Green Belt:

In relation to Green Belt policy, it is not considered that the proposal will adversely affect the aims and objectives of national policy to protect the openness of the greenbelt. The main impact is the access track, but as this simply snakes up the hillside, it would not have any bulk, mass or volume that would have any adverse impact on the openness of the Green Belt.

However, it is undeniable that the proposal will have an impact on the appearance of the landscape of this part of the area of outstanding natural beauty. The landscape is currently an open field, through the western edge of which the proposed Crowe Hill driveway would be built. This will change the appearance of the landscape, albeit in a limited area and in a limited way. The plans have been carefully conceived and designed to minimise the impact. The access will in general run up in accordance with the existing slope. There will be some instances where the ground level will have to be raised but any exposed soil is proposed to be filled using turf that is removed to excavate the area dug up for the track. This will mean that the rural character of the site would be reasonably maintained. The track itself is proposed to be filled with gravel which will also allow for grass to grow through meaning that the areas not being passed over by tyres would be green. The actual visual impact would be less than that of a tarmac driveway. Therefore the overall impact on the visual amenity and natural beauty of the landscape of the area of outstanding natural beauty would be minimised. It is also worth noting that the proposed access off Crowe Hill would be within close proximity to the residential section of Crowe Hill including 'Wingspan'.

At the roadside itself, the gabion walls will be slightly unusual, but because they will allow for vegetation to grow in between the joints this will soften the overall impact and overall it is considered that the location of the entrance and the use of stone filled gabion walls will not harm the rural character of Crowe Hill.

The proposals also include providing additional landscaping to mitigate against the loss of trees in the proposal. The trees to be felled are either considered to be diseased or not considered worthy of retention by the use of a Tree Preservation Order. The Council's Trees and Landscape Officer has no objection to the loss of these trees. The other works within the cartilage of Aroona have little impact outside of the property.

9.4 Impact on Ecology:

The Council's Ecology Officer has no objection to the proposal subject to conditions. These conditions include a construction environmental method statement and an ecological management plan. These conditions would ensure that the grassland is protected during the construction and that any new banks are carefully established and maintained.

9.5 Impact on neighbouring amenity:

The occupier of the neighbouring property 'Wingspan' has commented that the new Crowe Hill driveway will have a negative impact on their amenity and privacy due to the proximity of the new drive to their property. It is not considered that this can be substantiated as there would be relatively few car journeys each day and there is also a dense and mature hedgerow screen that would block the majority of views between the two driveways.

10. Conclusion:

The proposal has road safety benefits; although it will also, through the new drive from Crowe Hill, have an impact on the appearance of the landscape. This impact has been minimised through careful design and planning. Members will need to balance the road safety benefits with the mitigated landscape impact. Overall, officers consider that the proposal is, on balance, acceptable.

Recommendation: Permission

For the following reason(s):

The proposed development would have road safety benefits though the closure of two accesses with poor visibility and the improvement of a third. The proposal would not harm the openness of the green belt and although it would have an impact on the appearance of the landscape, it is considered that the design and mitigation proposed minimise this. Accordingly, it is considered that the proposal is in accordance with the relevant policies of the West Wiltshire Development Plan First alteration (C1; C3; C6; C6a; C31a; C32 and C38)

Subject to the following condition(s):

- 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 not be first brought into use until the first 4.8m of the accesses (onto Church Lane and Crowe Hill), measured from the edge of the carriageway, have been consolidated and surfaced (not loose stone or gravel) together with a system for the collection and discharge of surface water to prevent runoff onto the highway. The accesses shall be maintained as such thereafter.

REASON: In the interests of highway safety
- 3 Any gates shall be set back a minimum of 4.8m from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.
- 4 The gradient of the access ways shall not at any point be steeper than 1 in 12 for a distance of 4.8m metres from its junction with the public highway.

REASON: In the interests of highway safety.
- 5 The access on Church Lane shall not be brought into use until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2m back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 18.5m in both directions from the centre of the access, in accordance

with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600mm above the level of the adjacent carriageway.

REASON: In the interests of Highway Safety.

- 6 The access on Crowe Hill shall not be brought into use until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2m back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 15m in both directions from the centre of the access, in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 7 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include

- * indications of all existing trees and hedgerows on the land;
- * details of any to be retained, together with measures for their protection in the course of development;
- * all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- * finished levels and contours;
- * means of enclosure;
- * car park layouts;
- * other vehicle and pedestrian access and circulation areas;
- * hard surfacing materials;
- * minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- * proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- * retained historic landscape features and proposed restoration, where relevant.
- * tree(s), of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

- 8 The development shall be carried out as specified in the approved Arboricultural Assessment.

Reason: To prevent trees on site from being damaged during construction works.

- 9 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or 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.

- 10 No development shall commence on site until a Construction Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include full details of the measures to be taken to reduce damage to the calcareous grassland during the construction period e.g. fencing, bog mats, careful siting of compounds and storage, machinery spec etc, also mitigation measures for reptiles, timing tree removal to avoid breeding bird season.

REASON: In the interests of Ecology Protection on site.

- 11 No development shall commence until an Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include full details of the cut and fill and any reseeding and establishment of banks with a suitable seed mix, control of invasive species, cutting regime to encourage botanical diversity and native tree planning.

REASON: In the interests of protecting the Ecology of the application site.

- 12 No development shall commence on site until a sample wall panels for the proposed blocking up of the existing accesses, not less than 1 metre square, have been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

- 13 This permission relates to the following plans and documents

ECOLOGICAL SURVEY received on 20.10.2010
ARBORICULTURAL ASSESSMENT received on 20.10.2010
LANDSCAPE AND VISUAL IMPACT received on 20.10.2010
DESIGN AND ACCESS STATEMENT received on 20.10.2010
REVISED ACCESS PROPOSALS received on 22.10.2010
FIGURE 1 SITE LOCATION PLAN received on 01.11.2010
FIGURE 2 EXISTING SITE PLAN received on 01.11.2010
FIGURE 3 LANDSCAPE PLANNING CONT received on 20.10.2010
FIGURE 4 LANSCAPE CHARACTER received on 01.11.2010

Drawing 622_C_D_103 CROWE HILL ENTRANCE received on 20.11.2010
Drawing: 622_C_D_105 received on 22.10.2010
Drawing: 622_C_D_200 TREES LOST AND RETAINED received on 01.11.2010
Drawing: 622_C_D_102_02 REVISED MASTERPLAN received on 06.01.2011
Drawing: 622_C_D_107 CLOSED STOKE END ENT received on 20.01.2011

Appendices:	
Background Documents Used in the Preparation of this Report:	

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REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	02.03.2011		
Application Number	W/10/04066/FUL		
Site Address	Land Adjoining Railway Line Court Lane Bratton Wiltshire		
Proposal	The siting of a mobile home, touring caravan and dayroom		
Applicant	Miss Dawn Pople		
Town/Parish Council	Bratton		
Electoral Division	Ethandune	Unitary Member:	Julie Swabey
Grid Ref	391024 153304		
Type of application	Full Plan		
Case Officer	Mr Matthew Perks	01225 770344 Ext 5207 matthew.perks@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Julie Swabey has requested that this item be determined by Committee due to the site being outside of Village Policy Limits and the applicant not satisfying criteria for Gypsy and Traveller status. The proposal is therefore contrary to the Development Plan. The Councillor requested Committee consideration in the event that permission is recommended. However, although refusal is again being recommended, the matter is being referred back to Committee for consideration of a variation to reasons for refusal.

1. Purpose of Report

To consider the above application and to recommend refusal, but varying from a decision previously made by Committee on this same site. The recommendation is made on the basis of supplementary information and in the light of revisions to the proposal.

2. Main Issues

This a revision to an application refused by Planning Committee on 25.08.2010 for the following reasons:

1. *The proposed mobile home and associated structures, vehicles and general paraphernalia would, by reason of the open character of the site and surrounding land, appear unduly prominent and intrusive within the landscape to the detriment of the character and appearance of the countryside contrary to West Wiltshire District Plan - 1st Alteration 2004 Policy C1 and CF12, and Wiltshire Structure Plan 2016 Policy DP1 and DP15.*
2. *The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of PPG13 which seeks to reduce growth in the length and number of motorised journeys.*
3. *The site has insufficient frontage to enable an access to be satisfactorily laid out incorporating the necessary visibility splays which are essential in the interests of highway safety contrary to West Wiltshire District Plan - 1st Alteration 2004 Policy CF12.*

The key issues therefore are whether or not the revised proposals have overcome these reasons, and/or if there are other material circumstances not previously considered, indicating that the decision to be revisited.

3. Site Description

The application site is located in open countryside to the north of Bratton, approximately 700 metres from the village policy limits.

The application site is part of a relatively flat field used for grazing of animals. The site has a boundary to the west of a dense hedgerow adjacent to the highway. To the north is a post and rail fence with limited scrub. To the south there is the railway line and to the east the remainder of the parent open field.

The access to the site would be an existing field gate located directly adjacent to the railway bridge to access, via a driveway, the site in the northern corner of this triangular-shaped field. The road is a C-classified highway and the access is directly opposite the junction between this road and Court Lane.

4. Relevant Planning History

W/09/01954/FUL : The siting of a mobile home, touring caravan and dayroom : Withdrawn : 30 July 2009.

W/10/01716/FUL : The siting of a mobile home, touring caravan and dayroom : Refused : 25.08.2010

W/09/02386/FUL: Mobile home, day room and caravan : Refused : 08.10.2009 and allowed on Appeal on 05.05.2010. This site is some 200m from the current application site.

5. Proposal

This is a resubmission of a previously refused application as detailed above.

The proposal is again for the siting of a mobile home, touring caravan and wooden dayroom structure to be occupied as a single gypsy/traveller site. There are some ancillary works including the provision for a septic tank, hard standing for vehicles and fencing.

The revision to the previous proposal involves the use of a different access, being an existing gate to the southern end of the field, and the provision of a 45m long "driveway" from there to the parking area serving the mobile home.

The applicant has provided additional supporting documentation to demonstrate a nomadic lifestyle, but this did not form the basis of any of the previous reasons for refusal.

6. Planning Policy

Wiltshire Structure Plan 2016
DP1 Priorities for Sustainable Development
DP15 Accommodation for Gypsies and Travellers

West Wiltshire District Plan 1st Alteration (2004)
C1 Countryside Protection
C31a Design
C38 Nuisance
CF12 Gypsy Caravan Sites

National guidance
PPS1: Delivering Sustainable Development
PPS7: Sustainable Development in Rural Areas

DoE Circular 11/95: The use of condition sin planning permission.
ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites

The Wiltshire Council Traveller and Gypsy Development Plan Document (DPD) is subject to a revised timetable following recent Government decisions on the RSS. The Secretary of State has also announced an intention to revoke Circular 01/2006, subject to impact assessments and other procedural requirements, but no timetable has yet been given nor any indication of what new policy guidance would replace it. Current estimations are that the DPD will only emerge in draft form in Spring 2011, with possible adoption after Spring 2012.

7. Consultations

Bratton Parish Council

The Parish Council raises objections to the application as follows:

- 1. Local knowledge proves that Miss Pople was born and brought up in the village of Bratton and lived in a residential property until approximately 10 years ago when she moved to Bonnie Park to live with her then partner. Although Miss Pople has tried to provide evidence of her background, the council still feels that to give her permission to live on her own land would opening the flood gates for other land owners to apply to live on their land. She holds a permanent position at the Co-Operative supermarket in Westbury and to the council's knowledge has never lived a nomadic lifestyle, which this type of site is usually required for.*
- 2. The council is of the opinion that as there have been two applications of this kind granted in the recent months, other land owners are "jumping on the band wagon" and trying to obtain the change of use on their own land.*
- 3. The application falls outside the local structure/development plan and the building lines for Bratton and Edington.*
- 4. Should the application be granted the council requests a clause that the change of use is only for the applicant's lifetime.*
- 5. The council wishes to re-iterate Wiltshire Council's policy not to have single sites but managed sites of more than 1 plot which this application goes against.*

Edington Parish Council

No comment received.

Highways

The Officer notes the revised access position and as before objects:

1. The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of PPG13 which seeks to reduce growth in the length and number of motorised journeys.
2. The site has insufficient frontage to the north to enable an access to be satisfactorily laid out incorporating the necessary visibility splays which are essential in the interests of highway safety.

8. Publicity

The application was advertised by site notice and neighbour notification.

Expiry date: 04.02.2011

5 responses were received, 3 of which were from the same neighbour. Summary of points raised:

Objections:

- * Not possible to ascertain from plans what the boundary treatment to the north boundary would be;
- * Concerns about adequacy of screening and absence of a 1.8m high close boarded fence;
- * Any permission should have an enforceable condition relating to proper boundary treatment;
- * Development would be sporadic and set an undesirable precedent;
- * Visual prominence;
- * Risk to pedestrians and traffic hazards;
- * Applicant does not have a nomadic lifestyle;

* Applicant and partner occupied a plot at Bonnie Park for 10 years, but partner now occupies a field adjacent to Bonnie Park; and

* No reason for applicant to move from Bonnie Park.

Support:

* Confirmation that applicant has lived traveller lifestyle at Bonnie Park.

9. Planning Considerations

9.1 As with application W/10/01716/FUL this proposal is for a single private gypsy site. As such it must be principally considered under Policy DP15 of the Wiltshire Structure Plan 2016 and Policy CF12 of the West Wiltshire District Plan (2004). Further the proposals need to be considered in light of other relevant development plan policy and the regional and national context which includes the ODPM Circular 01/2006 on planning for gypsy and traveller caravan sites.

9.2 Policy DP15 clearly states that proposals for gypsy caravan sites cannot be assessed using policies for settlements and that travellers and gypsies have particular needs which are recognised in central government policy. Further it is clear that suitable sites may be found within and outside settlements.

9.3 Policy CF12 is consistent with the Structure Plan and also sets out criteria by which to assess applications and has a positive phrasing stating that proposals to provide caravan sites for gypsies will be permitted in appropriate locations having regard to issues such as nuisance, encroachment into open countryside, the needs and safety of future occupants and their children, highway safety, availability and adequacy of infrastructure, proximity to services, protecting agricultural land and flood risk.

9.4 National policy remains ODPM Circular 01/2006 where no indication of when it will be revoked or what will replace it has been made known.

9.7 The applicant has been living on the Bonnie Park site, a registered gypsy and traveller site, for many years. In light of the recent transfer of management from Council to private ownership of this site there is a sense of insecurity of tenure and therefore a more secure option is sought. This is quite a reasonable demonstration of need and is a clear indication that the applicant meets the definition detailed above. The issue of whether or not the applicant has demonstrated a nomadic lifestyle is raised by both the Local Member and the Parish Council. The applicant has submitted additional supporting documentation in the form of 3 letters from Bonnie Park residents supporting these claims. This issue was furthermore not made a reason for refusal of W/10/01716/FUL and it could therefore not reasonably be introduced now.

9.8 This application site is located in proximity to a well-established traveller's site located in the open countryside outside of the village policy limits. This site is still well-related to the village of Bratton being within a reasonable walking distance of its services and facilities. Further the site is much closer to the village than recent single, private pitch gypsy sites granted planning permission on Capps Lane. The first of these was granted by a Planning Inspector who considered the site to be reasonably sustainable for a gypsy site given their nomadic lifestyle.

9.9 Members will recall that the previous application was recommended for permission but was refused after Committee discussion.

9.10 Not previously evaluated in depth when that application was submitted to Committee was the detail of an Appeal on a site some 200m to the south of the application property. Although the Appeal decision pre-dated the Committee consideration, the content of the Inspector's decision was not reported.

9.11 In considering the Appeal against the refusal of application Ref. W/09/02386/FUL for a mobile home, day room and caravan the Inspector noted that the appeal site is agricultural land set in generally open countryside to the north of Bratton. As with the current application site it is separated from the road by a hedge, and is otherwise enclosed by post and wire fencing. The Inspector further

observed that Council's lease on their part of nearby Bonnie Park was due to expire, and that there is some uncertainty as to whether the landowner will renew the lease.

9.12 As with the current case, the appeal proposal includes a mobile home, a caravan and a day room, together with necessary access and hardstanding. The Inspector noted that in the Appeal case that a potential issue was impact on the countryside but stated that it "... is clear that these elements would be visible, to a limited extent, through the roadside hedge and at a distance from the footpath to the east." He went on to observe that Circular 01/2006 "... makes it clear that rural locations, where not subject to special planning constraints, are acceptable in principle. There are no special constraints affecting this site. Both SP policy DP15 and DP policy CF12 are generally permissive of gypsy sites in appropriate locations and refer to the possibility of suitable sites outside settlements. Although the proposal would, by definition, be an encroachment into the countryside, the simple fact that the site is beyond the defined village policy limit does not equate to significant visual harm to the area, as there are no particular issues related to this specific proposal." He concluded on that basis that any harm to the character and appearance of the countryside would be limited, and that it would therefore not conflict with Development Plan policy.

9.13 All planning Applications must be treated on their own merits, but it is considered that the Inspector's conclusions in very similar circumstances to the current application are a material consideration lending weight to revisiting Reason 1 for the refusal of Application 10/01716/FUL i.e. *The proposed mobile home and associated structures, vehicles and general paraphernalia would, by reason of the open character of the site and surrounding land, appear unduly prominent and intrusive within the landscape to the detriment of the character and appearance of the countryside contrary to West Wiltshire District Plan - 1st Alteration 2004 Policy C1 and CF12, and Wiltshire Structure Plan 2016 Policy DP1 and DP15.* It is considered that this reason should not be made applicable to any refusal on the revised application, although it is acknowledged that the actual siting of the mobile home would be closer to the road.

9.14 With regard to Reason 2 of the 10/01716/FUL refusal, i.e. *The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of PPG13 which seeks to reduce growth in the length and number of motorised journeys,* a similar reason was also imposed in the Appeal case. The Inspector observed in his decision that "Bratton has a primary school, a public house, a village hall, a recreation ground, a doctors' surgery with a pharmacy, shops, a post office and a church. For a small settlement, I consider this is a good level of service provision. For employment and other facilities "... Westbury, Trowbridge, Warminster and Devizes are all less than 12 km away, and that some of these settlements are significantly closer than that. The level of buses "... is reasonable for a rural location and this was not contested by the Council." The Inspector further considered issues of sustainability and the use of vehicles and of pedestrian access to Bratton and came to the conclusion that the proposal would be "...consistent with the aims of planning policies which encourage sustainable forms of development." It is considered that, again given the similarities of these cases, that Reason 2 should not be made applicable to any refusal on the revised application albeit that highway officers raise PPG13 objections..

9.13 Highway Officers also remain concerned with the visibility although the access has been revised. Although an existing access onto the highway would be utilised, Officers note that there are limited splays at this locality in the proximity of the railway bridge and that additional usage for residential purposes is not supported. Thus, although it is noted in Circular 01/2006 (Para. 66) that 'proposals should not be rejected if they would only give rise to modest additional daily vehicle movements and/or the impact on minor roads would not be significant', the hazard identified by officers is considered a reason for refusal in this context.

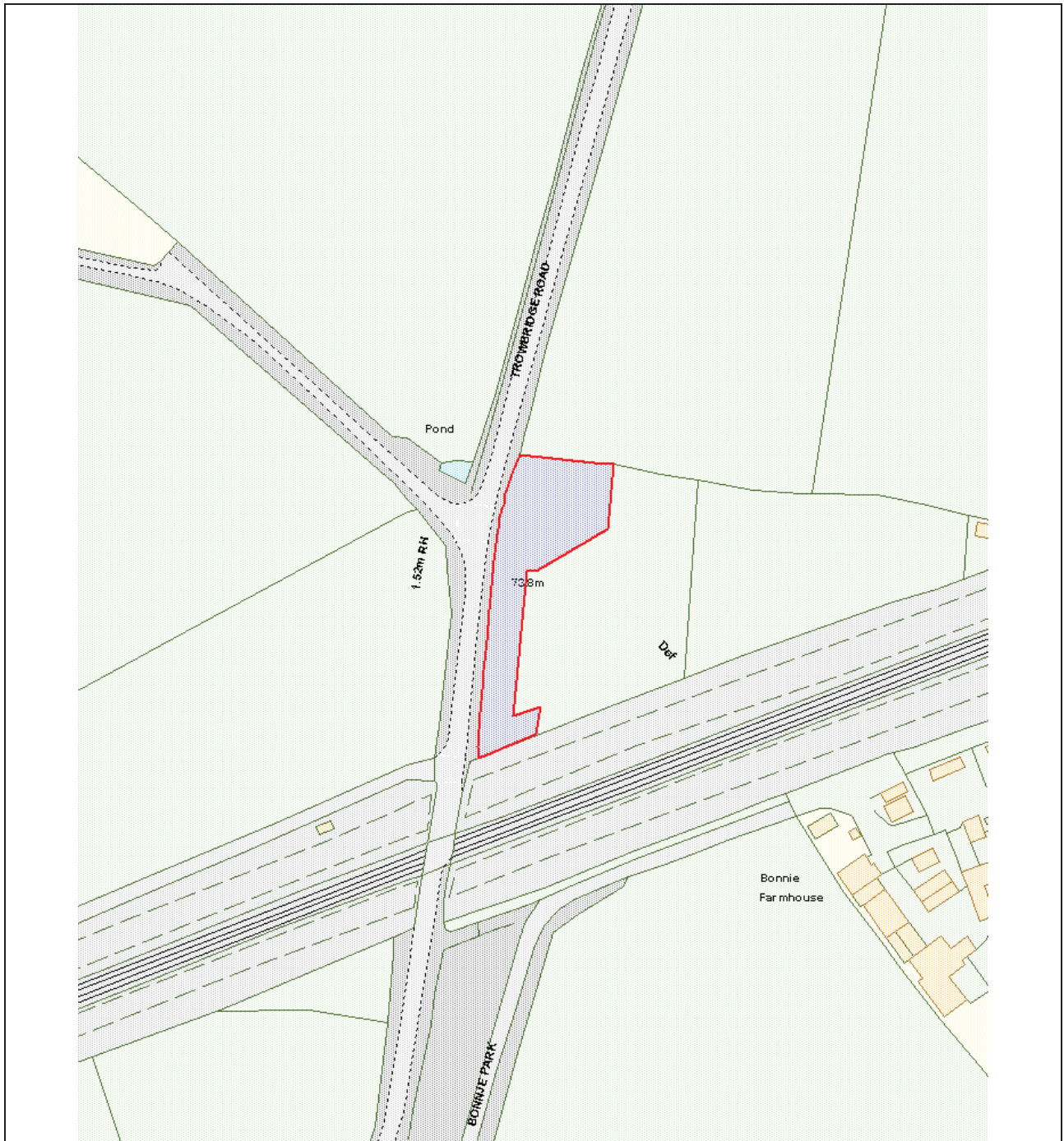
9.15 In summary, it is recommended that consideration be given to the content of the Inspector's decision in the very similar circumstances that applied at the nearby site. Whilst the revised location of the access and associated increased use thereof would not be acceptable from a highway safety perspective, reasons 1 and 2 for refusal of application 10/01716/FUL (impact on countryside and sustainability respectively) are not in accordance with Policy or Circular 01/2006. It is considered therefore that the application should again be refused, but only on grounds of highway safety issues.

Recommendation: **Refusal**

For the following reason(s):

- 1 The site has insufficient frontage to enable an access to be satisfactorily laid out incorporating the necessary visibility splays which are essential in the interests of highway safety. The proposal is therefore contrary to Policy CF12(D) of the West Wiltshire District Plan, 1st Alteration 2004 which states that applications for Gypsy sites shall have regard to highway safety, access, pedestrian safety, the impact of traffic on local roads and access to public transport.

Appendices:	
Background Documents Used in the Preparation of this Report:	



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Bradley Road Trowbridge Wiltshire BA14 0RD www.wiltshire.gov.uk

MSA: 100022961

RELEVANT APPLICATION PLANS

Drawing : SITE LAYOUT received on 29.12.2010
Drawing : LOCALITY received on 29.12.2010
Drawing : DAYROOM received on 29.12.2010
Drawing : MOBILE HOME received on 29.12.2010

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**Wiltshire Council –
Western Area Planning Committee**

**Planning Appeals Update Report
January 2011**

New appeals received

Ref. no.	Site	Town/ Parish	Description	Del or Com	Officer recom	Appeal type
W/10/03292/FUL	39 Boreham Road Warminster	Warminster	Proposed two storey extension to enlarge existing kitchen and provide additional bedroom	DEL	REF	WR (HAS)
08/00272/USE_L	Fairfield Piggeries Leigh Road Bradford On Avon	Bradford on Avon	Appeal against the material change of use from agriculture to a mixed use of agriculture and the unconnected storage and distribution of animal by-products	ENFORCEMENT APPEAL		INQ
W/10/00170/ENF_L	Land South Of Clivey Dilton Marsh	Dilton Marsh	Appeal against unauthorised use of land for the siting and residential occupation of a mobile home / breach of condition 4 of the planning permission ref 08/01139/FUL	ENFORCEMENT APPEAL		WR

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Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or com	Officer recom	Appeal type	Appeal Decisn
W/10/02788/FUL	Wren Cottage 102 High Street Chapmanslade	Chapmanslade	Demolition of existing and erection of new single and two storey extension	DEL	REF	WR (HAS)	ALLOWED
W/10/00745/FUL	70 Victoria Road Warminster	Warminster	Demolition of the existing dwelling and replacement with 2 semi-detached dwellings	COM	PER	WR	ALLOWED

* additional notes on decision below

- I = Inquiry H = Hearing
- Del = Delegated decision

WR = Written Representations
Comm = Committee decision

WR (HAS) = Written Representations (Householder)

Agenda Item 7

❖ **Points of interest arising from decisions**

W/10/02788/FUL - Wren Cottage 102 High Street Chapmanslade

In allowing this appeal, the Inspector, agreed that the extension would not be in keeping with the traditional style of the cottage, and would represent a considerable enlargement, but its principal elevation facing the highway would be unaltered. She was satisfied that as such the proposed extension would not dominate or upset the symmetry of the building, nor would there be any harm to the amenity of neighbours

W/10/00745/FUL - 70 Victoria Road Warminster

Since this house was not specially protected, either by being listed or within a conservation area, the Inspector concluded there could be no objection to its loss if a suitable replacement took its place. He took the view that the proposed dwellings would be of a traditional design that would not be out of keeping with the area and that there was sufficient space to avoid a cramped appearance that would not impinge on the street scene or spatial form of the area. His only concern was the mature trees on the boundary. He considered it important that a condition to ensure their protection should be imposed.

Note

If Members of the Council wish to read any of the Planning Inspectors decision letters, please contact the Planning Office for a copy.

Forthcoming hearing or Inquiries

Ref. no.	Site	Town/ Parish	Description	Appeal type	Venue	Date
W/10/00091/ENF_L	Barn at Manor Farm North Bradley	North Bradley	Land and new dwelling / Land and converted agricultural building	INQ	CC	19.04.2011 & 20.04.2011