

## AGENDA

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**Meeting:** NORTHERN AREA PLANNING COMMITTEE

**Place:** Council Chamber, Wiltshire Council Offices, Monkton Park,  
Chippenham

**Date:** Wednesday 30 June 2010

**Time:** 6.00 pm

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Please direct any enquiries on this Agenda to Roger Bishton, of Democratic and Members' Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 713035 or email [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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

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### Membership:

Cllr Peter Colmer  
Cllr Christine Crisp  
Cllr Peter Davis  
Cllr Bill Douglas  
Cllr Peter Doyle

Cllr Alan Hill  
Cllr Peter Hutton  
Cllr Howard Marshall  
Cllr Toby Sturgis  
Cllr Anthony Trotman

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### Substitutes:

Cllr Chuck Berry  
Cllr Paul Darby  
Cllr Mollie Groom

Cllr Simon Killane  
Cllr Mark Packard  
Cllr Bill Roberts

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## **PART I**

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

1. **Apologies for Absence**

2. **Minutes**

To approve and sign as a correct record the minutes of the meeting held on 9 June 2010. (copy herewith).

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 for Members of Wiltshire Council available on request.

6. **Planning Appeals**

An appeals update report is attached for information.

7. **Planning Applications**

To consider and determine planning applications in the attached schedule.

7. **10/00537/FUL - The Embankment Site, Bath Road, Chippenham, SN15 2AR - Erection of Five Dwellings and Associated Car Parking - Electoral Division Chippenham Lowden & Rowden**

7. **10/01108/S73 - North End Farm, Ashton Keynes, SN6 6QR - Conversion of Barn & Byre to Residential Use & Change of Use of Annex to Separate Residential Use - Electoral Division Minety**

**10/00973/LBC - Corsham Court, Corsham, SN13 0BZ - Supply & Install  
Four Number Information/Directional Signs relating to Bath Spa  
University Occupation of the Site - Electoral Division Corsham  
Pickwick & Rudloe**

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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## **NORTHERN AREA PLANNING COMMITTEE**

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### **MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 9 JUNE 2010 AT COUNCIL CHAMBER, WILTSHIRE COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.**

#### **Present:**

Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Davis, Cllr Bill Douglas, Cllr Peter Doyle, Cllr Alan Hill (Vice Chairman), Cllr Peter Hutton, Cllr Howard Marshall, Cllr Toby Sturgis and Cllr Anthony Trotman (Chairman)

#### **Also Present:**

Cllr Sheila Parker

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#### 59. **Apologies for Absence**

There were no apologies for absence.

#### 60. **Minutes**

##### **Resolved:**

**To confirm and sign the minutes of the meeting held on 19 May 2010 as a correct record.**

#### 61. **Declarations of Interest**

Cllr Peter Doyle declared a personal interest in respect of the following applications because he was a member of the Cotswold Conservation Board:-

Application No 10/00122/FUL – Agricultural Field, Thickwood, Colerne, Chippenham – Relocation of Field Access

Application No 10/01545/FUL – 4 Church Row, Biddestone, Chippenham – Two Storey Side & Rear Extensions (revision to 09/02266/FUL)

Cllr Doyle stated that he would take part in the debate and vote.

62. **Chairman's Announcements**

There were no Chairman's announcements.

63. **Public Participation**

Members of the public addressed the Committee as set out in Minute No 65 below.

64. **Planning Appeals**

The Committee received a report setting out a schedule of:-

- (i) a schedule of hearings and public inquiries scheduled to be heard between 9 June and 31 December 2010.
- (ii) planning appeal decisions received between 7 & 27 May 2010.

65. **Planning Applications**

1a **10/00399/FUL - Rookery Farm, Seagry, Chippenham - Erection of Two Poultry Houses - Electoral Division Kington**

On hearing from the Chairman,

**Resolved:**

**To defer consideration of this application, pending the receipt of further information in respect of the movement of vehicles within the fields to deliver feed and, as a consequence, whether or not there are implications in respect of airborne contamination from the soil if chickens have access to those areas.**

1b **10/00122/FUL - Agricultural Field, Thickwood, Colerne, Chippenham - Relocation of Field Access - Electoral Division Box & Colerne**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which they received a statement from Mr Robert Brain, an adjoining landowner, objecting to the proposal.

Cllr Sheila Parker, the local Member, expressed her concern regarding the potential hazards arising from the visibility of the entrance particularly as a result of motorists driving along the adjoining fast road.

After discussion,

**Resolved:**

To delegate to the Area Development Manager to approve, 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. The replacement tree(s) required by this permission are 4 Lime Trees, 3 Beech Trees and 6 Scots Pine Trees; supplied and planted as Heavy Standard; with a girth of 12 – 14 cms.

The new tree(s) shall be established by the end of the 2010-11 planting season. All plant material should comply with the minimum British Standard requirement for tree planting, these being BS3936 (Part 1 & 4), BS4428:1989 Section 7, and BS4043.

The replacement tree(s) shall be sited at or as close to the position of the felled tree(s) as is reasonably practicable.

The replacement tree shall be properly maintained for a period of 10 years. If removed or become damaged or diseased within this period shall be replaced in the next planting season with the same species. If a variation in species is required due to disease, agreement must be sort in writing from the Local Planning Authority.

**REASON:** To ensure that trees are replaced for the benefit of visual amenity and character which at present exists on site.

3. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees closest to the new access beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition “retained tree” means an existing tree adjacent to the new access which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

**REASON:** To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

4. No development shall commence on site until the trees on the site which are protected by a Tree Preservation Order have been enclosed by protective fencing, in accordance with British Standard 5837 (2005): Trees in Relation to Construction. Before the fence is erected its type and position shall be approved with the local planning authority and after it has been erected, it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s).

**REASON:** To enable the local planning authority to ensure the protection of trees on the site in the interests of visual amenity.

5. Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only.

**REASON:** In the interests of highway safety.

**POLICY:** C3

6. The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of



the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

**REASON:** In the interests of highway safety.

**POLICY:** C3

7. No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 160 metres to the North and 160 metres to the South 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 900mm above the level of the adjacent carriageway.

**REASON:** In the interests of highway safety.

**POLICY:** C3

8. The access as hereby permitted shall be constructed strictly in accordance with the details included within the arboricultural survey report submitted in support of this application. Thereafter the access shall remain as so constructed.

**Reason:** In order to ensure that the adjacent trees are not damaged as a result of this development.

**POLICY:** C3

9. Prior to the commencement of the development hereby permitted precise details of the gate and any means of enclosure on the site shall be submitted to and approved by the local planning authority. Thereafter the gate and means of enclosure shall be constructed and retained in accordance with the approved details.

**REASON:** In the interests of visual amenity.

**INFORMATIVE**

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised

buildings or structures and may also lead to prosecution.

Design and Access Statement, Site location plan received 14.01.10 ,  
access layout plan received 20.01.10, replanting scheme plan received  
20.5.10, Arboriculturalist's report received 25.5.10

**Reason for Decision**

This access is considered acceptable given the use of the land and in terms of its impact on highway safety, the trees on the site and visual amenity the proposal complies with NE15, C3, NE14 and NE4 of the North Wiltshire Local Plan 2011.

**1c 10/01123/LBC - 6 Keynell Court, Yatton Keynell, Chippenham - Internal & External Alterations - Electoral Division By Brook**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which they received statements from the following members of the public who spoke in favour of the proposal:-

Mrs C Grainger, the applicant  
Cllr A Parker, representing the Yatton Keynell Parish Council

After discussion,

**Resolved:**

**To refuse Listed Building Consent for the following reason:-**

The works proposed, by reason of the detrimental impact on the significant and unbroken roofline would be contrary to the provisions of S. 16 (2) of the Planning ( Listed Buildings and Conservation Areas) Act 1990 and Policy HE7 of PPS5.

**1d 10/01545/FUL - 4 Church Row, Biddestone, Chippenham - Two Storey Side & Rear Extensions (revision to 09/02266/FUL) - Electoral Division By Brook**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which they received statements from members of the public expressing their views regarding this application as follows:-

Mrs Elaine Warne, the applicant, spoke in favour of the application.

Cllr Timothy Smith, Chairman of the Biddestone Parish Council, set out the Parish Council's objections to the application.

After discussion,

**Resolved:**

**The scale, size and form of the development fails to respect the character of the traditional cottage and therefore does not harmonise with the host dwelling, or the surrounding buildings contrary to policies C3 and H8 of the North Wiltshire Local Plan 2011. The proposal has a severe impact on the area and fails to preserve the character and appearance of the Biddestone Conservation Area contrary to policies NE4 and HE1 of the North Wiltshire Local Plan 2011.**

66. **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 - 7.10 pm)

The Officer who has produced these minutes is Roger Bishton, of Democratic Services, direct line (01225) 713035, e-mail [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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**Wiltshire Council – Area North  
Planning Committee  
30<sup>th</sup> June 2010**

**Appeals Update Report**

Forthcoming Hearings and Public Inquiries between 30/06/2010 and 31/12/2010

Application No	Location	Parish	Proposal	Appeal Type	Date
09/00912/FUL	Land Adj Calcutt Farm, Calcutt, Cricklade, Wiltshire, SN6 6JT	Cricklade	Change of Use to Include the Stationing of Caravans for 14 Residential Gypsy Pitches with Utility/Day Room Buildings and Hard Standing Ancillary to that use	Informal Hearing	26/10/2010
09/01033/S73A	Land Adjacent Framptons Farm, Sutton Benger, Wiltshire, SN15 4RL	Sutton Benger	Removal of Condition 1 Attached to Permission 08/02114/FUL to Allow Permanent Use as One Gypsy Pitch	Public Inquiry	27/07/2010
09/02062/S73A	NABLES FARM, UPPER SEAGRY, CHIPPENHAM, SN15 5HB	Seagry	Retention of Existing B2 & B8 Uses, Alterations to Access and Proposed Landscaping	Informal Hearing	16/09/2010

Planning Appeals Received between 27/05/2010 and 17/06/2010

Application No	Location	Parish	Proposal	DEL or COM	Officer Recommendation	Appeal Procedure
09/01834/S73A	5 HAM COTTAGES, BROAD TOWN ROAD, BROAD TOWN, SWINDON, WILTSHIRE, SN4 7QY	Broad Town	Retrospective Application for Retention of Detached Garage with Self-Contained Annexe Over & External Staircase (Revision of 08/2462/S73A)	DEL	Written Representations	Refusal
09/01926/FUL	Common Farm House, Quemerford, Calne, Wilts. SN11 8UB	Calne Without	Conversion of Barn 3 to Single Dwelling (Including Partial Reconstruction) - Retrospective	DEL	Informal Hearing	Refusal
09/01992/FUL	3 ACRES, CASTLE COMBE ROAD, GRITTLETON, WILTSHIRE, SN14 7LB	Grittleton	Change of Use of Land from Stables, associated Grazing Land and Hardstanding to Greyhound Kennels and Temporary Siting of Touring Caravan to be used in conjunction with Kennels.	DEL	Informal Hearing	Refusal

<b>Application No</b>	<b>Location</b>	<b>Parish</b>	<b>Proposal</b>	<b>Appeal Decision</b>	<b>DEL or COM</b>	<b>Officer Recommendation</b>	<b>Appeal Type</b>
09/02052/S73A	LAND ADJACENT TO 9 RUXLEY CLOSE, WOOTTON BASSETT, SWINDON, SN4 7LB	Wootton Bassett	Erection of Building to Provide Two Flats	Allowed with Conditions	DEL	Delegated to Implementation Team Leader	Written Representations

# Agenda Item 7

## INDEX OF APPLICATIONS ON 30/06/2010

	<b>APPLICATION NO.</b>	<b>SITE LOCATION</b>	<b>DEVELOPMENT</b>	<b>RECOMMENDATION</b>
01	10/00537/FUL	The Embankment Site, Bath Road, Chippenham, Wiltshire, SN15 2AR	Erection of Five Dwellings and Associated Car Parking	Delegated to Implementation Team Leader
02	10/01108/S73	North End Farm, Ashton Keynes, Wiltshire, SN6 6QR	Conversion of Barn and Byre to Residential Use & Change of Use of Annex to Separate Residential Use - Application to Extend Time Limit for Unimplementation of 05/00891/COU	Delegated to Implementation Team Leader
03	10/00973/LBC	Corsham Court, Corsham, Wiltshire, SN13 0BZ	Supply and Install Four Number Information/Directional Signs Relating to Bath Spa University Occupation of the Site	Permission

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## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	30 <sup>th</sup> June 2010		
<b>Application Number</b>	10/00537/FUL		
<b>Site Address</b>	Embankment site, Bath Road, Chippenham, SN14 2AR		
<b>Proposal</b>	Erection of 5 dwellings and associated car parking		
<b>Applicant</b>	Mr J O'Donovan		
<b>Town/Parish Council</b>	Chippenham		
<b>Electoral Division</b>	Chippenham Lowden & Rowden	Unitary Member	Judy Rooke
<b>Grid Ref</b>	390971 172670		
<b>Type of application</b>	FULL		
<b>Case Officer</b>	S T Smith	01249 706 633	simon.smith @wiltshire.gov.uk

### Reason for the application being considered by Committee

Councillor Rooke has requested that this application be called to committee to enable the consideration of the scale of development and its relationship to adjoining properties.

### 1. Purpose of Report

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

### 2. Main Issues

This application is for the erection of 5 new dwellings on a site currently used as a commercial builders yard. Access to the site is to remain via the existing private way from Bath Road, immediately adjacent to the petrol filling station. The main issues to consider are:

- Principle of development
- Access
- Flooding and drainage
- Impact upon neighbour amenity
- Design and appearance

### 3. Site Description

The application site is a hard-surfaced commercial builders yard situated between the railway embankment to the west and residential properties to the north and east. Several buildings have been erected on the site as well as several areas of external storage. Access to the site is via a private way from Rowden Hill, which currently provides vehicular access to the site, plus several domestic garages serving properties fronting Bath Road. The access is also used as a pedestrian route under the rail line to Hungerdown Lane.

Ladyfield Brook (classified as a main river) runs along the south-west boundary of the site, with the vehicular access crossing via a bridge.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
04/02686/OUT	Residential development	Approved 14/01/05
09/00975/FUL	Erection of 5 dwellings and associated car parking  Refused planning permission for the following reasons:  <i>01. By reason of its design, size, scale and massing the proposed development is considered to not respect the character and distinctiveness of the surrounding area to the extent that it would fail the requirements of Policy C3(i) of the adopted North Wiltshire Local Plan 2011.</i>  <i>02. By reason of the proposals scale and siting in relation to adjoining development, the proposal is considered to create an unacceptable impact upon the amenities and living conditions of existing residential occupiers. The proposed development is therefore considered to be contrary to the provisions of Policy C3(iii) of the adopted North Wiltshire Local Plan 2011.</i>	Refused 04/11/09

## **5. Proposal**

The application is for the erection of 5 new dwellings arranged in a terrace across the site. Separate garden areas are provided together with space for the parking of 11 cars and out-building for secure bin/bicycle storage.

Vehicular access to the site remains as existing from Rowden Hill, together with the retention of a pedestrian access point via Timbrell Place, which also intended as emergency access for Fire Service.

The application is a resubmission and revision of a previously refused scheme (09/00975/FUL refers) for 5 dwellings. The layout of the proposed development remains largely similar, with a more dramatic change to elevational treatment from a modern aesthetic to a more conventional approach.

## **6. Consultations**

Highway Engineer – This application reduces the number to 5 dwellings and as such would not be looking for the development to be adopted. Little has changed from the previous application in a highways perspective. No objections subject to conditions being imposed in respect of parking spaces being laid out in accordance with submitted plans.

Drainage Engineer – As per previous application: *“This application doesn’t cause me any concerns. It mentions that surface water will go to soakaways and if so these should be provided in accordance with BRE356 soakaway design. I am quite sure that the site is served with a piped surface water culvert, which could be used as an overflow from the soakaways to reset them more quickly.”*

Environment Agency – As per previous application: Following submission of Flood Risk Assessment, raises no objections subject to conditions and informatives. In particular, comment

that the secondary access via Timbrells Place is required so as to provide emergency access in the event of the main vehicular access via Bath Road/Rowden Hill being flooded.

Landscape Architect – As per previous application: This proposal would generate a need for the provision of Public Open Space. This development is too small to warrant the creation of such provision on site and therefore a contribution of £37,027.11 is required. Such a contribution would be targeted at improving the quality of facilities at Kingsley Road play area and Kingsley Road local park.

District Ecologist – Site is located adjacent to Ladyfield Brook and railway embankment, both of which are likely to act as wildlife corridors. Ladyfield brook flows into the Bristol Avon County Wildlife site approx. 1km downstream. Recommends that a Construction Management Plan be submitted and approved prior to the commencement of development and that any lighting scheme be sensitive to nocturnal wildlife. Both matters can be made the subject of planning conditions.

## **7. Publicity**

The application was advertised by site notice, press advert and neighbour consultation.

6 letters of objection received

Summary of key relevant points raised:

- Emergency access via Timbrells Place could be used as a “rat-run” if the gate were to be left unlocked – creating noise, disturbance and loss of privacy to existing residents
- Emergency access not suitable to allow fire appliance – too narrow with sharp bend
- No need for emergency access
- Track is a private access to 16 dwellings and is not a public right of way – objections if access gates were used without restriction
- Use of emergency access should be tightly controlled
- Pedestrian access is required in case of flooding of main access – if site requires two access points, then this indicates that the site is not suitable for residential development
- Proximity to new houses to Rowden Down Cottage – only 2.5m away – 5 units seems too many for the site

## **8. Planning Considerations**

### Principle of development

The application site is located within the Settlement Framework Boundary of Chippenham. Policy H3 of the adopted North Wiltshire Local Plan 2011 is applicable and does allow for the principle of new residential development. However, the acceptability of new residential development must also be assessed against a range of other policies contained within the Local Plan, the salient points of which are discussed below.

In the context of the large amount of employment land within the confines of Chippenham, the loss of this site for employment purposes is not considered to be a reason to refuse proposal for redevelopment, especially given its rather inappropriate positioning next to residential properties. In any event a builders yard is a *sui generis* use class, falling outside of the scope of Policy BD2 of the adopted Local Plan, and therefore not subject to the safeguarding of the business use classes that it offers.

Outline planning permission for residential development has previously been granted under reference 04/02686/OUT. That permission has now lapsed.

## Access

The site is currently served by vehicular access running from Rowden Hill to the side of the petrol filling station. It is a private drive and not only provides access to the site, but also to the rear of several properties fronting Bath Road. It also serves as a pedestrian link under the rail line to Hungerdown Lane.

Wiltshire Council Highways have indicated that on the basis of 5 units being proposed, they would not look for the access to become adopted highway, and on that basis have no objections to make in this regard. There is considered to be no reason to diverge from this view.

As noted below, a small section of the access drive as it joins Rowden Hill falls into the high risk Flood Zone 3 category. Flood Zone 3 also touches the pedestrian link under the rail bridge. Because the proposed development is for residential development, the Environment Agency have reiterated their requirement for a secondary access to the site to be available for emergency purposes (eg. for a fire appliance) in case the main access road is impassable due to flooding in either direction. This is proposed to be accessed by a set of existing access gates via Timbrells Place (albeit for a long period, unused). Unless cut by emergency services, the gates would remain locked and impassable. Pedestrian access/egress to the site would be retained so as to provide a dry, safe passage to and from the site.

Wiltshire Council Highways have previously indicated that the Fire Brigade would be able to achieve the reach the proposed development via Timbrells Place in the extremely unlikely event that the main access is inaccessible due to flooding. The concerns of local residents in this regard are noted, but in light of this advice, there can be no reason to refuse planning permission on these grounds.

It is recommended that planning conditions would be sufficient to ensure the following: (i) the emergency access is only ever used by emergency services in the event of the main access/egress is flooded; and (ii) that a scheme for the control of the pedestrian access so that it is only used in an emergency be submitted to the Council for approval prior to the development taking place.

## Flooding and drainage

With the exception of sections either end of the access drive immediately adjoining Rowden Hill and underneath the rail bridge respectively, the application site is classified as being within Flood Zone 1, meaning that there is a low probability of flooding. The two sections of the access drive are, however, within the Flood Zone 3 category, where there is a high probability of flooding (ie. greater than 1 in 100 years), meaning that there would be no way into or out of the site via that drive in the event of a flood event.

Since the main part of the site where the dwellings are proposed (ie. the vulnerable element of the development – where people will be sleeping and living) is classified as being at a low risk of flooding, there is considered to be no reason to object to the proposal on the ground of flood risk. Such facts and considerations would address the requirement for a Sequential Test, as advocated within PPS25.

Nevertheless, and again using guidance within PPS25, the Environment Agency require that a secondary access be available for emergency services to use in the event of the main access being impassable due to flooding. This has been achieved via Timbrells Place. The ability to make use of this secondary emergency access is discussed in the section above.

## Impact upon neighbour amenity

The development is surrounded by existing residential development of varying forms. Most are some distance from the site, but in particular, two properties are directly adjoining, and their

existing level of amenity must be secured: Rowden Down Cottage to the immediate north, and 38A Rowden Hill to the east.

Rowden Down Cottage is part of a semi-detached pair whose curtilage adjoins the northern boundary of the site, with its flank wall being directly on to the boundary. A set-back at first floor level allows for a section of flat roof, across which a first floor bedroom window is positioned – some 3.5m back from the common boundary with the application site.

With only minor positional changes, the proposal is as per the previously refused application, with the new units are positioned alongside the flank wall of Rowden Down Cottage at a distance of 2.5m – 3.5m. No windows are proposed for the new facing elevation. The new units are orientated similarly to Rowden Down Cottage and it is therefore likely that first and second floor windows to the rear would allow for views of the rear portion of the garden of Rowden Down Cottage. However, these views would be necessarily oblique and offer no greater degree of overlooking than already experienced from the adjoining existing property to Rowden Down Cottage (ie. it is already a semi-detached property).

38A Rowden Hill is a dormer bungalow type dwelling built to the rear of No.38 Rowden Hill (presumably on land originally part of its rear garden). No.38A retains an access onto Rowden Hill. The proposed development is positioned at some 25.0m – 29.0m distance from the rear elevation of No.38A, with some planting along the boundary fence. In normal circumstances this distance is thought sufficient to mitigate against unacceptable levels of overlooking. This revised scheme limits development to 2 storey height only, and omits all external balconies.

### Design and appearance

The proposed dwellings are to be of a two-storey terrace design, with receding unit depth. All units are of a three-bedroom size and would reach a maximum height of 7.5m to roof ridge and 5.0m to eaves. Materials are to comprise a mix of brick, clay tiles and painted timber windows.

In contrast to the unmistakably modern idiom of the previous proposal, this application is for a typical modern house type found of many housing estates. Shallow roof pitch and wide gable is in contrast to the more traditional surrounding cottages, although this does help to reduce the overall height of the dwellings. The short flat section of roof to units 4 and 5 is not thought to be critical to the success or failure of the design. Deep eaves, window headers, timber windows, chimney and porch canopy are thought to enliven the scheme and to this extent welcomed.

The revised height and massing of the proposed dwellings have resulted in a less contentious scheme. Previous objections in this regard and the previous reason for refusal are thought to be overcome.

## **9. Conclusion**

The revised height, massing and design of the proposed dwellings have resulted in a less contentious scheme. Previous objections in this regard and the previous reason for refusal are thought to be overcome. Appropriately worded planning conditions can control use of the necessary emergency access to the north of the site via Timbrells Lane, so as to avoid any unnecessary impact upon residential amenity.

## **10. Recommendation**

That the application be delegated to the Area Development Manager to secure an agreement under s106 of The Act for the provision of a financial contribution towards public open space, in accordance with Policy C3 and CF3 of the adopted North Wiltshire Local Plan;

Then:

Planning Permission be GRANTED for the following reason:

The proposal is considered to constitute an acceptable form of development in terms of its scale, siting, massing and design in relation to adjoining development and is without unacceptable detriment to the amenities of surrounding residents. As such the proposal is considered to comply with the provisions of Policies C3, NE2 and H3 of the adopted North Wiltshire Local Plan 2011.

**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 details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

POLICY: C3

3. 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:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) 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;
- (d) finished levels and contours;
- (e) means of enclosure;
- (f) car park layouts;
- (g) other vehicle and pedestrian access and circulation areas;
- (h) hard surfacing materials;
- (i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- (j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

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

POLICY: C3

4. No part of the development hereby permitted shall be occupied or first brought into use until the access, turning area and parking 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.

REASON: In the interests of highway safety.

POLICY: C3

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or

amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

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

POLICY: C3

6. 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/first occupied until surface water drainage has been constructed in accordance with the approved scheme.

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

POLICY: C3

7. No development shall commence on site until a scheme to deal with contamination of the land has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public, buildings and the environment when the site is developed. The site shall be fully decontaminated in accordance with the approved scheme before any part of the development is occupied.

REASON: In the interests of public health and safety.

POLICY: C3

8. Prior to the commencement of development full details of the proposed secure storage building shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with those details so approved.

REASON: In the interests of amenity so as to secure an outbuilding of satisfactory design and appearance.

9. With the exception of its use by emergency services, the proposed secondary access to the site via Timbrells place shall be secured against all future vehicular use, in accordance with a scheme that shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development and future occupation of the site as a residential development shall be carried out in complete accordance with such details approved.

REASON: In the interests of securing an emergency access to the site in the event of an extreme flood and so as to avoid an unacceptable impact upon residential amenity.

10. The emergency access to the site via Timbrells Lane shall not be used for pedestrian access unless otherwise needed in the event of an emergency in accordance with a scheme that details such future control over the emergency pedestrian access, which shall have been submitted to and approved in writing by the Local Planning Authority. Development and future occupation of the site as a residential development shall be carried out in complete accordance with such details approved.

REASON: In the interests of securing an emergency access to the site in the event of an extreme flood and so as to avoid an unacceptable impact upon residential amenity.

## Informative

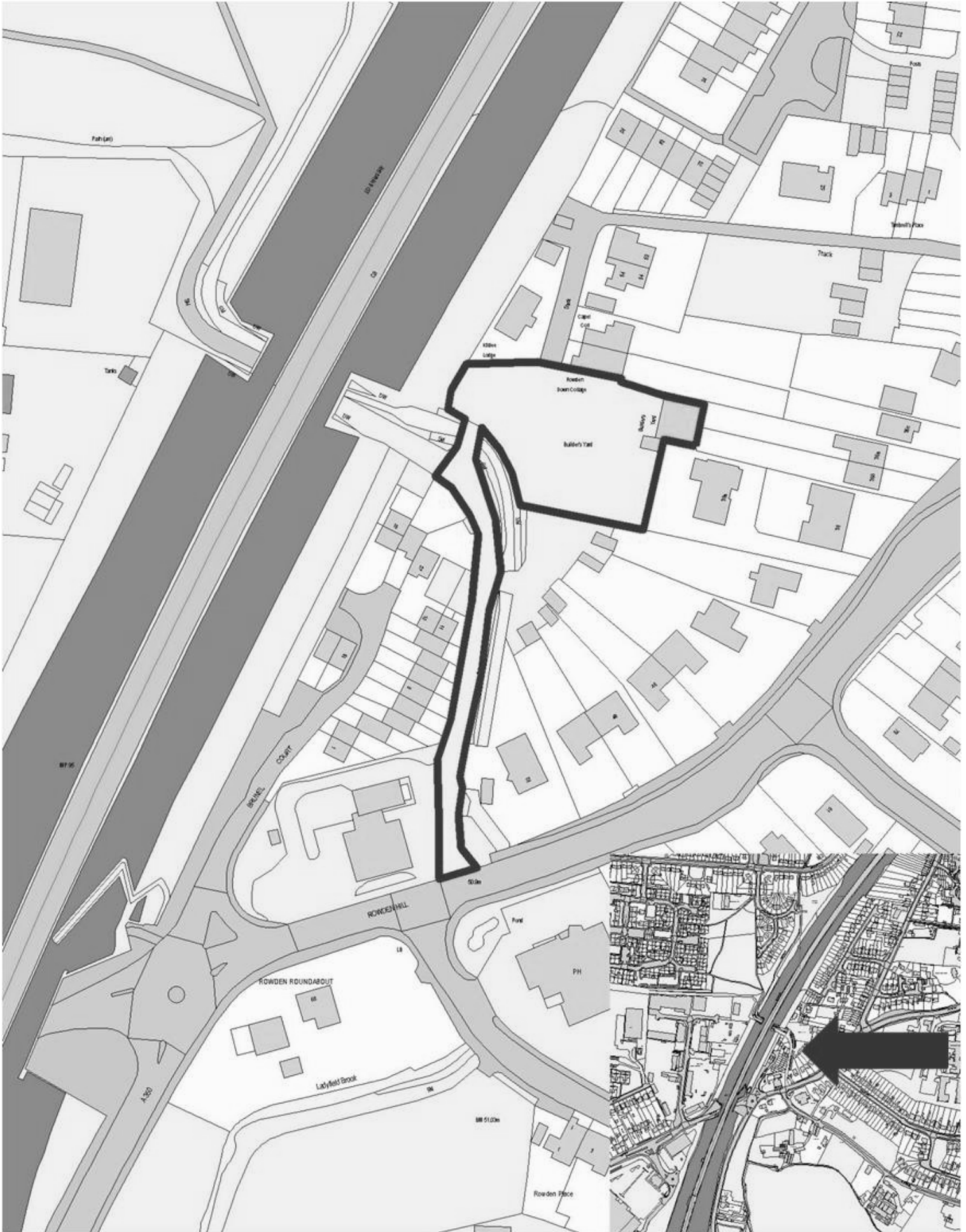
1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

1605 L02, L1605 L101, L1605 L102,

All dated 15/02/10

<b>Appendices:</b>	None
<b>Background Documents Used in the Preparation of this Report:</b>	2.02; 2.21; 2.25; 2.37; 4.04; 4.07; 4.09; 5.01; 6.02





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## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	30 <sup>th</sup> June 2010		
<b>Application Number</b>	10/01108/S73		
<b>Site Address</b>	North End Farm, Ashton Keynes, Wiltshire, SN6 6QR		
<b>Proposal</b>	Conversion of Barn and Byre to Residential Use & Change of Use of Annexe to Separate Residential Use - Application to Extend Time Limit for Unimplementation of 05/00891/COU		
<b>Applicant</b>	Mrs Rita Chamberlain		
<b>Town/Parish Council</b>	Ashton Keynes		
<b>Electoral Division</b>	Minety	Unitary Member	Carole Soden
<b>Grid Ref</b>	404291 194967		
<b>Type of application</b>	Variation of Condition on Unimplemented Permission		
<b>Case Officer</b>	Christine Moorfield	01249 706 686	Christine.moorfield@wiltshire.gov.uk

### Reason for the application being considered by Committee

This application has been called to committee by Councillor Soden to consider the impact that the creation of residential properties in a conservation area will have upon the appearance of the countryside and to consider the impact of access, visibility and the increase in vehicular movements on highway safety.

### 1. Purpose of Report

To consider the above application and to Delegate authority to the Area Development Manager to Permit the application subject to the satisfactory comments of the Ecologist.

### 2. Main Issues

- History of the site
- To assess the Impact on Conservation Area
- To assess Highway safety, access and parking
- Wildlife
- Policies BD6, C3 and HE1 of the North Wiltshire Local Plan 2011

### 3. Site Description

This site is located within the Ashton Keynes Conservation Area. It is a prominent group of farm buildings situated adjacent to the main road through the village. The buildings are traditional in appearance some being built of stone whilst others are corrugated roofed barns outbuildings etc. There is an attractive stone wall along the front of the site adjacent to the road. Most of the buildings are in a state of disrepair as they appear not to have been used for some years.

<b>4. Relevant Planning History</b>		
Application Number	Proposal	Decision
03/00699	Conversion and refurbishment of barns to provide one dwelling with ancillary accommodation, garaging and storage	Permit
05/00891	Conversion of barn and byre to residential use, change of use of annexe to separate residential use	Permit

The history of this site has an important impact on the consideration of this application.

## **5. Proposal**

This proposal is for the conversion of a barn and byre to residential use and change of use of annex to separate residential use. This application is to extend the time limit for unimplemented permission granted by decision notice 05/00891/COU.

## **6. Consultations**

Parish Council-

Object to the proposal (reiterating their comments to 05/00891 for which planning permission was granted):

- Creation of six residential units too much and will have an unacceptable impact on the conservation area.
- Too much traffic generated by proposal thereby creating a highway safety issue.
- Redundant buildings should be used in accordance with policy for regeneration purposes stables are in use.
- Farm should retain its character.

Ecologist –

Prior to determination, a bat survey of the property should be submitted to the local planning authority. As a minimum this should include an inspection and assessment by a licensed bat worker, however if the building has potential to support roosting bats, this should be supported by nocturnal activity surveys in line with published best practice guidance.

Should evidence of roosting bats be confirmed by the above survey, a mitigation strategy will also need to be submitted to the local planning authority, demonstrating how bats will be safeguarded and accommodated throughout both the construction and operational phases of development.

## **7. Publicity**

The application was advertised by site notice, press advert and neighbour consultation.

One letter of objection has been received

Summary of key relevant points raised:

- Creation of six residential units too much and will have an unacceptable impact on the conservation area.
- Too much traffic generated by proposal thereby creating a highway safety issue.
- Redundant buildings should be used in accordance with policy for regeneration purposes stables are in use.
- Farm should retain its character.

## 8. Planning Considerations

### History of the site

Consent was originally granted for the conversion of some of the buildings in 2003; planning application no. 03/00699 was for the “conversion and refurbishment of barns to provide one dwelling with ancillary accommodation garaging and storage”. This was approved subject to conditions.

A planning application (05/00891/COU) for the conversion of barn and byre to residential use, change of use of annexe to separate residential use was approved on the 12/08/05 and the five year commencement condition expires on the 12/08/10. Whilst the earlier permissions were granted under the previous local plan (2001), it is not considered that there has been a significant shift in policy that could lead to a different conclusion to be reached. In addition, it is a significant material consideration that the 2005 application can be implemented (as long as work commences by August 2010).

Conditions attached to this permission were in relation to materials, joinery details, no extensions/alterations, no dishes aerials etc, construction of stone walls, wildlife survey, access, parking provision, and racehorse training yard to cease. It is considered appropriate for these conditions to be attached to the new decision notice.

### Principle of residential development

This site is appropriate for residential purposes. It is located outside the settlement boundary of Ashton Keynes. The scheme involves the conversion of buildings and therefore is in line with policy BD6 of the North Wiltshire Local Plan 2011. The use has already been permitted on the site and can still be implemented. Therefore it would not be justifiable to refuse to permit this use in this location. The Local Planning Authority would need to show that there has been a material change in circumstances which would justify refusing this application. The site area is the same as that previously approved decision notice 05/00891/COU.

### Impact on Conservation Area

This site is located within the village Conservation Area. It is a very prominent site located adjacent to the main street through the village but is located to the north, outside the village centre. Both local and central government legislation and advice require development in Conservation Areas to preserve and enhance the character and appearance of the area. It is considered that these conversions will enhance the appearance of the Conservation area as well as preserving this group of traditional buildings. This was the view taken in 2005.

The scheme is considered acceptable subject to conditions in respect of the detailing of the conversion works.

### Highway safety access and parking.

When the scheme was considered in 2005 the highway engineer commented that in the light of the previous approval (2003) it was acceptable for residential to be permitted on this site. The engineer’s comments in respect of this proposal will be reported in the additional information but

the comments are not anticipated to be significantly different from those previously expressed. The layout remains as approved.

## Wildlife

The approach to ensuring the wellbeing of wildlife on development sites has changed since the previous permission was granted in 2005. In the light of these changes the council's ecologist recommends that:

Prior to determination, a bat survey of the property should be submitted to the local planning authority. As a minimum this should include an inspection and assessment by a licensed bat worker, however if the building has potential to support roosting bats, this should be supported by nocturnal activity surveys in line with published best practice guidance.

Should evidence of roosting bats be confirmed by the above survey, a mitigation strategy will also need to be submitted to the local planning authority, demonstrating how bats will be safeguarded and accommodated throughout both the construction and operational phases of development.

It is considered appropriate therefore that, should members be minded to grant permission, the scheme should be delegated to officers to approve the application once a survey has been submitted which satisfies the council's ecologist.

A condition requiring a bat study of the site to be carried out prior to the commencement of development as previously attached to the permission is no longer considered acceptable.

## Other Issues

The creation of new units may require the payment of commuted sums in respect of Public Open Space. Further advice is awaited from the Council's officers who specifically deal with open space provision and maintenance.

## 9. Conclusion

There has not been any significant or material changes in both local and government policy which would lead officers to make a different recommendation than that made in 2005. In addition, the previously approved application is still valid and can be implemented before the 12/08/10.

## 10. Recommendation

To delegate authority to the Area Development Manager to PERMIT the application following the submission of a satisfactory survey in respect of bats on the site and further advice on public open space contributions for the following reason:

This is an acceptable form of development in this location in terms of its layout, access, design and use. It is not considered that this scheme will detract from the character and appearance of the Conservation Area and therefore complies with policies C3, BD6 and HE1 of the North Wiltshire Local Plan 2011.

and 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. Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the local planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity.

3. Prior to the commencement of the development hereby permitted, details of all new external joinery shall be submitted to, and approved in writing by, the local planning authority. These details shall include depth of reveal, materials and full drawings including both horizontal and vertical sections, to a scale of not less than 1:5. The development/works shall be completed in accordance with the approved details and at no time shall the approved joinery be altered without the prior written approval of the local planning authority.

Reason: To enable the local planning authority to be satisfied with the completed appearance of the development.

4. Prior to the residential use or occupation of any part of buildings 3 or 4 all external joinery shall be painted in a finish to be submitted to, and approved in writing by, the local planning authority. Thereafter the approved painted finish shall be retained unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the character and appearance of the area.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall be no extension or external alteration to buildings 1, 3, 4, 5 or 6.

Reason: In order to safeguard the amenity of the area by enabling the local planning authority to consider individually whether planning permission should be granted for extensions and external alterations.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages, sheds or other ancillary domestic outbuildings shall be erected within the curtilage of the dwellings formed from buildings 3 and 4.

Reason: In the interests of the amenity of the area.

7. No television or radio aerial, satellite dish or other form of antenna shall be affixed to buildings 3, 4, 5 or 6 without the prior written consent of the local planning authority.

Reason: In the interests of the listed building.

8. Prior to the residential use of buildings 3 or 4 the 1.5m stone walls shown on the approved plans shall be completed in accordance with details which shall first be submitted to and approved by the local planning authority.

Reason: In the interests of visual amenity and to safeguard the residential amenities of prospective occupiers.

9. Any gates to the vehicular access shall be set back a distance of 4.5 metres, measured from the nearest edge of the carriageway to which access is obtained. Such gates shall be capable of opening only in a direction away from the carriageway.

Reason: In the interests of highway safety.

10. Prior to the use or occupation of the development hereby permitted, the car parking areas shown on the approved plan(s) shall be provided and shall thereafter be kept available for the parking of vehicles at all times.

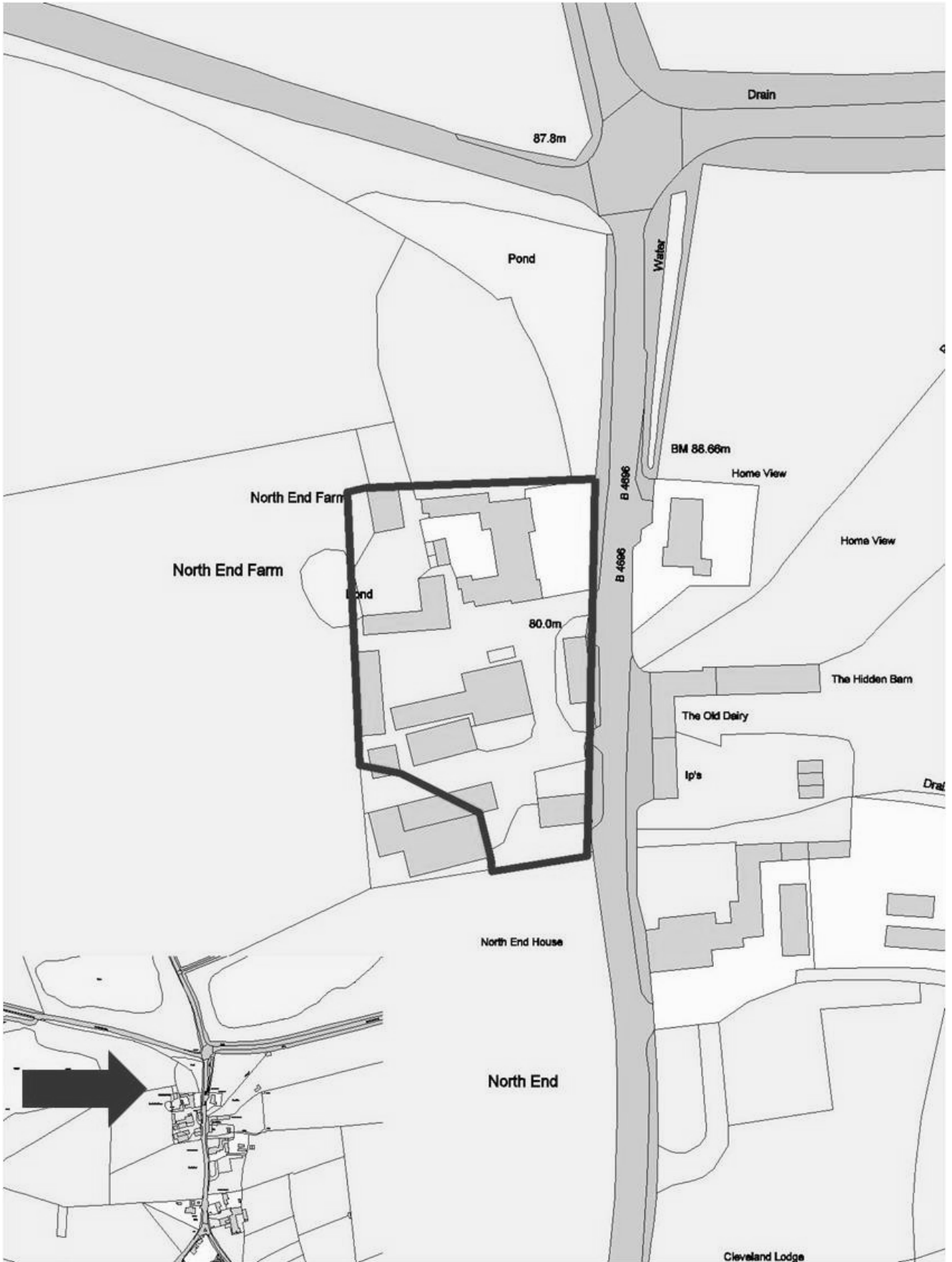
Reason: In the interests of road safety.

11. Before building 3 or 4 is occupied as a dwelling the use as a racehorse training yard shall permanently cease.

Reason: To ensure a satisfactory residential environment.

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20 2.02 2.34 4.02 4.03 4.04 4.07 5.01 6.01 6.03</b>





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## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>30<sup>th</sup> June 2010</b>		
<b>Application Number</b>	<b>10/00973/LBC</b>		
<b>Site Address</b>	<b>Corsham Court</b>		
<b>Proposal</b>	<b>Supply and install four number information/directional signs relating to Bath Spa University</b>		
<b>Applicant</b>	<b>Bath Spa University</b>		
<b>Town/Parish Council</b>	<b>Corsham</b>		
<b>Electoral Division</b>	<b>Corsham Pickwick and Rudloe</b>	<b>Unitary Member</b>	<b>Cllr Alan Macrae</b>
<b>Grid Ref</b>	<b>387413 170680</b>		
<b>Type of application</b>	<b>Listed Building Consent</b>		
<b>Case Officer</b>	<b>Judy Enticknap</b>	<b>01249 706660</b>	<b>judy.enticknap@wiltshire.gov.uk</b>

### **Reason for the application being considered by Committee :**

This application has been referred to committee at the request of Cllr Alan Macrae, in order to consider the effect of the number and design of the signs on the special character of the listed building.

### **1. Purpose of Report**

To consider the above application and to recommend that listed building consent be GRANTED subject to conditions.

### **2. Main Issues**

Corsham Court is a Grade I listed building and the south entrance to the inner grounds and attached pair of ranges are listed Grade II\*. The application relates to proposals to erect 4 no signs. The main concern is the effect of the proposed signage on the special character and appearance of the listed and curtilage listed buildings.

### **3. Site Description**

Corsham Court is a Grade I listed building. The main south entrance to the inner grounds probably dates from the C17, baroque in style and constructed in rusticated ashlar. It consists of a central entrance arch with massive ashlar piers supporting a pediment, flanked by 2 arched pedestrian gates to the east and west, to which are attached massive ashlar piers, and then the pair of ranges. Attached at right angles to the entrance arch are rubble stone walls which define the south curtilage of each of the ranges, each of which has a doorway with dressed stonework forming the opening to the respective curtilages and thus the south entrances to the respective ranges.

There is a formal garden area between the entrance gates and the main entrance to Corsham Court, which is defined by substantial stone walls. Access to the service area is to the rear of the west wall.

Bath Spa University holds a lease under which it occupies various parts of Corsham Court, including the two ranges each side of the south entrance gate as well as accommodation within the main house; access to the latter is via a door in the service wing. It has recently taken up

occupation, and this application is for listed building consent for the erection of 4 no signs. The principal sign is to be attached to the west pedestrian gate. Currently there is a sign attached to the east pedestrian gate which relates to the stately home, providing information to visitors to the architecture, gardens and also the Collection of paintings at Corsham Court. The proposed sign on the west gate would be 1000mm x 400mm, and would mirror the size and position of the east sign. It is a contemporary design, in stainless steel with acid etched text, and the University's name and logo at the top. The application also proposes to erect a sign 420mm wide x 300mm beside each of the garden entrances to the east and west ranges (on the side closest to the entrance gates); these are similar in design to the main sign with logo/name at the top. Finally, it is proposed to erect a sign of similar design indicating the position of disabled parking which would be attached to the west elevation of the west garden wall.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
09/1553	Installation of Fire Protection measures to 2 <sup>nd</sup> floor	Granted

## **6. Consultations**

English Heritage: The archway has significant aesthetic value and any additional signage will have an adverse impact and should be kept to the minimum necessary. Question if the sign on the main gate is necessary; suggest placing the other signs on the side gates rather than walls and possibly having a low level sign on a pole by the disabled parking bay.

Corsham Town Council expressed concern over the number of signs and suggested the sign to the right range was unnecessary; no objections to disabled parking space sign.

Corsham Civic Society has no objections.

## **7. Publicity**

The application was advertised by site notice, press advert and neighbour/interested parties consultation.

1 letter of objection received

Summary of key relevant points raised:

- The statement says the new signs proposed for the walls each side of the main entrance will replace previous signs. The sign to the west was on the opposite side of the doorway, and there has never been a sign to the east side.
- There is no justification for the sign to the east side. It is unnecessary, and detracts from the listed building, its setting and the conservation area.
- The main campus sign on the gate carries the University's logo. It is unnecessary and disproportionate for this to appear on the other signs – being confusing/misleading for visitors to the Court for the architecture/Collection/historic setting.

## **8. Listed Building Considerations**

Government policy advice in determining applications affecting listed buildings is now provided by the new PPS5 and accompanying Practice Guide by English Heritage. Policy HE6 requires the applicant to consider the significance of the heritage asset, and assess the impact of the proposal as part of the explanation of the design concept, and the justification for the work. Policy HE9 requires the local planning authority to assess the proposal taking account of the significance of

the heritage asset, and the harm caused by the proposal, the more important the heritage asset, the less harm can be accepted.

The reasons for the proposal are stated in detail in the applicant's design and access statement. This explains that the design and extent of signage has been carefully considered to take account of the special character and setting of these important listed buildings. In particular, it acknowledges the need for the signage on the main entrance gate not to dominate the other sign, either in its appearance or by ascribing greater importance to the activities of the University compared to Corsham Court's importance as a publicly-accessible heritage destination.

Your officers consider that there is a clear need for the signage to the west wall regarding disabled parking, and also for the main sign to the front gate; the design of which is considered to be acceptable. Previously there was only signage associated with the use of the west range, which was positioned to the left of the entrance. The applicant has also explained that both the west and east ranges will be used by students, and consequently there is a need for small signs at both entrances. However, the applicant has agreed to reduce the length of each sign to 300mm with a pro-rata reduction in their depth; and for the signs to be repositioned to the south side of the entrances (this being the position of the previous signage relating to the west range). The University still want their name and logo on all the signs. However, with this revised size, the logo will only be approximately 100mm long, and the cumulative effect of the signage is not considered either to cause harm to the special character of the Grade II\* listed building or its setting, or to give disproportionate emphasis to the University.

### **Recommendation**

Recommend that Listed Building Consent be DELEGATED for approval following the expiry of the notification period for the following reason:

The proposed alterations preserve the special historic interest of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and central government guidance PPS5.

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. No works shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the local planning authority:

(1) Full details of proposed method of fixing signage to masonry and railings.

The works shall be carried out in accordance with the details so approved.

Item 1 shall be completed prior to the use or occupation of the works.

REASON: In the interests of the listed building.

### **INFORMATIVE**

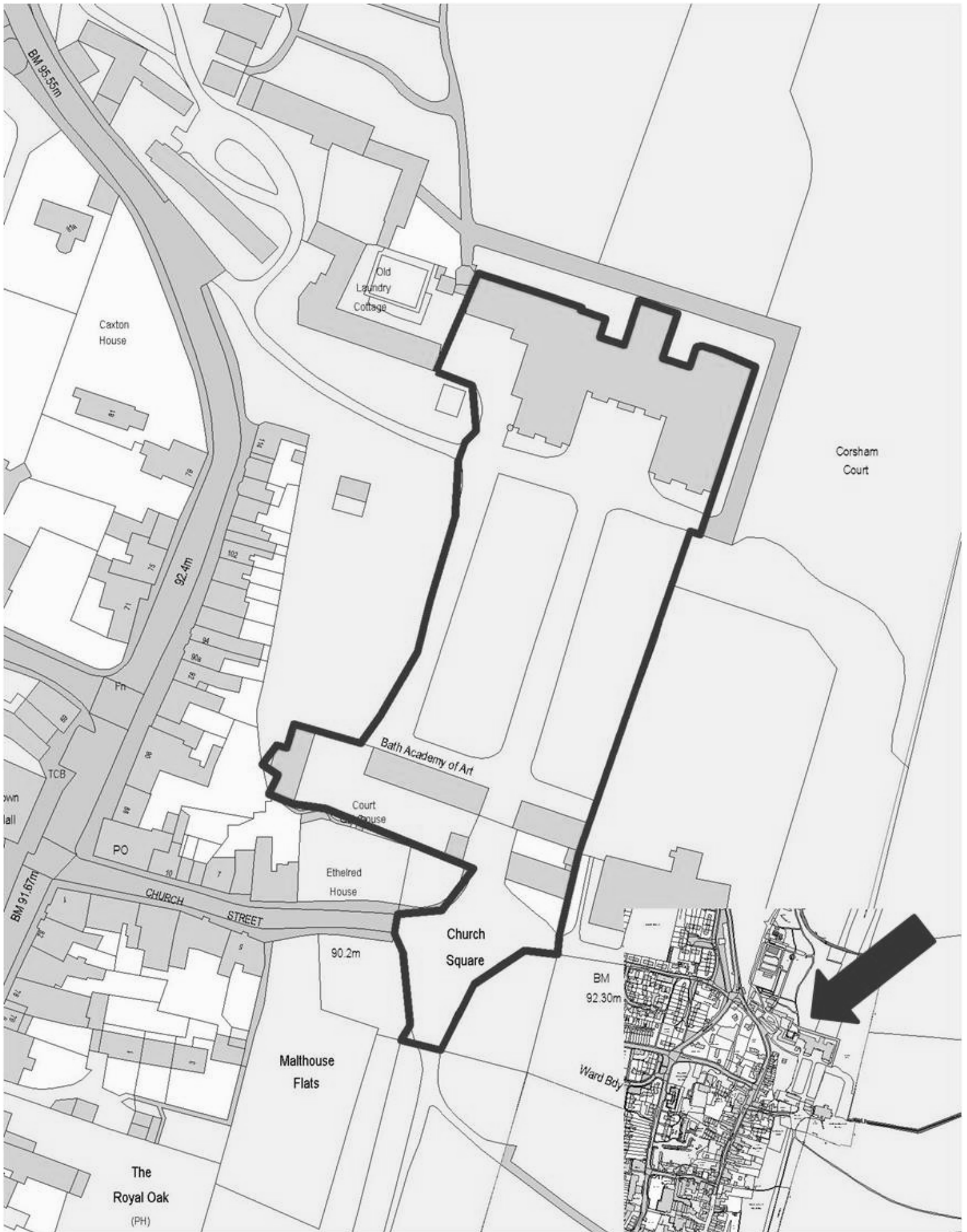
1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this

advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan References

A4 details of Sign 3 and Sign 4, A3 plans showing position of proposed signs, and site location plan received on 21/04/10: A4 details of Signs 1 and 2, and revised elevation drawings showing position of proposed signs received on 15/06/10

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20; 1.26; 2.32; 4.02; 4.04; 4.05; 4.07</b>



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