

AGENDA

Meeting: NORTHERN AREA PLANNING COMMITTEE
Place: Council Chamber, Wiltshire Council Offices, Monkton Park,
Chippenham
Date: Wednesday 21 July 2010
Time: 6.00 pm

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

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 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

Substitutes:

Cllr Chuck Berry
Cllr Paul Darby
Cllr Mollie Groom

Cllr Simon Killane
Cllr Mark Packard
Cllr Bill Roberts

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 30 June. (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.

- 7.1. **10/01862/S73 - Land at Pound Mead/Station Road, Corsham, SN13 9HA - Erection of 14 Flats with Associated Parking (15 Spaces) & Amenity Space (Renewal of 07.02278.FUL) - Electoral Division Corsham Town**

7.2. **10/01887/S73 - Land at Pound Mead/Station Road, Corsham, SN13
9HA - Six 1 Bed Flats with Associated Parking, Works and Access
(Renewal of 08/00161/FUL) - Electoral Division Corsham Town**

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

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 30 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 Alan Hill (Vice Chairman), Cllr Peter Hutton, Cllr Howard Marshall, Cllr Toby Sturgis and Cllr Anthony Trotman (Chairman)

Also Present:

Cllr Judy Rooke and Cllr Carole Soden

67. **Apologies for Absence**

An apology for absence was received from Cllr Peter Doyle.

68. **Minutes**

Resolved:

To confirm and sign the minutes of the meeting held on 9 June 2010 as a correct record, subject to the following amendment:-

Minute No. 65 (1d) - 0/01545/FUL - 4 Church Row, Biddestone, Chippenham - Two Storey Side & Rear Extensions (revision to 09/02266/FUL) - Electoral Division By Brook

Resolution to be amended as follows:-

Resolved:

To refuse planning permission for the following reason:-

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.

69. **Declarations of Interest**

There were no declarations of interest.

70. **Chairman's Announcements**

There were no Chairman's announcements.

71. **Public Participation**

A member of the public addressed the Committee as set out in Minute No 71 below.

72. **Planning Appeals**

The Committee received a report setting out:-

- (i) details of hearings and public inquiries scheduled to be heard between 30 June and 31 December 2010.
- (ii) planning appeal decisions received between 27 May and 17 June 2010.

73. **Planning Applications**

1a **10/00537/FUL - The Embankment Site, Bath Road, Chippenham, SN15 2AR - Erection of Five Dwellings and Associated Car Parking - Electoral Division Chippenham Lowden & Rowden**

The Committee received a presentation by the Area Development Manager 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 Benjamin Pearce, the agent, in support of the application.

Cllr Judy Rooke, the local Member, expressed her concern about the design, density and proximity to Rowden Down Cottage. She also conveyed the concerns of residents about the pedestrian access into Timbrells Place and stated that in these circumstances she could not support the application.

It was noted that a letter had now been received from Chippenham Town Council recommending that the application be refused due to the loss of amenity to Rowden Down Cottage, the proposed development at one point

being only 2.5m away.

During the subsequent discussion Members of the Committee considered the views expressed and

Resolved:-

To delegate to the Area Development Manager to approve the application, subject to the securing of a an Agreement under Section 106 of the Town & Country Planning Act 1990 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 and 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

Reason for Decision

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.

1b 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

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application after which Members of the Committee asked technical questions.

On hearing the views of Cllr Carole Soden, the local Member and after discussion,

Resolved:

To delegate authority to the Area Development Manager to grant planning permission, subject to:

- 1. The submission of a satisfactory survey in respect of bats and, if necessary, a mitigation strategy demonstrating how the bats will be safeguarded and accommodated throughout both the**

construction and operational phases of the development.

- 2. Seeking advice on the requirement for a contribution towards Public Open Space and if necessary securing such a contribution through a legal agreement.**
- 3. 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.

Reason for Decision

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.

1c 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

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application during which he explained that the objections that had been raised concerning this application had now been resolved.

Resolved:

To delegate to the Area Development Manager to grant listed building consent following the expiry of the notification period, 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:

(i) 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

Reason for Decision

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.

74. **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00pm – 6.55pm)

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

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

**Wiltshire Council – Area North
Planning Committee
21st July 2010**

Forthcoming Hearings and Public Inquiries between 21/07/2010 and 31/12/2010

Application No	Location	Parish	Proposal	Appeal Type	Date
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
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

Planning Appeals Received between 17/06/2010 and 08/07/2010

Application No	Location	Parish	Proposal	DEL or COM	Appeal Procedure	Officer Recommendation
09/01791/FUL	LONG BARROW ROAD, CALNE, WILTSHIRE SN11 OHE	Calne	Residential Development comprising 29 Units including 2 Storey Houses and Flats and Single Storey Bungalows. Provision of Pedestrian & Vehicular Access & Parking & Public Open Space, Tree Protection Measures and Oil Pipeline Easement	DEL	Informal Hearing	Delegated to Implementation Team Leader
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
09/02224/LBC	2 KINGS WALL, MALMESBURY, WILTSHIRE, SN16 9BJ	Malmesbury	Removal of Existing Outbuildings, Restoration of Rear Elevation, New Single Storey Extension to The Rear of the Property.	DEL	Written Representations	Refusal

Application No	Location	Parish	Appeal Type	Appeal Decision	DEL or COM	Officer Recommendation	Appeal Type
09/01638/FUL	43 COMMON PLATT, LYDIARD MILLICENT, PURTON, SWINDON, SN5 5LB	Lydiard Millicent	Demolition of Existing Bungalow & Erection of a Two Storey Detached Dwelling.	Allowed with Conditions	DEL	Refusal	Written Representations
09/00243/FUL (see note below)	Land Adjacent Fiddle Farmhouse, The Fiddle, Cricklade, Wiltshire, SN6 6HN	Cricklade	Construction of 13 Social Housing Units with Parking; Gardens and Access Road	Appeal Dismissed	DEL	Delegated to Area Development Manager	Informal Hearing
09/00987/FUL	15 SWADDON STREET, CALNE, WILTSHIRE, SN11 9AR	Calne	Proposed Detached Dwelling	Appeal Dismissed	DEL	Delegated to Area Development Manager	Written Representations
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	Appeal Withdrawn	DEL	Delegated to Implementation Team Leader	Informal Hearing

Notes

09/00243/FUL (Land Adjacent Fiddle Farmhouse, The Fiddle, Cricklade) : This application for social housing was refused permission (contrary to officer advice) on grounds that it was contrary to Policy H7 (Affordable Housing on Rural Exceptions sites), that it would adversely affect the rural character of the area and that it would be detrimental to vehicular and pedestrian safety. The Inspector did not support the reasons for refusal relating to impact upon the appearance of the area or vehicular and pedestrian safety. However, in relation to the Policy H7 issue he importantly concluded that: “.. *Cricklade does not fall within policy H7and the proposal is thus contrary to the development plan.*” The implications of this conclusion is that rural exception sites for affordable housing must be within or adjoining *villages* in the district, and not adjoining *towns or larger settlements* such as Cricklade.

Agenda Item 7

INDEX OF APPLICATIONS ON 21/07/2010

	APPLICATION NO.	SITE LOCATION	DEVELOPMENT	RECOMMENDATION
01	10/01862/S73	Land at Pound Mead/Station Road, Corsham, Wiltshire	Erection of 14 Flats with Associated Parking (15 Spaces) & Amenity Space (Renewal of 07.02278.FUL)	Delegated to Implementation Team Leader
02	10/01887/S73	Land At Pound Mead/Station Road, Corsham, Wiltshire, SN13 9HA	Six 1 Bed Flats with Associated Parking, Works and Access (Renewal of 08/00161/FUL)	Delegated to Implementation Team Leader

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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	21 st July 2010		
Application Number	N.10.01862.S73		
Site Address	Land at Pound Mead/Station Road, Corsham		
Proposal	Erection of 14 Flats with Associated Parking (15 Spaces) & Amenity Space (Renewal of 07.02278.FUL)		
Applicant	Woodstock Homes		
Town/Parish Council	Corsham		
Electoral Division	Corsham Town	Unitary Member	Cllr Peter Davis
Grid Ref	387005 169710		
Type of application	Renewal		
Case Officer	Tracy Smith	01249 706642	tracy.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Peter Davis has requested it be called to committee because it is significant additional residential development and highways changes in the area since the original permission was granted..

1. Purpose of Report

To consider the above application to renew 07/02278FUL and to recommend that planning permission be DELEGATED to the Area Development Manager subject to the completion of a legal agreement in respect of off site public open space contributions and conditions. If the agreement is not completed by 28 August 2010, then the application be refused solely for that reason.

This report remains largely the same as that presented to the Committee on 21 November 2010 in respect of 07/02278FUL.

2. Main Issues

The application is for a renewal of an application for 14 flats with associated parking. The main issues remain:

- Implications on DC Core Policy C3 and Housing Policy H3
- Density of development
- Impact on the Character and appearance of the area
- Affect on privacy and amenity of existing properties
- Impact on traffic and parking in the local area

However, the proposal was found to be acceptable considering these issues and policies in relation 07/2278FUL, the issue is whether or not there have been any significant material considerations since the 2007 approval.

3. Site Description

The site comprises 0.142ha of undeveloped scrubland, which fronts Pound Mead. The railway line is situated to the south of the site adjacent the access road that serves an industrial building formerly used by Crash repairs.

The site rises from the south to the north with a 6 metre difference from front to rear.

The area is characterised by residential development of varying forms and heights, predominantly set back from the road with off street parking to the front. Materials typically comprise reconstituted stone with brick detailing and double roman tiles.

4. Relevant Planning History		
Application number	Proposal	Decision
07/02278FUL	Erection of 14 flats and associated works	Permitted
07/01019/S73	6 dwellings (renewal of 02/01150/FUL)	Permitted
02/01150FUL	6 dwellings	Permitted
97/02366FUL	Erection of nine dwellings The application was refused on highways grounds since there was no provision within the site for turning. The proposed dwellings were all attached via linked garages (similar to the dwellings opposite the application site). The Inspector supported the view of the highways authority and dismissed the appeal on highways grounds only. It is noteworthy that the scale, siting and form of development was not considered by the Inspector to be contentious and unacceptable.	Refused /Dismissed at appeal

5. Proposal

The application is seeking planning permission for fourteen flats of which twelve will be 1 bed flats and two 2 bed flats. A total of 15 off street parking spaces are provided along with bin and secure cycle storage. The development represents a density of 99 dwellings per hectare.

The flats are proposed in three blocks, each providing 4 flats.

Block A comprises two storeys with a ridge height of approximately 8 metres whilst Blocks B and C are 2.5 storey with ridge heights of 8.7 metres.

The units have balconies serving bedrooms on both the front and rear elevations and will be constructed from a palette of reconstituted stone, render and double roman tiles.

6. Consultations

Corsham Town Council object as the proposal is contrary to policy C3 (sub paragraphs i, ii, iii, iv, vii, and viii. Parking is already a problem in this area which will only get worse due to the approved development at Pound Mead for 44 houses (09/00006/FUL). Further development could have a detrimental effect on what is a popular route to school.

Highways Engineer – no objections.

Environmental Health Officer – no objections subject to conditions.

Environment Agency – no objections subject to conditions.

Network Rail – no objections subject to conditions.

7. Publicity

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

There have been three letters of objection received on the following grounds:

- Highway safety/traffic
- Loss of daylight and privacy
- Room arrangements

8. Planning Considerations

Principle of development

The application site lies within the framework boundary of Corsham. Accordingly, the proposal falls to be considered against Policy C3 of the adopted North Wiltshire Local Plan 2011.

This remains unchanged since the 2007 application was permitted.

Density of development/overdevelopment

The scheme represents a density of 99 dwellings per hectare. This density is high in comparison with the surrounding development however this is due to the nature of the development comprising flats. It is noteworthy that in terms of habitable rooms (i.e. kitchen/lounge/bedrooms) both schemes provide a total of 30 habitable rooms.

Recent changes to PPS3 place no minimum or maximum density requirements on developments and the guidance still recognises that in considering density regard must be had to a number of factors, it is not a simple mathematical exercise. Factors include the character and appearance of the area, the design of the scheme and proximity to facilities.

The site is located on a bus route for the town with a bus stop metres from the site. The town centre is less than a kilometre distance as are primary and secondary schools. Such facilities can easily be accessed on foot or by bus.

As mentioned above, the site benefits from planning permission for six two storey dwellings, together with flats approved on the adjacent site.

The approved scheme for the site comprises three pairs of semi-detached dwellings. The dwellings were similar in scale to the flats with a ridge height of 8.6 metres (making the proposed Block A smaller than the approved dwellings).

The blocks of flats are marginally larger in terms of their frontage at 12.4 metres (Block A is 16 metres) compared with the approved dwellings of 10.8 metres.

In the vicinity of the site are a mix of dwelling styles. Immediately opposite the site is a block of semi-detached linked dwellings, the total width/frontage of these dwellings as a block is 30 metres, considerably larger than the proposed flats although it is acknowledged that ridge heights are similar but articulated with single storey garages. The density of this block is approximately 66 dwellings per hectare.

To the east of the site on Station Road is a terrace of four two-storey dwellings. The width of this block is 20 metres, again larger than the individual blocks proposed. This terrace represents a density of approximately 67 dwellings per hectare.

To the west of the site at Wastfield are blocks of terraces of six and four dwellings. The blocks are larger than the proposed scheme and the block of six dwellings represents a comparable density.

It is considered that the proposed development is reflective of the six dwellings already permitted on the site in terms of its scale, bulk and massing and is also in keeping with the scale and form of development within the vicinity of the site. Accordingly, it does not represent an inappropriate over-development of the site to the detriment of the area or residential amenities.

There have been no significant material changes since 2007 to warrant any different consideration of this issue.

Character and Appearance of the area

As mentioned above, the proposed flats, which are set in three blocks, comparable with the three pairs of semi-detached dwellings approved on the site. The ridge heights of the proposed flats are very similar and less than the approved dwellings and are in keeping with ridge heights of properties in the vicinity.

The site is not within a Conservation Area. The built form and massing of the scheme is in keeping with the character and appearance of the area, it is only its tenure that is different and this is not considered to be harmful to the area.

The proposed blocks feature balconies at first and second floor on the front elevations and serve bedrooms. Whilst such features do not exist in the surrounding area, officers do not consider their inclusion as detrimental to the area and would not lead to a refusal of permission on this basis.

This has not changed since 2007.

Privacy and amenity

Window to window distances between the frontages of the existing and proposed (balconies) dwellings/flats on Pound Mead is at least 20 metres. Given the public nature of these elevations, these distances are considered to be acceptable. Such distances are established elsewhere in the vicinity and are not detrimental to residential amenity.

This has not changed since 2007.

Highways and Parking

Wiltshire County Highways raise no objections to the proposal subject to conditions. One space per dwelling is considered acceptable given the nature of the development, its location and

associated traffic regulation orders that will mitigate any impact of on-street parking in the vicinity of the site.

Concerns expressed by the Town Council and the local member in respect of recent developments including Pound Mead have been considered.

At the time of determining the 2007 application, Pound Mead, whilst not having planning permission was the subject of a local plan allocation for about 40 houses and the adjacent site benefited from planning permission having originally been granted in 2002 for four flats. The application site also had the benefit of permission for 6 dwellings.

It is not considered that permissions for development at Pound Mead or the adjacent site have cumulatively impacted upon the highway and pedestrian network to a significant extent as to warrant a refusal on these grounds.

Public Open Space

A contribution was previously sought towards off site open space provision and maintenance in accord with Policy CF3 via condition. Such an approach is not longer adopted by this Council rather a legal agreement is required.

At the time of preparing this report such an agreement has not been agreed in principle or completed.

Conclusion

There have been no significant material changes in policies at either National or Local level. The previous scheme was approved in accordance with the 2011 Local Plan which remains the same.

Nor are there any other material change in circumstances which would warrant a refusal of this application.

The proposed development reflects the scale, bulk and massing of the previously approved scheme for the site (i.e. 6 dwellings) and is in keeping with the character and appearance of this area, which is characterised by a range of house types and densities.

The proposal will not be detrimental to highway safety or the residential amenity of adjacent properties since window to window distances are acceptable.

The proposal wholly accords with Policy C3 of the adopted North Wiltshire Local Plan 2011.

9. Recommendation:

Planning Permission be Delegated to Area Development Manager North for approval for the following reason:

The proposed development reflects the scale, bulk and massing of the previous approved scheme for the site and is in keeping with the character and appearance of this area, which is characterised by a range of house types and densities.

The proposal will not be detrimental to highway safety or the residential amenity of adjacent properties.

The proposal wholly accords with Policy C3 of the adopted North Wiltshire Local Plan 2011.

Subject to the completion of a legal agreement securing a contribution towards open space provision/maintenance and 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 Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- (1) walls, fences, gates and other means of enclosure;
- (2) ground surfacing materials;
- (3) finished floor levels of all buildings;
- (4) finished levels across the site;
- (5) details of cycle/bin stores;
- (6) relocated street lighting and telecoms poles;

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

Reason: In the interests of amenity and satisfactory layout.

4. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

5. 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.

6. Prior to occupation there shall be an agreed implemented scheme that caters for the hatched areas on the carriageway adjacent to the site and the central refuge near block C on plan 536/101B. This area needs to be entirely redesigned to ensure vehicles cannot park on this area etc. This area shall include build outs and kerbing. Plans shall be submitted to, and approved in writing by the local planning authority and construction shall be in accordance with approved plans.

Reason: In the interests of highway safety.

7. Prior to the occupation of the residential units a 1.5m wide footway shall be provided across the site frontage in accordance with the plan 536/101B. The specification of the footway shall be agreed prior to construction with the local planning authority. The specification shall be in accordance with WCC's Specification Guide. The footway will also be subject to a highway dedication agreement.

Reason: In the interests of highway safety.

8. Prior to occupation a scheme for a Traffic Regulation Order for Pound Mead shall be agreed by Wiltshire County Council. The Traffic Regulation Order shall be fully operational prior to occupation. Please allow a minimum lead up period of 6-9 months to enable a scheme to be developed, advertised and fully implemented.

Reason: In the interests of highway safety.

9. Before the residential units hereby permitted is first brought into use the area between the nearside carriageway edge and a line drawn 2m parallel thereto over the entire site frontage shall be cleared of any obstruction to visibility at and above a height of .6m above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

10. Before the residential units hereby approved are first occupied, properly consolidated and surfaced access and parking areas shall be constructed (not loose stone or gravel), details of which shall have been submitted to and approved by the local planning authority.

Reason: In the interests of highway safety.

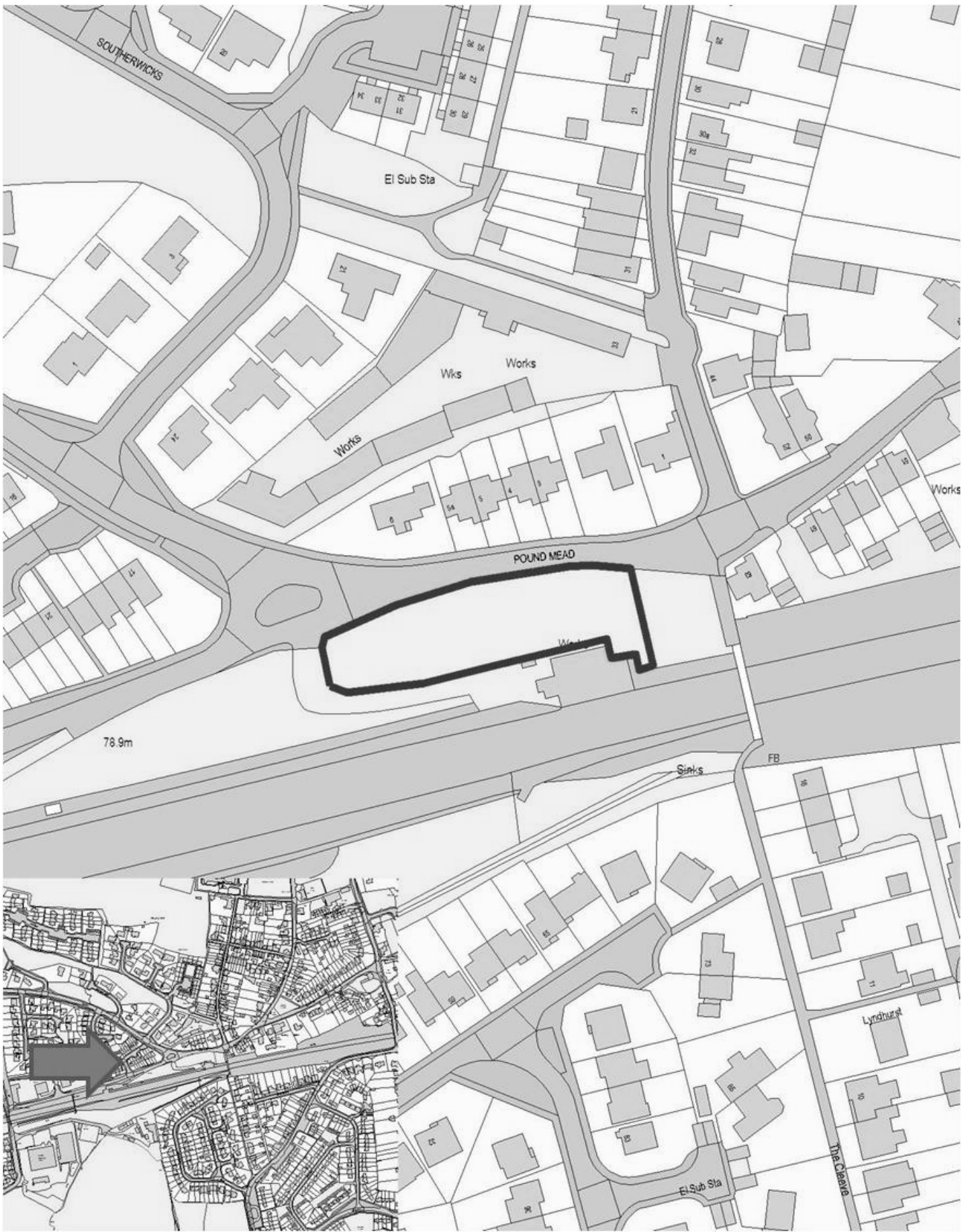
11. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and road safety.

12. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20 2.02 4.02 4.03 4.04 5.01 5.02



REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	21st July 2010		
Application Number	N.10.01887.S73		
Site Address	Land at Pound Mead/Station Road, Corsham, SN13 9HA		
Proposal	Six 1 bed flats with associated parking, works and access (Renewal 08/00161/FUL)		
Applicant	Norland Properties		
Town/Parish Council	Corsham		
Electoral Division	Corsham Town	Unitary Member	Peter Davis
Grid Ref	387035 169712		
Type of application	Renewal		
Case Officer	Charmian Burkey	01249 706667	Charmian.Burkey@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Peter Davis has requested it be called to committee because it is significant additional residential development and highways changes in the area since the original permission was granted.

1. Purpose of Report

To consider the above application to renew 08/00161FUL and to recommend that planning permission be DELEGATED to the Area Development Manager subject to the completion of a legal agreement in respect of off site public open space contributions and conditions. If the agreement is not completed by 27 July 2010, then the application be refused solely for that reason.

2. Main Issues

The application is for a renewal of an application for six 1 bedroomed flats and associated parking, works and access. The key points to consider are as follows:

- Implications on DC Core Policy C3 and Housing Policy H3

3. Site Description

The site is located to the south of Pound Mead on land which is lower than the development on the north side. The land slopes gently away from the road and then steeply down towards the railway cutting at the rear. A footpath leading to a bridge over the railway runs to the east of the site. Permission exists to the west for 14 flats and this is also the subject of an application for renewal and is to be considered at Committee on 21 July 2010.

4. Relevant Planning History		
Application number	Proposal	Decision
07/01019/S73	6 dwellings (renewal of 02/01150/FUL)	Permitted
07/01020/S73	4 flats – (renewal of 02/01151/FUL)	Permitted
08/00161/FUL	6 flats and associated parking and works	Permitted

5. Proposal

The proposal is to renew permission 08/00161/FUL for six 1 bed flats with associated parking and works on land to the north of the Chippenham-Bath railway line in the form of a single block with dormers. The rear elevation incorporates balconies and a double linked gable roof plan. A street scene was submitted with the original scheme showing the proposed building approx 0.8m higher than the adjacent properties and a similar height lower than those approved under 07/02278/FUL.

There are 6 allocated spaces with associated bike and bin storage. A bus stop to the front of the site will need to be moved at the applicant's expense.

6. Consultations

Corsham Town Council object as the proposal is contrary to policy C3 (sub paragraphs i, ii, iii, iv, vii, and viii). Parking is already a problem in this area which will only get worse due to the approved development at Pound for 44 houses (09/00006/FUL). Further development could have a detrimental effect on what is a popular route to school.

Highways comments are awaited

Corsham Civic Society consider that too many buildings are being proposed for the space.

Network Rail – Comments awaited.

Environmental Health – Comments awaited

7. Publicity

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

There have been no letters of objection/support at the time of preparing this report.

8. Planning Considerations

The application is for a straight renewal of 08/00161/FUL. The principle of residential development is acceptable under Policy H3 and has also been established by previous permissions. The design of the proposed building is very similar to the building approved on the adjoining site, and is acceptable. There are no windows facing the side of the house on the other side of the footpath and a condition is proposed to provide a screen to prevent overlooking from the proposed balcony at the rear of the adjacent flat. The building will be slightly higher than the adjoining house. Bearing in mind the distances involved and the change of levels there will not be any unacceptable

overlooking or loss of amenity for houses on the other side of Pound Mead. The building is no closer to the railway than the previous approval. There is no culvert under the site.

The previous permission had six parking spaces for four two-bedroom flats. Given the location of the site within the town, the bus stop immediately outside, the previous provision of cycle storage and the fact that these are one-bedroom flats, the six parking spaces proposed are considered adequate and accord with local plan standards.

The level of parking is considered to be acceptable and each approval for housing is judged on its merits. Whilst the cumulative effect of residential developments is taken into account, if sufficient parking is provided, there can be no valid reason to refuse the application. The application is a renewal and circumstances have not changed since that previous permission to warrant a refusal.

A contribution is required from the development in respect of off-site open space provision/maintenance in accordance with Policy CF3. A condition securing this was attached to the previous permission, such payments are now secured solely via legal agreements.

At the time of preparing this report, no agreement has been agreed in principle or secured.

9. Recommendation:

Planning Permission be Delegated to the Area Development Manager for the following reason:

The proposal is considered to be acceptable and in compliance with policies C3 and H3 of the North Wiltshire Local Plan 2011 and circumstances have not changed since the previous approval.

Subject to the completion of a legal agreement in respect of public open space contributions and 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 Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. No work shall commence on the development of the site until the relocation of the bus stop has been carried out and fully completed in accordance with a design and specification to be approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety

4. The area allocated for parking of vehicles on the submitted plans shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interest of amenity and road safety.

5. Before any of the flats hereby approved is first occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

6. Before development commences details of a screen to be erected on the east side of the balcony to the flat on the east side of the first floor shall be submitted to and approved in writing by the Local Planning Authority. The approved screen shall be erected before the flat is first occupied and shall thereafter be retained.

Reason: In the interests of amenity of adjacent neighbours

7. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

8. Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- (1) walls, fences, gates and other means of enclosure;
- (2) ground surfacing materials;
- (3) finished floor levels of all buildings;
- (4) finished levels across the site;
- (5) the means of surface water disposal;
- (6) the means of foul sewage disposal.

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

Items 1 to 6 shall be completed prior to the use or occupation of the development at Pound Mead Corsham.

Reason: In the interests of amenity and satisfactory layout.

9. Before development commences a scheme to insulate the flats from external noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before any of the flats is first occupied.

Reason: To ensure a satisfactory residential environment.

10. Before development commences details of the design of the bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied.

Reason: In the interests of amenity.

11. 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.

12. The proposed footpath across the front of the site as shown on the approved plans shall be constructed in accordance with the details shown prior to the occupation of any of the flats.

Reason: In the interests of highway safety.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20 2.02 4.02 4.03 4.04 5.01 5.02

