

AGENDA

Meeting: Northern Area Planning Committee
Place: Council Chamber - Monkton Park, Chippenham
Date: Wednesday 3 November 2010
Time: 6.00 pm

Please direct any enquiries on this Agenda to Roger Bishton, of Democratic 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 Alan Hill
Cllr Christine Crisp	Cllr Peter Hutton
Cllr Peter Davis	Cllr Howard Marshall
Cllr Bill Douglas	Cllr Toby Sturgis
Cllr Peter Doyle	Cllr Anthony Trotman

Substitutes:

Cllr Chuck Berry	Cllr Simon Killane
Cllr Paul Darby	Cllr Mark Packard
Cllr Mollie Groom	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 13 October 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.a **10/00444/FUL - Hanger 19, Colerne Industrial Park, Colerne, SN14
8HT - Change of Use from B8 to Live/Work & Associated Works**

7.b **10/03420/S73A - Stonecroft, Longsplatt, Kingsdown, Corsham, SN13
8DD - Rebuilding of Existing Outbuildings to form Office, Playroom
& Garden Room - Revision of 09.00869.FUL (Retrospective)**

- 7.c 10/03576/FUL - Towpath Cottage, 4 Brook End, Luckington, Chippenham, SN14 6PJ - Two Storey Extension (Resubmission of 09/02109/FUL)
- 7.d 10/03586/FUL & 10/03587/LBC - Pinkney Court Stables, Sherston, Malmesbury - Alteration & Conversion of Stable Building to provide New Independent Dwelling
- 7.e 10/03705/FUL - The Inglenook, 11 Pickwick, Corsham, SN13 0JD - Alterations & Extensions to Dwelling
- 7.f 10/03360/FUL - Hill Brook House, Quemerford, Calne, SN11 8LF - New Dwelling - Amendment to 04/03639/FUL

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

DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 13 OCTOBER 2010 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

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

Also Present:

Cllr Allison Bucknell, Cllr Jacqui Lay and Cllr Jane Scott OBE

106. Apologies for Absence

Apologies were received from Councillor Peter Doyle (substituted by Cllr Mollie Groom).

107. Minutes

Resolved:

To confirm and sign the minutes of the meeting held on 22 September 2010 as a correct record.

108. Declarations of Interest

There were no declarations of interest.

109. Chairman's Announcements

There were no Chairman's announcements.

110. Public Participation

Members of the public addressed the Committee as set out in Minute No. 113 below.

111. **Wildlife and Countryside Act 1981 S.53, Rights Of Way Modification Order No.8 2004, (SHEET ST 96 NE), Heddington No.8**

On considering a report by the Corporate Director, Neighbourhood & Planning, it was,

Resolved:

To refer the Wiltshire County Council, Rights of Way Modification Order No. 8 2004 (Sheet ST 96 NE), Heddington No. 8, to the Secretary of State for the Environment, Food and Rural Affairs with a recommendation that the Order be modified to record the route as a restricted byway.

112. **Planning Appeals**

The Committee received and noted a report setting out:-

- (i) details of forthcoming hearings and public enquiries between 13/10/2010 and 31/01/2011,
- (ii) planning appeals received between 09/09/2010 and 01/10/2010, and
- (iii) planning appeals decided between 09/09/2010 and 01/10/2010

113. **Planning Applications**

a. **10/02146/FUL - Land at Stoke Common Lane, Purton Stoke, Swindon - Stables and Arena & Create New Access**

The Committee received a presentation by the Case Officer setting out the main issues in respect of the application, which was recommended for approval, and drawing members' attention to the late items.

Members of the Committee received statements from members of the public expressing their views regarding this application as follows:

Mrs Brenda Rawlings, immediate neighbour to the site, spoke in opposition to the application.

Mrs Lesley Beynon, the applicant, spoke in support of the application.

On hearing the views of Cllr Jacqui Lay, the local member, who spoke in opposition to the application, the Committee discussed the application with regard to the proposed access works, visual impact of the development and potential effect on immediate highways. After debate relating to the nature and extent of planning conditions to which the recommendation for approval is currently subject, it was,

Resolved:

That the item be deferred to a subsequent Committee meeting, and that the interlude be used by Planning Officers and applicant to address the following aspects of the application:

- **Location of the site gateway and associated hedge works,**
- **Orientation of the stable block, and**
- **Planning conditions regulating usage of the development.**

b. 10/03218/FUL - Land at Stoke Common Lane, Purton Stoke, SN5 4LJ - Stables and Menage

The Committee received a presentation by the Case Officer setting out the main issues in respect of the application, which was recommended for refusal, and drawing members' attention to the late items.

On hearing the views of Cllr Jacqui Lay, the local member, who spoke in opposition to the application, the Committee discussed the application with regard to the decision to defer a similar application by the applicant relating to an adjacent site (at item 8a) and as such, it was,

Resolved:

To defer the item to a subsequent Committee meeting, owing to its similarity and nearness in location to the application at item 113a and the need to consider further the planning conditions for the two applications.

c. 10/02291/FUL & 10/02292/LBC - Grove Farm House, Ashton Road, Leigh, Swindon, SN6 6RF - Rear Extension & Internal Alterations

The Committee received a presentation on behalf of the Case Officer setting out the main issues in respect of the application, which also sought listed building consent for the works and was recommended for refusal, and drawing attention to the late items.

There were no technical questions.

Mr Simon Chambers, the agent, spoke in support of the application.

On hearing the views of Cllr Toby Sturgis, speaking on behalf of the Cllr Carole Soden, the local member, who spoke in support of the application and after discussion by the Committee it was,

Resolved:

That the application be delegated to the Area Development Manager for approval for the following reason:

The proposed extension and internal alterations would preserve the Listed Building and accord with Policies C3, HE4 and 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. The natural stonework to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size and bedding of stone, coursing, type of pointing and mortar mix, unless otherwise agreed in writing by the Local Planning Authority prior to works commencing.**

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

POLICY-C3 HE4 H8

- 3. The slate to be used in the development hereby permitted shall match those of the existing building in terms of their material, colour, texture, profile and pattern of laying.**

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

POLICY-C3 HE4 H8

- 4. No works shall commence on site until details of all new external window and door joinery and/or metal framed glazing [delete as appropriate] have been submitted to and approved in writing by the local planning authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.**

Reason: in the interests of preserving the character and appearance of the listed building and its setting.

Policy- C3 HE4

- d. **10/02385/S73A - Castle Combe Circuit, Castle Combe, SN14 7EY - Variation of Condition to Allow One Day of Motor Racing on a Sunday rather than a Saturday (Renewal of 08/02453/S73)**

The Committee received a presentation from the Case Officer setting out the main issues in respect of the application, which was recommended for approval, and drawing attention to the late items.

There were no technical questions.

Mr Howard Strawford, on behalf of the applicant, spoke in support of the application.

On hearing the views of Cllr Jane Scott, the local member, who spoke with regard to the traffic implications of the application, if permitted, and after discussion by the Committee it was,

Resolved:

That the application be approved for the following reason:

The proposed permission for an additional Sunday instead of a Saturday is considered to be acceptable in terms of noise and traffic generation and therefore in accordance with policies C3 and NE18 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. One month's notice of the implementation of this permission shall be given in writing to the local planning authority. Following implementation, race meetings shall be held on no more than 9 Saturdays in a calendar year and on no more than 3 Sundays in a calendar year and if there are 3 Sundays on which events are held at least one shall be held following an event on the immediately preceding Saturday.**

Reason: In the interests of clarity.

- 3. The public address system shall not be used on the permitted days before 0900 hours (or in the case of the paddock Tannoy 0830 hours) or after 1830 hours and such use shall be limited to the purpose of commentary or announcement on racing and any race practising.**

Reason: In the interests of amenity.

- 4. Before the use hereby permitted is commenced, details of a scheme for the management of the traffic entering, leaving and circulating within the site shall be agreed with the local planning authority.**

Reason: In the interests of highway safety.

- 5. The means of access to the site from the C164 Long Dean – Castle Combe road opposite Westway House shall not be utilised in connection with the use hereby permitted without the prior written agreement of the local planning authority.**

Reason: In the interests of highway safety.

- 6. The use hereby permitted shall not take place on consecutive Sundays.**

Reason: In the interests of residential amenity.

- 7. The local planning authority shall be notified of all race meetings involving a Sunday, no later than 28 days prior to the meeting.**

Reason: In the interests of clarity.

- 8. The use hereby permitted shall not be carried out so as to result in more than two consecutive days of racing.**

Reason: In the interests of residential amenity.

- 9. All vehicles or motorcycles should be tested in accordance with the appropriate section of the MSA British Motorsports Yearbook or ACU handbook and any subsequent revisions. No racing car shall exceed a noise level of 108dB(A) at 0.5 meters from the exhaust. No motorcycle shall exceed a noise level of 107dB(A) as measured in accordance with the ACU handbook.**

Reason: To safeguard the amenity of local residents by reason of noise.

Informatives:

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.

Location plan dated 12th July 2010.

2. That the applicant liaises with local emergency services prior to any full weekend or other major event at the Castle Combe Circuit, in order to mitigate negative impacts on local highways caused by traffic associated with such events by way of an agreed traffic management strategy.

Reason: In the interests of highway safety.

- e. **10/02409/FUL - The Knowle (Coped Hall Garage), Coped Hall, Wootton Bassett, SN4 8ES - Proposed Detached Dwellinghouse following the Demolition of a Pair of Semi-Detached Houses**

The Committee received a presentation from the Case Officer setting out the main issues in respect of the application, which was recommended for refusal, and drawing attention to the late items.

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:

Mr S Walls spoke in support of the application.

Mr R Fisher, the applicant, spoke in support of the application.

Cllr Owen Gibbs, of Wootton Bassett Town Council, spoke in support of the application.

On hearing the views of Cllr Mollie Groom, the local member, who spoke in support of the application and after discussion by the Committee it was,

Resolved:

That the application be refused for the following reasons:

The proposed development is for a new dwelling in the open countryside and is not required in connection with agriculture, forestry and rural based enterprise. The proposal is thus contrary to Policy H4 of the adopted North Wiltshire Local Plan 2011.

It has not been demonstrated that adequate separate parking and turning for both residential and the garage can be provided on the site in order to avoid vehicles reversing the main A3102 resulting in additional hazard and inconvenience to all users of the road, contrary to policy C3 of the North Wiltshire Local Plan 2011.

The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of Planning Policy Guidance Note 13, which seeks to reduce the growth in the length and number of motorised journeys and policy C3 of the North Wiltshire Local Plan 2011.

f. **10/02959/FUL - 55 Bradenstoke, Chippenham, SN15 4ES - New Two Storey, Four Bedroom Residential Dwelling**

The Committee received a presentation from the Case Officer setting out the main issues in respect of the application, recommended for approval, and drawing attention to the late items.

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:

Mr Adrian Dalglish, the agent, spoke in support of the application.
Mr Christopher Evans, on behalf of the applicant, spoke in support of the application.

On hearing the views of Cllr Allison Bucknell, the local member, who spoke impartially on the application and recommended any permission granted be subject to a condition precluding permitted development rights, and after discussion by the Committee it was,

Resolved:

That the application be refused for the following reasons:

- 1. The proposed development by reason of its scale and massing is overdevelopment and detrimental to the character and appearance of the area and the street scene contrary to Policies C3 and HE1 of the adopted North Wiltshire Local Plan 2011.**

2. The application fails to make adequate provision for affordable housing as required by Policy H6 'Affordable Housing in Rural Areas' of the North Wiltshire Local Plan 2011 and "Affordable Housing SPD - August 2007". Additionally, Policy CF3 requires developments to provide off-site contributions towards the provision of open space.

Cllr Anthony Trotman abstained from voting on this item.

- g. **10/02960/S106 - Land at Great Middle Green Farm, The Green, Dauntsey, Chippenham, SN15 4JE - Modification of Clause 3 of Fifth Schedule to Legal Agreement associated with Planning Permission 03/02654/OUT to allow: (i) Occupation of all 19 Dwellings before Work starts on more than 2 of the Employment Units; (ii) to require Work to Commence on remaining Employment Units within 3 years of date of Variation of Agreement**

The Committee received a presentation from the Case Officer, recommending approval, setting out the main issues in respect of the application for the modification of the Section 106 agreement.

There were no technical questions or public participation.

On hearing the views of Cllr Toby Sturgis, the local member, who spoke generally on the application and after discussion by the Committee it was,

Resolved:

That the decision be delegated to the Area Development Manager (north) to arrange for the legal agreement under S106 of The Act to be modified in accordance with the application.

114. **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 - 8.30 pm)

The Officer who has produced these minutes is Chris Marsh, of Democratic Services, direct line (01225) 713058, e-mail chris.marsh@wiltshire.gov.uk

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

Wiltshire Council – Area North

Planning Committee

3rd November 2010

Forthcoming Hearings and Public Inquiries between 03/11/2010 and 31/01/2011

Application No	Location	Parish	Proposal	Appeal Type	Date
09/01315/CLE	OS 7400, Hicks Leaze, Chelworth, Lower Green, Cricklade	Cricklade	Use of Land for Storage and Dismantling of Cars, Vans, Lorries, Plant and Machinery for Export and Recycling; Siting of One Caravan for Residential Use	Public Inquiry	11/01/2011
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	Informal Hearing	30/11/2010
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	06/01/2011
09/01785/FUL	The Saladin, The Hill, Little Somerford, Wiltshire, SN15 5JP	Little Somerford	Change of Use of Pub to Two Dwellings	Informal Hearing	14/12/2010

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Planning Appeals Received between 01/10/2010 and 20/10/2010

Application No	Location	Parish	Proposal	DEL or COM	Appeal Procedure	Officer Recommendation
10/03015/LBC	Latimer Manor, West Kington, Chippenham, Wiltshire, SN14 7JQ	Nettleton	Restoration of an Existing but Derelict Former Cart Shed/Workshop to a Workshop for Use Ancillary to and for the Exclusive Use of the Residents of Latimer Manor.	DEL	Written Representations	Refusal

Planning Appeals Decided between 01/10/2010 and 20/10/2010

Location	Location	Parish	Proposal	DEL or COM	Appeal Decision	Officer Recommendation	Appeal Type
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	Appeal Dismissed	Refusal	Written Representations
10/00120/FUL	Sambourne Bridge Stables, Sambourne Road, Minety, Wiltshire, SN16 9RQ	Minety	Stable Block	DEL	Appeal Dismissed	Refusal	Written Representations
10/01545/FUL	4 Church Row, Biddestone, Chippenham, Wiltshire, SN14 7DR	Biddestone	Two Storey side & rear extensions (revision to 09/02266/FUL)	COMM	Appeal Dismissed	Refusal	Written Representations
10/01769/FUL	Yew Tree Cottage, East End, Brinkworth, Wiltshire, SN15 5EE	Brinkworth	Garage Accomodation	DEL	Appeal Dismissed	Refusal	Written Representations

Agenda Item 7

INDEX OF APPLICATIONS ON 03/11/2010

	APPLICATION NO.	SITE LOCATION	DEVELOPMENT	RECOMMENDATION
01	10/00444/FUL	Hanger 19, Colerne Industrial Park, Colerne, Wiltshire, SN14 8HT	Change of Use from B8 to Live/Work & Associated works.	Permission
02	10/03420/S73A	Stonecroft, Longsplatt, Kingsdown, Corsham, Wiltshire, SN13 8DD	Rebuilding of Existing Outbuildings to Form Office, Playroom & Garden Room - Revision of 09.00869.FUL (Retrospective)	Permission
03	10/03576/FUL	Towpath Cottage, 4 Brook End, Luckington, Chippenham, SN14 6PJ	Two Storey Extension (Resubmission of 09/02109/FUL)	Refusal
04	10/03586/FUL	Pinkney Court Stables, Sherston, Malmesbury	Alteration and Conversion of Stable Building to Provide New Independent Dwelling.	Refusal
05	10/03587/LBC	Pinkney Court Stables, Sherston, Malmesbury	Alteration and Conversion of Stable Building to Provide New Independent Dwelling.	Refusal
06	10/03705/FUL	The Inglenook, 11 Pickwick, Corsham, Wiltshire, SN13 0JD	Alterations and Extensions to Dwelling	Permission
07	10/03360/FUL	Hill Brook House, Quemerford, Calne, Wiltshire, SN11 8LF	New Dwelling - Amendment to 04/03639/FUL	Refusal

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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	3 rd November 2010		
Application Number	10/00444/FUL		
Site Address	Hangar 19 Colerne Industrial Park, Colerne SN14 8HT		
Proposal	Change of Use from B8 to Live/Work & Associated works		
Applicant	Colerne Industrial Estate		
Town/Parish Council	Colerne		
Electoral Division	Box and Colerne	Unitary Member	Sheila Parker
Grid Ref	381561 171355		
Type of application	Full		
Case Officer	Tracy Smith	01249 706642	tracy.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been called to Committee by Sheila Parker to consider the environmental/highway impact.

1. Purpose of Report

To consider the proposed development and recommend APPROVAL subject to conditions.

Colerne Parish Council support with concerns and 28 letters of objection have been received.

2. Main Issues

The main issues in the consideration of this application for the conversion of the building to 26 live/work units and associated works are as follows:

- Implications for Policies C1, C2, C3, C4, HE4, NE15, NE18, BD2 and BD6 of the North Wiltshire Local Plan 2011
- Loss of employment
- Conversion of hangar
- Impact on highway and pedestrian safety
- Impact on residential privacy residential amenity
- Impact on landscape including loss of trees/vegetation
- Impact on infrastructure

3. Site Description

The application site is located outside of the framework boundary for Colerne on former MOD land now used for a range of B Class uses including storage and distribution. The site is located within the AONB.

The site contains three hangars. This application relates solely to the eastern hanger known as Hanger 19 which is currently vacant.

The hangars are situated in grass and hardstanding with the existing MOD airfield to the north and west with open countryside to the east.

A pair of semi-detached dwellings are located to the south east of the hangar.

Residential development is mainly to the south of the site and backs onto the main road with a small strip of verge between garden boundaries and the road.

The hangar is made up of steel trusses which support a concrete shell. It also has some concrete additions at the ends.

4. Relevant Planning History

There is no recent planning history of relevance to this unit.

5. Proposal

Planning permission is sought to convert Hangar 19 to a live/work development comprising 26 units (a mix of 2 and 3 bed accommodation over either 2 or 3 floors) varying in floorspace. The proposal also provides floorspace for a communal office hub with business support facilities and a café.

Externally, there will be some parking at both ends of the building with 1 space per unit having been provided internally, 0.18ha of open space is to be provided to include play equipment and a surface water attenuation pond is indicated. The open space and attenuation pond will be conditioned to secure further details.

The units will have an area of "garden" immediately inside the structure and a small area adjacent to the outer shell. Such an area is envisaged to be informally separated from neighbouring gardens via a landscaping screen in order to keep it subservient within the immediate landscape.

The units will be located on either side of the hangar with an internal "street" with a one directional traffic flow through.

The application principally relates to the conversion of the building with indicative external site details. An indicative external layout and landscaping have been shown and can be conditioned. Land outside the hangar is proposed to be used as communal open space and accommodate sustainable urban drainage systems.

The work element of the scheme is in the region of 40-41% and is located on the ground floor with both separate and internal accesses to facilitate the requirements of such use. The employment uses will be limited to office use within B1 Use Class. Other B1 uses may be considered on a case by case basis such as studios and workshops, where they could be reasonably facilitated without causing harm through noise and nuisance to the immediately adjacent units.

Associated works will entail removing masonry additions together with the replacement of the existing roof covering. The replacement roof covering will leave exposed trusses for 30 new openings at ground floor level together with a central strip over the roof. Landscaping is also proposed on exposed trusses. The amount of covering to be removed has been reduced since its first submission due to officer concerns in respect of the amount of alteration involved to facilitate this conversion.

A structural survey has been submitted with the application which confirms the building to be sufficiently sound for conversion without extensive alteration, extension or rebuild.

Additional works include the provision of a new access to the site from Bath Road with a pedestrian and cycle access retained to/from Totts Lane. This new access was required to

provide a separate access from the adjacent hangars which remain in employment. The provision of the access will entail the removal of two trees, a Cyprus and a Maple. Off site works include new island crossings and the provision of a 1.2 metre footway linking Silver Street with Green Lane. Some vegetation would need to be cleared but any trees will remain.

The submitted design and access statement provides more detail and is available on the file or website. In addition a Waste Audit , Structural Feasibility Report, Marketing Overview, Flood Risk Assessment, Transport Statement, a Design Intent Statement for the Prevention of Obtrusive Lighting, Tree Survey and Supporting Statement have also been submitted.

The application has been the subject of two separate consultations. The initial consultation was undertaken in Spring 2010 when the application was received. A more recent second consultation was undertaken when it was ascertained that the means of access was not wholly included within the redline (no changes were made to the scheme other than a correction to the red line) and residents adjacent the off-site highways works had not all been consulted and may have not seen the proposals in Appendix 6 of the Transport Statement.

6. Consultations

Colerne Parish Council - -support with concerns regarding infrastructure and need to bring employment to the local community. No response has been received to the recent reconsultation.

Highways Officer – no objections subject to conditions.

Environmental Health Officer – no objections subject to conditions

Drainage Engineer – no objections.

Environment Agency – no comment.

Adoptions and Inspectors Officer – confirms public open space contribution required and on-site provision acceptable subject to details for sustainable maintenance.

Senior Premises Officer and Team Leader (Education) – confirms the scheme would generate primary and secondary school places but that both designated schools have sufficient capacity to accommodate the development for the foreseeable future without expansion and no contribution is needed at this time.

Wessex Water – confirms provision on site is private and no details of external connection points. Storm water not suitable for main sewer disposal and needs to be disposed of by other means.

Trees Officer – no objections to the loss of the two trees to create the new access.

7. Publicity

As mentioned above, the application has been subject to two public consultations. Firstly upon submission in February a site notice was erected at the corner of Totts Lane together with nos. 1 and 2 Totts Lane, 33-50 Round Barrow Close and nos. 4-9 Hitchings Skilling.

Further consultation with some residents in Forrester Green, Nursery Road, Cleaves Avenue and Green Lane was undertaken in addition to further site notices being erected in Silver Street and at the start of the footpath at Green Lane. This was undertaken as it became apparent that the red line was not correct in respect of the new access (the access was unchanged) and not all neighbours had been consulted who were adjacent the off-site highways works which includes new crossings, refuges and footway.

To date some 28 objections have been received on the following grounds:

- Highways impact and safety
- Alien development out of keeping with the countryside
- Impact on Green Belt and AONB
- Precedent for increased development
- Attempt to create a housing development by the back door
- No need - Live/work is laughable – how can it be enforced
- Flatten the Hangars and return to Greenfield/agriculture as pre WWII.
- Short cut to social housing
- Lack of infrastructure to deal with increased
- Restrictive covenant on the land
- Historical importance of the building
- Disruption from construction traffic
- Lack of public consultation
- Impact from noise and pollution (inc potential asbestos)
- Lack of definition of associated works
- Disruption and Impact on the AONB
- Impact on residential amenity from headlights at new access point
- Loss of privacy
- Type of business/employment not known
- Loss of trees to create access
- Impact of sewerage and water pressure
- Future plans for the adjacent hangars
- Impact on infrastructure
- Loss of trees for footway
- Ecological impact due to loss of trees
- Infrastructure clutter
- Homes for commuters
- Impact of flooding from footway
- Impact on proposed residents from existing uses at the airfield.
- Inadequate public consultation

8. Planning Considerations

Principle of development

The application site lies in the AONB outside of the framework boundary. The site is an established employment development for storage and distribution/warehousing (Use Class B8), together with external storage and is currently vacant.

The conversion of rural buildings is supported in principle subject to criteria being satisfied. Business and residential development is supported where it involves the conversion of rural buildings.

To confirm the site is not in the Green Belt – it is outside but adjacent to the Green Belt designation.

Need is not a material planning consideration and it is noted from existing approved live/work developments in the northern area of the Council and adjacent Council's, that such schemes are becoming 100% residential at a later date. This is largely due to difficulties from obtaining appropriate and specialised mortgages and the location of some units. Whilst this is regrettable, it cannot influence the determination of a planning application which must be considered against relevant planning policies.

Loss of Employment

Policy BD2 seeks to resist the loss of employment except under certain circumstances. In this instance the proposal is seeking permission for a mixed use residential/work development and some element of employment is sought to be retained specifically in B1 office use class. It is accepted that employment derived from such a use and space is likely to be very limited, however, it is broadly comparable with the low density employment that the established B8 use of the building can provide.

Conditions are proposed in respect of the B1 office use.

In any event, notwithstanding the small-scale work element, the marketing evidence provided indicates that the building is not suitable for conversion to employment and has been marketed for a period of 5 years with no interest. The provision of some employment floorspace in the form of the "work" element of these units is welcomed in light of Policies C4, BD2 and BD6 of the Local Plan and Guidance contained in PPS4. However, it should also be noted that evidence provided would support a scheme convert to 100% residential compliant with Policies BD2 and BD6 at this time.

It is noteworthy that if permission were to be granted for this development and the employment element of the units were sought to be removed at a later date (as has recently happened at Cowbridge Mill, Malmesbury), the application would be expected to provide detailed evidence and marketing the same as has been required with this scheme.

Conversion of a rural building

Policy BD6 supports the re-use of rural buildings subject to relevant criteria being satisfied. In this instance a structural survey has been submitted and indicates that the building is suitable for conversion.

The hangars are a historical built feature in the landscape. They are not listed but considered worthy of retention.

The hangar is 12 metres in height, 25 metres in width and 92 metres in length.

The conversion of a hangar to a residential and or live/work development is not a new concept with Hangar 45 at Yatesbury benefiting from such a permission for 29 units. That site is also in the AONB and the Yatesbury Conservation Area.

The scheme essentially involves pods being inserted into the building at three storeys and stepped in away from the roof structure but to allow for a central street with a firm building line.

In facilitating this conversion, the concrete shell is being largely replaced with a new material of similar appearance and this will allow light into the street and units. On the side elevations the concrete shell is being removed to first floor level and a central section in the roof to be removed to allow light into the central street. The hangar doors will be set open to allow light in also.

Some masonry additions at the gable ends are to be removed and insertions into the trusses via trimming will allow for new openings at ground floor level.

The conversion is innovative and respects the character and setting of the hangar.

Given the scale of the building, these alterations are considered acceptable and the proposal accords with Policy BD6.

Impact on highways, highway safety and pedestrian safety

The application has been the subject of extensive pre-application discussion and negotiation in respect of highways.

The scheme proposes to create a new access to the south of the site on Bath Road linking into the internal access road within the site. The provision of the new access will require the removal of two trees.

In light of speed limits on the Bath Road, long visibility splays of some 120 metres (left) and 160 metres (right) are required. No further trees are required to be removed to facilitate this splay.

The new access road will be served by a pavement which will run along the boundary with Bath Road and will link via an uncontrolled crossing (i.e. dropped kerb) to a new footway proposed to run to the rear of properties on Round Barrow Close, from Silver Street to Green Lane. This area of land is currently highway verge and will require the clearance of some vegetation which has encroached into the verge. The footway can be provided to approximately 1.2m wide without the need to remove any trees along that boundary.

A pedestrian refuge is proposed to the rear of nos. 48/49 Round Barrow Close and a further uncontrolled pedestrian (i.e. dropped kerb) crossing to the rear of no. 38 Forrester Green.

Such crossings are considered to be both appropriate and necessary to ensure pedestrian linkage between the site and the village and having regard to speed limits on the Bath Road.

No objections are raised on highways grounds and the scheme is considered not to be detrimental to highway or pedestrian safety compliant with Policy C3 and BD6.

Impact on residential privacy and amenity

Objections raised in respect of this matter includes overlooking, noise and nuisance, security concerns from the new footway, headlight glare, light and air pollution.

Hangar 19 is sited some 44 metres to the west of nos. 1 and 2 Totts Lane with the units inside resulting in window to window distances of at least 50 metres. Consequently, it is considered that there would be no loss of privacy to the existing dwellings on Totts Lane.

In relation to properties in Round Barrow Close, cars exiting the site would be some 40 metres distance. Such a distance is considered to be acceptable without harm to privacy of the adjacent properties.

Landscaping is proposed between the hangar and the site boundary and will be conditioned.

The new footway would facilitate pedestrians walking to the rear of the properties on both Round Barrow Close and Nursery Gardens. Some views into the rear gardens and rear elevations would be possible from the new footway where vegetation or fencing afforded. Distances range from 10 metres to 40 metres. However, due to the transient nature of the use footway and having regard to boundary treatments views into gardens would be no different that when viewed from the gardens of adjacent properties. Accordingly, it is considered that it would be unreasonable to refuse the application on grounds of loss of privacy from the footway.

The same applies to security concerns, since the rear of the properties are still open to the verge and can be used to walk along if necessary.

In terms of noise and nuisance, it is accepted that the use of the site will intensify in comparison with its current use. However, regard should be had to the established use of the site and its former use by the MOD. It is not considered that noise and nuisance by reason of the proposed use is detrimental to the amenity of adjacent residents and a refusal on these grounds would be difficult to substantiate and defend at an appeal.

The work element of the scheme, at the request of the Environmental Health Officer, is confined to B1 office use given that it is the least noise impacting use. Other may be considered on a case by case basis if interest arises for other uses within the B1 use class uses. Such uses could include artist's studios and workshops.

Notwithstanding the above, proposed landscaping between the hangar and the southern and south eastern site boundaries will mitigate any impact.

Noise and nuisance to existing residents as a consequence of the internal street is not considered to be of sufficient harm as to warrant a refusal. Those expecting to purchase live/work developments will be aware of the environment in to which they are buying. The streets are well spaced and with adequate ventilation with doors open and each end and exposes trusses in the central span as well as elsewhere.

Existing uses at the airfield have also been raised as having the potential to impact on residents of the hangar.

Environmental Health Officers have considered these aspects and are not aware of any noise nuisance issues that would preclude the conversion of the building.

Hours of construction are proposed to be conditioned in the interests of residential amenity.

In relation to headlight glare to those properties backing onto the proposed access. The road level and boundary treatments will mitigate the impact on headlights from vehicles exiting the site. This combined with the distance of some 40 metres is not considered to result in glare which is detrimental to the amenity of those properties affected.

Light pollution from the development has been considered and a report submitted in this respect.

Existing lighting on the site comprises high pole mounted luminaires together with additional task lighting in the form of pole mounted floodlights are in place to the rear of the hangar. Within the wider site there is extensive roadway lighting as well as residential development to the south contributes to lighting in the landscape. The landscape is not considered to be intrinsically dark on the site and to the south.

The scheme will require both internal and external lighting. In terms of the external lighting, use is proposed of shorter bollard, wall recessed and recessed floor mounted luminaires all of which reduce the impact of the existing external lighting on this part of the site.

These luminaires can also be controlled by means of a time switch to enable a curfew to be established in accordance with industry standards.

The central part of the hangar which comprises the street and other core areas need to be illuminated for security and safety. A range of luminaires are proposed all with the aim of reducing light spillage and all will be controlled by means of occupancy detectors in order to control lighting levels after 23:00hours. Lighting to external private properties is also needed but these will not be subject to any curfews or control. These will all be within the confines of the shell of the building and can be conditioned for further consideration.

Such controls will reduce any spill from the exposed roof trusses directly above the street and from the hanger doors being retained as open. The proposed landscaping will mitigate any further light spillage.

The purpose of seeking the retention of a greater level of the external cladding than originally proposed is to reduce the impact of private lighting on the wider landscape at second floor level.

For these reasons it is considered that the proposed development has sensitively addressed the issue of light pollution having regard to the existing illumination of the site and the wider landscape.

A condition is proposed for the avoidance of doubt in respect of a detailed scheme in accords with Institution of Lighting Engineers Guidance (ILE).

Environmental Health Officers raise no objections on grounds of light pollution subject to this condition.

Concern has also been raised in respect of airborne pollution from the increase activity on the site. Again compared with previous and historical uses, a refusal for this reason would be unreasonable. The scheme has been designed to allow fumes from cars using the central street to escape and is not a concern of officers subject to conditions.

In consideration of the issue of residential privacy and amenity the proposed development would accord with Policies C3, NE18 and BD6 of the Local Plan.

Impact on the character and appearance of the countryside and the AONB

The former MOD airfield is located within the AONB and open countryside. It has a very distinctive character within the landscape. The building will be sympathetically converted so as to retain all of its former character notwithstanding the change of use.

Under the existing permission external areas can be used for storage, no such provision is made within this scheme and external hardstanding areas are proposed for limited parking with some bin storage.

The gardens for the properties will be closely related to the structure and outside of these areas communal and informal.

The loss of two trees is unfortunate, however, the Maple would have required tree surgery and the Cypress is not a native species which should sought to be retained.

Additional landscaping along the boundaries will provide a sense of natural enclosure to the site from its surrounds and blend in with the wider landscape more appropriately.

It is considered that the proposed development accords with the objectives of the AONB designation and would conserve the natural beauty of the landscape and the wider countryside at this location. The proposal accords with Policies C3, NE4 and NE15 of the Local Plan.

Impact on Infrastructure

It has been confirmed that no contribution is required towards primary and secondary education, with these schools that would serve the development having sufficient capacity.

In terms of water services, this is a matter the developer must explore with Wessex Water whom agreement is needed for connection and supply.

Other matters

Mention has been made of restrictive covenant being placed on the land to prevent its redevelopment and return it to agriculture.

The applicant and his agent have confirmed there is no such restrictive covenant on their deeds. In any event such a matter cannot influence a planning application but is a civil matter between the parties directly involved. A planning permission would not override such a covenant.

9. Conclusion

The proposed conversion of this hangar is sympathetic to its character and the environment in which it is located. The provision of live/work units will diversify the employment offer at the site in comparison with the existing low density employment in the hangar.

Due to the siting of the hangar it would not result in any overlooking or loss of privacy for adjacent residential units. Furthermore, views of the hangar and side and end elevations can be mitigated via landscaping.

No noise and nuisance to the detriment of the amenities of existing or proposed residents would occur as a consequence of the development and it is not considered to be detrimental to highway safety.

Security and overlooking concerns from the new footway are acknowledged but not considered so harmful as to warrant a refusal on this basis when the nature of this area and its boundaries is considered further.

No contribution is required to local education and public open space can be provided on site.

The proposal is considered to accord with Policies C3, C4, NE4, NE15, NE18, BD2 and BD6 of the Local Plan 2011.

9. Recommendation

APPROVE for the following reason:

The proposed conversion of this hangar is sympathetic to its character and the environment in which it is located and would preserve the natural beauty of the AONB. The provision of live/work units will diversify the employment offer at the site in comparison with the existing low density employment in the hangar. Due to the siting of the hangar it would not result in any overlooking or loss of privacy for adjacent residential units. Furthermore, views of the hangar and side and end elevations can be mitigated via landscaping. No noise and nuisance to the detriment of the amenities of existing or proposed residents would occur as a consequence of the development and it is not considered to be detrimental to highway safety. The proposal is thus considered to accord with Policies C3, C4, NE4, NE15, NE18, BD2 and BD6 of the 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 of the roof of the hangar and external walling of the units 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. 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) any walls, fences, gates and other means of enclosure;
- (2) ground surfacing materials;
- (3) bin storage;
- (4) cycle storage;

The development shall be carried out in accordance with the details so approved and completed prior to the use or occupation.

Reason: In the interests of amenity and satisfactory layout.

4. 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.

5. No more than 50% of the approved dwellings shall be occupied until:

- a) A scheme for the laying out and equipping of the play area shown on the submitted plan, to include landscaping, boundary treatment and provision for future

maintenance and safety checks of the equipment has been submitted to and approved in writing by the Local Planning Authority and;

- b) The play area has been laid out and equipped in accordance with the approved scheme.

REASON: To ensure that the play area is provided in a timely manner in the interests of the amenity of future residents.

6. The detailed landscaping plans to be submitted pursuant to condition no. 8 shall include a 1:200 scale plan showing the position of any trees proposed to be retained and the positions and routes of all proposed and existing pipes, drains, sewers, and public services, including gas, electricity, telephone and water. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order with or without modification), no services shall be dug or laid into the ground other than in accordance with the approved details without the further written approval of the Local Planning Authority.

REASON: To ensure the retention of trees on the site in the interests of visual amenity.

7. Prior to the commencement of the development hereby permitted, details of all new external joinery, windows and doors 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 1:10. 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.

8. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

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

9. No development shall commence on site until details of the works for the disposal of sewerage have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage.

10. Any floodlighting or external lighting proposed to illuminate the outside, internal communal areas of the development and private spaces between the units and the shell shall be compliant with the Institute of Lighting Engineers (ILE) recommendations for such a development, including during the construction process. Details shall be submitted to and approved in writing by the Local Planning Authority before the use commences. The development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.

Reason: In the interests of amenity.

11. A scheme for the ventilation of fumes and odours arising from the use hereby permitted shall be submitted for the approval of the Local Planning Authority. The scheme shall include the number and volume of air changes. The use shall not commence until the approved scheme has been installed and made fully operational, and thereafter it shall be operated and maintained as long as the use continues.

Reason: In order to ensure that fumes and odours are properly discharged and in the interests of the amenities of residential properties in the locality.

12. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment has been carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

Reason: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

13. No development shall commence on site until the new access has been constructed in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

14. No part of the development hereby permitted shall be first occupied until the off-site highway works have been completed in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

15. No part of the development hereby permitted shall be first occupied until 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.

16. The areas allocated for parking on the approved 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.

17. The employment space pertaining to the live/work units shall be used for Class B1 office uses only and for no other purpose except that which may have first been agreed in writing with the Local Planning Authority.

Reason: In the interests of residential amenity.

18. The work element of each live/work unit hereby permitted shall only be occupied by the occupier of the residential use and his/her employees and not form a separate entity/unit.

Reason: In the interests of residential amenity.

19. Activities relating to deliveries to commercial premises including businesses at live/work units shall only take place between 08:00 and 18:00 hours on Monday to Saturday and not at all on Sundays or Bank Holidays.

Reasons: In the interests of residential amenity.

20. Activities relating to the collection of refuse (including disposal and collection of bottles and glass) shall take place between 08:00 and 18:00 hours Monday to Saturday and no Sundays or Bank/Public Holidays.

Reason: In the interests of residential amenity.

21. 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 anywhere on the site edged in red on the approved plans.

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

22. 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 satellite dishes shall be installed on the exterior of any of the buildings forming part of the development hereby permitted.

Reason: In the interests of the character and appearance of the building(s) and the area.

23. No television or radio aerial, satellite dish or other form of antenna shall be affixed to the building without the prior written consent of the local planning authority.

Reason: To safeguard the character and quality of the building.

24. Prior to the occupation of the units hereby permitted the removal or refurbishment of existing additions indicated to be removed shall have taken place in accordance with the approved plans.

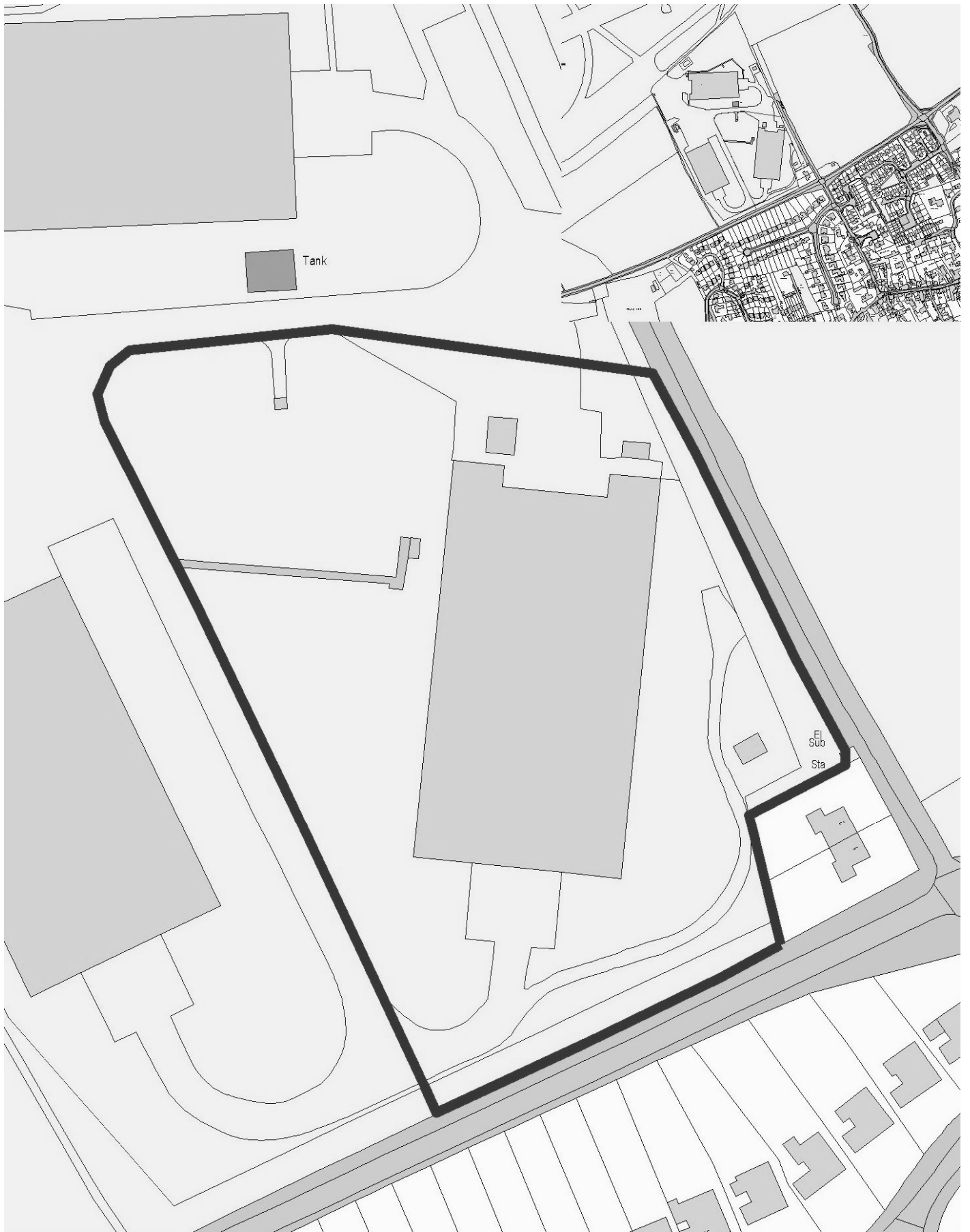
Reason: In the interests of visual amenity.

25. The construction of any part of the development hereby granted shall not include the use on site of machinery, powered vehicles or power tools before 08:00 hours or after 18:00 hours on any

weekday, nor before 08:00 hours or after 13:00 hours on any Saturday nor at all on any Sunday or Bank or Public Holiday without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenity of local residents.

Appendices:	none
Background Documents Used in the Preparation of this Report:	1.20; 2.02; 2.10; 3.03, 4.02; 4.03, 4.04; 4.07, 4.07 , 5.01; 5.03; 6.02



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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	3rd November 2010		
Application Number	10/03420/S73A		
Site Address	Stonecroft, Longsplatt, Kingsdown, Corsham SN13 8DD		
Proposal	Rebuilding of Existing Outbuildings to Form Office, Playroom and Garden Room – Revision of 09/00869/FUL		
Applicant	Mr Gwilliam		
Town/Parish Council	Box		
Electoral Division	Box & Colerne	Unitary Member	Sheila Parker
Grid Ref	382421 167360		
Type of application	Retrospective		
Case Officer	Sue Hillier	01249 706685	sue.hillier@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Sheila Parker has requested it be called to Committee as the plans are retrospective and to consider the relationship with adjoining properties.

1. Purpose of Report

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

Box Parish Council has objected to the application.

Two letters of objection have been received.

2. Main Issues

The application is for retrospective planning permission to rebuild the existing outbuildings to form office, playroom and a garden room. This is a revision of 09/00869/FUL as the buildings have not been constructed in accordance with the approved plans, the difference being its siting approximately a metre closer to the boundary and of timber construction instead of concrete and render.

- Implications on DC Core policy C3, NE4 and NE1.

3. Site Description

The development site is located at Longsplatt in Kingsdown, Box. The site accommodates a detached dwelling in a large plot of land on the southern side of Longsplatt. Permission exists for the office, playroom and garden room.

4. Relevant Planning History		
Application Number	Proposal	Decision
05/02945/FUL	Rebuilding of Existing Outbuildings to Form Office and Sound Studio	Withdrawn
06/1056/FUL	Rebuilding of Existing Outbuildings to Form Office, Playroom and Garden Room	Permitted
09/00869/FUL	Rebuilding of Existing Outbuildings to Form Office, Playroom and Garden Room	Permitted

5. Proposal

This proposal seeks to retain a timber building rather than one of concrete and render construction as approved under reference 09/00869/FUL. Whilst being the same scale to the previously approved outbuilding this proposal has been sited between 1040mm and 1300mm from the boundary instead of 2000mm and 2400mm.

6. Consultations

Box Parish Council object as the size and mass of the building is overbearing by its close proximity to the neighbouring property. The permission granted was for a stone building with windows and white guttering. What has been built is wood cladded with no windows and black guttering.

7. Publicity

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

2 letters of letters of objection received

Summary of key relevant points raised:-

- Position of building 1 metre away from boundary
- Obscure views
- Taller than building it replaced
- Finished in timber, not in keeping with surrounding properties
- Building does not have any windows
- Bears no resemblance to the planning approval in existence
- Size and mass of building overbearing
- Out of keeping with the surroundings

8. Planning Considerations

The application is to regularise the constructed building. The building has been constructed between 1.04 metres and 1.30 metres away from the boundary. The original approval 09/00869/FUL was for between 2 metres and 2.4 metres away from the boundary. The materials that have been used respect the character of garden outbuildings and there are no windows that overlook any adjoining properties. The building has been built closer to the boundary than that was originally approved, however, the building, as constructed, will have a minimal increase in its impact on the neighbour and of an insufficient amount to warrant a refusal. It is considered the new structure is much enhanced than the original dilapidated building on the site and is not considered to affect the openness of the Green Belt and will also conserve the natural beauty of the surrounding Area of Outstanding Natural Beauty.

9. Recommendation

Planning Permission be GRANTED for the following reason:

It is considered the building to be acceptable and will conserve the natural beauty of the area and preserve the openness of the Green Belt. The proposal is in accordance with Policies C3, NE1 and NE4 of the North Wiltshire Local Plan 2011.

Subject to the following conditions:

1. The detached office, playroom and garden room hereby permitted shall be used wholly in conjunction with and ancillary to, the use of Stonecroft, Longsplatt, as a single dwellinghouse and shall not be used as a separate dwelling.

REASON: In the interest of residential amenity.

2. The development shall be implemented in accordance with the documents and plans submitted with the planning application listed below. No variation from the approved documents should be made without the prior approval of this Council.

Plan References

Drawings: Location Plan, Photographs, D & A Statement, No.King2a/A, No.King3a/A and No.King3p/H (Revised).

Appendices:	Appendix I: Development permitted 09/00869/FUL & current application proposals
Background Documents Used in the Preparation of this Report:	Documents: 1.20, 4.02, 4.03, 4.04, 5.01.



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NATURAL SLATE ROOF & MATCHING RIDGE
 METAL FINISHED FLAT ROOF TO LOBBY
 AND THREE BAYED GLAZING TO WALLS
 WHITE PVC GLAZING AND FRAMES
 TRUSS FRAMED DOUBLE GLAZED WINDOWS
 SMOOTH STONE COLOURED FINISH
 NATURAL STONE CLAYS TO ALL CORNERS

North Elevation

NEW PLAYING REST TO BULLDOZER FACE
 NATURAL SLATE ROOF & MATCHING RIDGE
 WHITE PVC GLAZING AND FRAMES
 TRUSS FRAMED DOUBLE GLAZED WINDOWS
 SMOOTH STONE COLOURED FINISH
 NATURAL STONE CLAYS TO ALL CORNERS

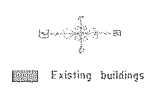
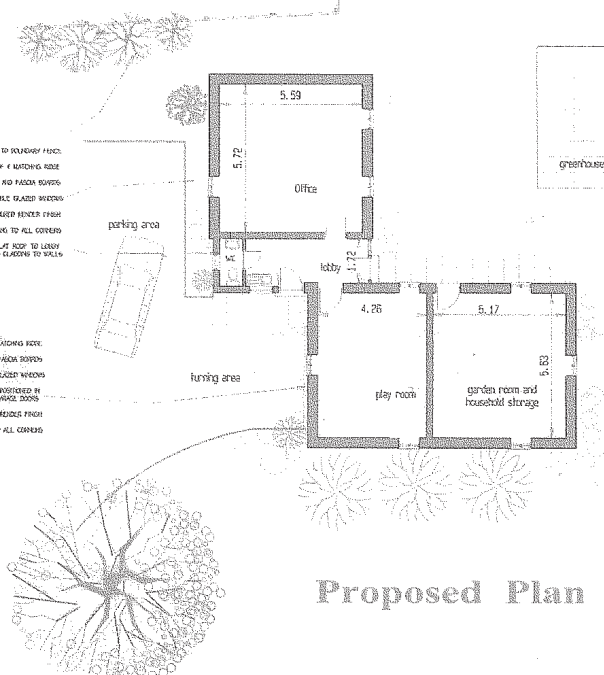
East Elevation

NATURAL SLATE ROOF & MATCHING RIDGE
 WHITE PVC GLAZING AND FRAMES
 TRUSS FRAMED DOUBLE GLAZED WINDOWS
 NEW FRONT WALL TO BE POSITIONED IN
 SAME PLACE AS EXISTING GARAGE DOORS
 SMOOTH STONE COLOURED FINISH
 NATURAL STONE CLAYS TO ALL CORNERS

West Elevation

NATURAL SLATE ROOF & MATCHING RIDGE
 METAL FINISHED FLAT ROOF TO LOBBY
 AND THREE BAYED GLAZING TO WALLS
 NATURAL SLATE ROOF & MATCHING RIDGE
 WHITE PVC GLAZING AND FRAMES
 TRUSS FRAMED DOUBLE GLAZED WINDOWS
 SMOOTH STONE COLOURED FINISH
 NATURAL STONE CLAYS TO ALL CORNERS

South Elevation



C. Glyn Davies *Registered*
Architectural Services
 141c Salisbury House, Gloucester Rd
 Upper Stonecroft, Bath, BA1 1BE
 Telephone: 01225 650077

Site address
 Stonecroft, Longplatt
 Green Lane, Kingsdown
 Near Bath, Wiltshire

Client: Mr & Mrs S. Gwilliam
Scale: 1:200
Date: 1.12.05
Drawings: N/A, K, G, P, D
Drawn by: N/A, K, G, P, D
Asat drawn by: N/A, K, G, P, D

NATURAL SLATE ROOF & MATCHING RIDGE
 WHITE PVC GLAZING AND FRAMES
 TRUSS FRAMED DOUBLE GLAZED WINDOWS
 STAVED HORIZONTAL TRUSS ROOFING

North Elevation

NEW PLAYING REST TO BULLDOZER FACE
 NATURAL SLATE ROOF & MATCHING RIDGE
 WHITE PVC GLAZING AND FRAMES
 TRUSS FRAMED DOUBLE GLAZED WINDOWS
 STAVED HORIZONTAL TRUSS ROOFING

East Elevation

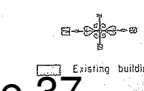
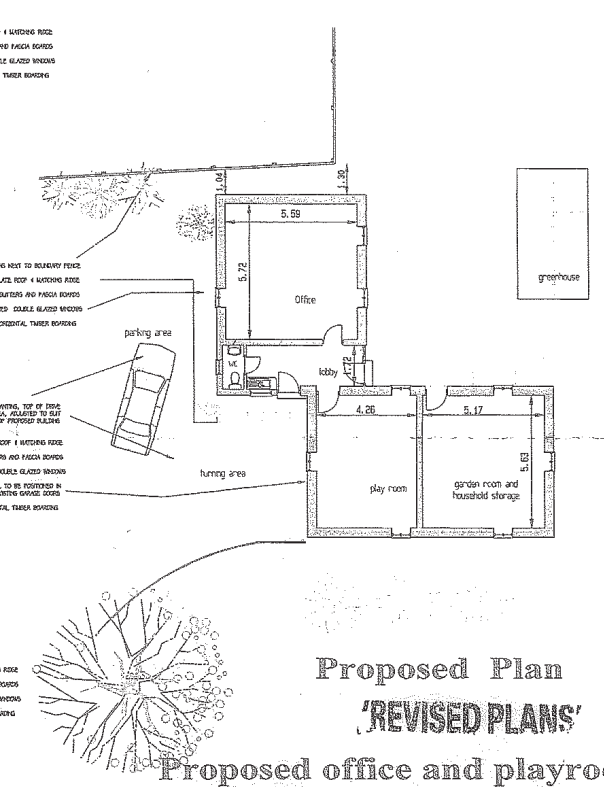
POSITIONING OF PLAYING REST TO FACE
 AND FRONT WALL, COLLECTED TO BE
 IDENTICAL TO PROPOSED BUILDING

NATURAL SLATE ROOF & MATCHING RIDGE
 WHITE PVC GLAZING AND FRAMES
 TRUSS FRAMED DOUBLE GLAZED WINDOWS
 NEW FRONT WALL TO BE POSITIONED IN
 SAME PLACE AS EXISTING GARAGE DOORS
 STAVED HORIZONTAL TRUSS ROOFING

West Elevation

NATURAL SLATE ROOF & MATCHING RIDGE
 WHITE PVC GLAZING AND FRAMES
 TRUSS FRAMED DOUBLE GLAZED WINDOWS
 STAVED HORIZONTAL TRUSS ROOFING

South Elevation



C. Glyn Davies *Registered*
Architectural Services
 141c Salisbury House, Gloucester Rd
 Upper Stonecroft, Bath, BA1 1BE
 Telephone: 01225 650077

Site address
 Stonecroft, Longplatt
 Green Lane, Kingsdown
 Near Bath, Wiltshire

Client: Mr & Mrs S. Gwilliam
Scale: 1:200
Date: 1.12.05
Drawings: N/A, K, G, P, D
Drawn by: N/A, K, G, P, D
Asat drawn by: N/A, K, G, P, D

Scale: Metres 1:100

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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	3rd November 2010		
Application Number	10/03576/FUL		
Site Address	Towpath Cottage, 4 Brook End, Luckington, Chippenham, SN14 6PJ		
Proposal	Two Storey Extension		
Applicant	Mr Nicoll		
Town/Parish Council	Luckington		
Electoral Division	Sherston	Unitary Member	John Thomson
Grid Ref	383947 184226		
Type of application	FUL		
Case Officer	Sue Hillier	01249 706685	sue.hillier@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor John Thomson has requested it be called to Committee for members to consider the impact of the extension.

1. Report Summary

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

Luckington and Alderton Parish Council have not yet commented on the planning application as the consultation period has not expired at the time of preparing this report.

2. Main Issues

The application is for a two storey extension. This application is resubmission of a previous application (09/2109/FUL), which was refused on the 25th January 2010 as it was considered the proposed extension by means of size, scale and massing would be a discordant element to the property and would have an adverse impact on the character and appearance of the dwelling and would neither preserve or enhance the Luckington Conservation Area and the Area of Outstanding Natural Beauty and would detract from the rural character of the area.

- Implications on DC Core Policy C3, H8, HE1 and NE4.

3. Site Description

The development site is located within the hamlet of Brook End in Luckington. The property is two storey and is situated at the end of a terrace of four dwellings. The dwelling lies within the Luckington Conservation Area and an Area of Outstanding Natural Beauty and within a Flood Zone 3.

4. Relevant Planning History		
Application Number	Proposal	Decision
78/1740/FUL	First Floor Extension	Permitted Development
03/02402/FUL	Porch	Permitted
06//00667/FUL	Single Storey Extensions	Refused
06/03244/FUL	Single Storey Extension	Permitted
09/02109/FUL	Two Storey Extension - identical to current application	Refused

5. Proposal

The proposed extension is to add a two storey, wrap around extension to the side and rear of the property, forming a gable on the side elevation and a catslide roof to the front. The extension will enlarge the kitchen/family room on the ground floor and a bathroom on the first floor. The materials proposed to be used are natural stone and clay double Roman roof tiles.

6. Consultations

Luckington and Alderton Parish Council - comments are awaited as the consultation period expires on 21 October..

Highways officer - no objections.

The Conservation Officer - the cottage is at the end of a terrace of four nineteenth century cottages, at the edge of the settlement of Brook End. The cottage has already undergone substantial extension, with a two storey side extension and porch that breaks forward of the front building line. The proposed two storey extension, given its size, location and form would neither preserve nor enhance the character or appearance of this part of the conservation area and the proposals are therefore contrary to policies C3 and HE1 and recommend refusal.

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 and the consultation period has not yet expired.

8. Planning Considerations

The application seeks permission for a two storey extension which will wrap around the side and rear of the host dwelling. The property has been substantially extended already, with a total footprint now of 99.4m², the original cottage being approximately 48m². The proposed extension would create additional living space and increase the footprint further by approximately 19.5m².

The existing cottage is situated at the end of a terrace within the Luckington Conservation Area and an Area of Outstanding Natural Beauty. This important elevation is the first view of the hamlet when approached from the south although it is acknowledged that such an approach is not heavily trafficked. The proposed extension will cumulatively alter the scale and massing of the cottage and as a consequence of the extension, the character of the building would be lost. The impact of the proposal would fail to preserve or enhance the Conservation Area character.

For the same reasons as the previous application, it is considered the proposed extension by means of its size, scale and massing would be a discordant element to the property and would have an adverse impact on the character and appearance of the dwelling and would neither preserve or enhance the Luckington Conservation Area and the Area of Outstanding Natural Beauty and would detract from the rural character of the surrounding area, contrary to policies C3, H8, HE1 and NE4 of the North Wiltshire Local Plan 2011.

9. Recommendation

Planning Permission be REFUSED for the following reason:

1. The proposed two storey extension by reason of its size, scale and massing would be an incongruous addition to the property and would fail to preserve or enhance the character of the Luckington Conservation Area and the Area of Outstanding natural Beauty and would detract from the rural character of the surrounding area, contrary to policies C3, H8, HE1 and NE4 of the North Wiltshire Local Plan 2011.

Appendices:	None
Background Documents Used in the Preparation of this Report:	Drawings: 933/0101, 933/0311a and D & A Statement. Documents: 1.20, 5.01



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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	3 November 2010		
Application Number	10.3586.FUL and 10.3587.LBC		
Site Address	Pinkney Court, Sherston		
Proposal	Alteration and Conversion of Stable Building to Provide New Independent Dwelling		
Applicant	Mrs Silver		
Town/Parish Council	Sherston		
Electoral Division	Sherston	Unitary Member	John Thomson
Grid Ref	386240 187282		
Type of application	Full application//Listed Building Consent		
Case Officer	Judy Enticknap	01249 706 660	Judy.Enticknap@wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision at the request of Cllr J Thomson in order to consider issues related to the scale of development; Environmental/Highway impact; relationship to adjoining properties; visual impact and design in respect of bulk, height and general appearance.

1. Report Summary

Planning Permission be REFUSED

Listed Building Consent be REFUSED

Sherston Parish Council raises no objection.

1 letter of support received.

2. Main Issues

Pinkney Court Is a Grade 11 listed building. Pinkney Court stable is a former agricultural building which is on the opposite side of the (unclassified) road, but was historically functionally-related to the farm house, and is considered to be curtilage-listed building. The site lies within the AONB, in open countryside. The proposal is to convert the building to form a separate dwelling. It is considered the main issues are:

- Scale of development
- Implications on Housing Policy H3
- Design of the development and its effect on the special character of the listed building
- Impact on the AONB
- Visual impact upon the surrounding area
- Affect of the residential amenity of existing properties
- Impact on traffic and parking in the local area

3. Site Description

Pinkney Court stable is a late C19 former open-fronted farm building, constructed in rubble stone with stone piers and a tiled roof. It is a single storey range divided into 5 bays, approximately 17m long x 6m wide with a c2m eave height with 80.31 sq m floor area. It lies immediately adjacent to the road, and originally the principal elevation faced eastwards. However, at some time in the C20 the openings were enclosed in rendered blockwork, and the orientation effectively reversed when it was converted to form a stable and tackroom, with openings facing westwards into the paddock. The tack room is in the north bay, with external access via a boarded door. The rear stone wall to the other 4 bays has been removed and replaced with timber boarded posts and studding for the 4 looseboxes. There is a projecting slate-covered canopy in front of the loose boxes, supported on posts. To the south there is a timber lean-to used as a hay store. The roof construction is mostly new, although oak purlins survive in the tack room.

4. Relevant Planning History		
Application Number	Proposal	Decision
NONE		

5. Proposal

The proposal is to convert the building to form a substantial 3-bedroom house with additional study/guestroom. To achieve this, it is proposed to lower the finished floor level within the building by 500mm, introduce a 1st floor just below wall plate level and substantially extend the building. The lowering of the floor level implies underpinning the whole building. Externally, the elevation to the road will be unchanged (other than removal of a modern door within the infill to the north bay) but the increase in height will be evident on the south and west elevations; there will be a stone facing to the new lower sections of masonry which will be visible externally.

At ground floor level, the tack room becomes an entrance hall. The remainder of the building is widened by an extension which occupies the footprint of the former canopy, and provides a substantial 9.1m x 6.2m (internal dimensions) living room and guest room/study at ground floor level, with 2 bedrooms and bathroom above. A 10m x 6m extension attached to the north gable provides a kitchen/dining room with master bedroom and en-suite above. The extension would be constructed in natural stone, and the whole building would have a natural slate roof covering. The new extension has been set into the ground, and carefully designed to appear subservient in scale from publicly-visible elevations (ie east and north), although to the rear where the ground level has been lowered and terraced, the increased eave height is evident.

It is also proposed to replace the hay store with a lean-to attached to the south gable to serve as a log/oil store. The agent advises that alternative stable facilities will be provided in the buildings adjacent to Pinkney Court. There is an existing field gate to the north west north of the stable, with a manege just beyond. In order to accommodate the extension, it is proposed to reposition the access further to the north, with access and parking parallel to the side elevation of the extension; this implies removal of the manege. The agent advises that the dwelling is needed to provide accommodation for the applicant's daughter and her family.

Apart from the listed building Design and Access Statement and structural report, the application has been supported by a Viability Appraisal, Protected Species Assessment and Bat Emergence Survey.

The Viability Appraisal acknowledges that the current stables are of a size conducive with normal domestic ancillary use. It considers alternative uses from a developer's perspective, and suggests the building is suitable for development for offices, industrial workshops/storage, holiday accommodation or residential use; it discounts community uses in this location. It argues that there is no market for small commercial properties (either office or workshop) in the current economic climate. It suggests it could be converted to a one-bed or small 2-bed holiday let, providing an annual income of £10,000 - £12,500pa; but conversion would cost the same as a residential conversion and provide an investment only c50% the market value of a dwelling (and this would not be considered commercially viable by a developer).

The Protected Species Assessment found evidence of bats, owls and swallows near the site. No bats were recorded emerging from the stable, although 3 species of feeding bats were recorded in the vicinity, with bat droppings found in front of the stables. The report recommends actions to protect any species during construction works, and to achieve biodiversity enhancement; the application takes account of these, including provision of "bat bricks" in the extension to encourage bats.

6. Consultations

Sherston Parish Council: No objections and development looks very tasteful.

County Highways: Recommend refusal on sustainability grounds. If the Council is mindful to approve, they ask for adequate drawings demonstrating the new access and adequate parking provision for two vehicles; with these to be provided prior to first occupation of the dwelling.

County Ecologist: Recommends conditions to provide suitable conditions for bats, owls and swallows.

7. Publicity

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

1 letter of support has been received.

Summary of key relevant points raised:

- The current building is in a dilapidated state and some materials are not in keeping.
- Proposal will improve the aesthetics of the building and improve the overall appearance of the hamlet.

8. Planning Considerations

This application has been described as alteration and conversion of a stable building, and as such in the first instance it needs to be considered in the context of Local Plan Policy BD6. This states:

"In the countryside, the re-use of buildings will be permitted provided that:

- i) The proposed use will be contained within the building and does not require extensive alterations, re-building and or extension; and*
- ii) The proposed use respects both the character and setting of the subject building and any distinctive local building styles and materials; and*
- iii) Consideration is given to whether a building by reason of its design and or location would be more appropriately retained in or converted to, in order of preference, employment, community, or residential use; and*
- iv) There being no abuse of the concession given to buildings erected with the benefit of permitted development rights; and*

v) *The proposal will not have an adverse impact upon the surrounding road network.*

Scale of Development: During preliminary discussions your officer advised that a small residential use could be considered if it could be demonstrated that alternative preferred uses would not be appropriate here.; but that there should be no extension other than the proposed store. The agent in his covering letter advises that “it is not possible to significantly reduce the scale of the building’s extension....and provide a reasonable family dwelling”. The proposal is for a substantial extension which increases the footprint of the building by 80% and the lowering of the floor level in order to increase the useable floor area represents a further significant enlargement of the building. Moreover, this intervention could potentially cause structural damage to surviving historic fabric (and as such the proposal is clearly contrary to policy BD6.i).

The viability appraisal has demonstrated that commercial use is unlikely to be viable, but that a small 1 or 2 –bed tourist unit could be feasible. Such a use would be more compliant with policy BD6.iii . Equally, the building could be converted to provide a small dwelling with no or minimal extension.

Even were the building not listed the proposal would fail to comply with Policy BD6.

Implications on Housing Policy H4: Due to the amount of extension and alteration this fails to be considered as a conversion. This proposal is essentially a new dwelling in the countryside. It is not a replacement for an existing dwelling or needed in connection with agriculture or forestry, and is thus clearly contrary to Local Plan Policy H4.

Design and its effect on the special character of the listed building: This is a curtilage-listed building although its significance has been diminished by the C20 interventions. However, it still has an essentially agricultural character, with a subservience to the principal farmhouse and associated range of farm buildings adjacent to Pinkney Court. The alterations to the publicly-visible elevations have been well-considered to minimise the harm to the publicly-visible elevations, and removal of the modern door to the north elevation, with use of natural slate for roofing will enhance the appearance of the listed structure. However, the projecting lean-to “canopy” to the west elevation is an alien feature that compromises its special character as a small-scale farm building; this is exacerbated by the number of roof lights in the rear elevation. The change to internal finished floor level is a major intervention which could cause structural damage to the building.

Visual impact upon the surrounding area: The current use of the site for stables/paddock is low-key and appropriate to the character of this part of the AONB.; and the site is well-integrated by indigenous planting to its boundary. The inevitable domestication of the site following a change to residential use will cause harm to the character of the AONB, although this could be mitigated by conditions re: landscaping and removal of permitted development rights.

Affect of the residential amenity of existing properties: It is not considered that the proposal would cause harm to residential amenity.

Impact on traffic and parking in the local area: Apart from the sustainability argument, it is considered that suitable conditions could be imposed to ensure there is adequate parking and access to the site.

10. Recommendation

Listed Building Consent be REFUSED for the following reason:

1. The proposal would cause harm to the curtilage-listed building by virtue of the alterations associated with reduction of the internal floor level, and introduction of the lean-to extension and 4 no roof lights to the “front” (south west) elevation. The proposed alterations would not

preserve the special historic interest of the listed building. It would therefore not be in accordance with the Planning (Listed Building and Conservation Area) Act 1990 or guidance set out in PPS5.

Planning permission be REFUSED for the following reasons:

1. The proposal is tantamount to a new dwelling in the open countryside. It is contrary to policy H4 in the North Wiltshire Local Plan 2011.
2. The proposal includes a substantial extension and intervention to the building; and moreover it is considered that conversion to tourist accommodation would be a more suitable use for this building. The proposal is therefore contrary to policy BD6.i. ii and iii in the North Wiltshire Local Plan 2011.
3. The proposal would cause harm to the curtilage-listed building by virtue of the alterations associated with reduction of the internal floor level, and introduction of the lean-to extension and 4 no roof lights to the “front” (south west) elevation. It is therefore contrary to policy HE4 in the North Wiltshire Local Plan 2011 and the advice contained in PPS5.

Appendices:	None
Background Documents Used in the Preparation of this Report:	Drgs. 10.1115/00. 01, 02A, 03B, 04, all received 17.9.2010 1.03, 1.20, 2.02, 2.37, 4.04, 5.02, 6.02



REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	3 November 2010		
Application Number	10/03705/FUL		
Site Address	The Inglenook, 11 Pickwick, Corsham, Wiltshire, SN13 0JD		
Proposal	Alterations and extensions to dwelling		
Applicant	Mr R Vaughn		
Town/Parish Council	Corsham		
Electoral Division	Corsham Pickwick & Rudloe	Unitary Member	Alan Macrae
Grid Ref	386612 170892		
Type of application	Full		
Case Officer	Lydia Lewis	01249 706643	Lydia.lewis@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Macrae has requested the application come to Committee for the following reason:

- The character of the cottage would be lost with large overdevelopment.

1. Report Summary

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

No comments have been received to date from Corsham Town Council. The Corsham Civic Society object on the basis that the character of the cottage would be lost with large overdevelopment.

No letters of objection have been received in response to the application publicity.

2. Main Issues

The main planning issues to be considered in the determination of this application are the acceptability of:

- The design and appearance; and
- The impact of the development on the amenity of neighbouring occupiers and the amenity provisions for future occupants.

3. Site Description

The application site is a vacant detached single storey residential property situated to the north of the A4 with open countryside to the rear. A single storey garage / car sales business occupies the site to the north east and a two storey detached listed residential building lies to the south west. The site is situated approximately 45 metres from the boundary of a conservation area and just outside of the settlement framework boundary for Corsham. The property benefits from a driveway to the front with space to park 2 vehicles.

A 1.2 metre high dry stone wall forms the sites south western boundary and a 1.8 metre high close boarded fence forms the north eastern boundary.

4. Relevant Planning History		
Application Number	Proposal	Decision
08/01781/FUL	Extensions including attached double garage	Permitted

5. Proposal

The applicant seeks consent for the erection of a one and a half storey side and rear extension.

Planning permission already exists for a similar extension. The key differences between the current proposal and the previously approved application will be discussed within the planning considerations section of this report.

The proposed side extension would be set back approximately 0.4 metres from the front wall of the main house and measure 5.5 metres wide, 7.1 metres deep, 2.8 metres to eaves level with an overall height of 6.2 metres. A dormer window is proposed within both the front and rear elevations of this extension. These would be set down 0.1 metre from the ridge of the main roof and set up 1.1 metre from the eaves measuring 2.2 metres wide and 2.4 metres deep.

The proposed rear extension would project by approximately 5.0 metres with a width of 8.2 metres, height to eaves of 3.3 metres and overall height of 7.2 metres. A dormer window is proposed in the north east side elevation. This would be set down 0.5 metres from the ridge of the main roof and set up 1.0 metre from the eaves measuring 1.5 metres wide and 2.2 metres deep.

The proposal would alter the shape of the roof and increase the height of the roof by 1.7 metres to allow the introduction of two dormer windows in the front elevation. No changes are proposed to the eaves height. The two existing chimneys would be removed. The dormer windows would each be set down approximately 0.7 metres from the ridge of the main roof and set up 1.1metre from the eaves with a width of 1.5 metres and depth of 2.2 metres.

6. Consultations

Corsham Civic Society – Character of cottage would be lost with large overdevelopment.

Corsham Town Council – No comments received to date.

7. Publicity

The application was advertised by site notice and neighbour consultation.

No representations have been received in response to the application publicity.

8. Planning Considerations

Design and Appearance

Policy C3 of the Local Plan considers that new development will be permitted subject to a number of criteria including inter alia: respect for the local character and distinctiveness of the area with regard to the design, size, scale, density, massing, materials, siting and layout of the proposal.

Policy H8 of the Local Plan states that household extensions will be permitted provided that amongst other things: it is in keeping with the host building in terms of scale, form, materials and detailing, other than in the exceptional case of historic buildings, where a change of style and / or materials might be desirable to indicate the evolution of the building; and it maintains the scale and siting of the dwelling in relation to adjoining development, open spaces and the character of the area and the wider landscape.

Policy HE4 of the Local Plan states that development or alteration affecting a listed building will only be permitted where it preserves or enhances the building, its setting and any features of special architectural or historic interest that it possesses.

The principle of the development has been established through the granting of the previous consent (ref: 08/01781/FUL). Plans showing the existing dwelling are shown at appendix A, the previously approved plans are shown at appendix B and plans for the current proposal are shown at appendix C.

The key difference between the current proposal and the previously approved application is that the height of the proposed attached garage has been increased by approximately 1.0 metre to allow a dormer window in both the front and rear elevations to accommodate a fourth bedroom on the first floor. In addition the attached garage previously approved was set back from the front of the dwelling by 1.5 metres and the set back now proposed is 0.4 metres.

The width of the proposed side garage extension would remain the same, as would the depth and height of the proposed rear extension.

The dormers would all be set down from the ridge of the roof and set up from the eaves, be of an appropriate size to the original roof with pitched roofs. The dormers would therefore be subservient in appearance.

It is proposed that all materials match those of the existing property and the proposed extensions would therefore blend in well. A condition ensuring this is recommended.

The application does not propose significant changes beyond those which have already been approved, and the proposed development is therefore considered to be appropriate in relation to both the host dwelling and the character of the surrounding area. Furthermore, the proposal would not have a detrimental impact on the setting of the adjacent listed building. The proposal would therefore be in accordance with policies C3, H8 and HE4 of the adopted Local Plan.

Impact of the Development on Amenity

Policy H8 of the Local Plan considers that household extensions will be permitted provided that inter alia: it does not result in unneighbourly development, which would result in loss of light, overshadowing, loss of privacy, oppression or other harm to amenities of occupiers of either adjacent dwellings or the application property itself.

A secondary ground floor kitchen window is proposed in the south west side elevation facing No.15 Pickwick. This would not result in any significant overlooking of this property and is considered acceptable. The existing property has a high level lounge window and a lobby window in this elevation, both of which would be removed.

Open countryside forms the rear boundary of the site and the proposed rear extension would maintain a distance of 7.7 metres from the rear boundary. A ground floor family room window and first floor bedroom window are proposed in the north eastern elevation of the rear extension facing towards the adjacent car garage. These windows would both be secondary windows and would maintain a distance of 10 metres from the boundary. It is not considered that these would result in any significant overlooking of the adjacent garage.

In terms of overshadowing, the proposed rear extension would be set in approximately 1.8 metres from the boundary with No.15 and would extend approximately 2.9 metres beyond the rear wall of

this property which itself is set approximately 3.7 metres from the boundary. Furthermore, whilst the height of this rear element would be greater than that which already exists, its depth of projection would be the same. It is not considered that the proposed development would result in any significant overshadowing of the neighbouring property No.15 Pickwick.

The proposal would not result in any significant overlooking or overshadowing of neighbouring properties and would therefore be in accordance with policies C3 and H8 of the adopted Local Plan.

9. Conclusion

The application does not propose significant changes beyond those which have already been approved and would not compromise the aims and objectives of the relevant policies contained within the development plan and there are no material planning considerations that would justify a refusal of consent.

10. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development would respect the character of both the host dwelling and the surrounding area and would not result in any significant overlooking or overshadowing of neighbouring properties. The proposal would therefore accord with policies C3, H8, HE4 and NE15 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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

POLICIES - C3, NE15, H8 and HE4

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

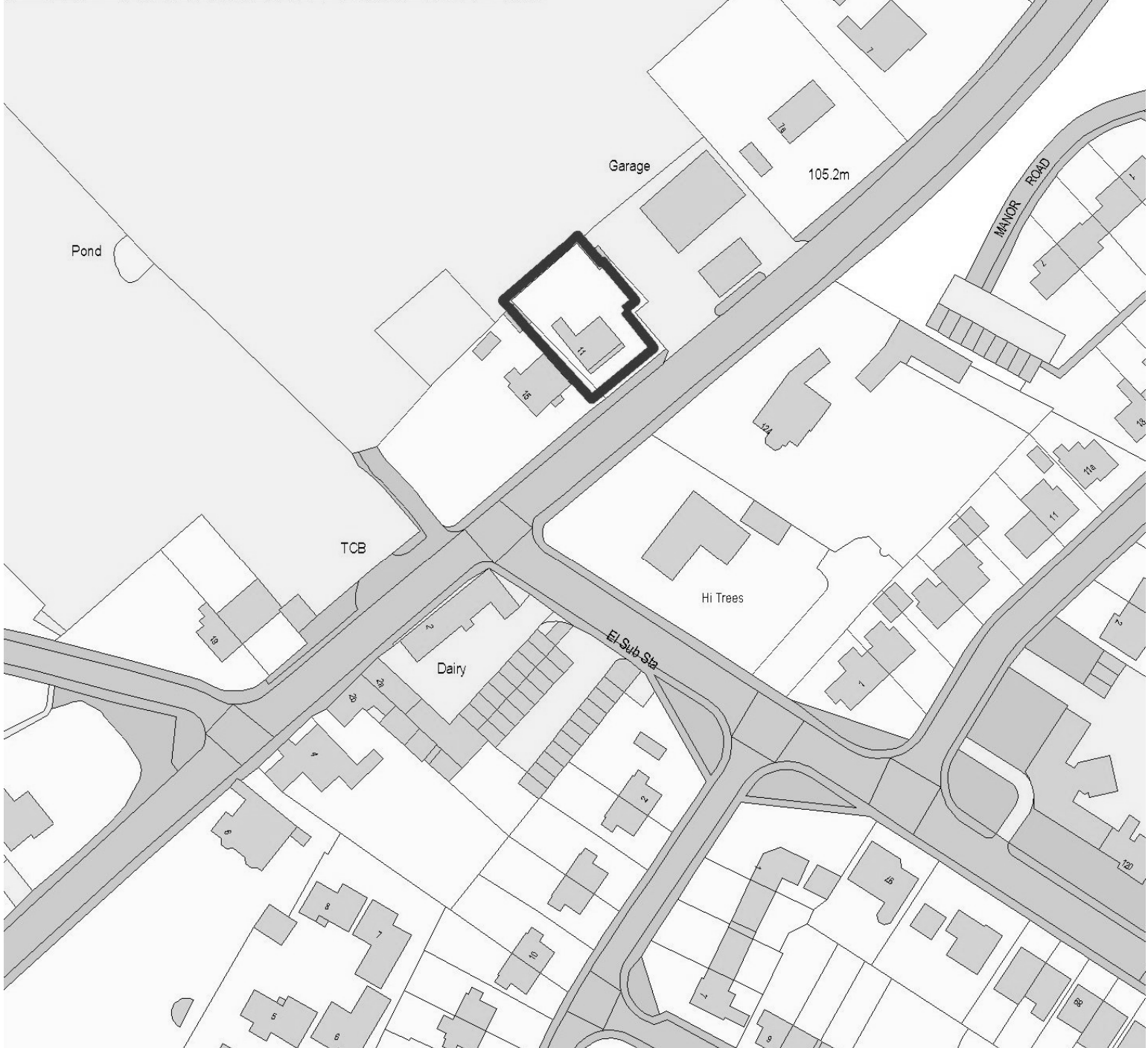
- Location plan
- 2010/1 – Plans and Elevations as Exist
- 2010/2 – Proposed Plans and Elevations
- 2010/3 – Site Plan, Proposed

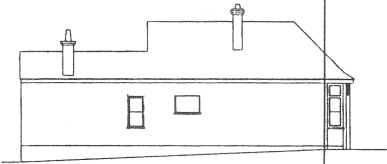
REASON: For the avoidance of doubt and in the interests of proper planning.

Appendices:	A – Plans of existing dwelling B – Plans of previously approved permission (Ref: 08/01781/FUL) C – Currently proposed plans
Background Documents Used in the Preparation of this Report:	North Wiltshire Local Plan 2011



PICKWICK

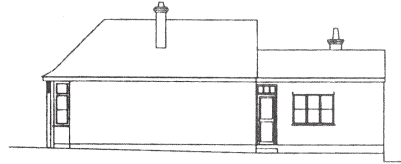




Side Elevation (Southeast)



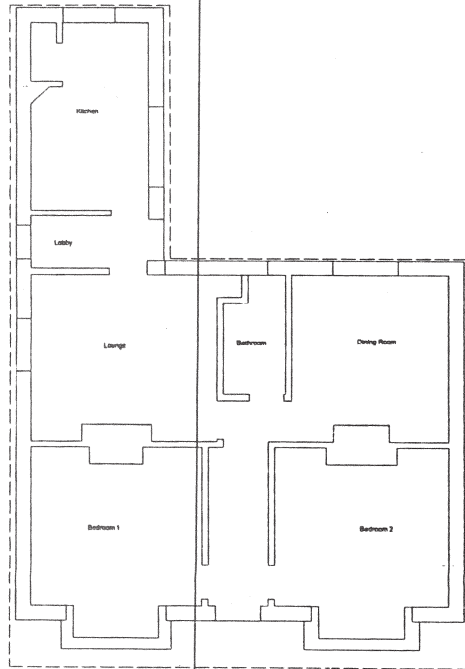
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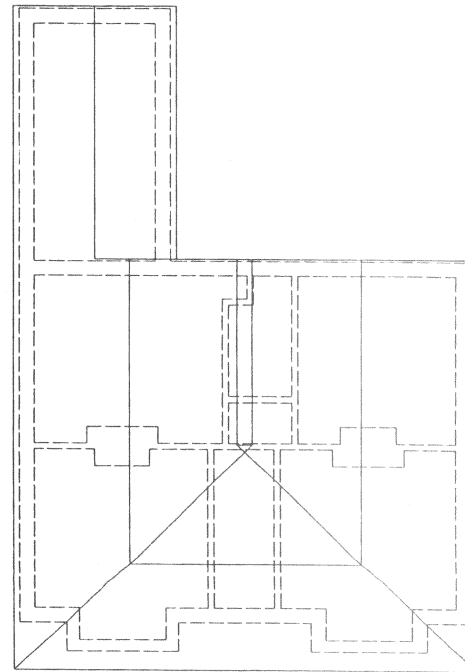
Side Elevation (Northeast)



Rear Elevation (Northwest)



Ground Floor Plan



Roof Plan

PLAN SET SERVICES
28 SEP 2010



Project: The Hydrade, 11 Pickwick Court, 3113 OTD

Drawing: Plans of Elevation as Exist

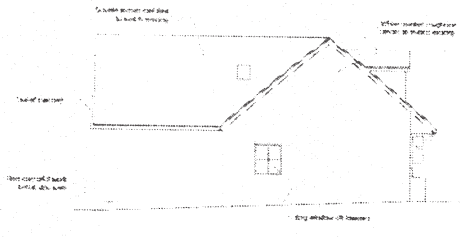
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Date: Sept 10 Drawn: Chris Hyde

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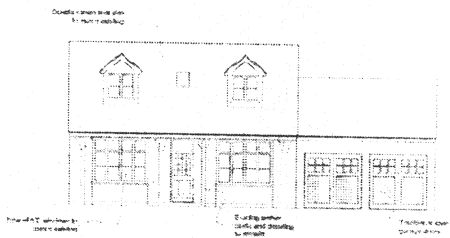
APPENDIX B

08/17/2008

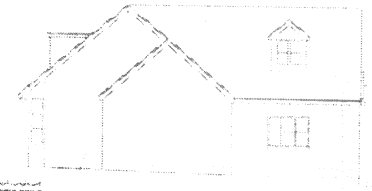
REVISIONS SERVICES
15 SEP 2008



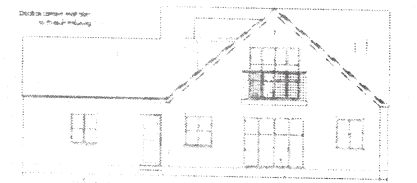
Side Elevation (Southeast)



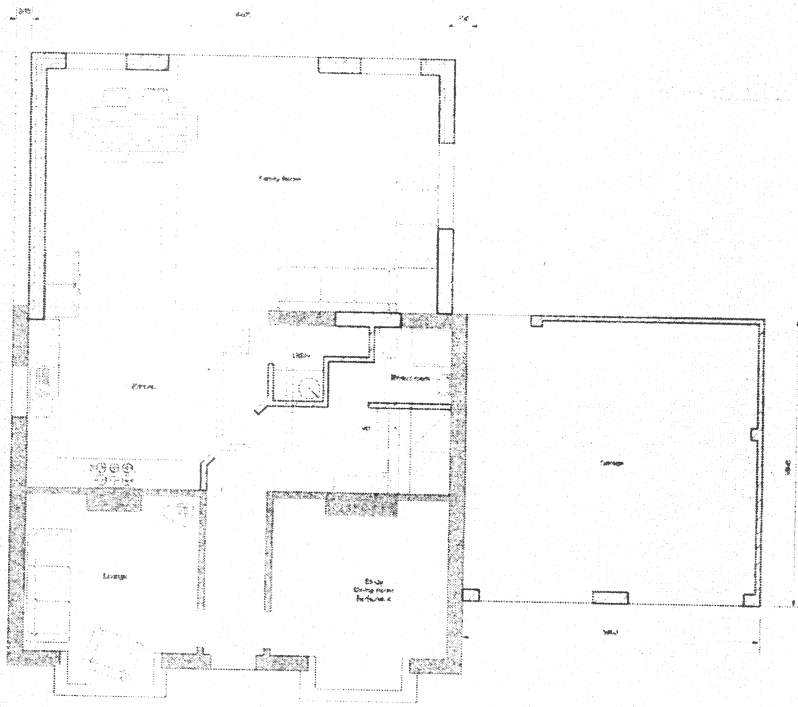
Front Elevation (Southeast)



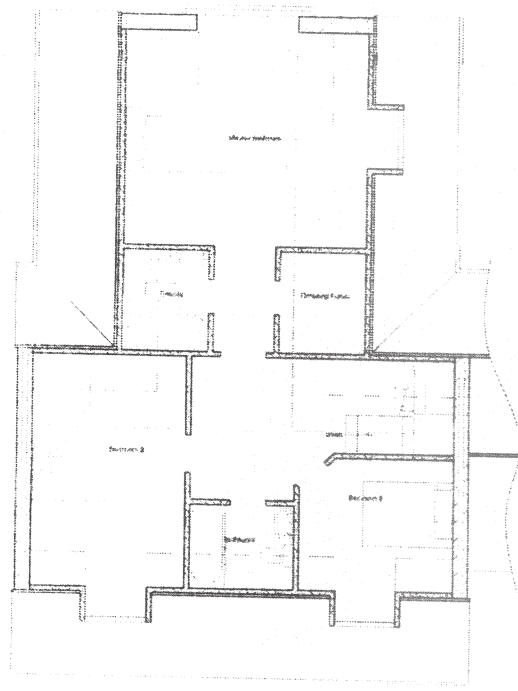
Side Elevation (Northeast)



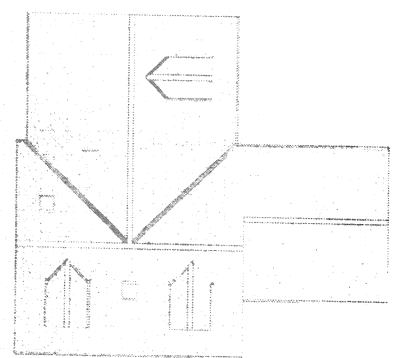
Rear Elevation (Southeast)



Ground Floor Plan



First Floor Plan

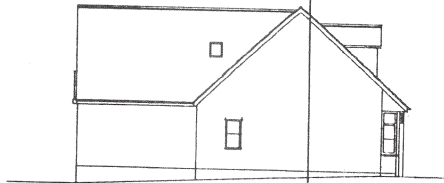


Roof Plan

REVISED PLANS

Date: 15 SEP 2008 Drawn: Mr D Lombard	
Project: The Inglenook 11 Pickwick, Cotsham, Wiltshire, SN13 0JD	
Title: Proposed Plans and Elevations	
Scale: 1:100	Date: June 08
Sheet: 01	Drawn: A
Rev: 02	Rev: A
CENTRELINE Design and Development Ltd The Inglenook 11 Pickwick Cotsham Wiltshire SN13 0JD	

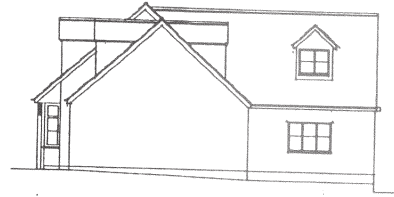
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Side - Southwest



Front - Southwest



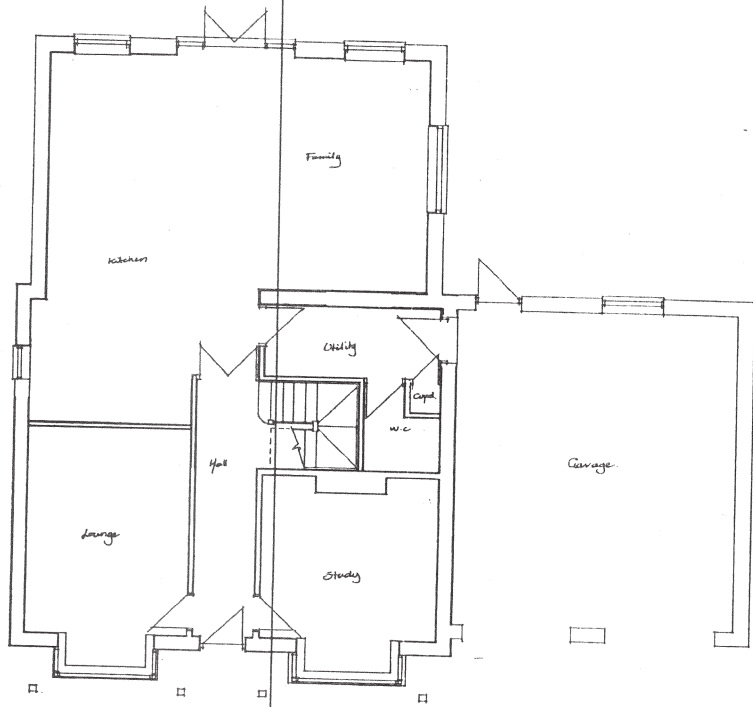
Side - Northeast



Rear - Northwest

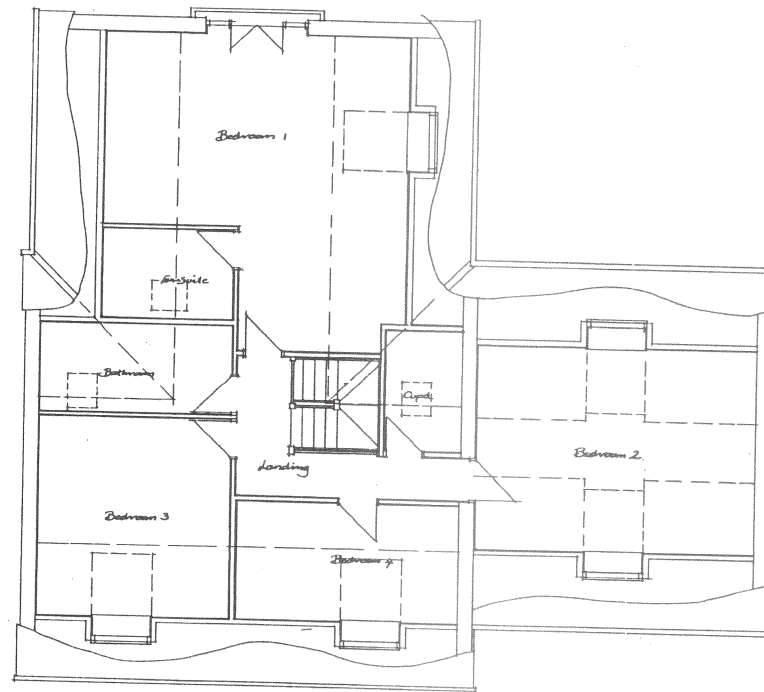
Proposed Elevations 1:100

Page 61




Ground Floor

Proposed Plans 1:50



First Floor



 Project: The 11th Avenue, 11 Peckwith, Cranham SW13 0TD

 Drawing: Proposed Plans and Elevations

 Scale: 1:50 1:100 Drawing No: 2010/2

 Date: Sept 2010 Drawn: Chris Hyde

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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	3rd November 2010		
Application Number	10/03360/FUL		
Site Address	Hill Brook House, Quemerford, Calne		
Proposal	New dwelling – amendment to 04/03639/FUL		
Applicant	Mr R Willis		
Town/Parish Council	Calne		
Electoral Division	Calne South & Cherhill	Unitary Member	Councillor Alan Hill
Grid Ref	401782 169724		
Type of application	FULL		
Case Officer	S T Smith	01249 706 633	Simon.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Hill has requested that this application be considered by the Development Control Committee so that the potential effect of the massing of the dwelling upon the amenity of the neighbours may be fully assessed.

1. Purpose of Report

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

2. Main Issues

To consider the proposed dwelling in the context of the extant planning permission and adopted North Wiltshire Local Plan 2011 policies C3 and H3. Specifically, to consider the following:

- Principle of development
- Comparison with extant planning permission 04/03639/FUL
- Impact upon neighbour amenity
- Relevance of 04/02788/FUL refusal

3. Site Description

Previously part of the domestic garden to No.369 Quemerford, since the grant of planning permission in 2004, the application site has been regarded as a plot for a single dwelling. In this context, recently building works have commenced on site.

Access to the site continues to be via an established track serving several properties. Under the terms of the 2004 planning permission the access was necessarily widened to allow cars to pass.

The substantive part of the site is within the defined Settlement Framework Boundary (SFB) of Calne. A proportion of the site is outside of the SFB, and this was previously known as the “paddock” area. The 2004 planning permission places the new dwelling on the part of the site which is within the SFB.

4. Relevant Planning History		
Application Number	Proposal	Decision
02/00362/OUT	Detached dwelling and double garage	Refused 23/05/02 Appeal dismissed 08/04/03
04/02788/FUL	Erection of new dwelling	Refused 24/11/04
04/03639/FUL	Erection of new dwelling	Granted 16/02/05

5. Proposal

The proposal is for the erection of a single detached dwelling. This application follows the grant of planning permission in 2004 for similar (for which works have commenced on site). This proposal differs from that previous planning permission in several respect, most notably, an increase in eaves and ridge heights over several sections of the property.

6. Consultations

Calne Town Council

“During public participation members listened to the cases put forward by both applicant and neighbour. Members then went on to discuss this planning application in some depth. Members had concerns over the proposed amended height, which infringes planning policy H8 (as per the original application several years ago) and the potential detrimental impact upon neighbouring property which needs to be assessed by the planning officers of Wiltshire Council.”

7. Publicity

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

1 (one) letter of objection received. Summary of key relevant points raised (letter received is paraphrased as far as is possible):

Application reference N/04/02788 – re-orientated the house to fall entirely within the framework boundary by placing it parallel, and immediately adjacent to, the boundary fence with 381 Quemerford. Members resolved to refuse the application because it was overbearing on 381 Quemerford, and therefore contrary to Policy RH8 of the North Wiltshire Local Plan 2001.

Application reference N/04/03639 – The design in this application had been amended to reduce the impact on 381 Quemerford. The re-design proposed a mix of one and two storey elements coupled with a significant height reduction created by sinking part of the single storey element into the ground which allowed a stepped ridge height together with a movement away from common boundary. Members decided that this revised proposal could be permitted.

Application history is one of successive revisions balancing ridge height, dwelling location, mass and scale in order to meet the tests of adopted LP policy. The appeal decision provides significant weight to the need to strike an appropriate planning balance between these factors.

Application N/04/02788 indicated heights of 7 metres from finished ground level on 1 ½ storey element and 4 metres from finished ground level on single storey element. Members found this too overbearing on 381 Quemerford and the application was refused on this basis.

Application N/04/03639 indicated proposed ridge heights of (6.7 metres from finished ground level on 1 ½ storey element and 3.8 metres from finished ground level on single storey element. (i.e. 2.9m below the 1 ½ storey element)). The approved plans directed that these levels were to be achieved by the conservatory element being sunken into the development site (with the finished floor level to be the same as the external ground level) coupled with a reduced level dig across the site to ensure that it matched that of the neighbouring garden and field/paddock.. The decrease in ridge height (from the unacceptable proposal within application N/04/02788) was a direct result of the sinking of the conservatory element into the ground, a lowered site level and the change in roof pitch from 35 degrees to 20 degrees.

Current application N/10/03360 demonstrates ridge heights of 7 metres from finished ground level on 1 ½ storey element; 4.5 metres from finished ground level on single storey element. (i.e. 2.9m below the 1 ½ storey element); and 3.7 metres from finished ground level for the stepped (i.e. not sunken) conservatory element. The latest application is more than a simple revision of proposals, it is an attempt to have the existing structures (as implemented on the site) validated by a planning consent given they currently depart from the approved drawings.

The new application shares only the barest of similarities, namely an application for a single dwelling. In all other respects including ridge height, massing, bulk, parking arrangements, roof finishes and other structural elements it is a quite different proposal.

Whilst the existing consent remains a material planning consideration in this determination the detailed planning history and appeal precedent cannot be ignored.

The scale of massing and ridge height changes between the consented and proposed scheme are clearly identified on submitted plans. From this it is apparent that the ridge heights have increased between the approved drawings N/04/03639 and the current proposal by some 0.3 metres for the two storey and 0.7 metres for the single storey element.

Finished ridge heights of the current application (assuming the applicant uses the existing structures on the site to implement any such proposal) will be as follows: 7 metres (an increase of .3M) for the 1 ½ storey element; 6.3 metres (an increase of 2.5M) for single storey element; 4.6 metres (an increase of .9M) for the conservatory element.

Application 04/02788 was refused at ridge heights of 7 metres for the 1 ½ storey element and 4 metres for the single storey element. At those levels the proposals were deemed overbearing and having an unacceptable impact upon the amenities of residents at 381 Quemerford. The ridge heights of the proposed dwelling has already been considered at length in respect of this site. It is evident that proposals which exceed the levels originally proposed.

The proposed addition of two windows in the south-east elevation would look directly into the bedroom window to the rear of 381 Quemerford and be consequently unacceptable in respect of privacy and amenity.

The significant increase in the ridge height of the proposals particularly in the 'middle element' of the dwelling would not be shielded from 381 Quemerford as the development runs along the entire length of our boundary and because of the angle of our property we are directly facing the whole development. The height of the finished building is considerably higher than that previously rejected by members and at inquiry.

The garage element of the consented scheme was never constructed as a garage (as this could never have been achieved because of the raised finished floor level) in direct contravention of the approved plans.

The current low pitched slate roof is not disproportionate to the scale of the two storey height of the external walls – this is just an opinion of the applicant. The pitch of a clay roof tile very much depends on the type and size of clay tile used and the pitch can be as small as 20 degrees. The changes to the roof pitch are simply a method of increasing the potential for habitable rooms in the roof-space

8. Planning Considerations

Principle of development

The 2004 planning permission for a single residential property on this site is a significant material planning consideration. The proposed dwelling is to be sited in approximately the same position of that dwelling approved under the 2004 permission, and accordingly, remains inside of the defined Settlement Framework Boundary (SFB).

The element of the site outside of the SFB, previously known as the “paddock” would remain undeveloped as a result of the proposal.

Comparison with extant planning permission 04/03639/FUL

The earlier 2004 permission relates to a dwelling positioned similarly on the site. Equally the dwelling would continue to be formed through three interlinking sections with a progressively dropping eaves and ridge heights. There would, however, be distinct differences between the existing and proposed dwellings, with some being more significant than others:

- With only minor internal rearrangements, in plan and footprint the proposed dwelling remains similar – albeit with the previous garage becoming habitable accommodation (labelled as “family room”). First floor accommodation is to be introduced within the central section of the dwelling, where previously it remained single storey only.
- Stylistically the dwelling has altered with consequent differences to windows and fenestration on all elevations – introducing dormer windows, porch feature and rationalisation of external materials to brickwork, timber boarding and render.
- Entirely new window openings are proposed for south-west and north-east elevations together with three new rooflights on south-west and south-east roof slopes.
- Most significantly, the proposed dwelling increases both the eaves and ridge height over and above that approved at several key points. The dwelling retains the basic series of three stepped ridge/eaves heights (for each of the three block elements of the dwelling) but each of those elements in some way being raised by the proposal and roof profile altered.

Impact upon neighbour amenity

Internal rearrangement, changes in architectural style and the majority of changes to window and fenestration are considered to be inconsequential to the acceptability of the proposed dwelling.

However, in two fundamental respects the proposal is considered to have an unacceptable effect upon the amenities of the immediately neighbouring property to the south-east (No.381

Quemerford), with which it shares a common boundary. The consequential impact is considered to be over and above that associated with the 2004 permitted dwelling.

Firstly, due to the relative heights of the two neighbouring dwellings and their close relationship (8.0m at their closest), the two rooflights proposed to be inserted into the south-east elevation would result in adverse levels of overlooking into and out from No.381 Quemerford first floor windows. This relationship would not occur as a result of the 2004 permission and as such represents an intolerable impact upon the living conditions of both existing and future residents of both properties.

Secondly, and most significantly, the proposed dwelling will result in each of the three sections of the dwelling being raised in height in one form or another, over and above that already allowed under 04/03639/FUL. Comparison between that approved and now proposed are specifically thus:

- The largest (southernmost) section of the dwelling would have a small increase in ridge height, raising from 6.7m to 6.9m, but an eaves height that would decrease from 5.0m to 4.0m. The changes are largely as a result of a steepening roof pitch and introduction of broken eave dormer windows. Critically however, the profile of the roof and switch to gable treatment (as opposed to shallow hip) would unequivocally result in more built form and mass being perceived by occupiers within the neighbouring property and its garden area.
- The central section/element of the dwelling, previously single storey only, is now to provide accommodation over two floors resulting in a significantly increased eave and ridge height. This would raise from 3.8m to 6.2m and 2.3m and 3.8m respectively. Both the height of walling and pitch of roof would be increased, again resulting in a greater amount of built form and massing along the common boundary.
- The smallest (northernmost) section/element of the dwelling is to also increase in ridge and eave height over that already approved. They would increase from 3.9m to 4.5m on the ridge and from 2.4m to 2.8m at the eaves. These increases would again have the consequent effect as detailed above.

The consequential impact of the changes detailed above is an increased impact upon the living conditions of the adjoining occupiers at No.381 Quemerford. The resulting increase in built form and presence of the proposed dwelling, over and above that which would be associated with the permitted dwelling, would constitute an oppressive form of development that would be prejudicial to the living conditions of the neighbour, and therefore contrary to adopted Local Plan policy.

A comparison plan overlaying the approved dwelling over that now proposed has been submitted. Unfortunately, this does not necessarily accurate and may not provide a realistic comparison between what could lawfully be built and what is proposed.

Relevance of 04/02788/FUL refusal

Although the earlier 2004 refusal differs from that now proposed in several respects the decision did require an assessment of the likely impact the development would have upon the amenities of the neighbouring property.

Under that application it was concluded that a dwelling with a large unbroken ridge and eave height (approximately 7.0m and 5.2m respectively for the large two storey element and 4.0m and 2.4m respectively for the single store element) very close to the common boundary with No.381 Quemerford would have an unacceptable impact upon amenity and living conditions. Because of this refusal, the proposal was reduced in scale down to that subsequently approved under the later 04/03639/FUL permission.

Notwithstanding the differences in the earlier 2004 refusal and the current proposal, it is considered that it must form context to any future decisions on this site. Accordingly, it must be

concluded that any proposal that actually increases the amount of built form close to the boundary over and above that already refused (which this new proposal does), must necessarily also be considered to cause harm to the living conditions of the neighbouring property.

9. Conclusion

The existence of a previous planning permission and the consequent fact that a dwelling can be lawfully constructed in a position largely similar to that now proposed, is a significant material planning consideration that must be acknowledged.

However, whilst sharing some similarities with the 2004 permission, this revised proposal does inexorably increase the amount of built form that would be placed alongside a substantial length of a common boundary with the nearest neighbour. That increase, along with the additional two rooflights in the south-east elevation, would indeed result in an oppressive and neighbourly form of development that would be contrary to adopted Local Plan policy.

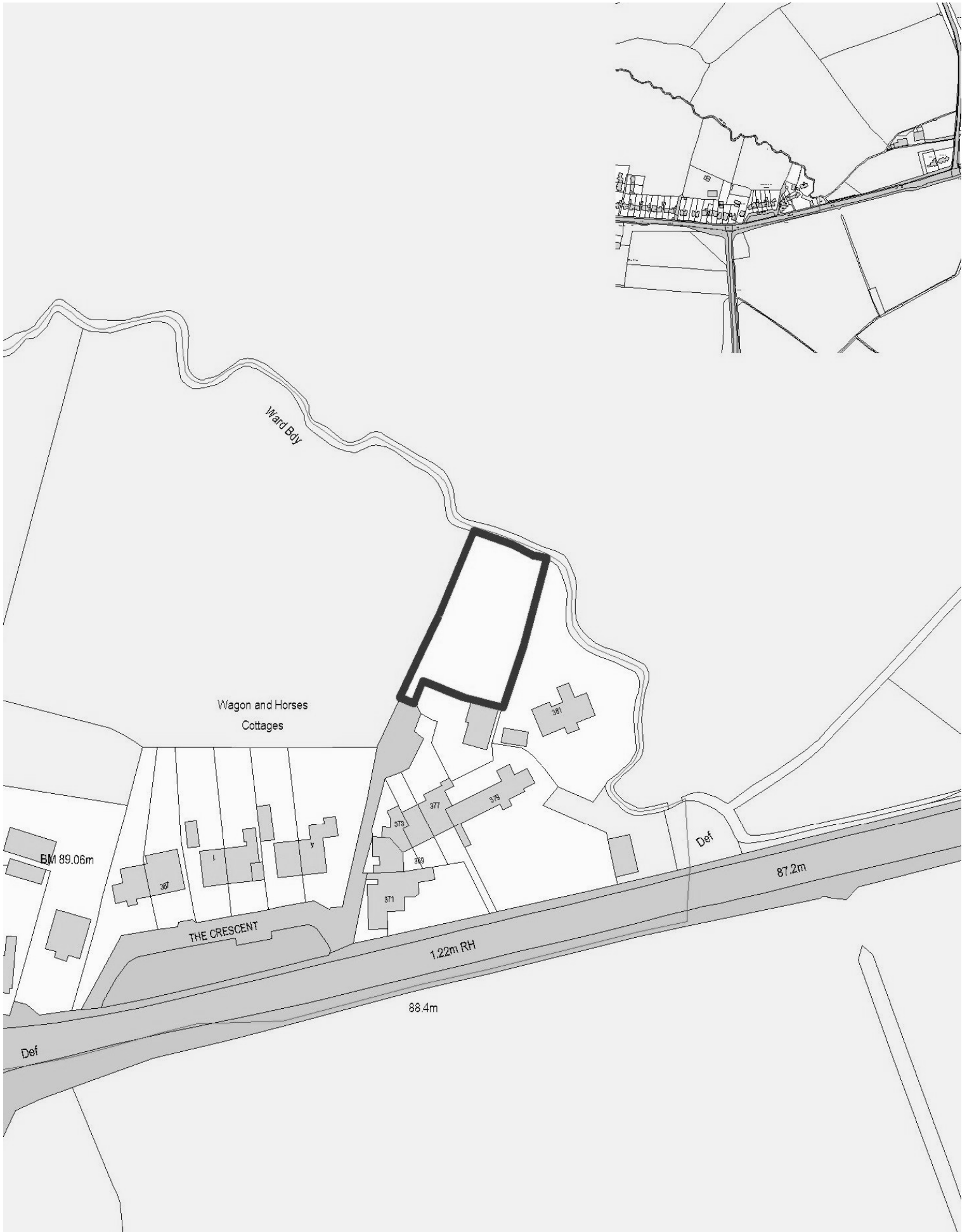
The context of previous refusals (and final permission) on this site appear to suggest that the 04/03639/FUL permission represents the maximum extent of development that could occur on this site without unacceptably impacting upon residential amenity. The ability to physically see the partial works already carried out on the site only serves to reinforce this opinion.

10. Recommendation

Planning Permission be REFUSED for the following reason:

1. The proposed development would have an overbearing, oppressive and therefore unacceptable effect upon the living conditions, privacy and general amenity of the adjoining residential property. As such the proposal is considered to be contrary to the provisions of Policies C3 and H8 of the adopted North Wiltshire Local Plan 2011.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20; 4.02; 4.04; 5.01; 5.03; 5.04



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