

AGENDA

Meeting: Northern Area Planning Committee
Place: Council Chamber - Monkton Park, Chippenham
Date: Wednesday 16 February 2011
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** (*Pages 1 - 8*)

To approve and sign as a correct record the minutes of the meeting held on 26 January 2011. (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** (*Pages 9 - 10*)

An appeals update report is attached for information.

7. **Planning Applications**

To consider and determine planning applications in the attached schedule.

- 7.a **10/03442/LBC & 10/03443/FUL - Pulens, Church Road, Luckington, Chippenham, SN14 6PG - Add New Porch to Side Entrance Door**
(*Pages 11 - 14*)

- 7.b **10/04113/FUL & 10/04114/LBC - The Close, Great Somerford, Chippenham, SN15 5JG - Two Storey Extension Plus Associated Alterations to Ground Levels (Pages 15 - 20)**
- 7.c **10/04558/FUL - 57C Kington St Michael, Chippenham, SN14 6JE - Erection of Single Storey Dwelling with Accommodation in Roof Space (Pages 21 - 26)**
- 7.d **10/04207/FUL - Stanton St Quintin Primary School, Stanton St Quintin, Chippenham, SN14 6DQ - Extension to Rear of Property to Create an Extended Services Room (Pages 27 - 32)**

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 26 JANUARY 2011 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Chuck Berry (Reserve), Cllr Peter Colmer, Cllr Peter Davis, Cllr Bill Douglas,
Cllr Peter Doyle, Cllr Peter Hutton, Cllr Simon Killane (Reserve), Cllr Toby Sturgis and
Cllr Anthony Trotman (Chairman)

Also Present:

Cllr Jane Scott and Cllr Carole Soden

140. **Apologies for Absence**

Apologies for absence were received from Cllr Christine Crisp (who was substituted by Cllr Chuck Berry), Cllr Alan Hill and Cllr Howard Marshall (who was substituted by Cllr Simon Killane).

141. **Minutes**

Resolved:

To confirm and sign the Minutes of the meeting held on 15 December 2010.

142. **Declarations of Interest**

Cllr Tony Trotman declared a personal and prejudicial interest in Minute No 146 (d) – Application No 10/04463/FUL, Hill Brook House, Quemerford, Calne, owing to his close family relationship to the applicant, and stated that he would leave the Council Chamber for the duration of the item.

In view of the absence from the meeting of Cllr Alan Hill, the Vice-Chairman, it would be necessary to elect a Chairman for consideration of this application.

143. **Chairman's Announcements**

There were no Chairman's announcements.

144. **Public Participation**

Members of the public addressed the Committee as set out in Minute Nos. 146 & 147 below.

145. **Planning Appeals**

The Committee received and noted a report setting out details of:-

- (i) Forthcoming hearings and public inquiries between 17 January and 31 March 2011.
- (ii) Planning appeals received between 2 December 2010 and 6 January 2011.
- (iii) Planning appeals decided between 2 December 2010 and 6 January 2011.

146. **Planning Applications**

1a **10/03885/FUL & 10/03886/LBC - The Mansells, Upper Minety, SN16 9PY - Extension to Existing South Elevation to Create Two Storey Bay**

The following people spoke in favour of the proposal:

Mr Omar Malik, the applicant
Mr David Stirling, the agent
Cllr Graham Thorne, Chairman of Minety Parish Council

The committee received a presentation by Area Development Manager which set out the main issues in respect of the application. He introduced the report which recommended refusal and drew Members' attention to the late items.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

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

Resolved:

(A) To grant planning permission for the following reason:-

The proposed bay window will preserve the historic significance of the listed building in accordance with S.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies HE7 & HE9 of PPS 5.

and subject to suitable conditions to be drafted by the Area Development Manager, to include:-

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

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

(B) To grant listed building consent.

1b 10/03160/FUL - Land to Rear of Farrells Field, Cold Harbour Lane, Yatton Keynell - Small Scale Development of Two B1 Office Buildings with Associated Parking & Landscaping

The following people spoke against the proposal:

Ms Charlotte Watkins, on behalf of Mr A Hardingham, a local resident
Mr Julian Davies, a local resident
Mr Bob Marshall, a local resident

The following people spoke in favour of the proposal:

Mr David Pearce, Land Development & Planning Consultant
Mr Maurice Avent, the applicant

Cllr Chris Dash, Chairman of Yatton Keynell Parish Council explained the Parish Council's opposition to the proposal.

The committee received a presentation by Area Development Manager which set out the main issues in respect of the application. He introduced the report which recommended that the planning application be delegated to the Area Development Manager to be granted subject to conditions. He also

drew Members' attention to the late items.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

On hearing the views of Cllr Jane Scott, the local Member and after discussion,

Resolved:

To refuse planning permission for the following reason:-

The proposed development is considered to be of a scale, form and character that is inappropriate to this settlement and site, which forms an important southern approach to the village of Yatton Keynell. As such, the proposal fails the provisions of Policies C3, C4, NE15 and BD4 of the adopted North Wiltshire Local Plan 2011.

The proposed development is of a scale, form and character that would result in an unacceptable impact upon the amenities of the nearest residential properties and as such would fail the requirements of Policy C3 of the adopted North Wiltshire Local Plan 2011.

The proposal, located outside the development framework boundary in the Local Plan, located remote from services, and being unlikely to be well served by public transport, is contrary to the key aims of Planning Policy Guidance Note 13 (transport) which seeks to reduce growth in the length and number of motorised journeys.

- 1c **10/04349/FUL - 2 Hartham Lane, Biddestone, Chippenham, SN14 7EA - New Two Storey Side Extension & Demolition of Existing Single Storey Detached Garage to Rear of Property**

The following person spoke against the proposal:

Mr John Marrinan, a local resident

The following person spoke in favour of the proposal:

Mr John Tilley, the agent

Cllr Tim Smith, Chairman of Biddestone Parish Council explained the Parish Council's opposition to the proposal.

The committee received a presentation by Area Development Manager which set out the main issues in respect of the application. He introduced the report which recommended that the planning application be granted subject to conditions.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

On hearing the views of Cllr Jane Scott, the local Member and after discussion,

Resolved:

To refuse planning permission for the following reason:-

The proposed extension is not considered to be in keeping with the façade of this attractive Victorian cottage. In particular the garage element extending to the front of the property and the cut-away roof to accommodate the first floor window is not a traditional or sympathetic addition. The design and appearance of the proposal fails to have respect for the local character and distinctiveness of the property and is not in keeping with the host building and as such the application fails to comply with Policies C3 (i) and H8 (i) of the North Wiltshire Local Plan 2011.

1d 10/04463/FUL - Hill Brook House, Quemerford, Calne, SN11 8LF - New Dwelling - Amendment to 04/03639/FUL

- (i) Councillor Tony Trotman declared his personal and prejudicial interest in this item and left the room.

The remaining members were then invited to elect a replacement chair for the item and following nominations and voting it was,

Resolved:

That Cllr Peter Davis should act as Chair for this item.

- (ii) **The following people spoke against the proposal:**

Mrs Zoe Kelly, neighbour
Mr Andrew Kelly, neighbour

The committee received a presentation by Area Development Manager which set out the main issues in respect of the application.

He introduced the report which recommended that planning permission be granted subject to conditions. He also drew Members' attention to the late items.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

Resolved:

To grant planning permission for the following reason:

The proposed development comprises a dwelling that would have no greater impact upon amenities of surrounding residential occupiers than that of the extant planning permission. As such, the proposed dwelling would comply with the provisions of Policies C3 and H3 of the adopted 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. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plans

Site location plan 1:1250; Boundary Plan 2010-30/05; Elevations sheet 1 2010-30 03B; Elevations sheet 2 2010-30 04B. All dated 1st December 2010.

REASON: To ensure that the development is implemented as approved.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as

amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

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

4. Prior to the first occupation of the dwelling hereby approved, the rooflight in the south east slope of the roof shall be glazed with obscure glass only and permanently fixed shut prior to the first occupation of the development hereby permitted and shall be maintained as such at all times thereafter.

REASON: In the interests of residential amenity and privacy.

5. Development shall be carried out in complete accordance with levels and maximum ridge heights approved by the Local Planning Authority under planning permission 04/03639/FUL, as demonstrated on plans submitted on 5 May 2010.

REASON: For the avoidance of doubt and in the interests of ensuring development has no greater impact upon the amenities of neighbouring occupiers than that of the existing 2004 planning permission.

Cllr Tony Trotman thereupon rejoined the Committee and took the Chair.

147. **Urgent Items**

The Chairman agreed that this planning application be taken as a matter of urgent business because the scheme was an affordable housing development and funding needed to be secured in advance of the next meeting of this Committee on 16 February 2011 and was dependent upon planning permission being granted.

10/02147/FUL – land adjoining 75, Parklands, Malmesbury – Erection of Five New Dwellings with Associated Parking & Amenity Space (including Demolition of Existing Garages)

The following person spoke against the proposal:

Mr Roger Budgen, Chairman of Malmesbury Residents' Association

Cllr Andrew Carnegie, representing Malmesbury Town Council explained the Town Council's opposition to the proposal.

The committee received a presentation by Area Development Manager which set out the main issues in respect of the application. He introduced the report which recommended that the application be delegated to the Area Development Manager to be granted subject to a legal agreement to secure provision of an off-site open space contribution and potentially an education contribution. He also drew Members' attention to the late items.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the application.

On hearing the views of Cllr Simon Killane, as the local Member and after discussion,

Resolved:

To delegate to the Area Development Manager to permit the application subject to completion of a Section 106 Agreement to secure the provision of five Affordable Housing Units for occupation by appropriately selected Qualifying Persons together with the provision of off-site open space and education contributions of £10,500 and £30,726 respectively , with the proviso that if at the end of the development process the applicants are able to adequately demonstrate that the scheme cannot support such contributions on the basis of an updated viability assessment one of the five affordable units may be sold on the open market to enable the contributions to be secured with the second proviso that if such an agreement cannot be concluded then the application to be refused for the following reason:

The applicant has failed to enter a legal agreement to secure contributions towards public open space and education. As such the application fails to comply with the requirements of Policies C2 (Community Infrastructure) and CF3 (Provision of Open Space) of the North Wiltshire Local Plan 2011.

(Duration of meeting: 6.00 - 9.00 pm)

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

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

**Wiltshire Council – Area North
Planning Committee
16th February 2011**

Forthcoming Hearings and Public Inquiries between 07/02/2011 and 30/04/2011

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	26/04/2011
10/03055/FUL	Land at Brynards Hill, Binknoll Lane, Wootton Bassett, Wiltshire, SN4 7ER	Wootton Bassett	Residential Development of 50 Dwelling Houses and Associated Works	Public Inquiry	05/04/2011

Planning Appeals Received between 13/01/2011 and 03/02/2011

Application No	Location	Parish	Proposal	DEL or COM	Appeal Procedure	Officer Recommendation
10/01496/FUL	Ellisons Garage, The Garage, High Road, Ashton Keynes, Wiltshire, SN6 6NX	Ashton Keynes	Rear Extension to Garage Workshop Including Raising the Height of the Whole Roof of the Garage Workshop by 1.6m and Associated Works	DEL	Written Representations	Refusal
10/01839/S73A	Coombe Green Farm, Lea, Malmesbury, Wiltshire, SN16 9PF	Lea & Cleverton	Conversion and Extension of Outbuilding to Garage/Store and Use of Roof Space for Storage- retrospective (Re Submission of 09/02098/FUL)	DEL	Written Representations	Refusal
10/01908/FUL	Stanton St Quintin Primary School, Stanton St Quintin, Wiltshire, SN14 6DQ	Stanton St Quintin	Erection of Single Storey Extended Services Room (Revision of 09/02323/FUL)	DEL	Written Representations	Refusal

Planning Appeals Decided between 06/01/2011 and 03/02/2011

Application No	Location	Parish	Proposal	DEL or COM	Appeal Decision	Officer Recommendation	Appeal Type
09/01033/S73A	Land Adjacent Framptons Farm, Sutton Benger, Wiltshire, SN15 4RL	Sutton Benger	Removal of Condition 1 Attached to Permission 08/02114/FUL to Allow Permanent Use as One Gypsy Pitch	COMM	Allowed with Conditions	Permission	Public Inquiry

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	COMM	Allowed with Conditions	Delegated to Implementation Team Leader	Informal Hearing
10/01123/LBC	6 Keynell Court, Yatton Keynell, Chippenham, Wiltshire, SN14 7EH	Yatton Keynell	Internal & External Alterations including Installation of 3 Rooflights & Flue Pipe, in Association with Use of Roofspace as a Bedroom	COMM	Appeal Dismissed	Refusal	Written Representations
10/01785/FUL	The Saladin, The Hill, Little Somerford, Wiltshire, SN15 5JP	Little Somerford	Change of Use of Pub to Two Dwellings	DEL	Appeal Dismissed	Refusal	Informal Hearing
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	Appeal Dismissed	Refusal	Written Representations

Comments:

09/01033/s73a Framptons Farm: The appeal was allowed but there was also an award of costs against the Council as the Inspector concluded that the Council behaved unreasonably in refusing planning permission for the appeal proposal. The amount has not yet been agreed but does serve to reinforce the point that any decision made by the Council has to be reasonably reached and must take into account and give appropriate weight to **all** material considerations.

10/01123LBC 6 Keynell Court and 10/03015/LBC Latimer Manor: These two dismissed appeals relate to works to listed buildings and make interesting reading as to how they apply listed building policy.

10/01785/FUL The Saladin, Little Somerford: A very interesting and welcome decision when it comes to protecting village facilities. The Inspector's conclusions were that attempts to market the property failed only due to an unrealistic asking price and that he was not persuaded that the business was unviable.

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	16 February 2011		
Application Number	N10.03443.FUL & N10.03442.LBC		
Site Address	Pulens, Church Road, Luckington		
Proposal	Add new porch to side entrance door		
Applicant	Mrs M Laidlaw		
Town/Parish Council	Luckington		
Electoral Division	Sherston	Unitary Member	John Thomson
Grid Ref	383588 183857		
Type of application	Full & LBC		
Case Officer	Caroline Ridgwell	01249 706 639	Caroline.ridgwell@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Thomson has requested that this application be considered by the Planning Committee so that Members can consider the scale, design and general appended of the proposed porch in relation to the listed building.

1. Purpose of report

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

2. Report summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact on the listed building, visual amenity

The application has generated no objections from Luckington Parish Council.

3. Site Description

Pulens is a detached house set back from Church Road and almost opposite the main entrance gates to Luckington Court. The properties immediately adjacent to Pulens are smaller, twentieth century buildings, whilst the larger historic houses are set further back from the road.

This is a late C17 rubblestone house with a concrete tile roof and east end stack. It is two storeys, double fronted with ovolo-moulded mullion windows and hoodmoulds, and a C20 rubblestone porch. There is a two storey wing which was added in 1986 (before the building was listed in 1988) projecting forward from the front of the house (north west). This connects to the double garage which is situated towards the front of the site.

When approaching the house, the front elevation with C20 stone porch is immediately ahead of you, clearly defining the principal entrance to the property. To the side is the modern extension with a door, directly leading to the kitchen.

There is a stone wall and metal gates at the front boundary to the site but the property can be seen from the road approaching when passing. This is in the conservation area on one of the routes leading into Luckington.

4. Relevant Planning History		
Application Number	Proposal	Decision
10.00800.FUL	Add new porch to side entrance door	Withdrawn
10.00801.LBC	Add new porch to side entrance door	Withdrawn

5. Proposal

The proposal is to add an enclosed porch to the side door. This will be the same depth as the existing front porch but slightly narrower and only 10cm lower than the existing front porch. It will have half height insulated stone walls requiring 600mm concrete foundations, double glazed panels at the side and front, oak posts at the front corners and an insulated, hipped concrete pantile roof. The solid door, which is presumed to be timber, will be painted white, although the existing doors and garage doors are pale blue.

6. Planning Policy

North Wiltshire Local Plan 2011: policies C3; HE1 & HE4
The site is a grade II listed building and lies within a conservation area.

Central government planning policy

7. Consultations

Luckington Parish Council had no objections to these applications

8. Publicity

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

No letters of objection or support received

9. Planning Considerations

Principle of the development

The house is detached and set well inside the plot, with the main entrance clearly defined by the twentieth century stone porch. The addition of a second porch, which will be visible together with the existing porch as it will be located 2600mm from the existing porch, will result in a harmful and bulky addition to the front of this building.

Impact on the listed building and visual amenity

The hierarchy of this house and its various entrance doors is clear at the moment. Whilst the existing stone porch is of no great architectural merit, the addition of a relatively large second porch in such close proximity to the existing main entrance porch will crowd the front elevation of this building and detract from the character, appearance and special interest of the house. In an

effort to suggest a compromise solution officers suggested that either a lobby was created at the overlap in the side of the garage so that a covered porch to the second kitchen door could be achieved, or the existing stone porch should be removed to allow for the new one. The applicant did not feel these alternatives were acceptable.

The details, design and materials of the proposed porch are inappropriate as they use concrete tiles and mirror the detailing of the modern double garage rather than the historic structure.

10. Conclusion

The position, design and materials of the proposed porch will have an extremely detrimental impact on the setting, character and appearance of the building and the amenity of the Luckington conservation area.

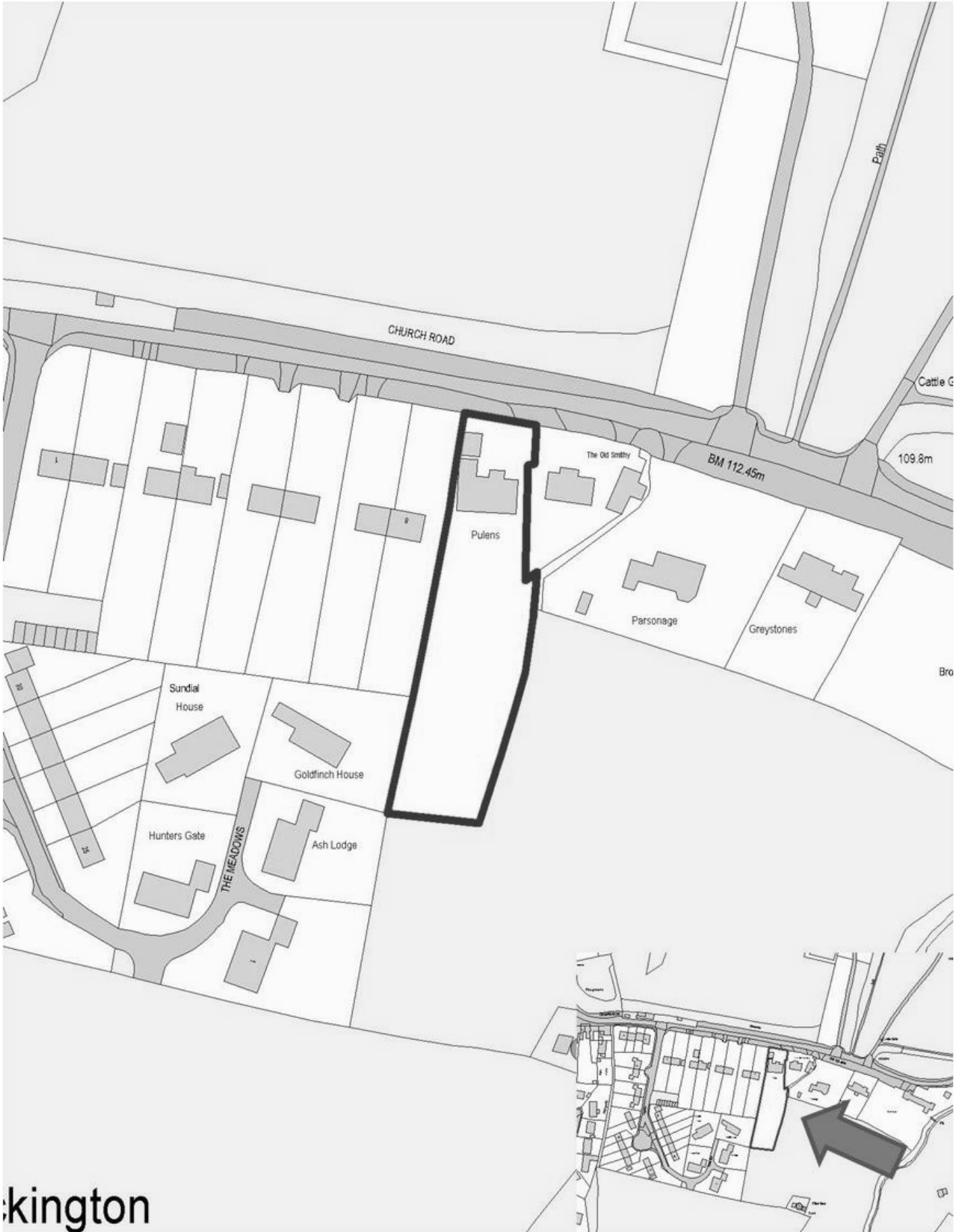
11. Recommendation

Planning Permission be REFUSED for the following reason:

1. Due to the position, scale, design and materials the proposals would be exceedingly harmful the character, appearance and setting of the listed and amenity of the conservation area. These proposals would be contrary to advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5 and contrary to policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.

Listed Building Consent be REFUSED for the following reason:

1. Due to the position, scale, design and materials the proposals would be exceedingly harmful the character, appearance and setting of the listed and amenity of the conservation area. These proposals would be contrary to advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5.



REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	16 February 2011		
Application Number	N10.04113.FUL & N10.04114.LBC		
Site Address	The Close, Great Somerford		
Proposal	Two Storey Extension plus associated alterations to ground levels (FUL) Internal & external alterations plus two storey extension (LBC)		
Applicant	Ms S Morgan		
Town/Parish Council	Great Somerford		
Electoral Division	Brinkworth	Unitary Member	Toby Sturgis
Grid Ref	396281 182918		
Type of application	Full and Listed Building Consent		
Case Officer	Caroline Ridgwell	01249 706 639	Caroline.ridgwell@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 Councillor Toby Sturgis so that the Members can consider if there is any damage to the significant part of the building.

1. Purpose of report

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

2. Report summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact on the listed building, visual amenity and landscape character

The application has generated no objections from Great Somerford Parish Council.

3. Site Description

The Close is in the centre of Great Somerford, located at the intersection between Top Street, Park Lane and Hollow Street near the war memorial. It is a two and a half storey detached house set back on a plot behind stone walls and hedges. The building is grade II listed which is said to date from 1640. It has rubblestone walls and a natural stone tiled roof, two C19 canted timber oriel bay windows below two triple first floor casements and a central door with hood on brackets. There is a leaded 4-light casement to the north end attic and a twentieth century north west rear wing.

The house can be seen from all roads approaching the site and stands out against the row of cottages opposite. This is a prominent location in the heart of the conservation area.

4. Relevant Planning History		
Application Number	Proposal	Decision
	NONE RELEVANT	

5. Proposal

The proposal is to add a two storey extension on the side of the house and make some internal alterations, including replacement of a modern first floor staircase, addition of a shower room on the second floor and alterations to first floor partitions.

The house, which is two storey plus an attic floor with two storey rear wing, sits within a plot on the corner of Hollow Street and Top Street. Although there is a wall surrounding the site it is not so high as to obscure views of the property. The house, which dates from the C17, has already undergone various alterations and extensions, including replacing many of the windows. The gable wall where the extension is proposed to be added has a great deal of architectural history, showing alterations to the eaves height and a long-ago blocked in first floor window.

The proposed extension will provide a family room off the dining room on the ground floor and a bedroom on the first floor. The ceiling height is low in the (ground floor) dining room and there is a central window in the gable wall with a beam running into it. The proposal therefore is to make a new breakthrough in the wall to the side of the window in order to gain access to the new room. The gable window will then become internal. On the first floor the modern staircase up to the attic will be replaced with a narrower staircase in a slightly different position. The partitions between the landing and bedroom 1 will be altered to give a route through to the proposed extension and a doorway will be created in the centre of the gable wall to give access to the new bedroom. Bedroom 2 is in a rear extension to the building and is reached via a passage between the bathroom and the WC. The proposal is to open up the room and create a large family bathroom. Due to the difference in ground levels the ground where the extension is proposed will need to be excavated in order to avoid adding a step up from the dining room into the extension. This excavation work will take place against the historic walls and may go below the existing footings.

Pre-application discussions had been carried out earlier in 2010 and guidelines on what officers considered might be acceptable were given. The first floor internal alterations and replacement staircase were supported, the principle of a shower room on the attic floor was considered acceptable although no details were supplied to demonstrate that it could be realised in the proposed location. However, any extension on the north gable was considered to be harmful to the historic fabric and archaeology of the building. Officers did suggest that a carefully detailed single storey extension might have been supported providing it did not mask or remove the archaeology or anything more than the minimum historic fabric, but the applicant did not feel this would achieve the amount of space they required.

6. Planning Policy

North Wiltshire Local Plan 2011: policies C3; HE1 & HE4
The Close is a grade II listed building and lies within a conservation area.

PPS1 and PPS5

7. Consultations

Great Somerford Parish Council comment as follows:

“The Great Somerford Parish Council feel that the proposed extension is in keeping with the existing house and has no objections to this work.”

8. Publicity

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

No letters of objection or support received

9. Planning Considerations

Principle of the development

The house is detached and set well inside the plot, giving a sense of space and clear views when looking at the front of the house to Hollow Street and back to the war memorial. In addition, there is a great deal of visible building archaeology on this gable elevation which will be not only hidden behind a two storey extension but will be lost in order to make doorways through into the new section.

Impact on the listed building and visual amenity

There is extensive building archaeology which is clearly visible on the north gable of this house. Details include evidence that the eaves height was increased resulting in a shallower pitch to the roof (and consequently a habitable space on the attic floor), timber spreader plates at the original eaves level, a timber lintol above a blocked in first floor gable window and an existing attic gable window which is mentioned in the list description. These are all highly visible features when the building is viewed from the public highway and contribute greatly to the character, appearance and special interest of this listed building. The proposed extension will result in the irreversible loss of historic fabric and detail from the gable on the north elevation of this house. It should also be noted that the current attic floor window on the north gable lights the modern staircase which is proposed to be moved. The proposed attic floor plans still show the gable window lighting the stairs but omits the extension which will be added in front of it. Access from the existing building to the new first floor bedroom will cut through the blocked up first floor window, and quite possibly through the timber lintol as well. All but the very edges of the existing north gable will be obscured by the extension which is significantly taller than the existing C20 lower rear wing of this house.

10. Conclusion

The scale and design of the proposed extension will have an extremely detrimental impact on the historic fabric of the building, the setting, character and appearance of the listed building and the amenity of the Great Somerford conservation area.

11. Recommendation

Planning Permission be REFUSED for the following reason:

1. Due to the scale, design, materials and loss of historic fabric, the proposals would be exceedingly harmful the character, appearance and setting of the listed building and amenity of the conservation area. These proposals would be contrary to advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5 and contrary to policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.

Listed Building Consent be REFUSED for the following reason:

1. Due to the scale, design, materials and loss of historic fabric, the proposals would be exceedingly harmful the character, appearance and setting of the listed building and amenity of the conservation area. These proposals would be contrary to advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5.



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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	16 th February 2011		
Application Number	N.10.04558.FUL		
Site Address	57c Kington St Michael, Chippenham SN14 6JE		
Proposal	Erection of Single Storey Dwelling with Accommodation in Roof Space		
Applicant	Mr J Bigwood		
Town/Parish Council	Kington St Michael		
Electoral Division	Kington	Unitary Member	Councillor Greenman
Grid Ref	390265 177493		
Type of application	Full		
Case Officer	Lee Burman	01249 706 668	Lee.burman@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 Councillor Howard Greenman to consider the scale of the proposed development, the visual impact upon the surrounding area and relationship to adjoining properties.

1. Purpose of report

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

2. Report summary

The main issue in the consideration of this application are as follows:

- Impact upon visual amenity and character of the conservation area and the residential character of the locality

The application has generated objection from Kington St Michael Parish Council; and 4 letters of objection from the public.

3. Site Description

The application site is a small plot of open green space comprising 0.067ha located to the rear of the main road through the village of Kington St Michael. The site is within the defined Framework Boundary and Conservation Area for the village.

4. Relevant Planning History

Application Number	Proposal	Decision
N.10.03378.FUL	Erection of Single Storey Dwelling	Withdrawn
N.03.02231.OUT	Erection of Single Storey Dwelling	Permitted

5. Proposal

Erection of Single Storey Dwelling with Accommodation in the Roof Space.

6. Planning Policy

North Wiltshire Local Plan: Policies H3; H6, C3; HE1, CF3.

The site lies within a conservation area and the defined framework boundary for Kington St Michael.

Central government planning policy:

Planning Policy Statement 1

Planning Policy Statement 3

Planning Policy Statement 5

Planning Policy Guidance Note 17

7. Consultations

- Kington St Michael Parish Council Object to the proposal not on principle but that the scale of the dwelling would be too large and overbearing for neighbouring properties and given the large scale footprint would represent an over-intensification of the site. The Parish Council also identifies that the access road to the site serves 4 existing dwellings including two garages rather than the 3 dwellings referred to in the Design and Access Statement.
- Highways Officers raised no objections to the proposals.
- New Housing Team identified a requirement for affordable housing provision to be met by off-site financial contributions.
- Open Spaces Adoption & Inspections Team identified a requirement for open space provision to be met by off-site financial contribution.

8. Publicity

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

4 letters of objection were received

Summary of key relevant points raised:

- The site is constrained in terms of access, turning and servicing.
- The details in respect of amenity land and boundary treatment to the proposed property are unclear.
- The scale of development and the design of the roof pitch is out of character with neighbouring properties.
- The design of the proposed dwelling is out of character with the conservation area setting for the site.
- The development will result in the further loss of open spaces that are important features of the conservation area.
- The adjoining bungalows when originally permitted were limited in number to 3 due to access constraints.
- The design is inappropriate to the conservation area and therefore contrary to National & Local Planning Policy contained in PPS5 and North Wiltshire Local Plan (HE1).
- National Planning Policy has been amended recently in respect of the definition of previously developed land to prevent garden grabbing. Private gardens and allotments are now excluded from the definition of PDL.
- The extent of glazing and solar panels proposed would result in significant glare and would be out of character with the Conservation Area.

9. Planning Considerations

Principle of Development

The application site is a small plot of open green space comprising 0.067ha located to the rear of the main road through the village of Kington St Michael. The land appears to be used as informal playspace at the moment and has previously been used as allotments and featured a number of small built shed structures in the past. An outline planning permission with all matters reserved was granted in 2003 for a new single storey dwelling (with accommodation in the roofspace) on this plot. This application preceded changes to the planning system in respect of the information required to support outline planning applications and consequently included no details such as footprint, siting and appearance. As such the application established that the proposal was acceptable in principle subject to approval of the detailed design. That application has since lapsed without any reserved matters application being submitted. A full planning application was submitted in 2010 proposing exactly the same scheme as is now before the committee. This application was withdrawn after it was identified to the applicant that the design of the scheme was considered inappropriate in the Conservation Area. This matter is addressed further below. The site falls within the defined framework boundary and Conservation Area of Kington St Michael. Policies H3 and HE1 of the North Wiltshire Local Plan apply. Both policies allow for new development in principle subject to certain considerations. Policy H3 gives priority to the reuse of previously developed land, however it does not preclude new residential development on land even where it is not considered to be previously developed land. It is not considered that the proposal would be contrary to policy H3.

Impact on the Conservation Area

Policy HE1 requires that new development within Conservation Areas preserves and enhances the character of the area. It is considered that the proposed scheme would not meet this requirement.

Kington St Michael has a long main street that is lined with mostly historic buildings, many of which are listed. The land adjacent to 57C is set back from the main road behind older cottages that front the street. There are some modern houses around this area of land where the new dwelling is proposed. The design and materials of the new houses is typical of the late C20 but not of the vernacular architecture in the village. The development site is visible from the main street and any new dwelling on the site would also be seen from the public highway and footpath.

The proposed dwelling appears to be far wider in footprint than the historic houses in close proximity to the site. The roof pitches shown on the proposed drawing are very shallow and the approach to the design style of the building is somewhat standardised, slightly dated and uninspired. This design also includes a proliferation of rooflights and the materials are not sympathetic to those predominantly used in the Conservation Area. The proposed site plan shows the dwelling filling its plot with limited detail and proposals for the treatment of the boundaries and relationship with neighbouring properties, providing little in terms of private amenity space. The development in terms of footprint is therefore considered to bear little relationship with other properties in the Conservation Area.

On this basis it is considered that the proposed dwelling would be inappropriate in scale, design and materials for the location and would not enhance or preserve the Conservation Area. This would be contrary to policies C3 and HE1.

Other Considerations

Given the scale and form of development, the size of the development plot and the scale and form of neighbouring properties and the character of properties in the wider locality it is considered that the proposed dwelling fails to respect or relate well to the residential character of the locality

contrary to policy C3. Given the relative orientation of the proposed dwelling and neighbouring properties and the relationship between windows to habitable rooms and areas where there is a reasonable expectation of privacy it is not considered that there would be any significant loss of residential amenity. However given the limited amount of private amenity space proposed and the scale of the dwelling in relation to the plot size it is not considered that the proposed dwelling would secure an acceptable level of residential amenity for future occupants.

Highways officers have raised no objections to the proposal and therefore the access arrangements are considered acceptable for the level of development proposed.

Under the terms of policy H5 a requirement for affordable housing to meet local needs has been identified, given the scale and nature of development proposed a financial contribution of £26,000 toward provision in the locality was identified as appropriate.

Under the terms of policy CF3 a requirement for open space provision has been identified to meet local needs, given the scale and nature of development and the site a financial contribution of £7,400 toward provision in the locality was identified as appropriate.

The applicant has expressed a willingness to meet these requirements should planning permission be granted. A section 106 agreement would therefore be required. In the absence of any such completed agreement the scheme is objectionable.

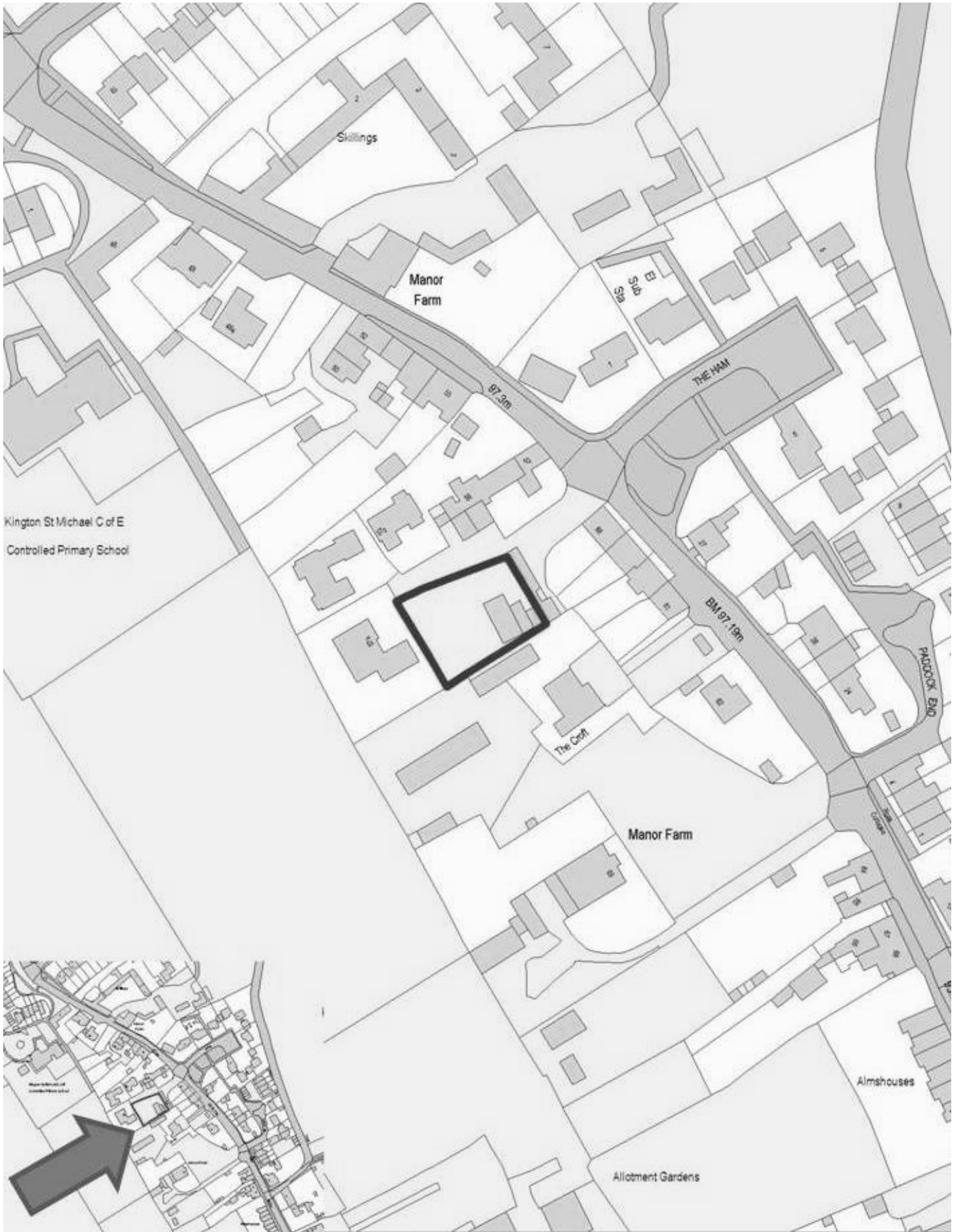
10. Conclusion

The proposed scale and design of the dwelling would not preserve and / or enhance the character and amenity of the conservation area of the residential character of the locality. The proposed dwelling by virtue of its scale in relation to plot size would not provide adequate usable private amenity space and would therefore not secure an acceptable level of private amenity space. The proposal is therefore contrary to policies C3 and HE1 of the North Wiltshire Local Plan 2011.

11. Recommendation

Planning Permission be REFUSED for the following reasons:

1. The proposed development by virtue of its scale, materials and design character would fail to preserve or enhance the character of the conservation area and the residential character of the locality contrary to policies C3 and HE1 of the North Wiltshire Local Plan 2011.
2. No Section 106 Agreement has been secured therefore the proposed development does not include or bring forward adequate provision for affordable housing or public open space as is required by Policies C2, H6 and CF3 of the adopted North Wiltshire Local Plan 2011 and supporting guidance contained within the Revised Affordable Housing Supplementary Planning Document 2008 and North Wiltshire Open Space Study 2004.



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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	16 February 2011		
Application Number	10/04207/FUL		
Site Address	Stanton St Quintin Primary School, Stanton St Quintin, Chippenham, Wiltshire, SN14 6DQ		
Proposal	Extension to Rear of Property to Create an Extended Services Room (Resubmission of 10/01908/FUL)		
Applicant	Stanton St Quintin Primary School		
Town/Parish Council	Stanton St Quintin		
Electoral Division	Kington	Unitary Member	Cllr H Greenman
Grid Ref	390648 179923		
Type of application	Full		
Case Officer	Mandy Fyfe	01249 706 638	Mandy.fyfe@wiltshire.gov.uk

Reason for the application being considered by Committee:

Cllr H Greenman has requested that this application be considered by the Northern Area Planning Committee in order to assess the visual amenity and conservation issues of the proposal.

1. Purpose of report

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

2. Report summary

The main issues in the consideration of this application are as follows:

- Impact of the amended proposal upon the conservation area

At the time of drafting this report no representations have been received, the consultation period does not expire until 17th February 2011. However, as this is a resubmission of an earlier application (10/01908/FUL refused September 2010) it is anticipated that comments received will reflect those previously received.

Stanton St Quinton Parish Council had no objections to the earlier application.

No letters of support or objection have been received (none were received on the earlier application)

3. Site Description

Stanton St Quintin Primary School is situated on the north side of the village street. The original school building is Victorian, but there have been modern additions on the rear and side of the original core. It is not listed. There are several Pratten huts to the rear of the site. To the west of the site is the Stanton St Quintin Burial ground and to the north and east of the playground and field is Bouverie Park.

The permitted addition to the School is to the north of the main building sited between a classroom and Pratten hut 03. The two rooflights would be sited on the permitted flat roof of this addition. Along the eastern boundary there is a 2.5m (approx) high conifer hedge that forms the boundary with No 6 Bouverie Park and the rear garden of 55 Stanton St Quintin which is a Grade II Listed dwelling that is attached to the School building.

This application is a revision of permission 09.02323/F and deals only with replacement rooflights for the permitted and nearly completed single storey extension to the rear of the school building to be used as a Special Educational Needs Room. An identical proposal was refused under delegated powers in September 2010 for the following reason:

“The proposed flat roof kerb velux rooflights would neither respect the local character and distinctiveness of the area due to their design and size and furthermore they would not neither preserve or enhance the this part of the Stanton St Quintin Conservation Area due to their size and shape and prominence on an extension situated beyond the main part of the school building. The proposal is therefore in conflict with Policies C3 and HE1 of the North Wiltshire Local Plan 2011. “

That decision is now subject to an appeal.

4. Relevant Planning History		
Application Number	Proposal	Decision
99.01323/FCM	Retention of single mobile classroom with toilets	Permitted
02.0557/FCM	Sports Equipment store extension	Permitted
02.01446/FUL	Erection of classroom, store & associated accommodation & removal of single mobile	Permitted
04.01617/FCM	Single mobile with toilets	Permitted
07.01719/FUL	Special Educational Needs Room	Permitted not implemented
09.02323/FUL	Single Storey Extended Services Room	Permitted
10.01908/FUL	Single Storey Extended Services Room (revision of 09/2323/FUL)	Refused

5. Proposal

Planning permission was granted for the erection of a single storey extended services room for the School in 2009. A subsequent application to revise the proposals (principally to change the design and appearance of the rooflights), was submitted to overcome an objection of a neighbouring resident. This was refused.

6. Planning Policy

North Wiltshire Local Plan: policies C3 and HE1

The site lies within a conservation area

Central government planning policy PPS 5

7. Consultations

Stanton St Quintin Parish Council: have not yet responded but raised no objections to the identical proposal submitted in 2010

8. Publicity

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

At the time of drafting this report no representations have been received, but it should be noted that the consultation period does not expire until 17th February 2011.

9. Planning Considerations

Last year's permission is for an extension to be added to the rear of the main block of some 8.7m in length and 5m at its widest width. It would project some 5m into the playground. It was proposed to insert 2No1200x1200mm Velux Polycarbonate triple skin Em-Dome and Em-Curb rooflights in white UPVc are that would be able to be opened manually. These skylights appear as convex dishes on a raised boundary above the roof.

The applicant now wishes to consider 2 x flat roof kerb (ECX) rooflights instead. These rooflights are angled at 19 degrees, but the dimensions would match the permitted rooflights. However the rooflights would project above the roof by some 600mm. These rooflights are at the request of an adjoining neighbour who objected to the previous scheme. Although they are expensive and therefore rarely specified for schools, the school are keen to act upon concerns from their neighbour.

The justification of the extension has already been satisfied in the previous permission, so the only issue to consider here is the change in rooflights. However following the submission of further information including photos showing similar rooflights on an earlier extension, the view is taken that the existing rooflights are perceived in close relationship with the masonry wall and conventional pitched roof of the adjoining building. However the proposed rooflights would be positioned upon a flat roof of a building that projects beyond the main building of the school.

An argument has been made that the only difference between the permitted rooflights and the proposed ones is a 100mm height one. However, it is the bulk and massing that is objected to in terms of the Conservation Area and the extent of their visibility which would be increased as a result of the proposed change as they would appear as a blunt object on the roof in contrast with the domed effect of the permitted rooflight.

In policy terms the view is taken that the use of the flat kerb rooflights would not respect the character and distinctiveness of the area with regard to the design and size of them. Therefore there is a conflict in terms of Policy C3. As for HE1, there is a requirement that proposals for development will only be permitted where they would preserve or enhance the character or appearance of the area. The view is taken that these rooflights would not preserve or enhance the appearance of this building and therefore be harmful to the area.

Therefore the recommendation is to refuse permission.

11. Recommendation

Planning Permission be REFUSED for the following reason:

1. The proposed flat roof kerb velux rooflights would neither respect the local character and distinctiveness of the area due to their design and size and furthermore they would not neither preserve or enhance the this part of the Stanton St Quintin Conservation Area due to their size and shape and prominence on an extension situated beyond the main part of

the school building. The proposal is therefore in conflict with Policies C3 and HE1 of the North Wiltshire Local Plan 2011.

Informative

1. This decision relates to documents/plans submitted with the application, listed below.

Plan Ref 1:1250 OS location plan

Dwg No: 291246-100

Dwg No: 291246-02

Dwg No: 291246-12 C

Dwg No: 291246-11 B

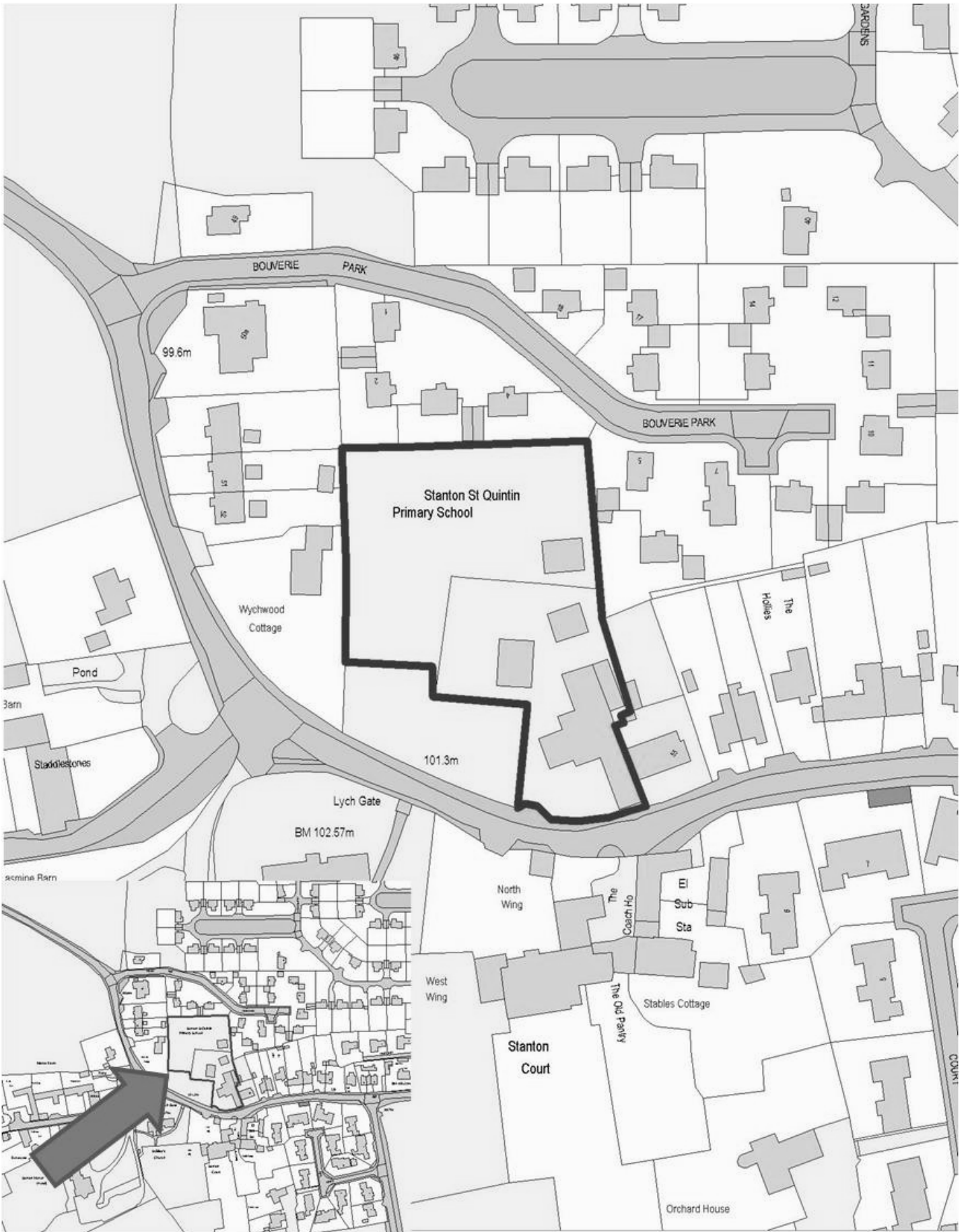
Dated 19th November 2010

19th November 2010

19th November 2010

19th November 2010

19th November 2010



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