

## AGENDA

---

**Meeting:** Northern Area Planning Committee  
**Place:** Council Chamber - Council Offices, Monkton Park, Chippenham  
**Date:** Wednesday 30 March 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](mailto: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](http://www.wiltshire.gov.uk)

---

### Membership:

Cllr Chris Caswill	Cllr Peter Hutton
Cllr Peter Colmer	Cllr Howard Marshall
Cllr Christine Crisp	Cllr Sheila Parker
Cllr Peter Davis	Cllr Nina Phillips
Cllr Bill Douglas	Cllr Carole Soden
Cllr Peter Doyle	Cllr Toby Sturgis
Cllr Alan Hill	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 - 20*)

To approve and sign as a correct record the minutes of the meeting held on 9 March 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 and Councillors' Questions**

The Council welcomes contributions from members of the public.

#### Statements

Members of the public who wish to speak either in favour or against an application or any other item 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 and up to 3 speakers on any other item on this agenda. 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.

#### Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named above (acting on behalf of the Director of Resources) no later than 5pm on Wednesday 23 March 2011. Please contact the officer named on the first page of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6. **Planning Appeals** (*Pages 21 - 22*)

An appeals update report is attached for information.

7. **Planning Applications** (*Pages 23 - 24*)

To consider and determine planning applications in the attached schedule.

- 7.a **10/04672/FUL & 10/04673/CAC - Land at Station Hill, Chippenham, SN15 1EQ - Change of Use & Refurbishment of Existing Buildings to Form Offices & the Addition of a New Build A1 Unit proposed as a Convenience Store, including Parking. Demolition of Buildings, Structures & Boundary Walls** (*Pages 25 - 34*)
- 7.b **10/03043/FUL & 10/03044/LBC - The Old Vicarage, Church Walk, Ashton Keynes, SN6 6PB - Extension to Coach House in Curtilage of The Old Vicarage. Internal & External Alterations & Extension to Coach House** (*Pages 35 - 40*)
- 7.c **10/03536/FUL - Land off Old Combe Road, Grittleton, Chippenham, SN14 6AQ - Relocation of Stables and Feed Store** (*Pages 41 - 46*)
- 7.d **10/04304/FUL - Great Dairy Farm, Sodom Lane, Dauntsey, SN15 4JA - Change of Use to Equestrian for Breeding & Rearing Horses, Provision of Outdoor Menage & Erection of Four Stables & Two Tack Rooms** (*Pages 47 - 52*)
- 7.e **11/00001/FUL - Innisfrey, Washmeres, Colerne, Chippenham, SN14 8DQ - First Floor Extension to Bungalow to Form House** (*Pages 53 - 60*)
- 7.f **11/00102/FUL - 32 Hardenhuish Lane, Chippenham, SN14 6HN - Demolition of Existing Dwelling & Erection of New Dwelling with Detached Garage** (*Pages 61 - 66*)

- 7.g      **11/00154/FUL - The Old Forge, 11 High Road, Ashton Keynes, SN6 6NX - Two Storey Rear Extension & Two Dormer Windows to Front Elevation** *(Pages 67 - 72)*

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

## **NORTHERN AREA PLANNING COMMITTEE**

---

### **DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 9 MARCH 2011 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.**

#### **Present:**

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

#### **Also Present:**

Cllr Paul Darby, Cllr Howard Greenman and Cllr John Thomson.

---

#### **17. Apologies for Absence**

An apology for absence was received from Cllr Bill Douglas, who was substituted by Cllr Mark Packard.

#### **18. Minutes**

##### **Resolved:**

**To confirm and sign the Minutes of the meeting held on 16 February 2011.**

#### **19. Declarations of Interest**

There were no declarations of interest.

#### **20. Chairman's Announcements**

The Chairman reported that the following item had been withdrawn from the agenda in order that a discrepancy regarding whether the site was connected to the mains sewer could be clarified with Thames Water:-

Item No 7.f – 10/03993/FUL - Roundhouse Farm Outbuildings, Marston Meysey, SN6 6LL – Change of Use to Storage and Distribution.

21. **Public Participation and Councillors' Questions**

Members of the public addressed the Committee as set out in Minute No 23 below.

There were no questions received from members of the public or members of the Council.

22. **Planning Appeals**

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

- (i) Forthcoming hearings and public inquiries between 28 February & 31 May 2011.
- (ii) Planning appeals received between 3 & 24 February 2011.
- (iii) Planning appeals decided between 3 & 24 February 2011.

23. **Planning Applications**

1a **10/04039/REM - Land off Sandpit Road, Calne - Erection of 285 Dwellings & Associated Works**

**The following people spoke against the proposal:**

Mr David Lymath, a local resident  
Mr Wren, representing Save Calne Marsh Group

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. She introduced the report which recommended that the planning application be granted subject to conditions. She 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.

After discussion,

**Resolved:**

**To grant planning permission for the following reason:-**

**The reserved matters of appearance, layout, scale and landscaping accords with the outline permission granted under 08/02438OUT and**

would not result in the detrimental impact on any residential amenities, landscape, ecology or highways. The proposal thus accords with Policies C2, C3 and NE15 of the adopted North Wiltshire Local Plan 2011.

Subject to the following conditions:

1. Prior to the commencement of the development of Plots 38-285 (inclusive), 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) finished floor levels of all buildings;
- (2) finished levels across the site;

Where the development permitted is to be carried out in a phased manner, the development of each phase shall not start until details of the matters listed above have been submitted to and approved in writing by the local planning authority insofar as they relate to that phase.

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

#### **POLICY – C3 NE15**

2. Prior to the commencement of development a tree and hedgerow protection plan in line with the requirements of *BS 5837:2005 – “Trees in relation to construction – Recommendations”* should be submitted to and approved in writing by the LPA. The approved method and line of protective fencing should be erected around the approved Root Protection/Construction Exclusion areas before any construction operations are commenced on site. The plan should consider likely requirements for temporary access, compounds and storage areas etc.

This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

**REASON:** Necessary for protection of existing retained landscape features during course of construction phases.

#### **POLICY – C3**

3. Prior to the occupation of the 1<sup>st</sup> dwelling 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) details of the play equipment to be installed on the "LEAP" in the position indicated on the drawing number PL-01 Revision Z.

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

#### **POLICY – C3 NE15**

4. The north eastern landscape buffer fronting the residential development along Sandpit Road shall be carried out in the first planting and seeding season following the commencement of development. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

#### **POLICY- C3 NE15**

5. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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



features.

**POLICY- C3 NE15**

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

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

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

**REASON:** To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

**POLICY- C3 NE15**

7. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

**REASON:** To ensure that the development is served by an adequate means of access.

**POLICY – C3**

8. No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans.

**REASON:** In the interests of highway safety and the amenity of future occupants.

**POLICY – C3**

9. The development hereby permitted shall be constructed in accordance with the noise mitigation measures contained within paragraph 5.2.3 of the Noise Assessment prepared by ANV dated October 2008 unless otherwise approved in writing by the Local Planning Authority.

**Reason:** In the interests of the residential amenity of those residents fronting/adjoining Sandpit Road.

10. 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), the garage(s) hereby permitted shall not be converted to habitable accommodation.

**REASON:** To safeguard the amenities and character of the area and in the interest of highway safety.

#### **POLICY- C3**

11. 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 plots 70-84 inclusive and plots 246-257 inclusive.

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

#### **POLICY-C3**

12. 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.

13. The existing access to the sales offices shall be used solely for that purpose and shall not be used by any residential or construction

traffic. Once the sales office ceases to be used in this location, the existing access shall be blocked up and planted in the first available planting season in accordance with dwg no. JBA/10/172-03C dated 1 March 2011.

**Reason:** For clarification in the interests of highway safety and the provision and retention of the landscape buffer along this boundary.

14. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed in informative 2. 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.

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

**INFORMATIVES:**

1. This decision should be read in conjunction with decision 08/02438OUT and the S106 agreement approved therein.
2. List of plans as referred to in Condition 14.

**Dated 22 October 2010**

**PL-03B, PL-04a**

**HT-01B, 02B, 03a A, 03b, 04B, 05A A, 05B A, 05C A, 06A C, 06B, 06C A, 06D, 07A B, 07B, 07C A, 08A B, 08C B, 09a, 09b A, 10a, 10c, 11, 12A A, 12B A, 21B, 21A, 21B, 21C, 23a A, 23b A, 24, 25, GAR-01 A, 02 A, 03A, 04 A, 05 A, 06 A, 07 A, HT-AFAPT-01 B, 02 B, 03 A, 04 A05 A HT-OPAPT-01 A, 02 A, 03 A, 04 A, 05 A 06 A, 07 A, 08 A STORE 01 B**

**Dated 1 March 2011**

**Design and Access Statement**

**PL-01 Z, PL-05 H, PL-09 G PL-11 A, PL-12 B, SS-01 D, 02**

**Per-01**

**HT-22a B, 22b B**

**JBA 10/172-01C, 2C, 03C, 04C, 05C, 06B, 07B, 08B and 09.**

**Dated 4 March 2011**

**RHSW/3677/06/001**

**Dated 11 March 2011**

**PL-01 AA**

**Dated 14 March 2011**

**JBA 10/172-01E, 2E, 03E, 04E, 05D, 06D, 07D, 08D and 09 LANDSCAPE  
EMP PLANS**

- 3. The Applicant should seek to ensure that arrangements are made in good time with the Highways Authority in respect of seeking the installation of street lighting and early adoption of the site access prior to first occupation. The applicant is also invited to consider the provision and installation of a bus layby as part of the development proposals.**

**1b 11/00385/FUL - Ratford Hill Farm, 3 Ratford Hill, Ratford, Calne, SN11  
9JY - Erection of Agricultural Storage Building**

**The following people spoke against the proposal:**

Mrs Delia Myall, a local resident  
Mr Ian Dobie, a local resident  
Mr Mark Willis, consultant

**The following people spoke in favour of the proposal:**

Mr David Pearce, planning consultant  
Mr Peter Goodenough, a local resident

The Committee received a presentation by the 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. 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.

After discussion,

**Resolved:**

**To grant planning permission for the following reason:-**

The proposed building is a typical modern agricultural storage building, providing space for hay/produce, machinery and a small office. The site is located in open countryside, adjacent to existing, smaller, agricultural buildings and a series of traditional listed buildings. The building will undoubtedly be visible in the landscape from public and private vantage points. However, given that the building is considered to be reasonably necessary for the needs of the holding any adverse impact is considered to be outweighed by the needs of the agricultural holding. The proposal is considered to comply with the requirement of policies C3 (Development Control Policy); NE15 (Landscape character) HE4 (development affecting the setting of a listed building) of the North Wiltshire Local Plan 2011 and the policies contained in PPS7 and PPS5.

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 further development shall commence on site until a scheme of soft landscaping (planting) has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include 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;

**REASON:** To ensure a satisfactory landscaped setting for the development.

**POLICY C3 and NE15**

3. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in

accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

**POLICY C3 and NE15**

4. 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.

Location Plan (rev 1); Plan Numbers MF135 – 006 rev 1, 007 rev1, 008 rev1 and 009 rev1 Dated 8<sup>th</sup> March 2011.

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

5. The roller shutter door on the southern elevation of the building shall either be weathered or oxidized galvanized appearance or be coated to reflect the colour of the proposed cladding of the building.

**Reason:** to ensure that the appearance of the building is appropriate in this countryside location.

**1c 10/04645/FUL - 2 Portal Close, Malmesbury Road, Chippenham, SN15 1QJ - Alterations, Relocation of Garage and Replacement Extension**

**The following people spoke against the proposal:**

Mr Tony Doyle, planning consultant  
Ms Jacqui Ellis, a local resident  
Mr Mark Latham, a local resident

**The following people spoke in favour of the proposal:**

Mrs Wendy Woods, the applicant  
Mr Charles Manning, architect

The Committee received a presentation by the Case Officer 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 Paul Darby, the local member, who spoke in support of the application, on noting the objections of Chippenham Town Council and after discussion,

**Resolved:**

**To refuse planning permission for the following reason:**

**The proposed development by reason of its scale and siting would result in the loss of an open gateway feature to the existing development out of keeping with the distinctiveness and character and appearance of the area contrary to Policy C3 of the adopted North Wiltshire Local Plan 2011.**

**1d 10/03072/FUL - Land at Stanton, Chippenham - Use of Land for the Stationing of Touring Caravans & Tents**

**The following person spoke against the proposal:**

Mr Paul Hobbs, neighbour

**The following person spoke in favour of the proposal:**

Mr Benjamin Pearce, planning consultant

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. She 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 Howard Greenman, the local member, and after discussion,

**Resolved:**

To grant planning permission for the following reason:

The proposed development by reason of its scale and use would not have a harmful effect on the visual qualities and rural character of the surrounding area. The proposal would not result in any undue harm to highway safety. Accordingly, the proposed development is considered to comply with Policies C3 and NE15 of the North Wiltshire Local Plan 2011 and Policy RLT10 of the adopted Wiltshire and Swindon Structure Plan 2016.

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 a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

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

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

**POLICY:** C3, NE15

3. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding



season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

**POLICY:** C3, NE25

4. Prior to the commencement of development a schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved details.

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

**POLICY:** C3, NE15

5. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

**REASON:** To prevent the increased risk of flooding, to improve protect water quality and ensure future maintenance of the surface water drainage system in accordance with PPS25.

6. Development shall not begin until details of foul water disposal from the development has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be include details of construction design and materials, siting and maintenance responsibilities and schedules. The scheme shall be implemented as approved.

**REASON:** To prevent pollution of the water environment in accordance with PPS23 and Circular 03/99.

**7.** Prior to the commencement of development an Ecological Habitat and Access Management Plan shall be submitted to and approved in writing by the Local Planning Authority. All development shall take place in accordance with the approved details and maintained thereafter.

**REASON:** In the interests of ecology and biodiversity.

**8.** No caravan shall remain on the site between 1 November in any one year and 1 February in the succeeding year.

**REASON:** The site lies within an area in which caravans would not normally be permitted except for occupation as holiday accommodation only.

**POLICY:** C3, H4 (NWLP 2011), RLT10 (WSP 2016)

**9.** No person shall occupy the land for the uses hereby permitted for a continuous period of more than 21 days in any calendar year and it shall not be reoccupied by the same person/s within 3 months following the end of that period.

**REASON:** This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

**10.** The owners/ operators of the site shall maintain an up -to -date register of the names of all owners/occupiers of individual caravans, tents on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

**REASON:** This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

**POLICY:** C3 H4 (NWLP2011) RLT10 (WSP 2016)

**11.** 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

Plans LDC.1397.001 and 002 dated 30 July 2010  
Flood Risk Assessment dated 29 December 2010  
Additional Supporting Statement dated 29 September 2010  
Waste Audit dated 14 January 2011

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

## INFORMATIVES

1. The proposed surface water drainage scheme relies on the suitability of soils for infiltration. Usually, we would require percolation tests to be submitted prior to the planning application being determined to ensure that such a scheme is feasible. However, given the conclusions and calculations within the FRA, together with the nature of the development and the scale of impermeable area proposed, we are satisfied that such details can be agreed under a condition which will meet the relevant tests.

- 1e 10/04596/FUL - Barncroft, Upper Common, Kington Langley, Chippenham, SN15 5PF - Erection of 3 Detached Dwellings

**The following people spoke in favour of the proposal:**

Mr Nick Elkins, architect  
Mr Robert Giles, a local resident  
Dr Maurice Dixon, Chairman of Kington Langley Parish Council

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. She introduced the report which recommended that the planning application be refused.

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 Howard Greenman, the local member, in

support of the application and after discussion,

**Resolved:**

To refuse planning permission for the following reasons:

1. The proposal makes no provision for affordable housing as required by policy H6 of the North Wiltshire Local Plan 2011 and the Council's Revised Affordable Housing Supplementary Planning Document (Adopted April 2008) and where no acceptable financial justification has been made to make a departure from the policy and where the Council has demonstrated a need for such housing.

2. The proposal does not include any public open space provision or financial contribution, contrary to Policy CF3 of the North Wiltshire Local Plan (2011).

**INFORMATIVE**

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

**Plan Numbers**

**Site Location Plan**  
**333/1; 333/2; 333/3; 333/4; 333/5**

**All Dated 17/12/10**

**1f 10/03993/FUL - Roundhouse Farm Outbuildings, Marston Meysey, SN6 6LL - Change of Use to Storage and Distribution**

It was noted that this item had been withdrawn from the agenda in order that a discrepancy regarding whether the site was connected to the mains sewer could be clarified with Thames Water.

**1g 11/00250/FUL - Peterborough Farm, Dauntsey, Chippenham, SN15 4HD - Erection of Dwelling**

**The following people spoke in favour of the proposal:**

Mr Viv Vines, agent  
Cllr Mrs Ellen Blacker, Vice-Chairman of Dauntsey Parish Council

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

recommended that the planning application be refused.

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.

After discussion, Cllr Peter Davis proposed and the Chairman seconded the following motion:-

“Subject to the agreement of the Secretary of State, to whom the application would need to be referred as a departure from the North Wiltshire Local Plan 2011, to grant planning permission for the following reason and subject to conditions to be provided by the Area Development Manager:-

*The application accords with PPS7: Sustainable Development in Rural Areas which states that very occasionally the exceptional quality and innovative nature of the design of the proposed, isolated new house proposed may provide this special justification for granting planning permission. Such design should be truly outstanding and ground breaking...”*

The Committee agreed to a recorded vote which was as follows:-

Those in favour of the Motion

Cllr Peter Davis, Cllr Howard Marshall, Cllr Toby Sturgis, Cllr Tony Trotman.

Those against the Motion

Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Doyle, Cllr Alan Hill, Cllr Peter Hutton, Cllr Mark Packard.

Thereupon after further discussion, it was

**Resolved:**

**To refuse planning permission for the following reason:-**

**The proposed development is a new dwelling in the open countryside with no special justification. As such, the development is contrary to well established planning policy at the national and local level, notably PPS7, PPG13 as well as Policy H4 of the adopted North Wiltshire Local Plan 2011.**

**Informative**

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

**Existing access drawing 1:100**

**Proposed access drawing 1:100**

**2008-39-6**

**2008-39-7**

**2008-39-8**

**All dated 24<sup>th</sup> January 2011**

- 1h 11/00064/FUL & 11/00065/LBC - The Stables, Pinkney Court, Pinkney, Malmesbury - Alteration & Conversion of Stable Building to Provide a New Independent Dwelling**

**The following person spoke in support of the proposal:**

Mr Simon Chambers, agent

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application. He introduced the report which recommended that the planning application and listed building consent both be refused. 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 a statement from a member of the public as detailed above, expressing his views regarding the planning application.

On hearing the views of Cllr John Thomson, the local Member in support of the application and after discussion,

**Resolved:**

- (1) To delegate authority to the Area Development Manager to grant planning permission, subject to conditions, for the following reason:-**

**The proposed conversion and associated works by reason of its scale, design and siting is considered to be a suitable re-use of this rural building and would not detrimental impact upon a**

**cartilage listed building. The proposal thus accords with Policies HE4 and BD6 of the adopted North Wiltshire Local Plan and PPS5.**

**(2) To approve Listed Building Consent.**

24. **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00pm – 9.50pm)

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

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

This page is intentionally left blank



**Wiltshire Council – Area North  
Planning Committee  
30<sup>th</sup> March 2011**

Forthcoming Hearings and Public Inquiries between 21/03/2011 and 30/06/2011

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, Lorrys, 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 24/02/2011 and 17/03/2011

Application No	Location	Parish	Proposal	DEL or COM	Appeal Procedure	Officer Recommendation
10/02456/S73A	113 HIGH STREET, WOOTTON BASSETT, SWINDON, SN4 7AU	Wootton Bassett	Replacement of Wooden Door & Window Frames with UPVC Units - Front Elevation (Retrospective)	DEL	Written Representations	Refusal
10/03958/FUL	HILL BARN, UPPER PAVENHILL, PURTON, WILTSHIRE, SN5 4DQ	Purton	Erection of Fully Glazed Garden Room to Rear of House and Replacement of Glazed Screen to Front.	DEL	Written Representations	Refusal
10/04349/FUL	2 HARTHAM LANE, BIDDESTONE, CHIPPENHAM, SN14 7EA	Biddestone	New Two Storey Side Extension & Demolition of Existing Single Storey Detached Garage to Rear of Property	DEL	Written Representations	Permission
10/04562/FUL	Land at the end of Tern Close, Calne, Wiltshire	Calne	Erection of 2 no Semi-Detached Dwellings	DEL	Written Representations	Refusal

Application No	Location	Parish	Proposal	DEL or COM	Appeal Decision	Officer Recommendation	Appeal Type
10/01657/FUL	Land at Chelwoth Lodge, Cricklade, Swindon, Wiltshire, SN6 6HP	Cricklade	Change of Use of Land to Accommodate 16no. Gypsy and Traveller Pitches and Associated Works.	DEL	Allowed with Conditions	Refusal	Public Inquiry
10/02236/ADV	CO-OP/SOMERFIELD FOOD STORE, 1 MARTINGATE, CORSHAM, WILTSHIRE, SN13 0HL	Corsham	Illuminated Signs	DEL	Appeal Allowed	Refusal	Written Representations
10/02306/ADV	144 HIGH STREET, WOOTTON BASSETT, SWINDON, WILTSHIRE, SN4 7AB	Wootton Bassett	Display of One Internally Illuminated Free Standing Double Sided Display Unit	DEL	Appeal Dismissed	Refusal	Written Representations
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	Appeal Withdrawn	Refusal	Written Representations

# Agenda Item 7

## INDEX OF APPLICATIONS ON 30/03/2011

	APPLICATION NO.	SITE LOCATION	DEVELOPMENT	RECOMMENDATION
7a	10/04672/FUL  and  10/04673/CAC	Land at Station Hill, Chippenham, Wiltshire, SN15 1EQ	The Change of Use and Refurbishment of Existing Buildings to Form Offices and the Addition of a New Build A1 Unit Proposed as a Convenience Store, Including Parking  Demolition of Buildings, Structures and Boundary Walls	Delegated to Implementation Team Leader
7b	10/03043/FUL  and  10/03044/LBC	The Old Vicarage, Church Walk, Ashton Keynes, Wiltshire, SN6 6PB	Extension to Coach House in Curtilage of The Old Vicarage  Internal and External Alterations and Extension to Coach House	Refusal
7c	10/03536/FUL	Land Off Old Combe Road, Grittleton, Chippenham, Wiltshire, SN14 6AQ	Relocation of Stables and Feed Store	Permission
7d	10/04304/FUL	Great Dairy Farm, Sodom Lane, Dauntsey, Wiltshire, SN15 4JA	Change of Use to Equestrian for Breeding and Rearing Horses, Provision of Outdoor Menage and Erection of Four Stables and Two Tack Rooms (Resubmission of N/10/01459/FUL)	Refusal
7e	11/00001/FUL	Innisfrey, Washmeres, Colerne, Chippenham, Wiltshire, SN14 8DQ	First Floor Extension to Bungalow to Form House	Permission
7f	11/00102/FUL	32 Hardenhuish Lane, Chippenham, Wiltshire, SN14 6HN	Demolition of Existing Dwelling and Erection of New Dwelling with Detached Garage	Permission
7g	11/00154/FUL	The Old Forge, 11 High Road, Ashton Keynes, Wiltshire, SN6 6NX	Two Storey Rear Extension and Two Dormer Windows to Front Elevation.	Refusal

This page is intentionally left blank

## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>30<sup>th</sup> March 2011</b>		
<b>Application Number</b>	<b>10/04672/FUL and 10/04673/CAC</b>		
<b>Site Address</b>	<b>Land at Station Hill, Chippenham, SN15 1EQ</b>		
<b>Proposal</b>	<b>Demolition of Buildings, Structures and Boundary Wall. New build A1 Unit proposed as a convenience store, including parking</b>		
<b>Applicant</b>	<b>Mr Heard, Llanfear LLP</b>		
<b>Town/Parish Council</b>	<b>Chippenham</b>		
<b>Electoral Division</b>	<b>Chippenham Monkton</b>	<b>Unitary Member</b>	<b>Councillor Caswill</b>
<b>Grid Ref</b>	<b>391995 173645</b>		
<b>Type of application</b>	<b>FULL and Conservation Area Consent to demolish</b>		
<b>Case Officer</b>	<b>S T Smith</b>	<b>01249 706 633</b>	<b>simon.smith@wiltshire.gov.uk</b>

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

Councillor Caswill wishes for the application to be considered by the Development Control Committee so that the visual impact of development, its relationship to adjoining properties, the design, bulk, height and general appearance, its environmental and highway impact, car parking and potential impact of the proposal upon existing local retail facilities may be considered.

### **1. Purpose of report**

To consider the above application and to recommend that subject to the receipt of satisfactory revised plans in respect of boundary walling/railings treatment of new convenience store building, the application be DELEGATED to the Area Development Manager for Planning Permission and Conservation Area Consent to be GRANTED subject to conditions.

### **2. Report summary**

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

- Principle of development
- Impact upon highway safety
- Impact upon visual amenity and landscape character

Eight (8) letters objection received together with a petition containing approximately 1000 signatures. The Chippenham Town Council raise no objections to the proposal subject to a new application being submitted for the advertising. The Chippenham Civic Society support the application.

### **3. Site Description**

The application site is the former Royal Mail Delivery depot situated at the crest of Station Hill, Chippenham. Following the relocation of Royal Mail, the site is now used as a private pay and display car park with the depot offices currently remaining empty.

Station Hill was substantively formed by Brunel's railway station on the Great Western Railway. Although now largely characterised by formal car parking and bus drop arrangements, the original station building, and importantly Brunel's drawing office building, remain. The station, its footbridge and the office building are listed Grade II. The entire site and its surrounds are contained within the Chippenham Conservation Area.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>07/00573/COU</b>	<b>Temporary change of use and works to car park</b>	<b>Permission</b>

#### **5. Proposal**

The proposal can be disaggregated into two elements. Firstly, the change of use of the existing building on the site to form offices. Secondly, on the remaining open area of the site for the construction of a new A1 convenience store including parking and maneuvering space for deliveries.

#### **6. Planning Policy**

The adopted North Wiltshire Local Plan: policies C3; C4; HE1; HE2 and R2

Central government planning policy: PPS4

#### **7. Consultations**

**Chippenham Town Council** – No objections subject to a further application being submitted in respect of the advertisements.

#### **Chippenham Vision –**

*The Chippenham Vision has considered this application in detail. While it welcomes the redevelopment of the site and the majority of the proposals put forward it strongly objects to the proposals for any parking in front of the proposed convenience store.*

*The Chippenham Vision Masterplanning Group has reviewed the proposals drafted by Julian Kashdan-Brown to amend the parking configuration but the Board feels that the retention of any parking on the Station Hill Road side of the store is completely inappropriate for the following reasons:*

*There is extensive parking, including short term free parking within very close proximity of the development.*

*The Chippenham Vision commissioned a detailed public realm study from Ben Hamilton Baillie in 2009 which was approved by the Vision Board, which set out a clear proposal for the future enhancement of the area. (Page 47 of the report included as separate attachment). This focused on improving pedestrian flow, pedestrian safety, improved links through to the town centre, traffic calming measures and significantly improving the quality of the urban realm. The proposed development on Station Hill blocks and prevents the future implementation of those proposals.*

*The Chippenham Vision therefore objects to this application.*

#### **Urban Design Officer**

*Although this proposal generally offers a means to breathe new commercial life into this currently under-used central site, I remain very concerned at what I feel is an unnecessarily split parking*

arrangement associated with the foodstore. This arrangement will in my view cause extensive parking manoeuvres and reversing in what could otherwise be a 'pedestrian friendly' and visually appealing area directly in front of the foodstore main entrance.

The built elements of the proposals include a generally pleasing front elevation of the office refurbishment and foodstore overall, and the overall form and general location of buildings enhances the streetscene well. I do, however, have a number of detailed concerns including the following:

- *Listed buildings directly opposite the sorting office yard are not mentioned in the D&A Statement as important parts of the immediate context. The architecture of Station Hill and this part of Cocklebury Road is far less 'disparate' than the examples of Hathaway Retail Park and the Westinghouse office on the other side of the railway cited in the statement. This development site is surrounded by listed buildings and demands a high quality architectural response.*
- *It is unclear if there are two entrances to the store and it is not clear where the entrances are (signage is not over doors but may be better placed there to give them emphasis). The green backboard to signage on the foodstore also dominates the cornice continuity. Lettering directly on the render finish is preferred or use of the opaque glazed panels for limited signage. Does there need to be a foodstore sign towards the railway? The end wall sign will be visible from the footbridge and car park opposite.*
- *Flanking walls in and around the foodstore side parking area are a potential security/graffiti problem. Greater use of railings here may improve this, as would the use of stonework instead of light render for remaining walls.*
- *No levels are shown on the drawings. This is of particular concern where there is a proposed wall around the office parking at the Railway Station end, levels suggest it would be simple to climb over as the path rises here towards the milk dock and footbridge. More detail of the wall heights and any railings over is needed for this area.*
- *Generally the wall materials involve too much render. The scheme needs some element of ashlar Bath stone (see Brookfield House) or brick. This could appropriately be the tower and walls adjacent to the highway*
- *The proposed green totem is not appropriate signage in the Conservation Area and is unacceptable, particularly as this is the main focus of the view up Station Hill.*
- *The 12m delivery vehicle backs directly up to a wall and gate so no rear access appears possible when in this delivery position. Rearrangement similar to my overlay sketch attach would overcome this.*
- *There is no disabled width access to the ramp up onto the offices terrace.*
- *Disabled spaces should have additional width on both sides.*
- *Roof plant is not shown on elevations or 3D images. Can the height of this and any flues be detailed please.*
- *The labelling of office parking numbers includes duplication are 7 or 8 office parking spaces proposed?*
- *There is very cramped reversing space out of office parking spaces 6 and 7. A layout similar to that shown instead on page 10 of D&A Statement is preferred (although with accessibility to spaces).*
- *The side of the stair up to the office entrance terrace could be incorporated into the flank wall at the back of the footway, with a parapet for any handrail. This will visually link this element and avoid exposed ends of treads to the street.*
- *There is no furniture to control unauthorised parking on paved areas.*

**Highway Officer** – No objection

**Network Rail** – No objection

**Wessex Water** – no objection. Requests that an informative is inserted into the decision notice drawing the applicants attention to the public foul sewer crossing the site and the requirement for a 6.0m easement.

## 8. Publicity

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

Chippenham Civic Society support the application. Believe the proposal would be an important ingredient in the regeneration of Station Hill. One (1) further letter received expressing support for the principle of development but expressing concern over the appearance of the proposed convenience store relative to the listed rail station buildings.

Eight (8) letters objection received together with a petition containing approximately 1000 signatures.

Summary of key relevant points raised:

- Would create too much traffic on Station Hill
- Would keep customers out of town centre
- Would cause unnecessary pollution and litter
- Impact upon residents wishing to gain access to houses at Monkton Park estate
- Impact upon trade of local shop at Monkton Park (MS2 store)

## 9. Planning Considerations

### Principle of development

The application site is situated within an area considered to be part of the Secondary Retail Frontage of the town centre of Chippenham, as defined by Policy R2 of the adopted North Wiltshire Local Plan 2011. Whilst seeking to ensure that retailing remains the primary function of the town centre, Policy R2 does acknowledge that other activities such as offices, community and leisure uses can also contribute to a vibrant and active centre to a town.

Critically, this policy fully accepts that this site as being part of Chippenham town centre. It must therefore be concluded that a proposal for new A1 retail development on this site would be appropriate – and indeed absolutely desirable given the policies expressed desire to retain retail as the primary function within a town centre. In this context the proposal would not undermine the vitality or viability of Chippenham town centre.

For the same reasons, the re-use of the existing building on the site for B1 office would fully comply with adopted Local Plan policy.

Guidance provided with PPS4 reinforces this conclusion.

### Impact upon highway safety

The proposal seeks to provide for a total of eighteen (18) car parking spaces on the site. Ten (10) of those spaces are to be for the use of the convenience store arranged in two rows, with the remaining eight (8) for the office. Deliveries to the convenience store are intended to take place within the space between the new store and the office building with all manoeuvring to take place within the site. The position of the access is to approximate the existing situation.

The highway Officer has not objected to the proposed number or arrangement of parking provision on the site, nor to the proposed delivery arrangements. Despite the strong objections received from local residents regarding the potential for additional traffic to be generated by the proposal on Station Hill, neither has the Highway Officer objected to the adequacy of the local road network to safely deal with the such traffic. On the technical assessment of such matters, and in the absence of an expert view to the contrary, there appears to be no reason to diverge from this advice. Indeed, intuitively it is likely that a large amount of the convenience store's trade is likely to be generated by the significant footfall already present in the locality due to the close proximity to the



rail station. Equally, car-borne traffic, whilst inevitable, might also be in large part already passing the site.

Notwithstanding the required technical assessment of the highway implications of development, there remains a need to also consider the proposed parking arrangement in the context of its visual impact in the Conservation Area and listed rail station. This aspect of the proposal is considered below.

#### Impact upon visual amenity and landscape character

All consultees are at pains to point out that at a fundamental level development of this site would provide both a commercial and visual enhancement to a currently underdeveloped area. To this end there is a universal desire to facilitate such development and not to hinder it. Although not a policy document, the Chippenham Conservation Area Appraisal 2007 does note the view at the top of Station Hill toward the rail station as *“poor and unwelcoming introduction to the area with the post office compound wall obscuring views of the station buildings.”*

Nevertheless, concerns have been raised by the Council’s Principle Urban Designer with regard to the split parking arrangement, which in his view would cause extensive parking manoeuvres in what would otherwise be a “pedestrian friendly” and visually appealing area directly in front of convenience store and adjoining rail station environs. This is a view shared by The Chippenham Vision board.

Alternative parking solutions have been helpfully suggested by the Urban Design Officer effectively removing all parking from the land immediately in-front of the new store, but all would involve either a reduction of parking provision on the site or transference of parking onto the public highway (involving build-outs into the road to create a linear lay-by/pull-in type arrangement).

Both consequences to the suggested alterations would cause difficulties for the applicant. It is understood that a reduction in overall parking numbers would drive the potential operators/occupiers away from the scheme, thus reducing the likelihood of this much needed development taking place. Similarly, a reduction of parking numbers and/or a movement toward an on-street parking solution would both cause an objection to be raised by the Highway Officer on the grounds of highway safety. In particular, the use of lay-by type parking would be to introduce increased traffic movement close to an existing pedestrian crossing.

The ability to safely park sufficient numbers of vehicles off the road on this site, as has been required by the Council’s Highway Officer, has in effect resulted in the layout now before the Council for consideration. Taking these apparently competing views into account, it is considered that the layout does represent the best compromise between good urban design and the need to achieve a safe from of development for vehicles and pedestrians.

Although acknowledging the concerns of the Council’s Principle Urban Designer, in many other respects the proposed development is considered to present a scheme that would respect the Conservation Area and the listed rail station and its hinterland. For example, the positioning of the new convenience store building is deliberate to take advantage of a visual and “desire” line between Brunel’s drawing office and the former sorting office building; the removal of the existing boundary wall around the site to encourage the routing of pedestrians heading to the town centre via Station Hill rather than the retail blank Monkton Hill and to allow for views of the rail station buildings, as noted by the Chippenham Conservation Area Appraisal 2007; the intentional architectural simplicity (and materials – being a largely render finish) of the new convenience store building so as not to compete or impinge upon the listed buildings at the rail station; the resolution and improvement of the existing sorting office building as a building with a presence to the public realm.

It is understood that more detailed design issues raised in respect of boundary treatments and height of the parapet wall to the convenience store (so as to shield pronounced views of roof

mounted plant from the rail station platforms and footbridge) are to be the subject of revised plans that will be made available prior to the meeting of the Development Control Committee.

Ultimately, Policy HE1 of the adopted North Wiltshire Local Plan 2011, *inter alia*, requires new development to either preserve or enhance the character or appearance of the Conservation Area. The proposal most certainly meets that requirement. This singular policy requirement renders the fact that opinions have been expressed that there is a better way of achieving development on this site as merely incidental. Such opinions are not a reason to refuse planning permission.

#### Other issues

Concerns have been raised by local residents regarding the potential impact upon the level of trade currently enjoyed by the local shop found in the heart of the Monkton Park estate. Such concerns are entirely understandable since that shop is undoubtedly regarded as a local facility by those who live on the estate. However, in this instance, there is simply no ability to take account of commercial interests in determining this application. Planning policy and guidance is clear and unequivocal on the matter. Indeed, as considered earlier in the report, the site is defined as being part of the town centre. It is precisely locations such as this that this form of development is directed to take place.

Several of the submitted drawings demonstrate suggested signage and advertisements for the new convenience store. They cannot form part of the application and a separate application for Advertisement Consent will be required before their erection.

The demolition of existing out-buildings, loading bay and boundary walls on the site is considered to be acceptable in the event of planning permission for redevelopment of the site being regarded as acceptable by the Development Control Committee.

#### **10. Conclusion**

The application is for retail and office development that are entirely appropriate in this town centre location. Notwithstanding the concerns of the Council's Principle Urban Designer, the proposal is considered to represent the best compromise between good urban design and the requirement for a safe form of development, as has been advised by the Council's Highway Officer. The proposal is considered to enhance the character and appearance of this part of the Chippenham Conservation Area, in complete compliance with adopted Local Plan policy.

The concerns of local residents are acknowledged, but they do not, unfortunately, amount to a justification to refuse Planning Permission or Conservation Area Consent to demolish the existing buildings and walling on the site.

#### **11. Recommendation**

Subject to the receipt of satisfactory revised plans in respect of boundary walling/railings treatment; raising of the convenience store parapet wall; canopy treatment of new convenience store building; then:

#### **In respect of 10/04672/FUL**

Planning Permission be GRANTED for the following reason:

The application is for retail and office development that is an entirely appropriate form of development in this town centre location. The proposal is considered to represent the best compromise between good urban design and the requirement for development that ensures highway safety. The proposal is considered to enhance the character and appearance of this part of the Chippenham Conservation Area, and as such would meet the requirements of Policy HE1, HE2 as well as Policies C3, C4 and R2 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 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

Location plan 1:1250 P000  
Site Plan 1:200 P001  
Ground floor plan P002  
First floor plan P003  
Proposed elevations - sheet 1 P004  
Proposed elevations – sheet 2 P005  
Demolition plan P100  
All date stamped 29/12/10

Agreement in principle for convenience store frontage car park to be relocated off site in future P006  
Date stamped 15/03/11

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

3. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied / brought into use.

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

5. The development hereby permitted shall not be first brought into use/occupied, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

6. The development hereby permitted shall not, at any time, be subdivided into a larger number of units.

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 additional units on the site.

7. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of the appearance of the site and the amenities of the area.

8. No development shall commence on site until details of the storage of refuse, including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the approved refuse storage has been completed and made available for use in accordance with the approved details and it shall be subsequently maintained in accordance with the approved details thereafter.

REASON: In the interests of public health and safety.

#### INFORMATIVES

1. This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

2. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

#### **In respect of 10/04673/CAC**

Conservation Area be GRANTED for the following reason:

The proposed demolition of existing and out-buildings and boundary wall is considered to be acceptable in the context of planning permission being granted for redevelopment of the site under reference 10/04672/FUL and would be in complete accordance with the requirements of Policy HE1 and HE2 of the adopted North Wiltshire Local Plan 2011.

Subject to the following conditions:

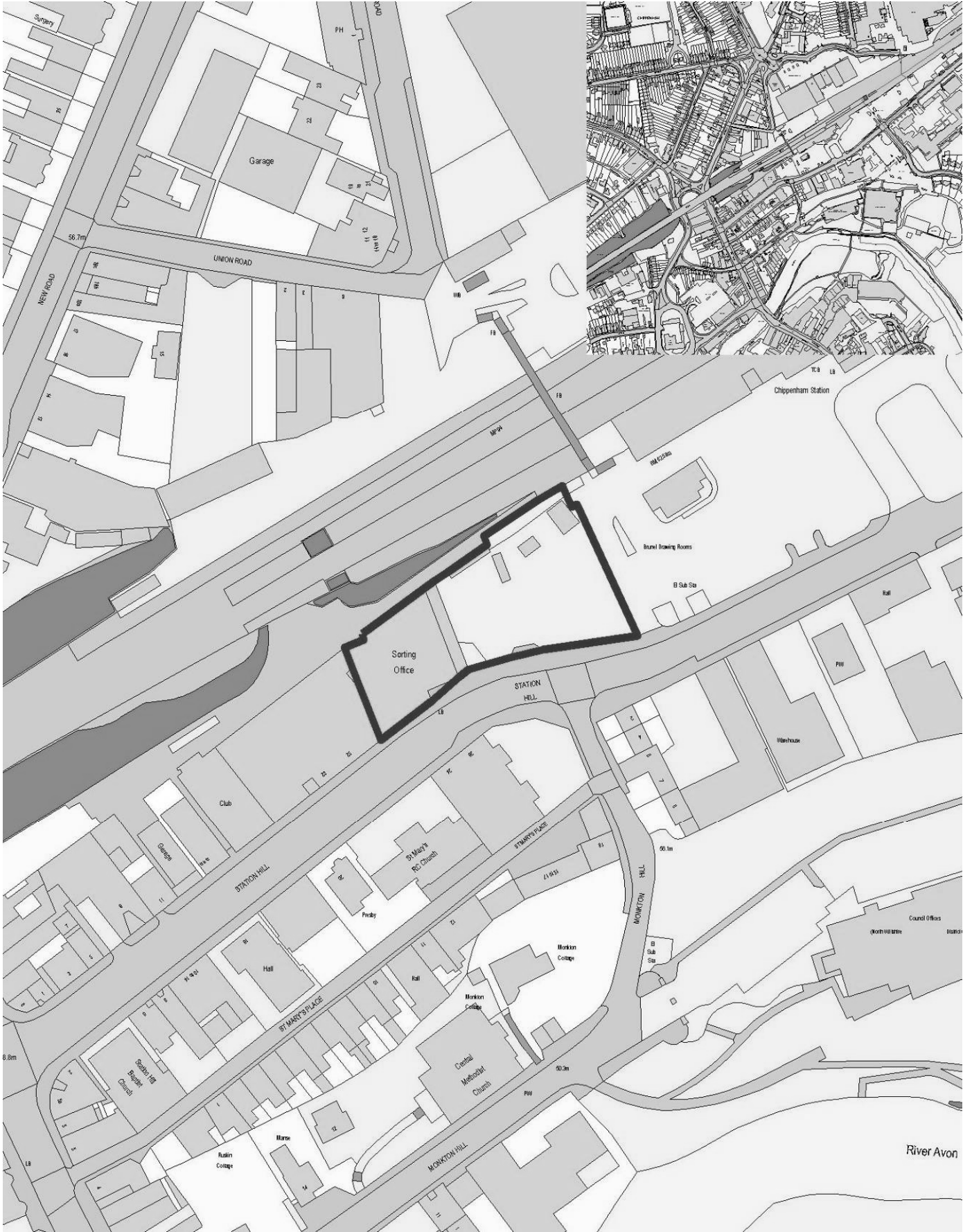
1. No works for the demolition of the building(s) or any part thereof shall commence on site until a valid construction contract has been entered into under which one of the parties is obliged to carry out and itself complete the works of development of the site for which planning permission/listed building consent has been granted under application reference 10/04672/FUL or such other application(s) approved by the Local Planning Authority; and; evidence of the construction contract has first been submitted to and approved by the Local Planning Authority.

REASON: In the interests of the visual amenity of the locality, which is within a designated Conservation Area.

#### INFORMATIVES

1. This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

2. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.



## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>30th March 2011</b>		
<b>Application Number</b>	<b>N10/03043/FUL &amp; N10/03044/LBC</b>		
<b>Site Address</b>	<b>The Old Vicarage, Church Walk, Ashton Keynes</b>		
<b>Proposal</b>	<b>Extension to coach house in curtilage of The Old Vicarage (FUL) Internal &amp; external alterations and extension to coach house (LBC)</b>		
<b>Applicant</b>	<b>Mr R Laws</b>		
<b>Town/Parish Council</b>	<b>Ashton Keynes</b>		
<b>Electoral Division</b>	<b>Minety</b>	<b>Unitary Member</b>	<b>Carole Soden</b>
<b>Grid Ref</b>	<b>404464 194176</b>		
<b>Type of application</b>	<b>Full and Listed Building Consent</b>		
<b>Case Officer</b>	<b>Caroline Ridgwell</b>	<b>01249 706 639</b>	<b>caroline.ridgwell@wiltshire.gov.uk</b>

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

This application has been referred to the Northern Area Planning Committee at the request of Councillor Soden so that the Members can consider the scale and design of the development and whether there would be any environmental or highway impact.

### **1. Purpose of report**

To consider the above applications 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
- Impact on archaeology
- Impact on Highways
- Impact on Flood Zone 3

The application has generated no objections from Ashton Keynes Parish Council.

### **3. Site Description**

The Old Vicarage, which is Grade II listed, is a detached building set behind a wall on Church Walk, just off the High Road, Ashton Keynes. The vehicular entrance to the site is more or less opposite the bridge that connects the two sides of Church Walk. There is a substantial garden surrounding the property and a large area of agricultural land beyond. The coach house, garage and store, which are each also detached buildings, are located at the south west corner of the domestic curtilage against a boundary with the playing fields. The area is known to be of archaeological interest and it is also in Flood Zone 3.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>09/01507/LBC</b>	<b>Extensions to house, coach house &amp; garage, plus internal alterations</b>	<b>Permitted</b>
<b>09/01508/FUL</b>	<b>Extensions to house, coach house &amp; garage</b>	<b>Permitted</b>
<b>09/01314/LBC</b>	<b>Extension to main house, coach house &amp; garages</b>	<b>Withdrawn</b>
<b>09/01142/FUL</b>	<b>Extension to main house, coach house &amp; garages</b>	<b>Withdrawn</b>
<b>N77/0376/F</b>	<b>Conversion of coach house to living quarters</b>	<b>Permitted</b>
<b>N77/1272/F</b>	<b>Extension to existing garage to form double garage</b>	<b>Permitted</b>

## **5. Proposal**

The proposal is to carry out internal and external alterations and extend the coach house by more than double the existing footprint, adding a gate between the gable end of the new extension and the existing double garage so that the coach house is linked to the exiting garage and a garden area specifically for the use of the coach house occupants would be created adjacent to the garage and on the site of the store.

External alterations to the coach house include: a large flat roofed single storey extension to the north elevation which will be built off the boundary wall with the neighbouring site; a new rooflight added to the East (rear) elevation; the pitch of the dormer windows will be increased; all the window openings enlarged and windows replaced, the window in the former coach entrance will be replaced with fully glazed concertina doors; and the timber side door replaced.

The flat roof will be a single ply membrane covered with gravel and lead upstands. The west elevation, which will be visible from the main house, will have three large fully glazed doors adjacent to the existing coach house and vertical cedar wood cladding along the remaining three quarters of the elevation. The section connecting to the coach house will be deeper than the longer section that connects up with the garages.

Internal alterations to the coach house include removal of all the ground floor internal partitions, replacing and repositioning the modern staircase, rearranging the modern internal partitions on the first floor and the addition of a second bathroom on the first floor. The existing kitchen, which is in the single storey lean-to will be removed so that the lean-to becomes a boot room. The entire ground floor of the coach house will become a living/dining area. The existing ground floor window at the north east of the building will be blocked in and the ground floor window on the north west will be enlarged to create a door through to the extension. The extension will house the kitchen, two cloakrooms, boiler room /store and office. The north elevation of the extension, which will serve the office, is to be full height glazed doors. A new gate will be erected between the north west corner of the extension and the garage.

## **6. Planning Policy**

Central government planning policy PPS5 and PPS25

The site is a grade II listed building, lies within a conservation area, an area of archaeological interest and flood zone 3.

North Wiltshire Local Plan: policies C3; HE1, HE4, HE5, HE8 and T3

## **7. Consultations**

Ashton Keynes Parish Council – No objections in principle, but if a flat roof to the extension is deemed acceptable the finish should be of traditional materials, e.g. lead.



Highways – Due to the location of the existing access in a cul de sac, the proposals are not likely to create a significant or additional highway hazard. However, two car parking spaces and turning for the coach house should be provided within the site. A suggested condition is therefore to be added should any consent be granted.

Archaeology – The proposal is situated within the medieval settlement of Ashton Keynes and any development here is likely to encounter archaeological deposits. During an archaeological investigation in 2003 in the adjoining property, rare remains of a possible Saxon hut were revealed. A suggested condition is therefore to be added should any consent be granted.

The Environment Agency – Standing advice recommends that the development would be acceptable subject to appropriate “flood proof” building criteria incorporated into the scheme.

## **8. Publicity**

The application was advertised by site notice, press advert and neighbour consultation. No letters of objection or support were received.

## **9. Planning Considerations**

### Principle of the development

The coach house is neatly proportioned, constructed of natural stone, detached and set well back in the site beyond the house and against the boundary wall with the neighbouring property and playing fields. The site is very close to the position of the medieval village of Ashton Keynes as well as Saxon finds. The floor space in this coach house is very reasonable for an ancillary building and consent was granted in 2010 to extend the garages to create an office, store and cloakroom. There is no justification for a large single storey extension on the north elevation, which will possibly undermine the stability of the boundary wall, be visible from the main listed building and from the playing fields behind the site. It will have a harmful affect on the character, appearance and setting of the listed building and Ashton Keynes conservation area. This would be contrary to guidance given in PPS5 policies HE6 and HE7, plus policies HE1 and HE4 of the North Wiltshire Local Plan 2011.

### Impact on the listed building, visual amenity and landscape character

This former coach house, which is probably C19, is a compact building which still clearly shows its original use through the scale of the building and details of the openings. The design of the existing windows and doors which were inserted into existing openings when the building was converted to residential use in the 1980s may not be the most suitable. New openings are being created resulting in the loss of historic fabric, rather than using existing openings. The proposals include removal of all the ground floor partitions, removing any remnants of the original floor plan and also the means of support for the first floor.

The proposed extension will result in the irreversible loss of historic fabric from the gable on the north elevation and on the areas where windows are to be enlarged, and it will double the original footprint of this building with an extraordinarily large, inappropriate and unjustified extension. No evidence has been provided to demonstrate that the boundary wall with the playing field is capable of being used to build onto.

The extension, which will be connected to the existing double garages by means of a new gate, will be visible from the house and the playing fields. This will alter the relationship between the previously detached ancillary buildings so that they become one conjoined complex. This would be contrary to guidance given in PPS 5 policies HE6, HE7 and HE10, plus policies HE1 and HE4 of the North Wiltshire Local Plan 2011.

### Impact on archaeology

The proposal site is located within the area of medieval settlement of Ashton Keynes and therefore any development here is likely to encounter archaeological deposits. Rare remains of a possible Saxon hut were found during an archaeological investigation in the adjoining property in 2003, so there is a strong possibility that the proposal site also contains these very important remains. Should this be the case, any development would necessitate the disturbance and removal of archaeological remains, and should permission be granted a condition to secure archaeological investigation would be necessary.

### Impact on Highways

Providing two dedicated parking spaces and turning for cars associated with the coach house within the site will alleviate concerns from highways and is in accordance with policy T3 of the North Wiltshire Local Plan 2011.

### Impact on Flood Zone 3

Although the location of the proposed development is in Flood zone 3, the Flood Risk Assessment submitted with the application states that according to local anecdotal evidence the site has never been flooded. However, any development would be designed and built according to the latest appropriate flood proof building criteria at the time of construction. This would comply with the Environment Agency's standing advice.

## **10. Conclusion**

The scale, design and materials 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 Ashton Keynes conservation area. The internal alterations have not been supported with any structural information and may jeopardise the structural integrity of the first floor. No structural information has been supplied to demonstrate that the existing boundary wall with the plating field is capable of either being built off or being built against, without undermining the stability of the wall.

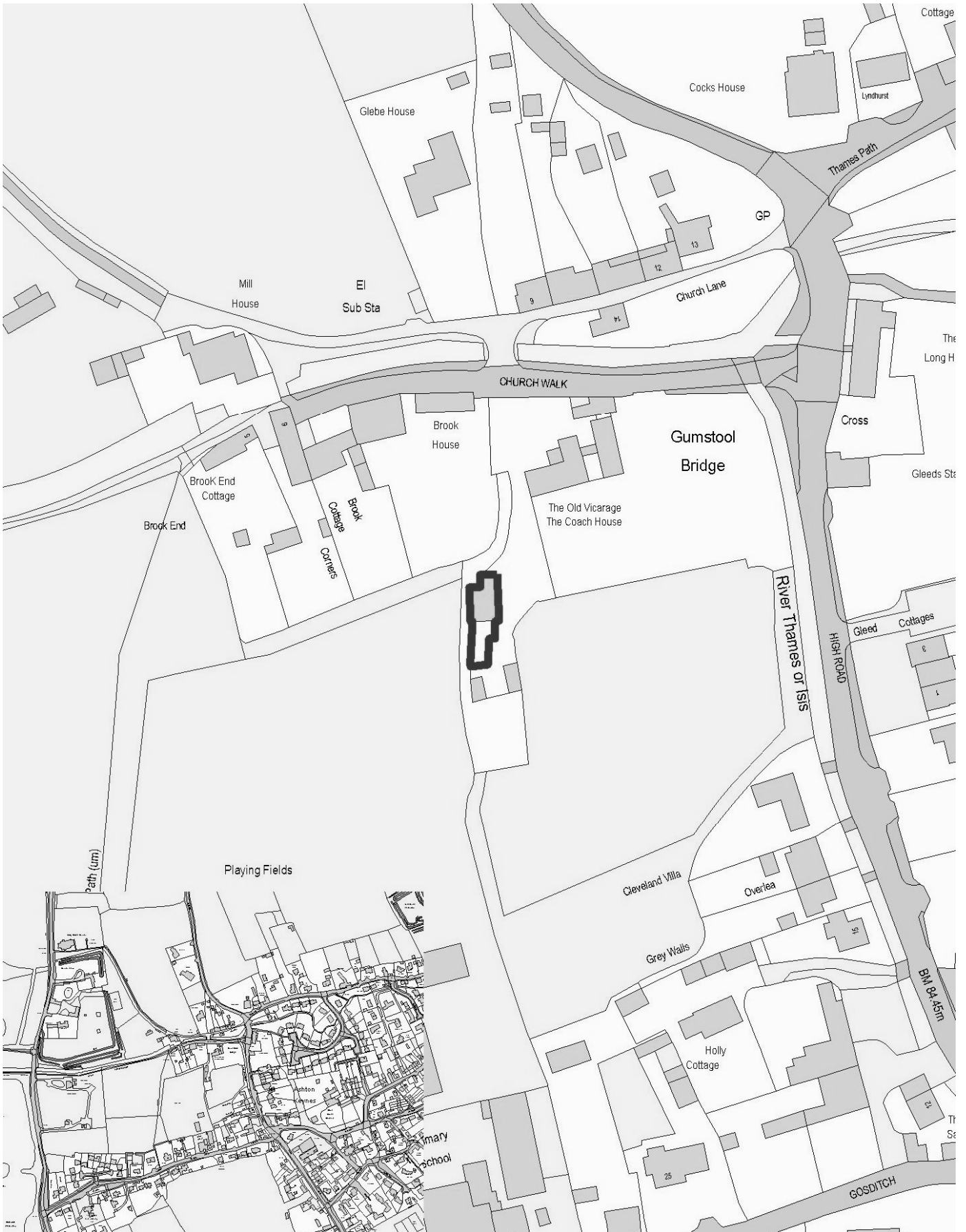
## **11. Recommendation**

Planning Permission be REFUSED for the following reason:

1. Due to the scale, design, materials of the extension and loss of historic and archaeological fabric and material, 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 PPS 5 and contrary to policies C3, HE1, HE4, HE6 and HE8 of the North Wiltshire Local Plan 2011.

Listed Building Consent be REFUSED for the following reason:

1. Due to the scale, design, materials of the extension, loss of historic fabric, alteration to the relationship between ancillary buildings and potential harm to the structural integrity of the coach house and boundary wall, the proposals would be exceedingly harmful the character, appearance and setting of the listed building. These proposals would be contrary to advice contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and PPS 5 and contrary to policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.



This page is intentionally left blank

## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	30 <sup>th</sup> March 2011		
<b>Application Number</b>	10/03536/FUL		
<b>Site Address</b>	Land Off Old Combe Road, Grittleton, Chippenham, Wiltshire, SN14 6AQ		
<b>Proposal</b>	Relocation of Stables and Feed Store		
<b>Applicant</b>	Fofsway Stud		
<b>Town/Parish Council</b>	Grittleton		
<b>Electoral Division</b>	By Brook	Unitary Member	Jane Scott
<b>Grid Ref</b>	385948 179312		
<b>Type of application</b>	FULL		
<b>Case Officer</b>	Christine Moorfield	01249 706 686	<a href="mailto:christine.moorfield@wiltshire.gov.uk">christine.moorfield@wiltshire.gov.uk</a>

### Reason for the application being considered by Committee

Councillor Jane Scott has requested that this application be considered by the Planning Committee in order that Members may consider the concerns raised by the Parish Council.

### 1. Purpose of report

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

### 2. Report summary

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

- Principle of development
- Impact upon visual amenity and landscape character
- Impact upon neighbour amenity
- Drainage
- Highway safety and access

The application has generated objections from Grittleton Parish Council. Concerns expressed by the Parish Council are as follows:

- The land is not designated for equestrian purposes
- Possible lighting pollution
- Removal and storage of used bedding and manure from the site
- Surface water drainage
- Access to the site
- Access onto the main road

1 letter of objection has been received from a member of public.

### 3. Site Description

This is a small parcel of land to the south west of a group of residential cottages to the south of Grittleton village.

There is an existing agricultural building on the site and an access gate on Old Combe Road.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>03.02975</b>	<b>Monopole and equipment</b>	<b>Application Withdrawn</b>
<b>N/10/03539/FUL</b>	<b>Temporary siting of a transportable wooden lodge for essential stud worker for three years</b>	<b>Withdrawn</b>

### 5. The Proposal

This proposal is for two timber stable blocks, one for two stables and one for one stable with a store to be sited side by side within this parcel of agricultural land. The proposal also includes a manure store and access track. The gated access from Old Combe Road is existing.

At the same time application no. N/10/03539/FUL for the temporary siting of a transportable wooden lodge for essential stud worker for three years was submitted. This application was withdrawn as the owner found alternative accommodation within the vicinity of this site and no longer required temporary living accommodation on the site.

### 6. Planning Policy

North Wiltshire Local Plan: policies HE1; C3; NE1

### 7. Consultations

Drainage – Not an area where drainage is a particular problem

Highways – No objection subject to conditions

Grittleton Parish Council –

- The land is not designated for equestrian purposes
- Possible lighting pollution
- Removal and storage of used bedding and manure from the site
- Surface water drainage
- Access to the site
- Access onto the main road

### 8. Publicity

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

1 letter of objection has been received

Summary of key relevant points raised:

- Existing building on site has changed over time

- Drainage
- No manure storage shown- This matter was subsequently addressed by applicant.
- Traffic safety and access onto main road and into site.
- Impact on AONB

## **9. Planning Considerations**

### Principle of development

The site lies within the AONB and is adjacent to the Grittleton conservation area.

The surrounding land which is in the ownership of the applicant is agricultural in use. It is proposed that the horses will be grazed only on the surrounding land and, therefore, planning permission is not required for a change of use of the land.

It is considered appropriate for an advice to be added to any permission which alerts the applicant to the fact that anything other than grazing of horses on the land may require a change of use permission. The applicant has been advised of this matter. This site is within the AONB and is adjacent to Grittleton's Conservation Area.

The relevant policies within the North Wiltshire Local Plan 2011 are NE4, C3, NE15 and in part HE1.

### Impact upon visual amenity and landscape character

The site is located to the south west of a group of residential cottages which front both Old Combe Road and the main road into Grittleton from the south. This is not an isolated or remote site within the countryside. The buildings are small scale in terms of their mass and bulk and are constructed of timber an acceptable material for a location of this nature. The access to the site is existing and there is hedging along the road boundary which in part screens the buildings from the road.

The manure storage is to the south west of the stable block away from the nearest residential properties. The proposed access track serves the stable blocks and also serves the adjacent field. Details of the track will need to be subject to a condition in order to ensure that the construction details are appropriate for this location.

NE15 relates to development in the countryside where NE4 is more specific in relation to development within the AONB. The policy requires that priority is given to the conservation and enhancement of the natural beauty of the landscape. The development must be seen to contribute to the quality of the area. In this instance the development is fairly low key and the use of, and the introduction of these units for equestrian use, in this location is considered to be acceptable in terms of their limited impact on the character and appearance of the area.

### Impact upon adjacent neighbour's amenity

The units are sited a minimum distance of 72m from the site boundary closest to residential properties and the closest dwelling is 84m away. The manure storage area has been sited away from the neighbouring properties. It is not considered that the use or the buildings would have a detrimental impact on the residential amenity at present enjoyed by the neighbours to this site.

### Drainage

It is not considered that the proposed development would have a detrimental impact on the locality however it is considered appropriate for a condition to be attached to any permission which seeks details in respect of surface water drainage disposal on the site to be submitted and approved by the Local Planning Authority. Such a condition would ensure that adequate works were undertaken to prevent drainage issues arising,

## Highways

Highways have concerns in respect of the junction of Old Combe Road with Grittleton Road where visibility is restricted. If the use of the stables is restricted to a single user then the traffic generated would be minimal. This can be controlled by a personal condition.

### **10. Recommendation**

Planning Permission be GRANTED for the following reason:

This is a small development in terms of its mass and bulk and the type of timber buildings proposed and the associated access track are considered acceptable in this location which is not isolated and relates to an existing building on the site. The development is not considered to detract from the amenity at present enjoyed by adjacent residents and or the character and appearance of the AONB. The proposal complies with policies NE4 and C3 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. 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.

Site location plan  
kcc1109/02 09/19 kcc1109/04 09/10cb  
kcc1109/03 09/10cb  
all dated 15.09.10

kcc1109/07 09/10cb  
date stamped 23.09.10

Design and Access Statement  
date stamped 15.09.10

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

3. No development shall commence on site until detailed drawings of the construction of, and the materials to be used on, the proposed access track 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

4. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.



POLICY: C3

5. No development shall commence on site until details for the storage of manure and soiled bedding (including the location of such storage) and its disposal from site (including frequency) have been submitted to and approved in writing by the Local Planning Authority. Before the development is first brought into use, the works for such storage and disposal shall be completed in accordance with the approved details and shall subsequently be maintained in accordance with the approved details. No storage of manure and soiled bedding shall take place outside of the storage area approved under this condition.

REASON: In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

POLICY: C3

6. The development hereby permitted shall be used only for the private stabling of horses by Mrs Richardson only and the storage of associated equipment and feed within the red lined area and at no time shall be used for commercial, livery, tuition or leisure rides.

REASON: In order to ensure that the number of vehicles visiting the site is restricted in the interests of highway safety.

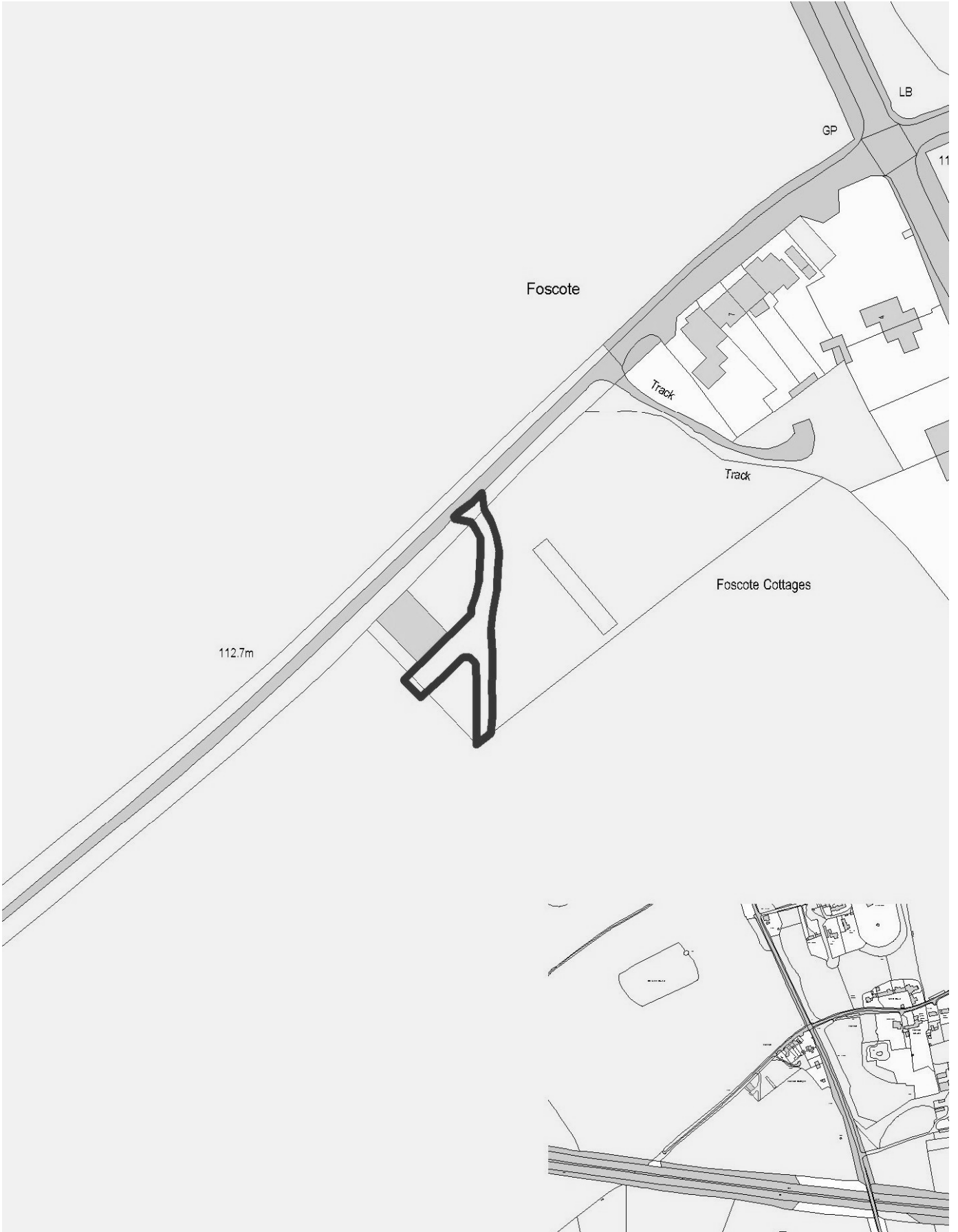
7. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall 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.

POLICY: C3

**Informative**

1. The applicant is advised that horses should be grazed only on the adjacent land as any other form of use may require planning permission for the 'change of use of land from agriculture to equestrian.



## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	30 <sup>th</sup> March 2011		
<b>Application Number</b>	N.10.04304.FUL		
<b>Site Address</b>	Great Dairy Farm, Sodom Lane, Dauntsey, Wiltshire, SN15 4JA		
<b>Proposal</b>	Change of use to equestrian for breeding and rearing horses, provision of outdoor manege and erection of four stables and two tack rooms.		
<b>Applicant</b>	Mrs Cutner		
<b>Town/Parish Council</b>	Dauntsey		
<b>Electoral Division</b>	Brinkworth	Unitary Member	Toby Sturgis
<b>Grid Ref</b>	399823 181628		
<b>Type of application</b>	Full		
<b>Case Officer</b>	Mrs Emma Pickard	01249 706 637	Emma.pickard@wiltshire.gov.uk

### Reason for the application being considered by Committee

This application has been called in to committee at the request of Councillor Toby Sturgis to consider the traffic implications of the proposed development.

### 1. Purpose of Report

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

### 2. Report summary

The main issues in consideration of this application are the impact of the proposal on:

- highway safety;
- visual and residential amenity; and
- flooding.

### 3. Site Description

Great Dairy Farm is situated just south of the main village of Dauntsey and south of the M4 motorway.

Vehicular access to Great Dairy Farm is off Sodom Lane. There are residential properties to both sides of the access track and, adjacent to the gateway to Great Dairy Farm, is a small triangular shaped area where vehicles park and turn. The track continues beyond this area to a field immediately to the south west of the farm where the development is proposed.

The site area itself is relatively flat and there is a large amount of mature vegetation surrounding the site.

A bridleway follows the line of the access and crosses through Great Dairy Farm.

The site is within floodzone 2.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
09.01269.ful  (This application was on an adjacent parcel of land belonging to Great Dairy Farm)	Change of use of agricultural land to livery and riding school, provision of outdoor manege and erection of four stables and two tack rooms in single building.	Withdrawn
10.01459.ful	Change of use to equestrian livery, provision of outdoor manege and erection of four stables and two tack rooms.	Refused

## **5. Proposal**

A horse trainer has recently moved in to separate ancillary accommodation at Great Dairy Farm and stables her horse in one of the 4 existing stables. This planning application seeks permission to erect an additional 4 stables, tack rooms and manege to accommodate one brood mare (which is currently in the existing stables) and up to three further horses for training in dressage by the resident trainer. These horses will then be sold, on a timescale dependent on their aptitude for dressage (which appears may be anything between 3 months and 18 months). The horses will also be taken to competitions by the trainer. The applicant anticipates that the three remaining existing stables will be retained for use by the applicants.

Included within the proposal are improvements to the access by widening the drive to allow two cars to pass. The circulation area and parking area will be altered so that it can accommodate 5 parking spaces.

## **6. Planning Policy**

North Wiltshire Local Plan Policy C3 – Development Control Core Policy.  
 North Wiltshire Local Plan Policy NE15 – The Landscape Character of the Countryside.  
 There are no specific Local Plan policies relating to equestrian development.

## **7. Consultations**

Highways – recommend refusal as the proposed use would increase traffic movements resulting in additional hazard and inconvenience to road users.

Dauntsey Parish Council – No objections in principle however the council would like it to be noted that there is a risk of the boundaries between adjoining properties being damaged as a result of a higher volume of vehicles including heavy good vehicles entering and manoeuvring around this property, so a suggestion that a provision for boundary protection/security is implemented.

Environmental Health – No objection subject to condition.

Environment Agency – No objection subject to condition.

Wiltshire Council Rights of Way – the bridleway should not be obstructed and any new fencing or gates/structures on the path should have permission granted by the highway authority.

Agricultural consultant. Will be detailed in planning considerations below.

## **8. Publicity**

One letter of objection was received which is summarised as follows:

- Current proposal means all traffic will be along the boundary fence with Dauntsey Lodge. Frequent movement of people livestock and vehicles will create disturbance and be intrusive. The development will impact on the amenities of this property;
- Car park is only 8 metres from our house;
- Riders and drivers will be able to look over the fence;
- Fence to Dauntsey Lodge Farm has been damaged by horses;
- To minimise the impact on our property the tarmaced area should be further up the track;
- Question the need for additional parking spaces when the assertion is that reduced movements will result;
- Would want an impermeable surface laid to the parking area; and
- Would ask that a planning condition restrict equine usage to horses owned by the occupiers of Great Dairy Farm to prevent commercial development, and also a legal agreement to tie the use to the house.

A letter of objection was received from the Dauntsey Parish Council Drainage Board who state that their flood objections to the previous application (10.01459) remain.

## **9. Planning Considerations**

The applicant contends that the proposed use is private/domestic as the horses will be owned by the applicant. However, the submitted documents do describe a commercial activity and Officers have realistically concluded the proposal to constitute a commercial use on that basis. The trainer living on site is employed by, and will be training the horses on behalf of, the owner, and the horses will then be sold for financial gain. It is stated that the proposal will make the most of the equestrian knowledge of the trainer and will supplement the applicant's pension while in retirement. In normal circumstances, 8 stables for private use would require special justification.

### Highways

Highway safety is a great concern at this site as the vehicular access onto Sodom Lane, which lies on the inside of the bend, is substandard. When exiting the site visibility splays of 2.4 x 140m should be achieved but only 2.4m x 88m is achievable to the left. In addition, forward visibility of 160m is required but only 147m and 150m are achievable.

Highways have made it clear to the applicant that they could not accept a proposal which generated any additional vehicular movements above the current level (when compared to the agricultural use).

A highways document was submitted by PFA in support of the proposal. An agricultural consultant was also engaged by the local planning authority to make an assessment on the traffic levels between the two uses, based on agricultural and equestrian practice.

The agricultural use comprises currently five alpacas (with possible expansion to 10) and 40 ducks. The assessment also includes keeping up to 100 breeding ewes. Until recently, these numbers of sheep were kept at the site by a separate owner. The assumption also includes four horses kept in the existing stables. The applicants also sell some hay produced at the site.

This proposal seeks to address highway concerns expressed in the two previous applications by proposing a use that does not increase the traffic using the access when compared to the existing use. The PFA report assumes the proposal is for private use only and that, in terms of traffic

generation, differs from the previously refused application which was for full livery. The report nevertheless goes on to describe an activity that is unmistakably commercial in nature.

PFA state that as a result of the development the sheep farming will cease. Any remaining hay will be kept for the additional horses. The assumptions regarding traffic movements are included on table 2.1 within the PFA report. It is stated for the sheep farming that vehicle movements would be:

- 1 visit per day (2 movements) to deliver lambs/sheep from lambing pens;
- 2 visits per day (4 movements) for attending the sheep during lambing season;
- 2 visits per day (4 movements) to attend to the sheep during the summer season;
- 1 visit per week (2 movements) to take lambs to market when ready generally during August/September;
- In addition to this, 2 deliveries per week (4 movements) for fodder throughout the year.

With the proposed equestrian use the report assumes that feed will be supplied with the existing deliveries and that, apart from occasional visits from a farrier and vet, the only additional generation of traffic would be by prospective buyers and which is assumed at 2 per horse (4 traffic movements).

The table assumes there would be an average of 4 traffic movements per day associated with the 'typical' sheep farming use and 0 movements per day for the equestrian use. Peak movement would be 6 for sheep farming and 6 for equestrian. However, the PFA report concludes that the equestrian use offers a reduction in vehicular movements. This is considered to be an unrealistic conclusion.

Indeed, the Council's own agricultural consultant's assessment of a sheep enterprise differs from the assumptions in the PFA report. He concludes, 'the ewe enterprise would utilise the grassland for its principle foodstuff, possibly supplemented by hay and a concentrated feed in the run up to lambing. The occasional trip might be required for the collection of delivery of bulk feed, however, I would not anticipate a frequency greater than once a month. Trips would also be needed to collect lambs for sale at a finished weight; however, such trips would again be infrequent.'

For the assumption of traffic generation for training horses, the agricultural consultant takes into account weekly trips for competition throughout the year (although the trainer takes her horse at present and can accommodate an additional horse). He also states, 'there will also be trips to and from the holding for the vet and for prospective owners/dealers for horses that are not retained to compete.'

His opinion, overall, is that the frequency and regularity of trips for the proposed dressage enterprise will be significantly greater than those associated with the ewe enterprise that it is proposed to replace.

Following matters of clarification by the applicant and receipt of the agricultural report, the Highway officer has reviewed their initial conclusions. The Highway officer has now also concluded that the proposal is commercial in nature and now objects to the application on the grounds that 'they are satisfied the proposed use will actually lead to an increase in vehicular movement on top of what could be considered a fallback position.'

The applicants have suggested that a condition which limits the use of the stables and manege only by horses within the ownership of Great Dairy Farm or those residing at the site, may overcome the council's objection. However, it is considered that this condition would not impact on vehicular movements. In addition, it may not be reasonable given that officers consider the use to be commercial in nature and that it is assumed that buyers would wish to ride horses at the site before buying them.

#### Residential Amenity

The proposal utilises an existing parking area and access track. Whilst it is considered that the proposed use would increase the level of movements on this access, it is considered that the increase would not unduly compromise residential amenity.

In addition, concerns have been raised about overlooking from riders on horseback. However, as the access track is also bridleway there is already the possibility for this to happen.

### Visual Amenity

The stable building and manege would be sited in a location fairly close to Great Dairy Farm and would be screened by a large amount of existing mature vegetation. It is considered that the proposal would not adversely affect the appearance of the area.

### Flooding

A flood risk assessment was submitted as part of this application within which it is recognised that the area has experience significant flooding in recent years, specifically, 2007 and 2008, (although Great Dairy Farm was largely unaffected). Mitigation measures are set out in the report and the Environment Agency has no objection subject to these measures being carried out.

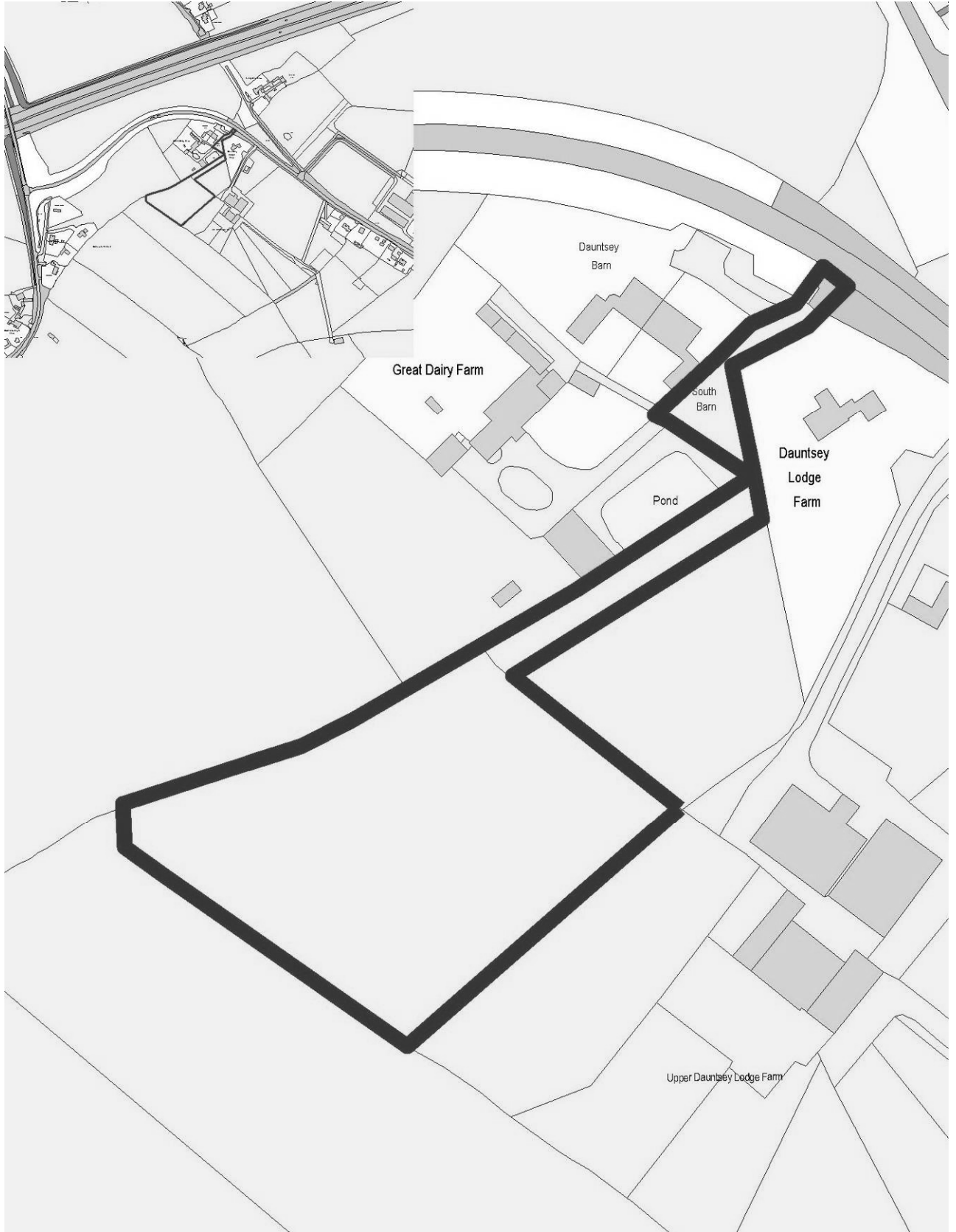
## **10. Conclusion**

Whilst there is no objection to the principle of a small-scale business enterprise within this rural location, it is considered that the proposed use would generate vehicular movements in excess of the existing agricultural use on site which in the context of a substandard access from the highway, would cause a hazard to road users.

## **11. Recommendation**

Planning Permission is REFUSED for the following reason:

1. The proposed development would result in an increase in use of a substandard access which would be detrimental to highway safety, and is, therefore, contrary to policy C3 of the North Wiltshire Local Plan 2011.





## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>30<sup>TH</sup> March 2011</b>		
<b>Application Number</b>	<b>N/11/00001/FUL</b>		
<b>Site Address</b>	<b>Innisfrey, Washmeres, Colerne, Chippenham, Wiltshire, SN14 8DQ</b>		
<b>Proposal</b>	<b>First Floor Extension to Bungalow to Form House</b>		
<b>Applicant</b>	<b>Mr and Mrs Strange</b>		
<b>Town/Parish Council</b>	<b>Colerne</b>		
<b>Electoral Division</b>	<b>Box &amp; Colerne</b>	<b>Unitary Member</b>	<b>Sheila Parker</b>
<b>Grid Ref</b>	<b>381686 170949</b>		
<b>Type of application</b>	<b>FULL</b>		
<b>Case Officer</b>	<b>Kate Bates</b>	<b>01249 706 679</b>	<b>kate.bates@wiltshire.gov.uk</b>

### Reason for the application being considered by Committee

The application has been called to committee at the request of Councillor Sheila Parker to assess the visual impact upon the surrounding area and the relationship to adjoining properties.

### 1. Purpose of report

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

### 2. Report summary

The application is to extend the existing bungalow at first floor level to form a house. The site lies within the framework boundary of Colerne, within the Colerne Conservation Area, within an Area of Outstanding Natural Beauty and adjacent to a Grade II Listed Building. The key points to consider are as follows:

- The impact on the character and appearance on the area (Colerne Conservation Area, Area of Outstanding Natural Beauty) – policies HE1 and NE4 of the North Wiltshire Local Plan 2011.
- The impact on the adjacent Grade II listed building (Washmere House) – policy HE4.
- The impact on the privacy and amenities of the adjacent properties – C3 and H8.

Colerne Parish Council supports the application subject to due regard being taken of the height relative to neighbouring two storey properties.

3 letters of support have been received.

5 letters of objection have been received from 2 households.

### 3. Site Description

The application site is located towards the southern end of the village of Colerne and is accessed off a narrow lane, known as Washmeres which leads off of Bath Road down towards Washmeres Farm. It is sited within Colerne Conservation Area, an Area of Outstanding Natural Beauty and the adjacent property, Washmere House, to the east of Innisfrey is Grade II listed.

Washmere House has its principle elevation fronting Washmeres and dates from the 18<sup>th</sup> Century. It is a three storey house (the second storey appears to be partially within the roof) with a historic outshut addition to the west side of the main dwelling which has a monopitch roof leading from the main roof of the house down to single storey level. There are no windows in this west elevation facing Innisfrey, however planning permission and listed building consent (references 09/00360/LBC and 09/00604/FUL) have been granted to replace a lean to modern glazed single storey addition to the west of the property with a more solid room constructed of clay tiles and rubble stonework walls with two Conservation type rooflights within the roofslope. The planning permission also refers to a small log store adjacent to the boundary with Innisfrey. Originally the replacement lean-to was going to be a bathroom however, a subsequent listed building consent application (10/03425/LBC) was approved to install bathroom facilities into the first and second floors of the house and so this room may now become a study. This replacement lean-to has not yet been constructed. Washmere House is set down slightly from Innisfrey. Along the boundary there is a low block wall with approximately 1.8m timber/ willow fencing.

Innisfrey itself is a bungalow with single detached flat roof garage, originally granted planning permission on 24<sup>th</sup> May 1961. The land was formerly part of the curtilage of Washmere House. The neighbouring property to the west of Innisfrey, known as Summerhayes, is also a bungalow with detached single garage also granted planning permission on 24<sup>th</sup> May 1961. Access to both bungalows is from a shared access onto Washmeres with the driveways leading between the two bungalows to the garages to the rear of the properties.

Innisfrey itself has small curtilage which does restrict the site in terms of development. The original site plan submitted on 04.01.11 outlined more land than was owned by Innisfrey and so a revised site plan was received 24.01.11. The property has most of its garden to the front with steps down from the bungalow to the lawn area which is enclosed by a low stone wall and pillars with railings. There is a smaller paved area to the rear of the property with the property's flat roof garage also to the rear. The sides of the bungalow are coursed limestone rubble with reconstructed stone lintels, cills and quoins with the front and rear being painted cream render. There are three rooflights to the front roofslope and three rooflights to the rear roof slope as the roofspace was converted into a bedroom with WC. The roof materials on the main bungalow are grey concrete interlocking tiles with a small flat roof element to the rear (which enlarges the kitchen). The windows are white double glazed upvc.

Catley House is a two storey dwelling and is sited to north of the application site with its principle elevation fronting Washmeres. A two storey gable extends the rear of the property with windows to the south aspect facing towards the rear of Innisfrey (one at first floor level) along with windows to the rear elevation (one at first floor). A single storey gable projection also extends the property to the rear. Catley House and garden is at a higher level to Innisfrey.

The levels within the site are not uniform. Broadly speaking, the site slopes down from north to south and west to east. Site sections have been requested to further assess the impact of the development, however the survey is due to be carried out on the 14<sup>th</sup> March 2011 therefore the results are not available at the time of drafting this report but will be documented as additional information prior to the committee meeting.

Washmeres Lane curves around the site and is bordered by a stone wall. The lane itself slopes further downwards as the land levels drop. Bath Road is therefore at a higher level to the application site and there are open rural views from Bath Road between the rooflines of buildings to the south aspect down across the Box valley.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>N.90.02582.FUL</b>	<b>Extension to Garage</b>	<b>Permission</b>

An application for a new bungalow and garage was refused under reference 80/01030/FUL on land south of Innisfrey however this appears to be owned by the adjacent property, Summerhayes (or Pleasant View as it was formerly known).

#### **5. Proposal**

The original proposal was to put another storey on the bungalow (including over the rear flat roof element) to form a two storey house. The form of this development consisted of raising the roof (the ridge height on the existing bungalow is nearly 5.2m above ground level and the proposed ridge height was to be some 7.7 metres). This existing bungalow consists of bedroom with shower, living room, kitchen, bathroom and cupboard at ground floor with stairs going up to the rooms in the roof which consists of two bedrooms and w/c. The original scheme was to remove the downstairs shower, relocate the ground floor bedroom to first floor so the accommodation at ground floor would be kitchen, bathroom, cupboard, large living room and a stairs with a lift up to first floor where there would be three bedrooms, w/c and ensuite. The form of this proposals was not considered acceptable due to loss of privacy and amenity to Catley House regarding overlooking windows, unsympathetic design given its proximity to Washmere House – a Grade II listed building and impact on the area (AONB and Conservation Area) particularly from Bath Road. Subsequently a revised scheme has been received which takes the form of widening the proposed rear gable slightly to achieve better proportions, reducing the ridge height down by 400mm and reducing the first floor extension by approximately one third. The number of windows facing into Catley House is now reduced to 1 from 3 as originally proposed and this remaining window will be obscure glazed and restricted opening serving an ensuite. The new windows to the development will be painted timber. The new layout will be similar to the previous proposal on the ground floor, albeit the lift has been relocated and the first floor will provide a study, two bedrooms, and ensuite. The proposal is required to re-configure the house to make it more useable for a wheelchair user.

#### **6. Planning Policy**

North Wiltshire Local Plan policies HE4, C3 and H8

#### **7. Consultations**

Colerne Parish Council has been consulted and supports the application subject to due regard being taken of the height relative to neighbouring two storey properties.

The County Archaeologist has been consulted (the site is in an archaeological site) and comments are awaited.

#### **8. Publicity**

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

3 letters of support from residents have been received – 2 regarding the original larger scheme and 1 taking into account the revisions.

Summary of key relevant points raised:

- The specific circumstances of the applicant requiring the development
- Overlooking windows have been removed (revised scheme)

- Precedent set with adjacent development (Windy Ridge)
- The existing bungalow is rendered which is out of character with local buildings, the proposed stone clad dwelling will be more consistent with other properties in the near vicinity.
- Improves the character of the area.

A letter from the applicant's GP has been received supporting the development (as it contained personal information this letter has not been scanned into the website), however, the personal circumstances of the applicant is not really a material planning consideration.

One letter querying the accuracy of the initial site location plan was received and the site location plan has been duly amended.

5 letters of objection have been received from two households (both households have submitted objections also to the revised scheme).

Summary of key relevant points raised:

- Dominating effect to neighbouring properties and proximity to neighbouring buildings.
- Loss of privacy and amenity
- Overlooking windows
- Disproportionate to the area
- Loss of light (to rooms and gardens)
- Impact on replacement extension (with rooflights) that has not yet been constructed but which has planning permission and listed building consent.
- Overshadowing of immediate patio area which causes the space to the rear of the garden to be utilised which will then be overlooked.
- Precedent issue with other nearby bungalows
- Materials within the Conservation Area.
- Visual importance of Washmere House (Grade II listed building) viewed from the Box Valley which should be preserved

Some 3d photograph 'mock ups' have been received from an objector which are very helpful to illustrate the neighbour's concerns (although the agent has indicated that the photographs themselves may be misleading). In addition, another resident has provided some very technical data regarding sun light and will submit an impact statement once site level information has been received. At the time of drafting this report this statement and the site level information was not yet available but will be recorded as additional information.

## **9. Planning Considerations**

### Principle of Development

The site is within the defined framework boundary of Colerne and in principle residential extensions are appropriate within the context of local plan policies C3 and H8.

### Impact on the Character and Appearance of the Area (Colerne Conservation Area, Area of Outstanding Natural Beauty) – policies HE1 and NE4

Bath Road has important views down towards the Box Valley and offers a rural open outlook between the rooftops of the existing buildings. Policy HE1 does state that it is the gaps between buildings as well as the attractive views and vistas helps to make up the character and appearance of the Conservation Area. Development which fails to preserve or enhance the character or appearance of a Conservation Area should therefore be refused. The key issue here is whether the revised scheme can be considered to preserve or enhance the character or appearance of the Conservation Area.

The advice of the Senior Conservation Officer has been sought in this regard and still has some reservations about the resulting appearance of the development within this sensitive location, however it is acknowledged that the revised scheme is an improvement.

It is acknowledged that the proposal will have an impact on the area. It is considered that the revised scheme will have less of an impact than the original scheme proposed, given its reduction in height and size. In terms of materials, the walls will be faced in coursed rubbles stone to match the existing side elevations of the bungalow (at present the front and rear walls are painted cream render), and the roof will plain grey tiles to match existing which is considered acceptable as it is in keeping with the host buildings. The windows in the existing bungalow are white upvc however revised plans have been received to show the new windows (at first floor level) will be painted timber at this more prominent level which is considered more acceptable within the Conservation Area. The application site is not immediately adjacent to the main Bath Road and is at a lower level. It is a difficult judgement to make, however on balance it is considered that the proposal will preserve the character and appearance of the Colerne Conservation Area.

Policy NE4 (Areas of Outstanding Natural Beauty) also requires development to conserve or enhance the natural beauty of the landscape including its open rural character. The proposal should be sited close to and in association with an existing building and use appropriate building materials and landscaping.

As the proposal is an extension to an existing dwelling and is all contained within the property's residential curtilage, and the revised proposal has taken into account the impact on the open rural character, it is considered that the requirements of this policy will be met.

#### Impact on the adjacent Listed Building – policy HE4

Policy HE4 requires that where a planning application is made for development within the vicinity of a listed building, the planning authority will take into account the effect of the proposal on the setting of the listed building.

The advice of the Senior Conservation Officer indicates some concern with the constraints of the site and feels that the proposal could potentially be overdominant in its relationship with Washmere House. The existing bungalow was originally constructed within the historic land associated with Washmere House however given its height it is clearly a subservient building. This has been carefully considered. The proposal will increase the height of the Innisfrey from 5.2m to 7.3m which will have some impact on the setting of the adjacent listed building. However, it is acknowledged that the two storey element originally proposed has been reduced back by some 3.6 metres so that the bungalow remains single storey immediately adjacent to Washmeres House. The height of the two storey element has also been reduced by some 400mm and overall this amendments help to reduce the impact on the setting of Washmere House.

It is considered that when the site sections are forthcoming the information will assist Members to further assess the impact of the scheme on the adjacent properties.

#### Impact on the privacy and amenities of the adjacent properties – policies C3 and H8

Concerns have been raised over the revised proposal regarding the dominating effect the proposal would have on the rear of Catley House and garden and the resulting loss of amenity. It is claimed that it would result in a loss of daylight to three rooms to the rear of Catley House (one first floor, two ground floor) and effect the light levels in the garden and overshadow the patio area. Policies C3 and H8 indicate that loss of light, overshadowing, loss of privacy, oppression and harm to amenities are materials planning consideration and these concerns therefore been carefully considered.

Catley House is a two storey building with its garden area immediately north of the site. There is therefore the potential for the increase in height of Innisfrey to have an overshadowing effect on the garden of Catley House. Catley House itself is sited north east of Innisfrey and is approximately 11.5m away from the nearest edge of Innisfrey. Catley House is sited at a higher

level to Innisfrey and currently Innisfrey is enclosed on this boundary by a stone wall (approximately 1.6m high from Innisfrey site ground level) with hedging above. It is therefore considered that the loss of the light to rooms would not be as significant as to warrant refusal on this basis. Similarly, with the difference in site levels, the overshadowing to the garden area would be minimal and insufficient reason to warrant refusal of the application.

It is worthwhile to note that overlooking windows towards Catley House garden area have been removed save for the window to the proposed ensuite which is to be obscure glazed with restricted opening (this will also be conditioned to ensure it remains so).

Concerns have been raised by objectors regarding loss of light to garden and patio area of Washmere House. In addition, once the side extension to Washmere House has been constructed, the light to the two rooflights on the roofslope will be limited by the proposal. These concerns have been duly considered and it is fair to say that the proposal will have an impact on the occupiers of Washmere House. Given that the proposal is to maintain the bungalow at single storey level nearest to Washmere House and the loss of light will not be pronounced at all times of the day at all times of the year (the application site is southeast of Washmere House), it is considered that the overall impact would not be sufficient to warrant refusal. Information on the site sections has been requested from the applicant and will be recorded as additional information prior to the committee meeting.

Summerhayes is a bungalow to the south west of the application site. The nearest part of Summerhayes is approximately 5.5 metres from Innisfrey and the properties are at a similar level. There is already a degree of overlooking between the two properties and the new first floor does not propose any windows in the facing (west) elevation therefore the impact on Summerhayes is considered acceptable.

Regarding the issue of the application setting a precedent for neighbouring bungalows, each application has to be considered on its own merits according to the constraints of each site. Windy Ridge was a bungalow facing Bath Road to the west of the application site which had planning permission granted under reference 05/01004/FUL for its demolition and replacement with two cottage style dwellings. This site is different and less constricted as the application site and there was not the issue of an adjacent listed building. All applications must be considered on their own merits and it is therefore considered that few parallels can be drawn with the current application being determined.

## **10. Conclusion**

There are issues with this proposal which has required careful consideration, however on balance it is considered that the addition of a first floor over part of the existing bungalow would not result in a significant loss of amenity or privacy to adjacent properties sufficient to warrant refusal. Overall, the proposed revised scheme is considered to respect the character and appearance of the Colerne Conservation and Area of Outstanding Natural Beauty in which it is sited. On balance, the proposal is not considered to detract of the setting of the adjacent listed building. As such the proposal accords with policies C3, H8, HE1, HE4 and NE4 of the North Wiltshire Local Plan 2011.

## **11. Recommendation**

Planning Permission be GRANTED for the following reason:

The proposal is considered to have an acceptable impact on the immediate locality and wider natural beauty of the landscape and will preserve the character and appearance of the Colerne Conservation Area in accordance with policies HE1 and NE4 of the North Wiltshire Local Plan 2011. The development will not have an overriding detrimental impact on the privacy and amenities of the neighbouring properties in accordance with policies C3 and H8 of the Local Plan and will not materially detract from the setting of the adjacent Listed Building therefore complying with policy HE4 of the Local Plan.

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 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 interest of visual amenity and the character and appearance of the area.

3. The roof tiles 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 interest of visual amenity and the character and appearance of the area.

4. 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 extensions or external alterations to the building forming part of the development hereby permitted.

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

5. Before the development hereby permitted is first occupied the first floor window to rear (north) elevation serving the ensuite shall be obscure glazed and with the opening pane restricted to open to 30 degrees, and will be maintained as obscure glazed with restricted opening of 30 degrees at all times thereafter.

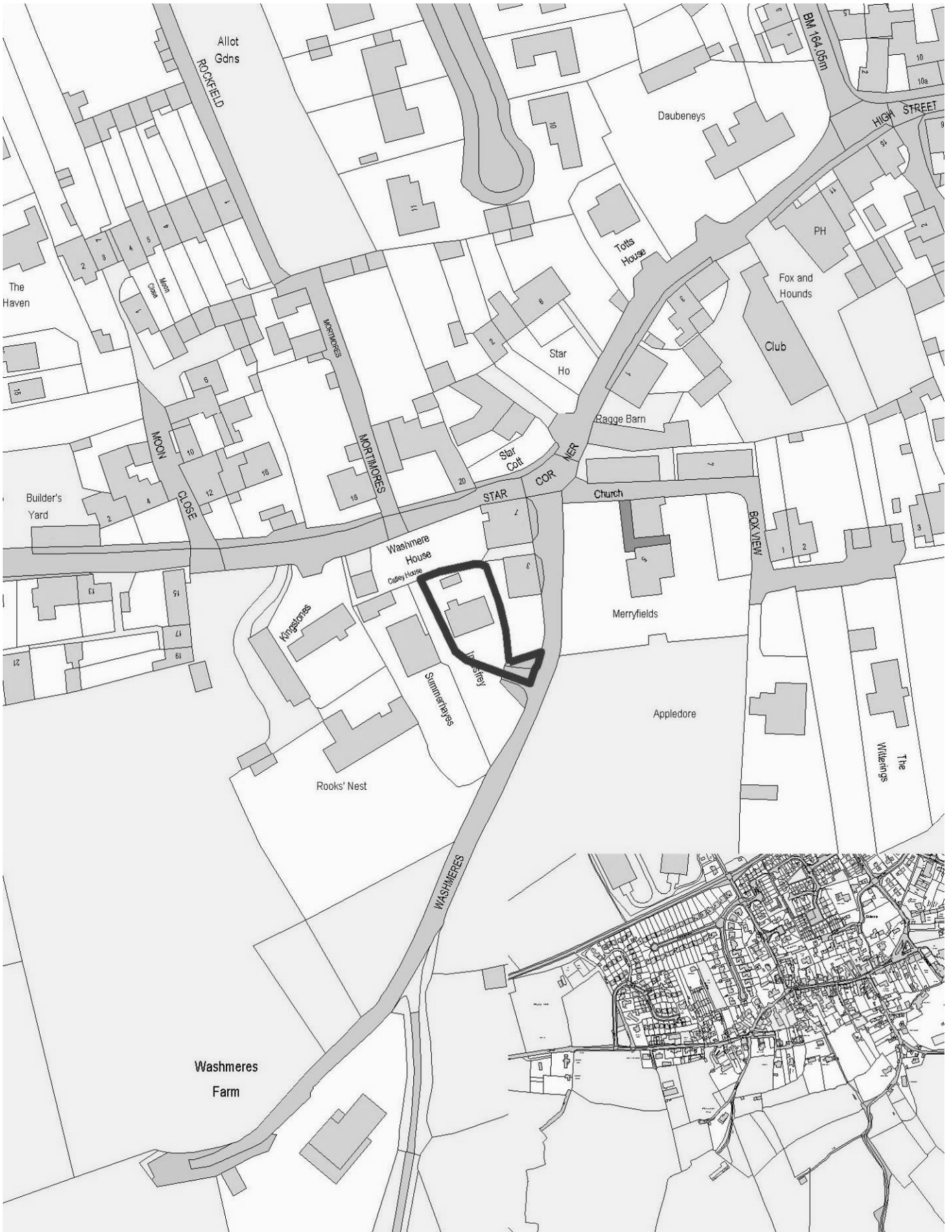
REASON: In the interest of residential amenity and privacy.

6. 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

Revised proposed elevations received 09/03/2011, existing elevations, existing ground floor plan, existing first floor plan received 04/01/2011, revised site location plan received 24/01/2011, revised block plan received 18/02/2011, revised proposed ground floor and revised proposed first floor received 15/02/2011.

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





## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	30 <sup>th</sup> March 2011		
<b>Application Number</b>	N/11/00102/FUL		
<b>Site Address</b>	32 Hardenhuish Lane, Chippenham, Wiltshire, SN14 6HN		
<b>Proposal</b>	Demolition of Existing Dwelling and Erection of New Dwelling with Detached Garage		
<b>Applicant</b>	Mr & Mrs Bennett		
<b>Town/Parish Council</b>	Chippenham		
<b>Electoral Division</b>	Chippenham Cepen Park & Redlands	Unitary Member	Cllr Nina Phillips
<b>Grid Ref</b>	390747 174522		
<b>Type of application</b>	Full Application		
<b>Case Officer</b>	Kate Backhouse	01249 706684	kate.backhouse@wiltshire.gov.uk

### Reason for the application being considered by Committee

Cllr Nina Phillips requested that this application be considered by the Planning Committee in order that Members can consider the scale of development, its impact upon the surrounding area, the relationship with neighbouring properties, the environmental and highway impact and the drainage issues.

### 1. Purpose of Report

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

### 2. Report Summary

Whether the proposal complies with policies C3 and H3 of the North Wiltshire Local Plan 2011  
The main issues in the consideration of this application are as follows:

- Principle of development
- Impact upon highway safety
- Impact upon visual amenity and landscape character

The application has generated support from the Town Council, 1 letter of support and 3 letters of objection.

### 3. Site Description

The site is located within the framework settlement boundary for Chippenham where replacement dwellings are permitted in accordance with policies C3 and H8 of the North Wiltshire Local Plan 2011. The existing dwelling is sited approximately in the centre of the plot, in line with existing neighbouring properties but at a slight angle. Vehicle access to the property is from Hardenhuish Lane and to the front of the property just under half the garden is laid to lawn with the remainder being a gravelled drive. To the front boundary is an established hedge. Boundary treatments to the side and rear consist of 1.8 metre fencing. The rear garden is mostly laid to lawn. Along Hardenhuish Lane there a wide variety of house types, ranging from executive type modern

dwellings, to older 19th and 20th century properties. The dwellings to either side of the application site re of similar design to each other being of more modern construction with large attached double garages extending to the front.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>05/02605</b>	<b>Extension and garage</b>	<b>PER</b>

## **5. Proposal**

The application seeks permission for the replacement of the existing detached dwelling and attached single garage with a replacement dwelling and detached double garage at 32 Hardenhuish Lane. The existing dwelling was built in the 1950s of reconstituted stone with concrete interlocking tiles. To the side of the dwelling is an attached single garage.

The proposed replacement dwelling is of a modern design, with a distinctive roof profile, large windows and uses more contemporary materials such as steel and glass. The dwelling is to provide 4 en-suite bedrooms at first floor, open plan living/dining/kitchen, 2 studies, playroom and utility are shown at ground floor. The proposed basement will house a gym, store and media room. To the front of the building a detached mono-pitched garage is proposed. The new proposed replacement dwelling is to be sited more squarely within the site. The premise behind the scheme is to minimise energy use throughout the lifespan of the dwelling, incorporating solar panels, rainwater harvesting and super insulation as detailed in the accompanying Eco Statement.

## **6. Planning Policy**

Policies C3 and H3 of the North Wiltshire Local Plan 2011.

## **7. Consultations**

Highways Engineer – No objection subject to conditions

Chippenham Town Council – Support due to the significant ecological benefit

Drainage Engineer – Awaiting comments

## **8. Publicity**

The application was advertised by site notice and neighbour consultation.

1 letter of support has been received from a local resident.

3 Letters of objection have been received and the objections are summarised below;

- Drainage/flooding problems
- Proposed basement undermining adjacent properties
- Not in keeping with surrounding properties
- Noise and vibration whilst being constructed
- Timescale of the proposed development
- Projection of the garage forward of building line and therefore out of keeping
- Lack of neighbour notification
- Disruption to the road network throughout construction.

## 9. Planning Considerations

Drainage issues are not usually a planning issue however in light of the objections received the Councils Drainage Engineer has been consulted and his comments will be reported through the 'additional information' pages or at Committee.

The applicants have discussed the viability of the proposed basement with Building Control and also with the relevant companies. Any concerns from adjacent properties regarding party wall issues must be addressed through the party wall act and is not a matter for consideration in this application.

As noted earlier there are a variety of housing types along Hardenhuish Lane. The proposed replacement dwelling has been designed in a deliberately contemporary style that is not a pastiche of past housing types but to be innovative in both design and its' ecological credentials.

The timescale of the proposed construction and any noise issues arising from the construction are not something that can be addressed through the planning system.

Highways have offered no objection to the application subject to conditions. The siting of a garage forward of the building line is not of concern due to existing garages forward of the main building line of neighbouring dwellings, numbers 30a, 30b, 32a and 32b Hardenhuish Lane. Further to this the proposed garage is set well back from the road.

Neighbour notification was conducted correctly with all adjacent properties being sent neighbour letters and a site notice being erected. A further site notice was erected following the disappearance of the original notice.

Overall, it is considered that the high quality bespoke design of the proposed new dwelling will be a striking addition to the street-scene. The development is considered to be acceptable on its planning merits as the proposal is compatible and complimentary to policies C3 and H3 of the North Wiltshire Local Plan 2011 and having regard to all other matters raised, planning permission is granted subject to the following conditions.

## 10. Recommendation

Planning Permission be GRANTED for the following reason:

It is considered that the high quality bespoke design of the proposed new dwelling will be a striking addition to the street-scene. The Local planning authority has therefore determined that the development is considered to be acceptable on its planning merits as the proposal is compatible and complimentary to policies C3 and H3 of the North Wiltshire Local Plan 2011 and having regard to all other matters raised, planning permission is granted subject to the following conditions.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions / external alterations to any building

forming part of the development hereby permitted and no plant or machinery shall be installed outside any such building on the site on the approved plans.

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, or the installation of any outdoor plant/machinery.

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), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

4. No part of the development hereby permitted shall be first occupied until the parking and turning area, indicated as 'Gravel Drive' on drawing T309/10 titled 'Site Plan' 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.

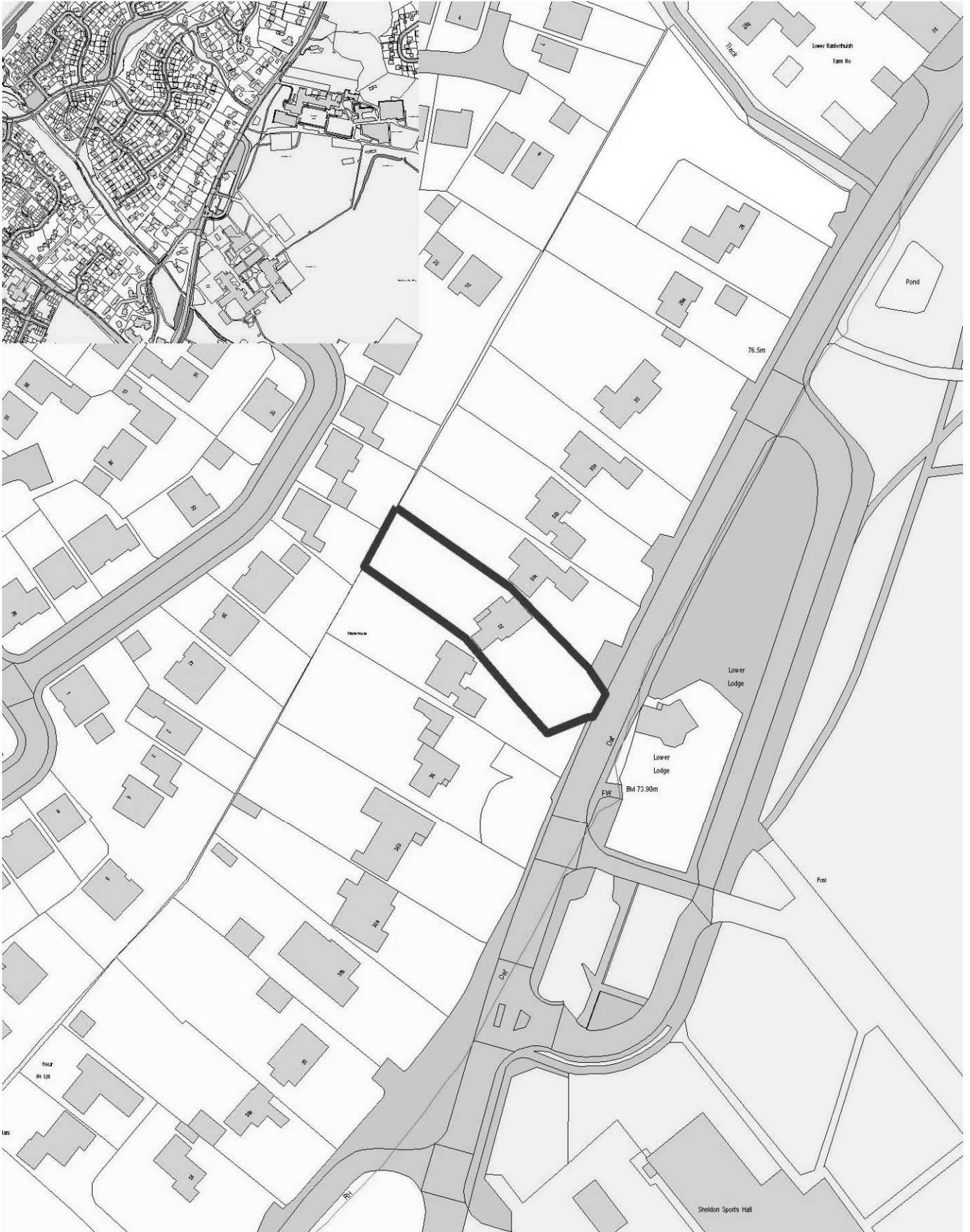
REASON: In the interests of highway safety.

5. 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

H309/7, T309/12, T309/9, T309/11, T309/6, T309/8 T309/10, date stamped 13.01.11

REASON: To ensure that the development is implemented as approved



This page is intentionally left blank

## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	30 <sup>th</sup> March 2011		
Application Number	11/00154/FUL		
Site Address	The Old Forge, 11 High Street, Ashton Keynes SN6 6NX		
Proposal	Two Storey Rear Extension and Two Dormer Windows to Front Elevation		
Applicant	Mr and Mrs Eastham		
Town/Parish Council	Ashton Keynes Parish Council		
Electoral Division	Minety	Unitary Member	Carole Soden
Grid Ref	404577 193996		
Type of application	FULL		
Case Officer	Sue Hillier	01249 706685	sue.hillier@wiltshire.gov.uk

### Reason for the application being considered by Committee

Councillor Carole Soden has requested that this application be considered by the Committee to consider the scale of the development, the design and visual impact upon the surrounding area and the 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 application is for a two storey extension and two dormer windows to the front elevation. The site lies within the framework boundary of Ashton Keynes and is also located within the Ashton Keynes conservation area and therefore the key points to consider are as follows:

- Implications on DC Core Policy C3, Residential Extensions H8 and the Conservation Area HE1.
- Impact upon the character and appearance of the host dwelling
- Impact upon visual amenity of the Conservation Area
- Impact upon residential amenity

The Parish Council raises no objection to the revised scheme.

One letter of support has been received.

### 3. Site Description

The property is a three storey detached dwelling (the second storey in the roof space) and a detached single storey forge building. The property is built of natural and reconstructed stone with a slate roof. The site is approximately 452sqm in area and sits on the corner of Gosditch and High Road, which is located within the Ashton Keynes conservation area.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>74/0897/FUL</b>	<b>Change of Use of Part of Dwelling as an Antique and Crafts Shop and use the adjoining Garage as Storage Space</b>	<b>Granted</b>
<b>75/0619/FUL</b>	<b>Conversion of Garage and Forge to Granny Flat</b>	<b>Granted</b>

## **5. Proposal**

The application has been the subject of several revisions since its submission.

The current scheme proposes a two storey rear extension and two dormer windows to the front elevation. A lead canopy porch is also shown on the plans, this does not require permission.

The front elevation is symmetrical in form with high eaves in comparison to the first floor windows. Two hipped dormer windows are to be positioned on the roof slope, in line with the existing windows.

The proposed extension is to be sited on the south west, (rear) elevation and takes the form of a projecting gable with a chimney and double casement windows and French doors. A large chimney also features on this gable which restricts the symmetrical form of fenestration.

The gable will extend beyond the original rear elevation at ground floor by some 4.3 metres (4 metres excluding the chimney), and some 8.1 metres along the proposed ridge. These variations in the scale and massing being due to the catslide roof to the rear elevation. The ridge height is set slightly lower than the ridge height of the main house.

The front elevation is proposed to be painted lime render and the side elevation of the extension constructed in the same render with the rear elevation also appearing to be rendered but not annotated as such.

The application was originally submitted as a wholly glazed timber frame gable with lower ridge, together with a large balcony on the rear elevation at first floor.

## **6. Planning Policy**

Policies C3, HE1 and H8 of the adopted North Wiltshire Local Plan 2011.

## **7. Consultations**

Ashton Keynes Parish Council initially objected to the planning application on the grounds that the design is out of keeping and neither preserves or enhances the conservation area. The proposed balcony compromises the privacy of adjoining property. The revised scheme now has their support.

## **8. Publicity**

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

1 letter of support has been received stating that the front (east) elevation overlooks their property and the proposed changes will be a vast improvement over the current design.



## 9. Planning Considerations

It must be noted that the principle of a two storey extension to this property is not objectionable. There is no objection raised in respect of the dormers on the front elevation or, subject to conditions for detailing, the rendered wash of the front elevation. It is appreciated that the applicant has sought to overcome the concerns of the Parish Council, but the only objectionable aspect of the previous scheme to officers was the balcony and the length of the extension.

The considerations below relate only to the rear extension.

### Impact on the character and appearance of the host dwelling

The application property is an asymmetrical dwelling with symmetrical front elevation with high eaves and catslide roof with small single storey extension to the rear. It features two chimneys at each side gable.

The proposed extension would protrude some 4-4.3 metres from the ground floor rear elevation and some 8.1 from the ridge.

The existing dwelling measures just 7.3 metres in depth to its widest point, compared with 8.1 metres for the ridgeline of extension. The resultant effect is the creation of an extension the bulk of which appears larger than the depth of the host dwelling

It is considered that the bulk and massing of the extension is thus not subservient to the host dwelling and would thus be harmful to it, particularly when considered with the converted granny annex into the residential curtilage.

The applicant was originally advised to reduce it by 2 metres, but following recent revisions and an increase in the ridge height and proportions, a reduction of 1.5 metres from the ground floor rear elevation would be more appropriate as a compromise. The applicant has not been willing to do this.

It is acknowledged that there are no definitive limits or scales for permissible extensions in policy and this is a judgement to be made by the Council.

The design of the rear elevation is generally acceptable with the exception of the large exposed and protruding chimney stack which is a heavy feature of this rear elevation to its detriment.

### Impact on the character and appearance of the Conservation Area

The property occupies a prominent corner position. Views of the rear elevation are partially obscured via the single storey annex when viewed from the corner but the upper elevations of the extension would be visible and due to the close proximity of the annex the dwelling would appear as one structure, dominating and intensifying the built form at this location to the detriment of the character and appearance of the Conservation Area.

### Impact on residential amenity

The removal of the balcony has overcome concerns regarding overlooking and loss of privacy. The extension is some distance from neighbouring properties and would not be harmful to their amenities in any way.

## 10. Recommendation

Planning Permission be REFUSED for the following reason:

1. The dwelling occupies a prominent corner position within the Conservation Area. The bulk and massing of the extension attached to the catslide roof to the rear by reason of its scale, design and

massing, is considered to be detrimental to both the host dwelling and the Conservation Area in which it is located. The proposed rear extension is thus contrary to Policies C3, HE1 and H8 of the adopted North Wiltshire Local Plan 2011.

### **Informative**

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

#### Plans

315/03C dated 14/03/11

315/02C dated 14/03/11



This page is intentionally left blank