

## AGENDA

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**Meeting:** Northern Area Planning Committee  
**Place:** Council Chamber - Council Offices, Monkton Park, Chippenham  
**Date:** Wednesday 25 April 2012  
**Time:** 6.00 pm

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Please direct any enquiries on this Agenda to Kieran Elliott, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718504 or email [kieran.elliott@wiltshire.gov.uk](mailto:kieran.elliott@wiltshire.gov.uk)

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

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### Membership:

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

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### Substitutes:

Cllr Desna Allen	Cllr Bill Douglas
Cllr Chuck Berry	Cllr Mollie Groom
Cllr Paul Darby	Cllr Bill Roberts

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# AGENDA

## Part I

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

1. **Apologies for Absence**

2. **Minutes of the Previous Meeting (Pages 1 - 10)**

To approve and sign as a correct record the minutes of the meeting held on **04 April 2012**.

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 which excludes, in particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda *no later than 5pm on Wednesday 18 April 2012*. Please contact the officer named on the front 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 11 - 12)**

An appeals update report is attached for information.

7. **Planning Applications (Pages 13 - 14)**

To consider and determine planning applications in the attached schedule.

7.a **11/04112/S73A - The Barn, Sodom Lane, Dauntsey, Wiltshire, SN15 4JA (Pages 15 - 22)**

7.b **11/03489/FUL - Ridgefield Farm, Green Road, The Ridge, Corsham, SN13 9PW (Pages 23 - 28)**

8. **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

**Part II**

**Item during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed**

None

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## NORTHERN AREA PLANNING COMMITTEE

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**DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 4 APRIL 2012 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.**

**Present:**

Cllr Christine Crisp, Cllr Peter Davis, Cllr Alan Hill (Vice Chairman), Cllr Peter Hutton, Cllr Simon Killane, Cllr Mark Packard, Cllr Toby Sturgis and Cllr Anthony Trotman (Chairman)

**Also Present:**

Cllr Jacqui Lay and Cllr Jane Scott OBE

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18. **Apologies for Absence**

Apologies were received from Cllrs Howard Marshall, Peter Colmer and Peter Doyle.

19. **Minutes**

The minutes of the meeting held on 14 March 2012 were presented. It was,

**Resolved:**

**To approve the minutes as a true and correct record.**

20. **Declarations of Interest**

There were no declarations.

21. **Chairman's Announcements**

The Chairman drew attention to the feedback forms for members of the public and invited them to complete them should they wish to.

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

The committee noted the rules on public participation.

23. **Planning Appeals**

Details of prior and forthcoming Planning appeals were presented to the Committee. It was,

**Resolved:**

**To note the contents of the appeals update.**

## 24. Planning Applications

### 24 a) 11/02322/FUL - 6 Battlewell, Purton

#### Public Participation

Mrs Alice Hart spoke in objection to the proposal.

Mr Graham Bates spoke in objection to the proposal.

Mrs Mary Wall spoke in objection to the proposal.

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

Cllr Geoff Greenaway, Purton Parish Council, spoke in objection to the proposal.

The Planning Officer presented a report which recommended that planning permission be delegated to the Area Development manager subject to conditions and subject to the creation of a legal agreement under S.106 of the Town and County Planning Act 1990.

Attention was also drawn to the late observations provided at the meeting and attached to these minutes, and issues of access to the private lane, housing density and drainage were highlighted.

Members of the Committee then had the opportunity to ask technical questions of officers. It was clarified that the small nature of the development precluded it from facing restrictions on meeting targets for affordable housing. The length of the access road to the development, number of overtaking areas, and material consideration status of the Wiltshire Core Strategy Draft DPD was also clarified.

Members of the public then had the opportunity to address the Committee on the application, as detailed above.

The Local Member, Cllr Jacqui Lay, then spoke in objection to the application.

A debate followed where the issue of refuse vehicles accessing the road was discussed, the importance of signage and visibility, which was confirmed to be within national standards. The future maintenance of the improved access and pedestrian provision here possible was also raised.

After discussion, it was,

#### **Resolved:**

**Subject to the applicant entering into a legal agreement under S.106 of the Town and Country Planning Act 1990 in respect of the provision of a financial contribution towards public open space, as required by policy CF3 of the adopted North Wiltshire Local Plan 2011, and**

**contribution of provision of bin and recycling provision and the maintenance of visibility splays at entrance to Battlewell, it is recommended that planning permission be GRANTED for the following reason:**

**The scale and layout of the proposal is considered to be acceptable in the context of the surrounding area and the proposal is not considered to result in an unacceptable impact upon the residential amenity of surrounding properties. Sufficient car parking and manoeuvring space is provided within the site and the proposed development would not be detrimental to highway or pedestrian safety. The proposed development would not have a detrimental impact on archaeology and it would not be subject to an unacceptable risk of flooding or materially increase the risk of flooding elsewhere. In this way the proposed development is considered to comply with the provisions of policies C3, HE5, H3 and CF3 of the adopted North Wiltshire Local Plan 2011 and the guidance contained within Planning Policy Statement 3: Housing and Planning Policy Statement 25: Development and Flood Risk.**

**Subject to the following conditions:**

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.**

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

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

**POLICY - C3 of the North Wiltshire Local Plan 2011.**

- 3. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:**

- (a) indications of all existing trees and hedgerows on the land;**
- (b) details of any to be retained, together with measures for their protection in the course of development;**
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;**

- (d) finished levels and contours;
- (e) means of enclosure;
- (h) hard surfacing materials;

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

**POLICY - C3 of the North Wiltshire Local Plan 2011.**

4. 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 of the North Wiltshire Local Plan 2011.**

5. No development works, (including construction works) shall commence on site until full details of access road improvements (H346 / 06 Rev A) for the access road (Battlewell) from the C414 together with measures to secure its future maintenance have been submitted to, and approved in writing by, the Local Planning Authority in line with drawing (H346 / 06 Rev A). The access road improvements shall be completed in accordance with the approved drawings prior to the development (including construction works) taking place and have been provided in accordance with the approved details.

**REASON:** To enable vehicles to pass / stand clear of the highway in the interests of highway safety in accordance with policy C3 of the North Wiltshire Local Plan 2011.

6. No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 43 metres in both directions from the centre of the access in accordance with the approved plans (H346 / 06 Rev A). Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 1 metre above the level of the adjacent carriageway.

**REASON:** In the interests of highway safety in accordance with policy C3 of



the North Wiltshire Local Plan 2011.

7. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding;
- wheel-washing facilities in order to prevent the deposit of mud on adjacent highways;
- measures to control the emission of dust and dirt during construction; and
- a scheme for recycling/disposing of any waste resulting from construction works.

**REASON:** In the interests of amenity and highway safety in accordance with policy C3 of the North Wiltshire Local Plan 2011.

8. Prior to the occupation of the dwellings hereby approved, notices shall be erected in the passing bays confirming their status and that no parking is permitted. These shall be maintained as such thereafter.

**REASON:** In the interests of highway safety in accordance with policy C3 of the North Wiltshire Local Plan 2011.

9. No part of the development hereby permitted shall be first brought into use until the parking and turning areas 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 in accordance with policy C3 of the North Wiltshire Local Plan 2011.

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 other 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 in accordance with policy C3 of the North Wiltshire Local Plan 2011.

11. No development shall commence until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details and detailed design

calculations, including soakaway tests and layout, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

**REASON:** To ensure that the development can be adequately drained in accordance with policy C3 of the North Wiltshire Local Plan and Planning Policy Statement 25: Development and Flood Risk.

**12. No development shall commence on site until:**

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

**REASON:** To enable the recording of any matters of archaeological interest in accordance with policy HE5 of the North Wiltshire Local Plan 2011 and Planning Policy Statement 5: Planning for the Historic Environment.

**13. 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.**

- 10.101.101 – Site location plan, date stamped 15<sup>th</sup> July 2011
- H346/05 – Vehicle swept path analysis plan, date stamped 15<sup>th</sup> July 2011
- 10.101.100 Rev H – Site layout, date stamped 9<sup>th</sup> November 2011
- 10.101.015 Rev D – Floor plan and elevations – double garage, date stamped 9<sup>th</sup> November 2011
- 10.101.012 Rev D – Elevations, plots 2 & 4 (plot 4 handed), date stamped 9<sup>th</sup> November 2011
- H346/06 Rev A – Accommodation works (incorporating topographical survey), date stamped 9<sup>th</sup> November 2011
- 10.101.011 Rev C – Floor plans – plots 2 & 4 (plot 4 handed), date stamped 9<sup>th</sup> November 2011
- 10.101.013 Rev B – Floor plans and elevations - plot 3, date stamped 15<sup>th</sup> July 201
- 10.101.010 Rev B – Floor plans – plots 1 & 5 (plot 1 handed), date stamped 15<sup>th</sup> July 2011

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

**14. Prior to the commencement of development, details shall be submitted for the provision of a pedestrian footway along Battlewell long the same route as the service strip. Such details shall confirm the footway is hardsurfaced. The footway shall be installed prior to first occupation of**

the development and maintained thereafter.

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

**Informatives**

1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres / minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
2. Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way.

**24 b) 11/04173/FUL - Mount Sycilla Farm, North Wraxall, Ford, Nr Chippenham**

**Public Participation**

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

The Planning Officer presented a report which recommended refusal, highlighting the conservation area status and lack of necessity for the creation of such an impactful access.

Members of the Committee then had the opportunity to ask technical questions of the officers.

Members of the public then had the opportunity to address the Committee, as detailed above.

The Local Member, Cllr Jane Scott, then spoke in support of the application.

A discussion followed where the inadequacy of the current access was raised, along with the lack of detracting from the character of the conservation area in light of the limited visibility and safety considerations around the current access.

After debate, it was,

**Resolved:**

**That planning permission be GRANTED for the following reason:**

**The proposed new driveway would be not be harmful to the natural beauty of the area of outstanding natural beauty and would enhance the character or appearance of the conservation area, in accordance**

with policies C3, NE4, NE15 and HE1 of the North Wiltshire Local Plan 2011.

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**REASON:** To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. 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) hard surfacing materials;

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

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.

4. The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

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

5. No development shall commence on site until details of the stopping up of all existing accesses, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. That stopping up shall take place in accordance with the approved details within one month of the first occupation of the development. No later than one month after the first use of the new access, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

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

6. No part of the development shall be first brought into use, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900 above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

**Reason:** In the interests of highway safety

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

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

8. Within three months of the use of the new access, those buildings proposed to be removed, shall have been removed and the land restored as shown on the approved plans.  
**Reason:** The removal of the buildings was considered a beneficial feature of the application when considered as a whole.

9. The gradient of the access way shall not at any point be steeper than 1 in 15 for a distance of 10 metres from its junction with the public highway.

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

10. 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.

**Plan Ref:** 1815- SLP, EP 01, EP 02, ESP, EE01 Rev A, EE02, PSP, PP01, PP02, PE01 REVA, PE02RevB, SK/AR/06, SK/AR/07, SK/AR/08, A3 Access Road Layout Long Section and Cross Section, GA07revC

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

25. **Urgent Items**

(Duration of meeting: 6.05 - 7.05 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic Services, direct line (01225) 718504, e-mail [kieran.elliott@wiltshire.gov.uk](mailto:kieran.elliott@wiltshire.gov.uk)

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

**Wiltshire Council  
Northern Area Planning Committee  
25th April 2012**

Forthcoming Hearings and Public Inquiries between 13/04/2012 and 31/10/2012

Application No	Location	Parish	Proposal	Appeal Type	Date
10/04575/OUT	Ridgeway Farm, Common Platt, Purton, Swindon, Wiltshire SN5 9JT	Purton	Residential Development (Up to 700 Dwellings), 10.6 Hectares of Green Infrastructure Including Public Open Space, Associated Works, Up to 560 Square Metres of D1 (Non-Residential) Floorspace, Primary School and Demolition of Existing Buildings.	Public Inquiry	09/05/2012
11/01852/FUL	Land of B4040 at Stonehill, Charlton, Malmesbury, Wiltshire, SN16 9DY	Charlton	Use of Land for Stationing of a Mobile Home for Essential Workers for 3 Years	Informal Hearing	17/04/2012
11/01853/FUL	Land of B4040 at Stonehill, Charlton, Malmesbury, Wiltshire, SN16 9DY	Charlton	Change of Use of Agricultural Building to Mixed Use Agricultural and Equine Dentistry and Veterinary Facility, Construction of Menage, Horsewalker and Change of Use of Land to Mixed Use Agricultural and Equestrian.	Informal Hearing	17/04/2012

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Planning Appeals Received between 23/03/2012 and 13/04/2012

Application No	Location	Parish	Proposal	DEL or COMM	Officer Recommendation	Appeal Type
11/02485/FUL	Gable End Farm, Grittleham, Chippenham, Wilts. SN15 4JY	Brinkworth	Retention of Temporary Agricultural Workers Dwelling for a Further One Year Period (Renewal of 07/01681/FUL)	DEL	Refusal	Informal Hearing
11/03524/OUT	Land off Oxford Road, Calne, Wiltshire, SN11 8AW	Calne/Calne Without	Outline Planning Application for up to 200 Dwellings and Associated Works	DEL	Refusal	Informal Hearing
11/03628/OUT	Land at Silver Street & White Horse Way, Calne, Wiltshire	Calne/Calne Without	Outline Application for Development of Around 154 Dwellings with Associated Vehicular Access to Residential Development	DEL	Refusal	Informal Hearing

Agenda Item 6

Planning Appeals Decided between 23/03/2012 and 13/04/2012

Application No	Location	Parish	Proposal	DEL or COMM	Appeal Decision	Officer Recommendation	Appeal Type
11/01278/FUL	Land Adjacent to Kintyre, Sutton Benger, Wiltshire, SN15 4RR	Sutton Benger	Erection of Agricultural Building for the Housing of Alpacas (Resubmission of 10/03556/FUL)	DEL	Appeal Dismissed	Permission	Written Representations
11/02593/S73A	Land Adjacent to Kintyre, Sutton Benger, Wiltshire, SN15 4RR	Sutton Benger	Variation of Condition 7 of 11/01278/FUL - Relating to Portable Buildings	DEL	Appeal Dismissed	Refusal	Written Representations



# Agenda Item 7

## INDEX OF APPLICATIONS ON 25/04/2012

	<b>APPLICATION NO.</b>	<b>SITE LOCATION</b>	<b>DEVELOPMENT</b>	<b>RECOMMENDATION</b>
7a	11/04112/S73A	The Barn, Sodom Lane, Dauntsey, Wiltshire, SN15 4JA	Lean to Extension, Generator Shed and Bin Store (Retrospective)	Permission
7b	11/03489/FUL	Ridgefield Farm, Green Road, The Ridge, Corsham, SN13 9PW	Erection of One 2 Bedroom Holiday Cabin (Resubmission of 11/02343/FUL)	Refusal

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## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No.

Date of Meeting	25 April 2012		
Application Number	N/11/04112/FUL		
Site Address	The Barn, Sodom Lane, Dauntsey, SN15 4JA		
Proposal	Lean to Extension, Generator Shed and Bin Store		
Applicant	Mr B Mansfield		
Town/Parish Council	Dauntsey		
Electoral Division	Brinkworth	Unitary Member	Cllr Toby Sturgis
Grid Ref	400363 181376		
Type of application	Full		
Case Officer	Chris Marsh	01249 706 657	chris.marsh@wiltshire.gov.uk

### Reason for the application being considered by Committee

Councillor Sturgis has called the application to Committee in order to consider the impact of increased commercial activity in the countryside. The application was deferred after initial consideration at the Committee meeting on 22 February 2012 for the following reasons:

1. To seek the views of highways based on recent information regarding loading and unloading
2. The enforcement officer to establish the use of the premises and which use class the building comprises to ascertain whether there would be a material change of use due to this extension as well.

### 1. Purpose of Report

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

The proposal has attracted an objection from Dauntsey Parish Council, on the grounds that the proposal will increase traffic and cause obstruction to the highway and that will harm the residential amenity of nearby properties through noise generated on site.

The application has generated two letters of objection from local residents and landowners.

### 2. Main Issues

The main issues in considering the application are:

- Principle of development
- Impact on the privacy and amenity of neighbours
- Impact on the character and appearance of the open countryside
- Impact on highways

### 3. Site Description

The Barn is a commercial light industrial and storage facility at Sodom Lane, Dauntsey. The site is located in open undesignated countryside adjacent to the classified C road, adjacent to a single detached dwelling but otherwise with little relation to any other built fabric in the immediacy.

Approximately half of the site is occupied by the existing building, which is immediately surrounded by concrete hardstanding and which includes a modest rear access serving as a plant room. The areas to the northeast of the hardstanding could currently be described as scrubland, which looks particularly sparse due to the failure of hedgerow required by condition on a previous permission around the site boundary, the replanting of which has recently been undertaken. The southwest, northwest and southeast boundaries of the site are treated with close boarded fencing.

The unit comprises a combination of office, research, processing (all B1 uses) and storage (B8) elements, which are distributed throughout the main building. The processing activity undertaken comprises the mixing and blending of dry nutrition powder ingredients and their repackaging to be shipped to customers. By definition, such processes are inherently considered to be 'appropriate in a residential area' and do not involve the manufacturing of goods from raw materials.

Further to the submission of the application, works have been undertaken to provide a side extension, which is used for the dry storage of ingredients in isolation from the other processes within the building. A small wooden 'box' extension has also been added on the Southern side of the original building, accommodating the generator previously operating on this side of the building and an associated inverter box. This equipment is required on an occasional basis throughout the day to power the equipment used on site.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
N/08/02824/FUL	Extension to Existing Commercial Premises, Together With Use of Associated Hardstanding	Permission
N/07/01709/FUL	Erection of Office Building with Parking and Service Area	Appeal Dismissed
N/06/02980/CLE	Certificate of Lawfulness for Use of Building as Workshop	Permission

#### **5. Proposal**

A certificate of lawfulness was granted in 2006 for the use of the building as a workshop (use class B2), and the building was subsequently extended under a permission granted in 2008 to increase the capacity of the premises (see planning history), which saw the consolidation of a new splayed access onto the highway. Under permitted development rights, the unit was formally transferred at this point from B2 (industrial) to B1 (light industrial) and B8 (storage and distribution) uses. As these are interchangeable up to a threshold of 235m<sup>2</sup> under permitted development rights, a detailed floorplan showing the individual uses themselves cannot reasonably be requested.

The proposal seeks permission to further extend the commercial premises by way of a single-storey side extension to the Northwest of the existing building. The extension is to be used as storage space in association with the business, including a rear forklift access, offering an additional 84m<sup>2</sup> of floor space. Externally, the extension is to be finished entirely in green profile sheeting to match the main building, featuring a mono-pitch roof that follows the existing roof line on this side. The extension will follow the front and rear build lines of the host unit and is to measure 5.8 x 14.4m externally, with a ridge height of 4.4m, with an overhanging canopy at its Northwest edge at a height of 3.2m.

Additionally, retrospective permission is sought for the modest 'box' extension on the southwest elevation of the existing building, which is to accommodate the generator and inverter box previously contained within the main building. This element is constructed from soundproofed plywood and measures 5.0 x 1.4m. It is 1.9m in height so that it cannot be seen from beyond the site, and is painted to match the rest of the building.

## 6. Consultations

Dauntsey Parish Council – objects on grounds of increased traffic and likelihood of vehicles obstructing the highway, and expresses concern at the potential hours of operation

Highways – no objection, on balance of the relative impact of the extension

The Highways Officer has offered the following comment:

*“ I can confirm that I adhere to my original comment dated 21 February. I do not consider that the additional 83 sq.m is a floorspace to create an additional significant highway issue. I note that suitable parking and turning is available in the site (to include for 7.5 tonne vehicle). I understand that on irregular intervals large HGVs deliver to the site and this has caused many complaints. This is an existing situation and I do not consider that this proposal will exacerbate this situation. I do not consider that it is reasonable for the site (scale and B1/ B8 use) to be designed for parking and turning for irregular deliveries by large 4 axle lorries.”*

Environmental Health – no objection, subject to conditions

The Environmental Health Officer has offered the following comment:

*“I note that the use of the generator has now changed from ‘emergency use’ to a routine use 3 to 4 times a day. This changes my view on how the matter should be addressed. I have considered the proposal of limiting the number of uses and duration of use of the generator but in practice I think it would be difficult to monitor or enforce a condition phrased in this way. In order to prevent any future confusion I would propose an alternative condition” (as **condition 5**)*

*“The forklift condition allows operation up to 1800hrs Monday to Friday. The applicant should be aware that should a nuisance occur in the future the council does potentially have the power to further restrict the operation of the forklift using the provisions of section 80 of the Environmental Protection Act 1990.”*

## 7. Publicity

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

Two letters of objection have been received.

Summary of key relevant points raised:

- Noise and odour pollution caused by regular or continuous use of a generator;
- Loss of residential amenity by proximity of generator to neighbours of site;
- Visual and ecological damage of uncontained packaging on site;
- Inadequacy of access arrangements and potential increase in traffic;
- Lack of allocated employee parking on site, particularly during deliveries; and
- General overdevelopment of the site and business.

## 8. Planning Considerations

### Principle of development

The principle of the limited expansion of businesses in the open countryside is supported by Policy BD5 of the adopted Local Plan, which seeks to support rural-based enterprise. This policy applies to any business operation in the countryside, irrespective of its necessity for such a location.

### Impact on neighbour amenity

The site's only immediate neighbour is situated to the Northwest of the site, adjacent to the position of the proposed extension, which will reduce the distance of separation from around 23m to 16m. As such, issues such as the potential for noise and light pollution, overlooking, overbearing or other loss of residential amenity are key considerations. In this instance, it is not envisaged that the development will incur the unacceptable loss of residential amenity as set out in Policy C3, due to the design and access specifications of the extension. It is unlikely that significant noise should be caused by the use of the extension, which is to be used for storage only, save for ongoing occasional forklift deliveries. The Council's Environmental Protection Officer has raised no objection in terms of noise or odour, but has recommended conditions on the hours of deliveries, forklift use and generator use due to the proposed relocation of these activities closer to the boundary with the neighbouring property. It is considered that nuisance can be averted by condition and/or under the provisions of the Environmental Protection Act 1990.

### Impact on the character and appearance of the open countryside

Given the relatively constrained siting of the proposed extension, it is not considered reasonable to object to the proposal on the basis of intrusion into, or other detriment to, the open countryside relative to the existing business. Owing to its scale and siting, the proposed extension will not significantly impact on the sense of openness and is closely tied to the existing building. It is worthy of note that the extant condition requiring suitable boundary landscaping of the site remains valid and will mitigate the impact of the existing building and, if permitted, its extended form. Policy NE15 of the adopted Local Plan seeks to conserve the openness of the countryside, which it is considered will not be disadvantaged by the proposed extension.

### Impact on highways

Concerns have been raised regarding the standard of site access and frequent disruption to the adjacent highway caused by deliveries to the site. It is understood that problems have been encountered prior to the erection and operation of the extension hereby applied for, and it is therefore vital to consider the proposal on its own merits in this regard. The proposed extension does not compromise the site's ability to accommodate the regular movement of delivery vehicles due to its siting, notwithstanding the current access limitations.

Whilst a previous application for a separate office building on site was dismissed on appeal on access/highways grounds (07/01709/FUL refers), it is not considered comparable to the proposal considered here. The extension now proposed represents a proportionally limited floor area, which will operate in conjunction with the established business, whereas the previous office scheme would mark a substantial deviation and intensification of the use of the site. Furthermore, it is notable that the access as existing was secured by condition when the business was extended previously, meeting the approval of highways officers whereas the proposed office scheme would have far more significant highways implications in terms of traffic, parking and turning space.

### Conclusion

It is considered that the proposal is acceptable in planning terms and is supported in principle by planning policy. The proposed extension represents a practical solution to the operational requirements of the business currently operating from the site, rather than an intensification of such use or expansion of the business in what is otherwise open countryside. It is considered that by imposing suitable conditions, any harm posed by the proposal in respect of loss of residential amenity can be mitigated to an acceptable level. Visually, the proposed limited extension is subservient to the existing premises and concealed by the boundary treatments to the North and West of the site, therefore not appearing any more incongruous in the context of the open countryside.

## 9. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development, by virtue of its siting, use, scale, massing, design and materiality, will not harm the character or appearance of the site or its setting in open countryside. Extension of the existing business in this way will not adversely affect residential amenity or highway safety or otherwise harm the visual amenity of its location. The proposal therefore accords with Policies C3, NE15 and BD5 of the adopted North Wiltshire Local Plan 2011.

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

3. Deliveries and forklift use on site shall only take place between the hours of 0700 and 1800 from Mondays to Fridays and between 0900 and 1300 on Saturdays. The use shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

4. 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, save for the storage of pallets in the area marked as such on the approved plans.

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

5. Prior to the commencement of the use the applicant shall provide an acoustic report which demonstrates that the generator will be located, enclosed, operated and maintained in such a manner as to ensure that it is unlikely to give rise to complaint as assessed using the methodology specified in BS4142:1997. In order to prevent a 'creeping' increase of background noise levels the specific noise arising from the generator shall be demonstrated as being 5dB(a) below the existing background L90

Compliance with the above condition may be demonstrated either by measurement or calculation. The assessment location shall be 1m from the nearest facade of any appropriate buildings adjacent to the development site or at an alternative location agreed in writing with the local planning authority.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

6. 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), the site shall be used solely for purposes within Classes B1 and/or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987

(as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same classes, having regard to the circumstances of the case.

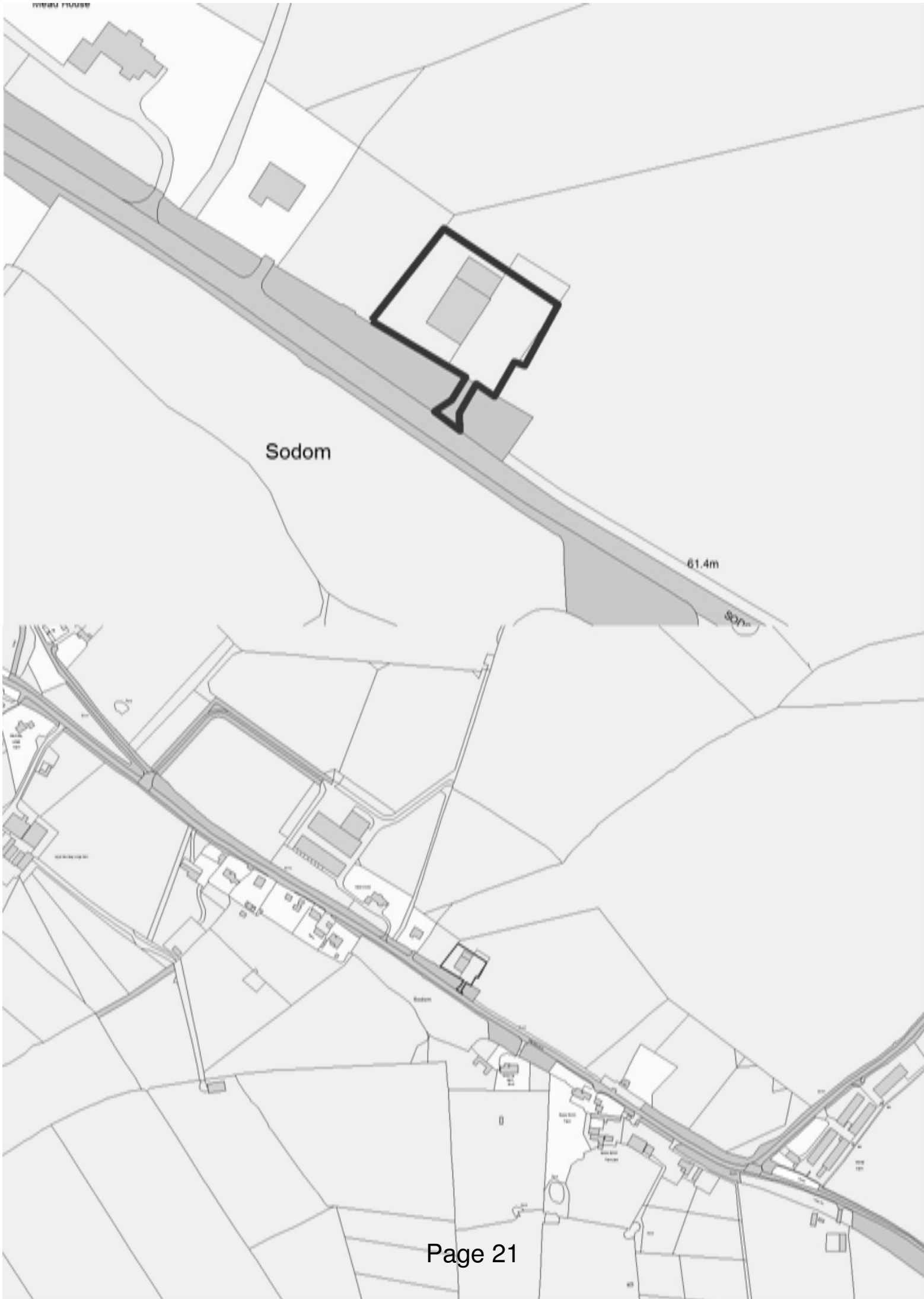
7. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Block Plan  
Elevations (rev. A)

Received 20 December 2011

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





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## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>25 April 2012</b>		
<b>Application Number</b>	<b>N.11.03489.FUL</b>		
<b>Site Address</b>	<b>Ridgefield Farm, Green Road, The Ridge, Corsham, SN13 9PW</b>		
<b>Proposal</b>	<b>Erection of one two-bedroom holiday cabin (re-submission of 11.02343)</b>		
<b>Applicant</b>	<b>Mr Brokenshire</b>		
<b>Town/Parish Council</b>	<b>Corsham</b>		
<b>Electoral Division</b>	<b>Corsham Without &amp; Box Hill</b>	<b>Unitary Member</b>	<b>Councillor Dick Tonge</b>
<b>Grid Ref</b>	<b>387604 167792</b>		
<b>Type of application</b>	<b>FULL</b>		
<b>Case Officer</b>	<b>Mrs E Pickard</b>	<b>01249 706 637</b>	<b>emma.pickard@wiltshire.gov.uk</b>

This application has been submitted to the Committee at the request of Councillor Dick Tonge to consider the benefits of tourism to the rural community.

### 1. Purpose of Report

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

### 2. Main Issues

- The principle of development in relation to structure plan tourism policies RLT9 and RLT10, and local plan policy C3 (Development Control Core Policy) with particular regard to the sustainability of the proposal; and
- Design and appearance of the holiday cabin and impact on the rural environment in relation to policies C3, RLT9, RLT10 and NE15 (The Landscape Character of the Countryside).

### 3. Site Description

Ridgefield Farm is located in the open countryside approximately 2miles to the south of the centre of Corsham and approximately 1mile from the edge of the town. The property is remote and is accessed via a long no-through-road which leads to a locked gate. Once through this gate (and past a small wood on the right hand side) the dwelling is approximately 160metres to the south.

The house is modern and was permitted in 1999 as an agricultural workers dwelling in connection with a mushroom farming business. The business was established through the 1990's when 5 large polytunnels were erected on the site. The polytunnels remain approximately 45 metres to the north of the dwelling.

The dwelling has an agricultural tie and a recent application (2008) to remove the tie was unsuccessful. Conditions on the original permission for the dwelling also stipulate that the dwelling is not to be extended or ancillary buildings erected in the garden without the prior grant of planning permission.

Mushroom farming ceased on the site a number of years ago. The applicant, Mr Brokenshire, entered into a partnership agreement approximately five years ago with the previous owner (Mr Mason) and the site is now owned in a 50/50 partnership by both parties. Mr Brokenshire and Mr Mason both live at Ridgefield Farm.

The application states that a farm poultry and game business was set up on the site by the partnership and had been rearing and selling pheasants, ducks and turkeys. Due to Mr Mason's ill health the turkey production was scaled down last year. (Officers noted that as at December 2011 there were no animals in connection with this business on the site.) Due to this, and the low site acreage (the entire site is 3.2 hectares/8 acres) the partnership has decided to branch out into holiday lets. In the interim, their intention is to begin raising turkeys and calves and as stated in a letter to the planning department in February, will take delivery of one batch of young calves.

Between the dwelling and polytunnels is sited a large mobile home. Permission was granted in 1994 and renewed in 1999 for a temporary agricultural workers dwelling within the site, however, this was not in the current position of the mobile home but was further to the south on the site of the dwelling. A condition required removal of this mobile building on or before the 15<sup>th</sup> January 2002. There are no permissions for the mobile home currently on site.

The applicant states that the mobile home was on site at the time the partnership was formed and was used as a rest room for workers during the turkey dressing season. However, at present, it is occupied by a friend of the applicant who lives there with her child. This is described as a temporary arrangement.

Public footpath 27 crosses the site from north to south, although due to the gates being locked was inaccessible at the time of the officer's site visit.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
11.02343.ful	Erection of a 2 bedroom holiday cabin	Wdn
08.00612.ful	Removal of agricultural occupancy condition	Wdn
08.02265.ful	Removal of agricultural occupancy condition	Ref
99.02102.REM	Agricultural workers dwelling	Ref
99.00501.ful	Agricultural workers dwelling	Per
99.00459.ful	Temporary mobile home (renewal)	Per
98.02588.REM	Reserved matter pursuant to 96.01850.out	Per
96.01850.out	Erection of agricultural dwelling	Per
96.00928.ful	2 mushroom growing rooms	Per
94.00411.ful	Temporary agricultural workers dwelling	Per
93.01393.ful	2 mushroom growing rooms	Per
93.00729	Mushroom growing rooms	Per
89.00291.ful	3 Polytunnels for mushroom farm	Per

#### **4. Proposal**

Permission is sought for the erection of a chalet style holiday cabin with a floor area of 63m<sup>2</sup> (10.5 metres x 6 metres). Internally would be a hallway/study area, kitchen/living area, bathroom and two double bedrooms. The external walls would be constructed of white pine boards and the roof of timber shingles. The roof pitch is very shallow with a maximum ridge height of 2.85metres.

The applicant has stated his intention that the cabin would be for short term holiday lets for weekly bookings, is not intended to be a second home and will remain in the ownership, and be managed by, the applicant.

The cabin will be located on the site of the existing mobile home where there is a large concrete apron. The mobile home will be removed from the site.

#### **5. Consultations**

Corsham Civic Society strongly object to the building plans.

Highways state that the road network will accommodate the likely vehicle movements and the site as a whole will accommodate the required parking, however, the site is located remote from services, employment opportunities and is unlikely to be well served by public transport and therefore raise an objection on sustainability grounds.

Rights of way officer confirmed the location of the footpath and commented that footpath 27 should not be affected by this development but asks that if there is increased volume of traffic for the holiday cabins, to be aware of pedestrians using the route and if there are any further concerns to contact the Senior Rights of Way Warden for the area, Steve Leonard.

Ecology - Jon Taylor consulted on 5<sup>th</sup> April regarding Newts.

#### **7. Publicity**

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

One letter has been received and raises the following points;

- The amount of traffic this would bring to very narrow lanes and houses directly on the road;
- Road usage for horse riding, walking and cycling is extensive therefore additional traffic would be dangerous as there is no room for footpaths;
- Opening of a closed lane; and
- There are great crested newts at the pond in Monks Lane and the surrounding area therefore any disturbance would be detrimental to their environment.

#### **8. Planning Considerations**

##### Sustainability

The adopted Wiltshire Structure Plan 2016 policies against which applications for tourist development should be considered are RLT9 and RLT10. These policies recognise that in order to build the county's tourism it is important, generally, to extend the availability of tourist accommodation. At a strategic level it is the aim of tourism policy to increase the amount of tourist accommodation within Wiltshire, however, there is a need to comply with other adopted policies.

Policy RLT9 advises that serviced accommodation should be concentrated in towns and villages. Elsewhere, accommodation should be limited to conversion of existing buildings or be related in size and scale, character and style to appropriate existing buildings.

The Department for Communities and Local Government 'Good Practice Guide for Planning and Tourism' Annex A (Tourist Accommodation) advises that serviced accommodation (such as that proposed) should be provided in the most sustainable location wherever possible and that tourist development in more rural areas may be better located in terms of sustainability objectives in, or at the edge of, the centre of a village or small town.

The accommodation would be constructed in a location where there is no existing tourist facility on site be it destination, attraction or existing tourist accommodation, which the proposal could serve, support or extend. Equally, the site is too distant from local tourist magnets such as Bath, Castle Combe or Lacock to be used as a justification for development. There are no public transport or service facilities in the area and having regard to this and the above policy advice, it is the view of your Officers that the location of the proposed tourist facility on a remote rural site would be constructed in an unsustainable location that would be contrary to the aims of national and local planning policy.

### Character and Appearance

The agent asks that the erection of the cabin is considered in the context of the existing mobile home on the site, and its consequent removal if the cabin is permitted. However, as the mobile home does not have the benefit of planning permission officers give this little weight in the consideration of the proposal.

In recent years some soft landscaping has been introduced immediately around the site. Although the photographs submitted with the application show lush beech hedging this was very sparse on a site visit in December. It is the case this will provide some visual 'softening' of the eastern elevation of the site, for as long as the landscaping remains. Additionally, there is a wooded area to the north and mature boundary to the west and south of the boundary of Ridgefield Farm. Notwithstanding this, it is considered that the building will not be entirely screened and that there would be distant views of the cabin and direct views from the public footpath next to the site.

It is considered that the size and form of the building, with its wide span and 'cabin' style appearance would be an alien feature alongside the modest agricultural workers dwelling and polytunnels which are an agricultural feature. The proposal would not meet the criteria within the relevant policies listed above which require development to be related in scale, character and style to existing buildings and to conserve and enhance the landscape of north Wiltshire.

## **9. Conclusion**

Due to the remote nature of the site and lack of public transport and local services the proposed development would be located in an unsustainable location. Additionally, the proposed cabin would not be related in scale, character or style to existing buildings and would not conserve or enhance the rural character of the area.

## **10. Recommendation**

Planning Permission is REFUSED for the following reason:

- 1) The proposed development would be located in a rural area remote from public transport, local services and employment opportunities and would constitute unsustainable development contrary to the aims of policies RLT9 and RLT10 of the Wiltshire and Swindon Structure Plan 2016 and policy C3 of the North Wiltshire Local Plan 2011.
- 2) The proposed development by reason of its scale, character and size would be an incongruous feature in this rural area and would not conserve or enhance the rural character of the area contrary to policies C3 and NE15 of the North Wiltshire Local Plan 2011 and policies RLT9 and RLT10 of the Wiltshire and Swindon Structure Plan 2016.



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