

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 21 AUGUST 2013 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Christine Crisp, Cllr Bill Douglas, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Peter Hutton (Vice-Chair), Cllr Simon Killane (Substitute), Cllr Sheila Parker, Cllr Toby Sturgis, Cllr Anthony Trotman (Chairman), Cllr Nick Watts (Substitute) and Cllr Philip Whalley

Also Present:

Cllr Alan MacRae and Cllr Jane Scott OBE

96 Apologies

Apologies were received from Cllrs Howard Marshall and Mark Packard.

Cllr Marshall was substituted by Cllr Killane.

Cllr Packard was substituted by Cllr Watts.

97 Minutes of the previous Meeting

The minutes of the meeting held on 31 July were presented.

Attention was drawn to the following points:

13/01147/FUL – Glen Echo, Lower Kinsdown Road, Corsham SN13 8BB

The minute referred to the local member as being Cllr Linda Packard – this was incorrect and it was agreed that the minutes be amended to read Cllr Sheila Parker.

13/01174/FUL – The Forge, High Street, Malmesbury SN16 9AT

Councillor Sturgis declared a non-pecuniary interest in this item which had not been reflected in the minutes and it was agreed that the minutes be amended to reflect this.

13/01254/FUL – Garages at Stubbs Lane, Kington St Michael, Chippenham SN14 6HX

The Committee's attention was drawn to a query that had been received over the accuracy of the minutes and in particular the wording on page 11 of the agenda.

Resolved:

To approve as a true and correct record and sign the minutes, subject to the amendments detailed above.

98 **Declarations of Interest**

Councillor Sturgis declared a non-pecuniary interest in agenda item 7b – 13/00746/FUL – Hardenhuish Comprehensive School, Hardenhuish Lane SN14 6HR as Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste. He declared he would participate in the debate and vote with an open mind.

99 **Chairman's Announcements**

There were no Chairman's announcements.

100 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

101 **Planning Appeals**

The Committee noted the contents of the appeals update.

102 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes, in respect of applications **7a** as listed in the agenda pack.

103 **13/01198/FUL & 13/01226LBC Buildings and Land at Hartham Park, Corsham, SN13 0RP**

The Committee's attention was drawn to the need for two votes on the item, both the planning permission and the listed building consent; and the additional information tabled at the meeting.

Public Participation

Mr Webb, Mrs Webb and Peter Rouse spoke in objection to the application.

Tim Gent, Christie Slade and Allan Bosley spoke in support of the application. Cllr Ashley Juniper, Biddestone Parish Council, spoke in objection to the application.

The officer introduced the report which recommended that, subject to all parties entering into a legal agreement under S106 of the Act, permission be delegated to officers to grant planning permission subject to conditions. He noted several components involved in the design including an art barn, pavilion, maintenance building, gas house / interpretation centre, teaching accommodation, lecture theatre and energy centre; and drew attention to the similarity in design to the existing proposal.

He confirmed that there would be 600 students and 60 teachers, and 365 parking spaces, with 200 reserved for Bath Spa University.

He highlighted the main issues as being the generation of traffic, especially around Hartham Lane, including the junctions at either end of the lane, and in Biddestone.

The Committee's attention was drawn to the existing permission, the late observations, the improvements of the junction with the A4 that were embedded in the permission and the installation of passing places in Hartham Lane.

The Committee then had the opportunity to ask technical questions of officers and it was confirmed that the number of parking places, being 365 in the proposal, was the same as available now and in the existing permission. The amount of additional traffic was seen as small, and a transport assessment found that a significant majority would turn south to the A4. The Committee was informed that an advisory could be added to suggest traffic turning onto Hartham Park Lane a left turn only.

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

As the application affected two divisions, two local members addressed the Committee. Cllr Jane Scott OBE, local member for By Brook, explained that she had looked at it from two perspectives. As Leader of Wiltshire Council she acknowledged the importance of the scheme, noting how it would lead to richer communities. Being the representative for Biddestone for many years she drew attention to the need to protect it given its location in the Cotswold Area of Outstanding National Beauty, and stressed the need to work together in order to both protect and make progress. She raised concern over delivery traffic coming through the village, requesting that suppliers were closely worked with to ensure this did not happen and that construction traffic was directed all off the A4 and not given an exit off Hartham Park Lane, with strong monitoring being in place to enforce this. She confirmed that she would like to see the exit on to Hartham Park Lane as no left turn, or changes made to the exit to make the left

turn difficult and hoped that the establishment of the code of conduct for students would be done in conjunction with Biddestone Parish Council.

Cllr Alan Macrae, local member for Corsham Pickwick drew attention to the restaurant on the site which had previously been closed but was now open and adding to the traffic. He noted the importance of the proposal to the surrounding areas and supported Cllr Scott's request for construction traffic to come from the A4. He drew attention to the sewage problems suffered by Hartham hamlet over the past 20 years, seeing the proposed drainage strategy as an advantage to residents, and noted the additional capacity to look at more passing places if required.

During the debate that followed the Committee discussed the need to consult with Biddlestone Parish Council and Corsham Town Council when establishing the code of conduct for students. The location of Sainsburys and Macdonalds in Cepen Park South was highlighted as potentially being attractive to students and this should also be addressed within the code of conduct. Concern was raised over the both delivery and construction traffic and the proposal of a construction method statement was welcomed.

Resolved:

In the matter of 13/01198/FUL:

Subject to all parties entering into a legal agreement under s106 of The Act in respect of

- 1. Improvements of the Hartham Lane/A4 junction**
- 2. Provision of passing places on Hartham Lane, together with arrangements for performance monitoring and provision of additional passing places should unacceptable delays be identified.**
- 3. Provide and operate a 40 person capacity low carbon (electric/hybrid) bus link between the site and central Corsham in perpetuity (including provision of alternative, in the event of a breakdown),**
- 4. Creation, agreement, implementation and regular review of car parking management plan.**
- 5. Establishment, agreement and implementation of a code of conduct for students and staff in relation to travel to the site and car parking, with defined disciplinary measures for any students not complying with management arrangements. Such a code of conduct shall have been drawn up in consultation with Corsham Town Council, Biddestone and Slaughterford Parish Council and shall specifically set out measures to avoid students and staff making use of the Sainsbury's and McDonalds car parks at the Western edge of Chippenham,**
- 6. Establishment, agreement and implementation of a travel plan for the entire site (and all uses taking place), with the principal**

objective to reduce car trips to the site at all times during the academic year

7. Control of access to the site

Then:

To delegate to Officers for Planning Permission to be GRANTED for the following reason:

The proposed D1 educational development is considered to suitably co-exist and reinforce existing business activities at Hartham Park. Although greater in scale than development previously permitted at the site which is situated away from identified settlements, the use of suitably worded planning conditions and planning obligations, are considered to successfully mitigate against the generation of unacceptable levels of traffic upon the surrounding highway network and potential adverse impacts upon highway safety. As such, the proposal is considered to comply with the provisions of Policies C3, NE4 and NE9 of the adopted North Wiltshire Local Plan 2011, as well as meeting the dimensions and principles set out within the National Planning Policy Framework. In other respects the proposal is considered to preserve the special historic interest of the listed buildings and, subject to the imposition of suitably worded planning conditions, not to present an unacceptable impact upon the ecological value of the site nor the amenities of neighbouring residential properties in accordance with Policies C3 and HE4 of the 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 Section 91 of the Town and Country Planning Act 1990.

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

Plans

SAV01 Site Location Plan
AP(0)05E Proposed Site Plan
AP(0)07H Proposed Lower Ground Floor Plan
AP(0)08H Proposed Ground Floor Plan
AP(0)09H Proposed First Floor Plan
AP(0)10D Proposed Roof Plan

AP(0)11G Proposed Elevations
AP(0)12G Proposed Elevations
AP(0)13G Proposed Elevations
AP(0)20B Proposed Pavilion
AP(0)22 Proposed Art Barn
AL(0)05I Proposed Energy Centre Plans
AL(0)06G Proposed Energy Centre Elevations
AL(0)40A Existing and Proposed Sticke Court
202.01M Landscape Masterplan
202.02G Landscape Drawing
202.05D Landscape Proposals
AL(0)82 Condition Wall Condition Survey (1)
AL(0)83 Conditional Wall Condition Survey (2a)
AL(0)84 Conditional Wall Condition Survey (2b)
AL(0)85 Conditional Wall Condition Survey (b)
AL(0)91A Condition Survey Sticke Court
AL(0)101 Gas House Condition Survey

IMA-13-010 Plan 12A A4 Hartham Lane Proposed Junction Improvements
IMA-13-010 Plan 14 – Proposed Passing Place
IMA-13-010 Plan 15 – Proposed Passing Place at PV access
IMA-13-010 Plan 16 – Passing Places / Highway Works along Hartham Lane
IMA-13-010 Plan 17 – Passing Places / Highway Works along Hartham Lane
IMA-13-010 Plan 18 – Highway Works – North of Hartham Park
IMA-13-010 Plan 19 – Passing Places along Hartham Lane Inter-visibility

Documents

Design and Access Statement (revision C, July 2013)
Heritage Statement prepared by Mitchell Taylor Workshop
Sticke Court Photographic Record (May 2013) prepared by Mitchell Taylor Workshop
Hartham Park Sticke Court Schedule of Works Rev A prepared by Mitchell Taylor Workshop
Hartham Park Gas House and Works Schedule of Works Rev A prepared by Mitchell Taylor Workshop
Planning Statement prepared by Savills
Transport Assessment incorporating Travel Plan prepared by IMA
Landscape and Visual Appraisal prepared by the Landscape Agency
Statement of Community Involvement prepared by Grayling
Drainage Strategy
Hartham Park, Corsham Updated Ecological Appraisal prepared by Waterman (document reference E12338-100-R-1-2-1-SP)

Building Inspection and Bat Survey Report prepared by Soltys Brewster (document reference E1345601/Doc01)

All dated 18th July 2013 unless otherwise indicated

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

- 3. No development shall commence until details of the proposed and existing levels across the site (including details of the finished floor levels of all buildings hereby permitted) have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the details so approved.**

REASON: In the interests of securing a satisfactory form of development that minimises impact upon the locality and listed buildings.

- 4. The detailed landscaping around the new buildings and parking area shall be carried out in accordance with the detailed landscape proposals (shown on Landscape Agency drawing 202-05D).**

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

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

- 5. A phased landscaping scheme and implementation programme for the site is to be submitted to the Local Planning Authority within one year from first occupation of the development and is to be agreed in writing with the Local Planning Authority. Unless otherwise agreed in writing, this strategy is to be in accordance with the approved Landscape Masterplan (The Landscape Agency drawing 202-01 rev M) and Landscape Concept (The Landscape Agency drawing 202-02 rev G).**

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

6. All development shall be carried out in accordance with the Section 3 of the submitted Bat Survey Report (Soltys Brewster, Ref. E1345601) and all mitigation measures therein implemented in full.

REASON: In the interests of securing development that does not adversely impact upon the ecological value of the area.

7. Renovation works to Sticke Court shall only be carried out between the months of October-November or March-April inclusive, unless supervised by a bat licensed ecologist.

REASON: In the interests of securing development that does not adversely impact upon the ecological value of the area.

8. No lighting shall be installed on any building (or on the site in connection with the development hereby approved) until details of a phased lighting scheme including lux plan shall be submitted to and approved in writing by the local planning authority. The approved scheme shall demonstrate how current light levels in the vicinity of Sticke Court, Tying Wood and the 'ice house' (as shown on Figure 1 of the submitted Ecology Appraisal; Watermans, Ref. E12338-100-R-1-2-1-SP) will be maintained or how any increase will be minimised. The lighting shall be installed in accordance with the details so agreed and shall remain in that condition thereafter.

REASON: In the interests of securing development that does not adversely impact upon the ecological value of the area.

9. Prior to commencement of development a scheme for the protection of all areas of calcareous grassland (as shown on Figure 1 of the submitted Ecology Appraisal; Watermans, Ref. E12338-100-R-1-2-1-SP) is submitted to and approved by the local planning authority. All construction works shall be carried out in strict accordance with the approved protection scheme.

REASON: In the interests of securing development that does not adversely impact upon the ecological value of the area.

10. Unless otherwise agreed in writing, the external walls and roofs of the proposed buildings shall be constructed and finished in accordance with the materials shown on the approved drawings.

REASON: For the avoidance of doubt and to secure a suitable form of development that respects the character and appearance of the listed buildings and surrounding locality.

- 11.No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the local planning authority.**

REASON: For the avoidance of doubt and to secure a suitable form of development that respects the character and appearance of the listed buildings and surrounding locality.

- 12.Other than those windows shown on the plans hereby approved, no further windows shall be inserted into the western elevation of the office building unless otherwise agreed in the form of a specific planning permission in that regard.**

REASON: In the interests of neighbour amenity.

- 13.The proposed repairs and enhancement to the Gas House and Walls will be carried out in accordance with the Gas House and Courtyard Walls Schedule of Work (reference RM/BT/2717 rev A, June 2013) and drawings 2717/AL(0)82, 2717/AL(0)83, 2717/AL(0)84, 2717/AL(0)85 and 2717/AL(0)101. The works will be completed before first occupation of any part of the development hereby permitted.**

REASON: To secure the future of the listed buildings on the site.

- 14.The proposed repairs and enhancement to the Sticke Court will be carried out in accordance with the Sticke Court Schedule of Works (reference RM/BT/2717 rev A, June 2013) and drawing 2717/AL(0)91A. The works proposed to the fabric of the building (1-38 and 45 - 47 in the above schedule) shall be completed and a specification and timetable for the works to the floors and balconies will be agreed within 1 year of first occupation of any part of the development hereby permitted.**

REASON: To secure the future of the listed buildings on the site.

- 15.Prior to the commencement of development, a surface water drainage scheme for the site (which shall include full details for its management and maintenance in perpetuity), based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, in accordance with the submitted 'Drainage Strategy / Statement', shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in complete accordance with that approved drainage scheme unless otherwise agreed in the form of a separate planning permission in that regard.**

REASON: In the interests of securing a form of development that is adequately drained.

16.The development hereby approved shall not be first brought into use until that part of the service road, which provides access to it, has been constructed in accordance with the approved plans, and all parking places for use only by users of the permitted development, and bus waiting area and approach routes have been clearly marked, in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority beforehand.

REASON: To ensure that the development is served by an adequate means of access, parking and passenger transport service.

17.Prior to the first use of the development hereby permitted, a bus stop area within the site shall be constructed, together with a connecting footpath, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details for the bus stop shall include a shelter.

REASON: To provide adequate amenity for the bus users, in the interests of sustainable transport.

18.Prior to the first use of the development hereby permitted, a covered and secure cycle stand for not less than 10 cycles shall be constructed, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority beforehand.

REASON: To provide adequate amenity for the cycle users, in the interests of sustainable transport.

19.Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), the proposed development shall remain used for the planning use classes permitted (substantively D1 non-residential institution) and there shall be no change of use unless otherwise agreed in the form of a separate planning permission in that regard.

REASON: So as to allow consideration of any proposed change of use and assessment of its suitability for the locality.

20.No development shall take place, including any works of demolition, 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. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. the routing of all traffic associated with the construction phase and measures to be employed so as to avoid its routing through Biddestone village

REASON: In the interests of neighbour amenity and so as to minimise disturbance associated with the construction phase of development.

Informatives

- The applicant is advised of the need to submit plans, sections and specifications of the proposed retaining wall for the approval of the Highway Authority in accordance with Section 167 of the Highways Act 1980. (For information, this relates to retaining walls which are wholly or partly within 4 yards (3.65metres) of a street and which is at any point of a greater height than 4'6"(1.40 metres) above the level of the ground at the boundary of the street nearest that point.) Works within the highway will be subject to the requirement for a s278 agreement with the highway authority.
- Attention is drawn to the Legal Agreement relating to this development or land which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Section 111 of the Local Government Act 1972, Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 or other enabling powers and the Deed of Variation dated 21/06/2011.
- That the developer be advised that where any species listed under Schedules 2 or 4 of the Conservation (Natural Habitats etc.) Regulations 1994 is present on the site in respects of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place to the Gas House or to building 36 (as described in the Building Inspection and Bat Survey

Report completed by Soltys Brewster (July 2013)) in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the local planning authority.

In the matter of 13/01226/LBC:

Resolved:

To delegate to Officers for Listed Building Consent to be GRANTED for the following reason:

The proposed works of repair and rehabilitation, will enhance the essential architectural and historic character of the building and bring it back into beneficial use, in accordance with S.16(2) of Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the National Planning Policy Framework.

Subject to the following conditions:

- 1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.**

REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2. The works hereby permitted shall be carried out in accordance with the following documents (including plans) incorporated into this decision:**

Design and Access Statement (revision C, July 2013)

Heritage Statement prepared by Mitchell Taylor Workshop

Sticke Court Photographic Record (May 2013) prepared by Mitchell Taylor Workshop

Hartham Park Sticke Court Schedule of Works Rev A prepared by Mitchell Taylor Workshop

Hartham Park Gas House and Works Schedule of Works Rev A prepared by Mitchell Taylor Workshop

AL(0)82 Condition Wall Condition Survey (1)

AL(0)83 Conditional Wall Condition Survey (2a)

AL(0)84 Conditional Wall Condition Survey (2b)

AL(0)85 Conditional Wall Condition Survey (b)

AL(0)91A Condition Survey Sticke Court

AL(0)101 Gas House Condition Survey

All dated 18th July 2013

REASON: To ensure that the works are implemented in accordance with this decision in the interests of the listed building.

3. No development shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
- i. Large scale details of proposed alterations to the balcony to the sticke court (1:10 elevation, 1:2 sections)
 - ii. Large scale details of the reinstated chimney stack to nursery offices (1:5 section).
 - iii. A detailed specification of repairs (including, where appropriate, a schedule of proposed internal finishes to walls, ceilings and floors) to all structures included in the quinquennial report.
 - iv. Full details of proposed alterations to existing walls, including any structural works associated with the new development; and of proposed new walls, fences and other means of enclosure.
 - v. Large scale details of internal and external joinery (including any metal windows, doors and screens) to former gas works, and glazed link to reception building (1:10 elevation, 1: 2section, including vertical and horizontal cross-sections through openings).
 - vi. Large scale details of external joinery (including any metal windows, doors and screens) to the interpretation centre (1:10 elevation, 1:2 section).
 - vii. Large scale details of any proposed access steps, ramp and railings to interpretation centre.
 - viii. Large scale details of eave and verge to reception building
 - ix. Full details of proposed flues and means of providing ventilation

The works shall be carried out in accordance with the details so approved. The precise extent of repair works set out in s.3.3 above shall be agreed on site and in writing with the Local Planning Authority prior to commencement of works.

REASON: In the interests of the listed building.

104 **N/13/00746/FUL - Hardenhuish Comprehensive School, Hardenhuish Lane, Chippenham, SN14 6HR**

Public Participation

There were no speakers registered for this item.

The officer introduced the report which recommended that permission be granted subject to conditions. He drew attention to 2 errors within the report, firstly that the local member had been incorrectly named as Cllr Nina Phillips, and this should be corrected to Cllr Nick Watts, and secondly within section 2 – Main issues it referred to Section 106 contributions and he confirmed that no Section 106 contributions were being sought.

He highlighted the condition limiting deliveries and collections to a two hour time slot which addressed concerns over the impact of additional vehicle movements and confirmed that environmental health had no concerns over noise nuisance.

The Committee was then given the opportunity to ask technical questions of officers and it was understood that the noise would be similar to that of a gas boiler and result in no increase in background noise.

No member of the public registered to speak.

The local member, Cllr Nick Watts spoke in support of the application.

During the debate that followed the committee discussed the collection of ash and whether it was unreasonable to restrict collections to the specified times.

Resolved:

To GRANT planning Permission for the following reason:

The proposed development, will not harm the setting of the adjacent Grade II* listed building or the amenity of adjoining residential dwellings. The proposal therefore accords with Policies C3, NE9, NE16, CF1 and HE4 the adopted North Wiltshire Local Plan 2011 and Sections 10 and 12 of the National Planning Policy Framework.

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 samples of the timber cladding to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

POLICY- C3

3. The biomass boiler plant shall at all times achieve a Rating Level of 35 dB(A) at the boundary contiguous with the school and the neighbouring residential properties. Measurements and assessment shall be carried out in accordance with BS4142:1997.

REASON: In the interests of neighbouring amenity.

POLICY: C3.

4. No deliveries of fuel in connection with the development hereby approved shall take place outside of the hours of 16.00hrs – 18.00hrs on weekdays. No deliveries of fuel shall take place at weekends or bank holidays.

REASON: In the interests of residential amenity.

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

Location Plan – Received 8 March 2013
2888(L) H041 – Received 8 March 2013
2888(L) H051 – Received 8 March 2013
2888(L) H010A Rev A – Received 1 May 2013
Supporting Statement – Received 16 June 2013

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

POLICY – C3, NE9, NE16, CF1 and HE4.

105 **13/01636/FUL Stonewell House The Street Burton Wiltshire SN14 7LU**

Public Participation

Mr Leat spoke in support of the application
Cllr David Pearce, Nettleton Parish Council spoke in objection to the application.

The officer introduced the report which recommended that planning permission be granted subject to conditions. He drew attention to the upper floor design which was set in from the ground floor and therefore further away from the boundary with the neighbour. He explained that there was no adverse impact on the street scene or neighbouring properties.

Member then had the opportunity to ask technical questions of officers and it was confirmed that the stone used would be the same as the existing stone.

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

The local member, Cllr Jane Scott, then addressed the committee and confirmed that whilst the parish council held strong views about overdevelopment in her view the applicant had listened to advice. She drew attention to the many extensions in the area and cottages that had only courtyard gardens and whilst accepting the parish council's view she felt the application was in an acceptable form.

In the debate that followed it was confirmed that permission for extensions could be granted by officers but would come to committee if called in.

Resolved:

To GRANT planning permission for the following reason:

The proposal by means of its location, design, limited scale and use of materials sits comfortably with the host dwelling and area in general, conserving the natural beauty of the Cotswolds Area of Outstanding Natural Beauty in which it is located. The proposal will not have an unacceptable detrimental impact on the amenities currently enjoyed by the occupants of the neighbouring residential properties. The proposal is therefore considered to accord with the aims of policies C3, H8 and NE4 of the 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 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 carried out in accordance with the following approved plans:**

Site location plan 1:1250 received on 7 June 2013
Drawing number D.DL.13/02/01A received on 7 June 2013

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

3. 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.

4. The natural stonework to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size, dressing and bedding of stone, coursing, type of pointing and mortar mix, unless otherwise agreed in writing by the Local Planning Authority prior to works commencing.

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

106 **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.03 - 7.50 pm)

The Officer who has produced these minutes is Kirsty Butcher, of Democratic Services, direct line 01225 713948, e-mail kirsty.butcher@wiltshire.gov.uk

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

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This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

Item 7a - 13/01198/FUL - Buildings and Land at Hartham Park, Corsham, SN13 0RP

Application remains recommended for approval. Some minor alterations to wording of conditions set out below (notably condition 16), together with elements of the s106 now considered superfluous and therefore removed from the Heads of Terms:

Recommendation

Subject to all parties entering into a legal agreement under s106 of The Act in respect of

1. Improvements of the Hartham Lane/A4 junction
2. Provision of passing places on Hartham Lane, together with arrangements for performance monitoring and provision of additional passing places should unacceptable delays be identified.
3. Provide and operate a 40 person capacity low carbon (electric/hybrid) bus link between the site and central Corsham in perpetuity (including provision of alternative, in the event of a breakdown),
4. Creation, agreement, implementation and regular review of car parking management plan.
5. Establishment, agreement and implementation of a code of conduct for students and staff in relation to travel to the site and car parking, with defined disciplinary measures for any students not complying with management arrangements,
6. Establishment, agreement and implementation of a travel plan for the entire site (and all uses taking place), with the principal objective to reduce car trips to the site at all times during the academic year
7. Control of access to the site

Then:

The application be delegated to Officers for Planning Permission to be GRANTED for the following reason:

The proposed D1 educational development is considered to suitably co-exist and reinforce existing business activities at Hartham Park. Although greater in scale than development previously permitted at the site which is situated away from identified settlements, the use of suitably worded planning conditions and planning obligations, are considered to successfully mitigate against the generation of unacceptable levels of traffic upon the surrounding highway network and potential adverse impacts upon highway safety. As such, the proposal is considered to comply with the provisions of Policies C3, NE4 and NE9 of the adopted North Wiltshire Local Plan 2011, as well as meeting the dimensions and principles set out within the National Planning Policy Framework. In other respects the proposal is considered to preserve the special historic interest of the listed buildings and, subject to the imposition of suitably worded planning conditions, not to present an unacceptable impact upon the ecological value of the site nor the amenities of neighbouring residential properties in accordance with Policies C3 and HE4 of the adopted North Wiltshire Local Plan 2011.

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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 Section 91 of the Town and Country Planning Act 1990.

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

Plans

SAV01 Site Location Plan
AP(0)05E Proposed Site Plan
AP(0)07H Proposed Lower Ground Floor Plan
AP(0)08H Proposed Ground Floor Plan
AP(0)09H Proposed First Floor Plan
AP(0)10D Proposed Roof Plan
AP(0)11G Proposed Elevations
AP(0)12G Proposed Elevations
AP(0)13G Proposed Elevations
AP(0)20B Proposed Pavilion
AP(0)22 Proposed Art Barn
AL(0)05I Proposed Energy Centre Plans
AL(0)06G Proposed Energy Centre Elevations
AL(0)40A Existing and Proposed Sticke Court
202.01M Landscape Masterplan
202.02G Landscape Drawing
202.05D Landscape Proposals
AL(0)82 Condition Wall Condition Survey (1)
AL(0)83 Conditional Wall Condition Survey (2a)
AL(0)84 Conditional Wall Condition Survey (2b)
AL(0)85 Conditional Wall Condition Survey (b)
AL(0)91A Condition Survey Sticke Court
AL(0)101 Gas House Condition Survey

IMA-13-010 Plan 12A A4 Hartham Lane Proposed Junction Improvements
IMA-13-010 Plan 14 – Proposed Passing Place
IMA-13-010 Plan 15 – Proposed Passing Place at PV access
IMA-13-010 Plan 16 – Passing Places / Highway Works along Hartham Lane
IMA-13-010 Plan 17 – Passing Places / Highway Works along Hartham Lane
IMA-13-010 Plan 18 – Highway Works – North of Hartham Park
IMA-13-010 Plan 19 – Passing Places along Hartham Lane Inter-visibility

Documents

Design and Access Statement (revision C, July 2013)
Heritage Statement prepared by Mitchell Taylor Workshop
Sticke Court Photographic Record (May 2013) prepared by Mitchell Taylor Workshop

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Hartham Park Sticke Court Schedule of Works Rev A prepared by Mitchell Taylor Workshop

Hartham Park Gas House and Works Schedule of Works Rev A prepared by Mitchell Taylor Workshop

Planning Statement prepared by Savills

Transport Assessment incorporating Travel Plan prepared by IMA

Landscape and Visual Appraisal prepared by the Landscape Agency

Statement of Community Involvement prepared by Grayling

Drainage Strategy

Hartham Park, Corsham Updated Ecological Appraisal prepared by Waterman (document reference E12338-100-R-1-2-1-SP)

Building Inspection and Bat Survey Report prepared by Soltys Brewster (document reference E1345601/Doc01)

All dated 18th July 2013 unless otherwise indicated

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

3. No development shall commence until details of the proposed and existing levels across the site (including details of the finished floor levels of all buildings hereby permitted) have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of securing a satisfactory form of development that minimises impact upon the locality and listed buildings.

4. The detailed landscaping around the new buildings and parking area shall be carried out in accordance with the detailed landscape proposals (shown on Landscape Agency drawing 202-05D).

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

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

5. A phased landscaping scheme and implementation programme for the site is to be submitted to the Local Planning Authority within one year from first occupation of the development and is to be agreed in writing with the Local Planning Authority. Unless otherwise agreed in writing, this strategy is to be in accordance with the approved Landscape Masterplan (The Landscape Agency drawing 202-01 rev M) and Landscape Concept (The Landscape Agency drawing 202-02 rev G).

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

6. All development shall be carried out in accordance with the Section 3 of the submitted Bat Survey Report (Soltys Brewster, Ref. E1345601) and all mitigation measures therein implemented in full.

Reason: In the interests of securing development that does not adversely impact upon the ecological value of the area.

7. Renovation works to Sticke Court shall only be carried out between the months of October-November or March-April inclusive, unless supervised by a bat licensed ecologist.

Reason: In the interests of securing development that does not adversely impact upon the ecological value of the area.

8. No lighting shall be installed on any building (or on the site in connection with the development hereby approved) until details of a phased lighting scheme including lux plan shall be submitted to and approved in writing by the local planning authority. The approved scheme shall demonstrate how current light levels in the vicinity of Sticke Court, Tying Wood and the 'ice house' (as shown on Figure 1 of the submitted Ecology Appraisal; Watermans, Ref. E12338-100-R-1-2-1-SP) will be maintained or how any increase will be minimised. The lighting shall be installed in accordance with the details so agreed and shall remain in that condition thereafter.

Reason: In the interests of securing development that does not adversely impact upon the ecological value of the area.

9. Prior to commencement of development a scheme for the protection of all areas of calcareous grassland (as shown on Figure 1 of the submitted Ecology Appraisal; Watermans, Ref. E12338-100-R-1-2-1-SP) is submitted to and approved by the local planning authority. All construction works shall be carried out in strict accordance with the approved protection scheme.

Reason: In the interests of securing development that does not adversely impact upon the ecological value of the area.

10. Unless otherwise agreed in writing, the external walls and roofs of the proposed buildings shall be constructed and finished in accordance with the materials shown on the approved drawings.

Reason: For the avoidance of doubt and to secure a suitable form of development that respects the character and appearance of the listed buildings and surrounding locality.

11. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the local planning authority.

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Reason: For the avoidance of doubt and to secure a suitable form of development that respects the character and appearance of the listed buildings and surrounding locality.

12. Other than those windows shown on the plans hereby approved, no further windows shall be inserted into the western elevation of the office building unless otherwise agreed in the form of a specific planning permission in that regard.

Reason: In the interests of neighbour amenity.

13. The proposed repairs and enhancement to the Gas House and Walls will be carried out in accordance with the Gas House and Courtyard Walls Schedule of Work (reference RM/BT/2717 rev A, June 2013) and drawings 2717/AL(0)82, 2717/AL(0)83, 2717/AL(0)84, 2717/AL(0)85 and 2717/AL(0)101. The works will be completed before first occupation of any part of the development hereby permitted.

Reason: To secure the future of the listed buildings on the site.

14. The proposed repairs and enhancement to the Sticke Court will be carried out in accordance with the Sticke Court Schedule of Works (reference RM/BT/2717 rev A, June 2013) and drawing 2717/AL(0)91A. The works proposed to the fabric of the building (1- 38 and 45 - 47 in the above schedule) shall be completed and a specification and timetable for the works to the floors and balconies will be agreed within 1 year of first occupation of any part of the development hereby permitted.

Reason: To secure the future of the listed buildings on the site.

15. Prior to the commencement of development, a surface water drainage scheme for the site (which shall include full details for its management and maintenance in perpetuity), based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, in accordance with the submitted 'Drainage Strategy / Statement', shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in complete accordance with that approved drainage scheme unless otherwise agreed in the form of a separate planning permission in that regard.

Reason: In the interests of securing a form of development that is adequately drained.

16. The development hereby approved shall not be first brought into use until that part of the service road, which provides access to it, has been constructed in accordance with the approved plans, and all parking places for use only by users of the permitted development, and bus waiting area and approach routes have been clearly marked, in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority beforehand.

Reason: To ensure that the development is served by an adequate means of access, parking and passenger transport service.

17. Prior to the first use of the development hereby permitted, a bus stop area within the site shall be constructed, together with a connecting footpath, in accordance with

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details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details for the bus stop shall include a shelter.

Reason: To provide adequate amenity for the bus users, in the interests of sustainable transport.

18. Prior to the first use of the development hereby permitted, a covered and secure cycle stand for not less than 10 cycles shall be constructed, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority beforehand.

Reason: To provide adequate amenity for the cycle users, in the interests of sustainable transport.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), the proposed development shall remain used for the planning use classes permitted (substantively D1 non-residential institution) and there shall be no change of use unless otherwise agreed in the form of a separate planning permission in that regard.

Reason: So as to allow consideration of any proposed change of use and assessment of its suitability for the locality.

Informatives

- The applicant is advised of the need to submit plans, sections and specifications of the proposed retaining wall for the approval of the Highway Authority in accordance with Section 167 of the Highways Act 1980. (For information, this relates to retaining walls which are wholly or partly within 4 yards (3.65metres) of a street and which is at any point of a greater height than 4'6"(1.40 metres) above the level of the ground at the boundary of the street nearest that point.) Works within the highway will be subject to the requirement for a s278 agreement with the highway authority.
- Attention is drawn to the Legal Agreement relating to this development or land which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Section 111 of the Local Government Act 1972, Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 or other enabling powers and the Deed of Variation dated 21/06/2011.
- That the developer be advised that where any species listed under Schedules 2 or 4 of the Conservation (Natural Habitats etc.) Regulations 1994 is present on the site in respects of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place to the Gas House or to building 36 (as described in the Building Inspection and Bat Survey Report completed by Soltys Brewster (July 2013)) in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the local planning authority.

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Item 7a - 13/01226/LBC - Buildings and Land at Hartham Park, Corsham, SN13 0RP

RECOMMENDATION:

The application be delegated to Officers for Listed Building Consent to be GRANTED for the following reason:

The proposed works of repair and rehabilitation, will enhance the essential architectural and historic character of the building and bring it back into beneficial use, in accordance with S.16(2) of Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the National Planning Policy Framework.

Subject to the following conditions:

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be carried out in accordance with the following documents (including plans) incorporated into this decision:

Design and Access Statement (revision C, July 2013)
Heritage Statement prepared by Mitchell Taylor Workshop
Sticke Court Photographic Record (May 2013) prepared by Mitchell Taylor Workshop
Hartham Park Sticke Court Schedule of Works Rev A prepared by Mitchell Taylor Workshop
Hartham Park Gas House and Works Schedule of Works Rev A prepared by Mitchell Taylor Workshop
AL(0)82 Condition Wall Condition Survey (1)
AL(0)83 Conditional Wall Condition Survey (2a)
AL(0)84 Conditional Wall Condition Survey (2b)
AL(0)85 Conditional Wall Condition Survey (b)
AL(0)91A Condition Survey Sticke Court
AL(0)101 Gas House Condition Survey

All dated 18th July 2013

Reason: To ensure that the works are implemented in accordance with this decision in the interests of the listed building.

3. No development shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - i. Large scale details of proposed alterations to the balcony to the sticke court (1:10 elevation, 1:2 sections)

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- ii. Large scale details of the reinstated chimney stack to nursery offices (1:5 section).
- iii. A detailed specification of repairs (including, where appropriate, a schedule of proposed internal finishes to walls, ceilings and floors) to all structures included in the quinquennial report.
- iv. Full details of proposed alterations to existing walls, including any structural works associated with the new development; and of proposed new walls, fences and other means of enclosure.
- v. Large scale details of internal and external joinery (including any metal windows, doors and screens) to former gas works, and glazed link to reception building (1:10 elevation, 1:2 section, including vertical and horizontal cross-sections through openings).
- vi. Large scale details of external joinery (including any metal windows, doors and screens) to the interpretation centre (1:10 elevation, 1:2 section).
- vii. Large scale details of any proposed access steps, ramp and railings to interpretation centre.
- viii. Large scale details of eave and verge to reception building
- ix. Full details of proposed flues and means of providing ventilation

The works shall be carried out in accordance with the details so approved. The precise extent of repair works set out in s.3.3 above shall be agreed on site and in writing with the Local Planning Authority prior to commencement of works.

Reason: In the interests of the listed building.
