

## AGENDA

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**Meeting:** Northern Area Planning Committee  
**Place:** Council Chamber - Council Offices, Monkton Park, Chippenham,  
SN15 1ER  
**Date:** Wednesday 21 August 2013  
**Time:** 6.00 pm

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Please direct any enquiries on this Agenda to Kirsty Butcher, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713948 or email [kirsty.butcher@wiltshire.gov.uk](mailto:kirsty.butcher@wiltshire.gov.uk)

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### Membership:

Cllr Christine Crisp	Cllr Mark Packard
Cllr Bill Douglas	Cllr Sheila Parker
Cllr Mollie Groom	Cllr Toby Sturgis
Cllr Chris Hurst	Cllr Anthony Trotman (Chairman)
Cllr Peter Hutton (Vice-Chair)	Cllr Philip Whalley
Cllr Howard Marshall	

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### Substitutes:

Cllr Desna Allen	Cllr Howard Greenman
Cllr Glenis Ansell	Cllr Simon Killane
Cllr Chuck Berry	Cllr Jacqui Lay
Cllr Mary Champion	Cllr Nick Watts

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# AGENDA

## Part I

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

1 **Apologies**

To receive any apologies for absence.

2 **Minutes of the previous Meeting** (*Pages 1 - 12*)

To approve and sign as a correct record the minutes of the meeting held on **31 July 2013**.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chairman.

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 15 August 2013**. 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 13 - 14)*

An appeals update report is attached for information.

7 **Planning Applications** *(Pages 15 - 16)*

To consider and determine planning applications in the attached schedule.

7a **13/01198/FUL & 13/01226LBC Buildings and Land at Hartham Park, Corsham, SN13 0RP** *(Pages 17 - 32)*

7b **N/13/00746/FUL - Hardenhuish Comprehensive School, Hardenhuish Lane, Chippenham, SN14 6HR** *(Pages 33 - 40)*

7c **13/01636/FUL Stonewell House The Street Burton Wiltshire SN14 7LU** *(Pages 41 - 46)*

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 31 JULY 2013 AT COUNCIL CHAMBER - COUNCIL OFFICES,  
MONKTON PARK, CHIPPENHAM, SN15 1ER.**

**Present:**

Cllr Desna Allen (Substitute), Cllr Glenis Ansell (Substitute), Cllr Christine Crisp,  
Cllr Mollie Groom, Cllr Chris Hurst, Cllr Peter Hutton (Vice-Chair), Cllr Mark Packard,  
Cllr Sheila Parker, Cllr Toby Sturgis, Cllr Anthony Trotman (Chairman) and Cllr Philip Whalley

**Also Present:**

Cllr Howard Greenman, Cllr Simon Killane, Cllr Linda Packard and Cllr Fred Westmoreland

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**84 Apologies**

Apologies were received from Cllrs Marshall and Douglas.

Cllr Marshall was substituted by Cllr Ansell.  
Cllr Douglas was substituted by Cllr Allen.

**85 Minutes of the previous Meeting**

The minutes of the meeting held on 10 July were presented.

**Resolved:**

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

**86 Declarations of Interest**

There were no declarations of interest.

**87 Chairman's Announcements**

The committee gave its thanks to Rosemary Lansdowne, Senior Planning Solicitor for her work over the past two years and wished her well in her new role.

88 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

89 **Planning Appeals**

The Committee noted the contents of the appeals update.

90 **Planning Applications**

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

91 **13/01483/FUL - 1 Chestnut Road, Chippenham, Wiltshire SN14 0EY**

Public participation

Charles Manning spoke in support of the application.

Cllr John Scragg spoke in objection to the application

The officer introduced the report which recommended planning permission be delegated to the Area Development Manager to approve subject to the completion of a Section 106 agreement.

He explained that after negotiation the external finish had been amended so as to be predominately painted render, in keeping with the neighbouring property, No. 5 Chestnut Road. The Committee's attention was drawn to the known intermittent parking problems on Chestnut Road, and it was explained that planning proposals can only address the direct impacts of development and cannot be expected to remedy a pre-existing situation. The proposal made adequate provision to meet the needs of the development proposed for off street parking against the Council's adopted standards.

There were no technical questions asked.

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

The local member, Cllr Linda Packard spoke in objection to the application, noting the lack of a bay window being out of character and appearance with other properties in the area and the revised driveway arrangements resulting in a loss of a parking space.

In the debate that followed the Committee noted that there were other one off developments near the proposal and that the design was to the satisfaction of the officer.

**Resolved:**

**To DELEGATE authority to the Area Development Manager to grant the application, subject to completion of a Section 106 legal Agreement, for the following reason:**

**The proposed development, by virtue of its location, siting, scale, massing, design and materials, is acceptable in principle and will not harm the character or appearance of the site or its setting.**

**The proposal will not result in detriment to residential amenity or highway safety and as such accords with Policies C3 and H3 of the adopted North Wiltshire Local Plan 2011 and Sections 6 and 7 of the National Planning Policy Framework.**

**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 details and samples of the materials to be used for the external walls and roofs have been inspected on site 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.**

- 3. The development hereby permitted shall not be first occupied 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.**

- 4. No part of the development hereby permitted shall be first occupied until the access and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.**

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

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

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

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

**788/CAM/2013/1 rev A – Proposed Plans and Elevations  
Received 16 July 2013**

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

92 **13/01147/FUL - Glen Echo, Lower Kingsdown Road, Corsham SN13 8BB**

Public participation

Mr Downes and Mr Stuchbury spoke in objection to the application.

Mr Stevens spoke in support of the application.

Cllr Pauline Lyons, Box Parish Council spoke in objection to the application.

The officer introduced the report which recommended planning permission be granted subject to conditions, and drew attention to the late observations tabled at the meeting. He highlighted the issues as being the principle of the development in the green belt, the impact on the openness of the green belt, the impact on the visual amenity of the street scene, the impact on the area of outstanding natural beauty, the impact on neighbouring amenity and land stability. He noted that the existing dwelling was in a poor state of repair and explained that the proposed building had been re-orientated by approximately 15 degrees which allowed for views down the valley and meant that no windows looked directly into the neighbouring property's lounge room. The Committee was reminded of paragraph 60 of the NPPF which stated that 'decisions should not attempt to impose architectural styles and they should not stifle innovation, originality or initiative. It is, however, proper to seek to promote local distinctiveness.'

The Committee then had the opportunity to ask technical questions of the officer during which the 4m hedge height was queried and it was confirmed that this could be added as an informative or to the landscape management plan. The issue of subsidence was raised and it was explained that although there was no policy for it within the plan, the science was feasible, achievable and correct. Confirmation was given that the Council's Building Control Officers had



reviewed the proposals and considered them to be sound based on the available information.

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

The local member, Cllr Linda Packard spoke in objection to the application, noting that the increase in volume of 25% would have an impact on the openness of the green belt; the design was not in keeping with others and raised concern over destabilisation.

In the ensuing debate the Committee noted that the existing building was in a poor state of repair being an insurance write off and that a 25% increase in volume was acceptable.

**Resolved:**

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

**The proposed development will not be materially larger than the dwelling it will replace and will preserve the openness of the Green Belt. The proposal would have a contemporary design but would not cause harm to the area or the landscape character of the Area of Outstanding Natural Beauty. The proposal would also not result in the loss of neighbouring residential amenity.**

**The proposal therefore accords with Policies C3, H4, NE1, NE4 and NE14 of the adopted North Wiltshire Local Plan 2011 and Sections 7, 9 and 12 of the National Planning Policy Framework.**

**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 samples and full details of the stone, timber and sedum roofs 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B and E shall take place on the dwelling house(s) hereby permitted or within their curtilage.**

**REASON:** In the interests of protecting the Green Belt from Inappropriate Development.

**POLICY:** National Planning Policy Framework.

- 4. No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;**

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be

**mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.**

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

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

**POLICY- NE14.**

- 5. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:**
  - a) the parking of vehicles of site operatives and visitors;**
  - b) loading and unloading of plant and materials;**
  - c) storage of plant and materials used in constructing the development;**
  - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
  - e) wheel washing facilities;**
  - f) measures to control the emission of dust and dirt during construction;**
  - g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
  - h) measures for the protection of the natural environment.**
  - i) hours of construction, including deliveries;**

**has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.**

**REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.**

**POLICY – C3.**

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

**Design and Access Statement – Received 19 April 2013.**  
**Location/Block Plan 316.01 B – Received 19 April 2013.**  
**Existing Floor Plans 316.02 B – Received 19 April 2013.**  
**Existing Elevations 316.03 B – Received 19 April 2013.**  
**Proposed Upper and Lower Ground Floor Plans 316.04 B – Received 19 April 2013.**  
**Proposed First Floor Plan and Roof Layout 316.05 B - Received 19 April 2013.**  
**Proposed Elevations 316.06 B - Received 19 April 2013.**  
**Proposed Site Sections 316.07 B - Received 19 April 2013.**  
**Shared Access/Parking Cross Sections 316.08 A – Received 21 May 2013.**  
**Land Stability Report – Received 6 June 2013.**  
**Email from applicant – Received 12 July 2013.**

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

**POLICY-** C3, H4, NE1, NE4 and NE14

**To delegate to the Area Development Manager to add an informative for maintaining the hedge line at 4m.**

93 **13/01174/FUL - The Forge, High Street, Malmesbury, Wiltshire SN16 9AT**

Public participation

Ms Phillips spoke in objection to the application.

Mr McAleavy and Mr Andrew Poynton spoke in support of the application.

The officer introduced the report and drew attention to the late observations which recommended planning permission be delegated to the Area Development Manager to grant subject to the completion of a Section 106 agreement and conditions. He confirmed that the site was not within the town centre and not considered a retail unit. The applicants had worked with officers to maintain a more industrial style frontage and submitted revised plans which maintained the parapet wall at its current level.

The Committee then had the opportunity to ask technical questions of the officer. There were no questions raised.

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

The local member, Cllr Simon Killane noted the clarification over the change of use and confirmed that further discussions with Malmesbury Town Council on both this and the work done to mitigate privacy concerns had resulted in the removal of any objections.

A short discussion took place regarding evolving buildings and accepting alternate uses for properties.

**Resolved:**

**To DELEGATE to the Area Development Manager to grant planning permission subject to the completion of a Section 106 Agreement for the following reason:**

**The proposed development, by virtue of its design and revised appearance, will not harm the character or appearance of the host dwelling or its setting in a Conservation Area and will not in any case result in the loss of residential amenity. The proposal therefore accords with Policies C3, H3, CF3 and HE1 of the adopted North Wiltshire Local Plan 2011 and Sections 7 and 12 of the National Planning Policy Framework.**

**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 conservation area.**

**POLICY- C3 and HE1 of the North Wiltshire Local Plan 2011.**

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

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

**POLICY- C3 and HE1 of the North Wiltshire Local Plan 2011.**

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C, D and E shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

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

**POLICY-** C3 and HE1 of the North Wiltshire Local Plan 2011.

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

**Design and Access Statement - Received 18 April 2013.**

**Site Location and Block Plan - Received 18 April 2013.**

**Plan View Existing - Received 18 April 2013.**

**Plan View Proposed - Received 18 April 2013.**

**Existing Elevations - Received 18 April 2013.**

**Section Plan - Received 9 June 2013.**

**Revised Proposed Elevations - Received 11 June 2013.**

**Email from applicant - Received 12 June 2013**

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

**POLICY-** C3, H4, BD2 and HE1 of the North Wiltshire Local Plan 2011

94 **13/01254/FUL - Garages at Stubbs Lane, Kington St Michael, Chippenham, Wiltshire SN14 6HX**

Public participation

Mr Watt-Jones spoke in objection to the application.

Mr and Mrs Labouchere and Mr Richards spoke in support of the application.

The officer introduced the report which recommended planning permission be refused. He noted the site benefits from consent for a dwelling, however the approved scheme was not well supported. He explained that the proposal's scale, bulk, mass and especially height did not respect characteristics and constraints of the location. Additional information had been submitted by the applicants at the start of the meeting regarding the drainage and flooding matters however there had been no time to review and therefore this could not be commented on. The ecologist had signed off the approved scheme however as the proposal now included a basement element this information would need

to be updated. He acknowledged that he had not asked the applicants to submit further information due to the costs involved and that refusal was also recommended around the design and character and the lack of a Section 106 Agreement.

The Committee then had the opportunity to ask technical questions of the officer and it was noted that examples of materials shown was a preferred option to ensure appropriateness.

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

The local member, Cllr Howard Greenman spoke in support of the application, recognising the lack of support for the existing scheme and noting the proposal was more sympathetic to its surroundings. He drew the Committee's attention to their decision on a previous application heard at this meeting and urged them not to be inconsistent with their decision-making.

A debate followed, during which concerns were raised over the scale of the proposal and materials used. The Committee noted that there was a variety of properties within the village that were made out of a variety of materials including Bradstone. It was noted that the parish council and villagers were in support of the application and the design was in keeping with other two storey properties in the village. Concerns were raised over the use of aluminium windows in a conservation area, the need to see sample panels of the materials used, the risk of flooding and the effect on the water voles.

A motion to move the officers recommendation was seconded. A vote was taken and lost.

**Resolved:**

**To DELEGATE authority to the Area Development Manager in consultation with the Chairman of Northern Area Planning Committee to grant the application for the following reason:**

**The development is considered to respect the character of the locality, to preserve the character and appearance of the conservation area and will not have a harmful impact upon the setting of the Grade II\* listed Church of St Michael and its Grade II listed lychgate. The proposal complies with Policies C3, H3, HE1 and HE4 of the adopted North Wiltshire Local plan and the National Planning Policy Framework.**

**Subject to:**

- i. The submission of satisfactory assessments and information to resolve the outstanding matters relating to flood risk and ecology;**

- ii. **Conditions to be drafted by the Area Development Manager in consultation with the Chair of the Northern Area Planning Committee to include approval of sample materials; and**
- iii. **Completion of a legal agreement to secure the contribution of £26,000 contribution towards affordable housing and £7,400 towards improvement to the Kington St Michael Recreation Ground.**

95 **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.01 - 8.25 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](mailto:kirsty.butcher@wiltshire.gov.uk)

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**Wiltshire Council  
Northern Area Planning Committee  
21st August 2013**

Forthcoming Hearings and Public Inquiries between 08/08/2013 and 28/02/2014

Application No	Location	Parish	Proposal	Appeal Type	Date
09/01315/CLE & 11/00435/ENF	OS 7400, Hicks Leaze, Chelworth, Lower Green, Cricklade	Cricklade	Use of Land for Storage and Dismantling of Cars, Vans, Lorries, Plant and Machinery for Export and Recycling; Siting of One Caravan for Residential Use	Public Inquiry	05/09/2013
11/02574/OUT	Land at Widham Farm/Widham Grove, Station Road, Purton, SN5	Purton	Outline Planning Application for up to 50 Dwellings, Access and Associated Works Following Demolition of Two Dwellings	Public Inquiry	17/09/2013

Planning Appeals Received between 18/07/2013 and 08/08/2013

Application No	Location	Parish	Proposal	DEL or COMM	Officer Recommendation	Appeal Type
12/02004/LBC	80 The Triangle, Malmesbury, Wiltshire SN16 0AH	Malmesbury	Alterations to Existing Retaining Wall & Steps and Car Parking Bay	DEL	Refusal	Written Representations
12/02006/FUL	80 The Triangle, Malmesbury, Wiltshire SN16 0AH	Malmesbury	Alterations to Existing Retaining Wall & Steps and Car Parking Bay	DEL	Refusal	Written Representations
12/03797/FUL	Surrendell Farm, Grittleton, Chippenham, Wiltshire, SN14 6AW	Hullavington	Garden Room Extension (Resubmission of 12/01450/FUL)	DEL	Refusal	Written Representations
12/03799/LBC	Surrendell Farm, Grittleton, Chippenham, Wiltshire, SN14 6AW	Hullavington	Garden Room Extension (Resubmission of 12/01452/LBC)	DEL	Refusal	Written Representations
13/00338/FUL	Abbey Nursery, The Old Fosse, Brokenborough, Wiltshire, SN16 0HX	Brokenborough	Two Storey Extension, Garage & Change of Use of Land to Residential	DEL	Refusal	Written Representations
13/00786/FUL	Land Adjacent to Old Chapel Field, Plough Lane, Kington Langley, Chippenham, SN15 5PW	Kington Langley	Erection of New Dwelling	DEL	Refusal	Written Representations

Planning Appeals Decided between 18/07/2013 and 08/08/2013

Application No	Location	Parish	Proposal	DEL or COMM	Appeal Decision	Officer Recommendation	Appeal Type
12/01716/LBC	61 The Pippin, Calne, Wiltshire, SN11 8JG	Calne	Structural Repairs to West Gable, Re-Roofing, Repairs to Stacks & Dormer Windows, Replacement Windows & Dormers in Gable Elevations; Repairs to Boundary Wall & Internal Alterations (Part Retrospective).	DEL	Allowed with Conditions	Permission	Written Representations

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# Agenda Item 7

## INDEX OF APPLICATIONS ON 21/08/2013

	APPLICATION NO.	SITE LOCATION	DEVELOPMENT	RECOMMENDATION
01	13/01198/FUL  13/01226/LBC	Buildings and Land at Hartham Park, Corsham, SN13 0RP	Redevelopment of Land & Buildings to Create an Institute for Education Comprising of Teaching Space, Lecture Theatre, Interpretation Centre, Administration, Energy Centre, Maintenance Building, Pavilion, Landscaping, Parking, Listed Building Repairs, Ancillary Works and Other Facilities (to Include Demolition of Existing Buildings and Flexibility to Change the Use of the Buildings to Office Use)  Proposed Repairs to Existing Curtilage Listed Buildings, Including Garden Wall, Garden Buildings and Sticke Court. Construction of a Teaching Space, Lecture Theatre, Interpretation Centre, Energy Centre, Maintenance Building, Pavillion and other works associated with a Institute for Education Centre.	Delegated to Area Development Manager  Delegated to Area Development Manager
02	13/00746/FUL	Hardenhuish Comprehensive School, Hardenhuish lane, Chippenham, Wiltshire, SN14 6HR	Biomass Plant Room	Permission
03	13/01636/FUL	Stonewell House, The Street, Burton, Wiltshire, SN14 7LU	Two Storey Extension (Resubmission of 13/00580/FUL)	Permission

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## WILTSHIRE COUNCIL

### NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>21<sup>st</sup> August 2013</b>		
<b>Application Number</b>	<b>N13.01198.FUL and 13.01226.LBC</b>		
<b>Site Address</b>	<b>Hartham Park, Corsham, SN13 0RP</b>		
<b>Proposal</b>	<b>Redevelopment of Land &amp; Buildings to Create an Institute for Education Comprising of Teaching Space, Lecture Theatre, Interpretation Centre, Administration, Energy Centre, Maintenance Building, Pavilion, Landscaping, Parking, Listed Building Repairs, Ancillary Works and Other Facilities (to Include Demolition of Existing Buildings and Flexibility to Change the Use of the Buildings to Office Use),</b>		
<b>Applicant</b>	<b>Hartham Park Plc and Bath Spa University</b>		
<b>Town/Parish Council</b>	<b>Corsham Town Council</b>		
<b>Electoral Division</b>	<b>Corsham Pickwick</b>	<b>Unitary Member</b>	<b>Councillor MacRae and Councillor Scott</b>
<b>Grid Ref</b>	<b>386092 172054</b>		
<b>Type of application</b>	<b>Full</b>		
<b>Case Officer</b>	<b>S T Smith</b>	<b>01249 706 633</b>	<b>Simon.smith@wiltshire.gov.uk</b>

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

Under the Council's Scheme of Delegation Specific to Planning, Councillor Scott has requested this application be considered by the Northern Area Planning Committee to enable the consideration of traffic issues and potential impact upon the village of Biddestone.

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

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

#### **2. Report summary**

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

- Principle of development – previous permission
- Transportation and impact upon highway safety
- Design, appearance, impact upon listed building
- Ecology
- Listed Building Consent

The application has generated 14 letters of objection from local residents. 1 letter of support has been received. The Corsham Town Council supports the proposal. The Biddestone and Slaughterford Parish Council raise concerns regarding the potential increase in traffic through the village of Biddestone.

### 3. Site Description

Hartham Park is a significant C18th manor house, consisting of the main estate house and several original ancillary outbuildings and other agricultural buildings. The estate itself extends to some 50 acres (20Ha). The main Hartham Park House is listed Grade II with several of the original outbuildings being separately listed; most notably of which being the sticke court, being Grade II\*.

Since the late 1990s, Hartham Park has evolved into a centre for business and technology, with some 90 fully serviced offices, business and conference centre, meeting rooms and bar/restaurant. The application submitted suggests that over 200 people are employed at the site.

The site is located outside of any Settlement Framework Boundary defined in the adopted North Wiltshire Local Plan 2011, therefore by default being part of the countryside in planning policy terms. The focus of the proposed development would take place on land that is part of the Cotswolds AoNB, but does remain entirely outside of the Bath and West Wiltshire Green Belt.

4. Relevant Planning History		
Application Number	Proposal	Decision
99/02177/FUL	Erection of building and extensions to mansion house and courtyard, comprising ancillary dining, hospitality, office and reception accommodation	Permission 25/11/99
08/01157/FUL	Construction of new offices to house Rural Futures Centre, new sports pavilion, plant room and associated hard and soft landscaping, repairs to existing listed buildings within courtyard garden and sticke court	Permission 16/02/09
11/02021/FUL	Change of use from offices to flexible class D1 and retention of existing use class (B1) – Garden Cottage	Permission 27/07/11
12/00398/S73	Renewal of 08/01157/FUL	Permission 27/03/12
12/01265/FUL	Installation of PV solar array with ancillary access, landscaping and associated works	Permission 26/06/12

### 5. Proposal

Bath Spa University is a long established higher education collage, mainly based at Newton Park in Bath, but with facilities in Corsham. Amongst other courses, the university offers three teacher education programmes, each run from different campuses. It is understood that these courses are well regarded and it is the vision of BSU to bring those courses together onto one campus, thereby also delivering the high quality standards of education accommodation/facilities quite rightly demanded by the modern student. Due to its accessibility and proximity to the M4, its location within the BSU catchment area, its proximity to the existing Corsham Court Campus as well as the potential synergies with the existing uses on the site, Hartham Park has been identified by BSU as its preferred location for that new teaching accommodation.

In the above context, the application seeks permission for the following: the construction of a non-residential teaching and 350 seat lecture building, involving the demolition of existing farm

buildings and conversion of the existing gas house and the creation of an “Art Barn” (these buildings hosting the new teacher training facility). Serving the wider Hartham Park site, the proposal includes the construction of a new maintenance building and energy centre (housing biomass boiler); the reconfiguration and extension of car parking; sewerage treatment and drainage works; a hard and soft landscaping masterplan.

The new buildings will deliver some 3400m<sup>2</sup> of floorspace, accommodating a maximum of 600 students and 60 staff. 365 parking spaces will be provided at the site, 200 of which being reserved for the existing activities at Hartham Park.

Included in, and intrinsic to, the application is a commitment to carry out repairs to the Grade II\* sticke court, construction of new changing facilities and pavilion adjacent to the sticke court.

## 6. Planning Policy

North Wiltshire Local Plan 2011 Policies:

C3 (general development control policy)  
NE4 (Area of Outstanding Beauty)  
NE9 (protection of species)  
CF1 (local community and education facilities)  
HE4 (listed buildings)

National Planning Policy Framework (NPPF)

## 7. Consultations

Corsham Town Council – Resolved: to support the application.

Biddestone and Slaughterford Parish Council – *“The proposed development lies outside our Parish and we will therefore restrict our comments to the impact of traffic in our village which lies in a Conservation Area. In your Traffic Plan, Clauses 3.1.20 and 3.1.21 refer to Biddestone being subject to a 30 mph limit. This is incorrect, a 20 mph limit being imposed some two years ago. evening peak hours. Clause 3.1.26 states “sight lines onto the A420 at Yatton Keynell crossroads are very good”. Again we totally disagree. If more than one vehicle is approaching from Chippenham direction it is invisible to traffic waiting in the Biddestone arm of the junction. Many serious accidents have occurred when the front vehicle is indicating left and the second one is not seen. This and the high speed of vehicles on the main road have resulted in several deaths in the last few years. We consider the narrow width of the road in Hartham Lane, The Butts and Church Road, with no footpaths or street lighting, make it totally unsuitable for an increase in the volume of traffic. We would therefore ask that serious consideration is given making the exit from Hartham Park a right turn only taking all traffic south to the A4 before continuing on its journey. If the exit was realigned to make a left turn difficult it may assist compliance.”*

Highway Officer – Following negotiations and submission of additional information, raises no objections subject to the imposition of planning conditions. The Highway Officer comments form the basis of the relevant part of section 9 to this report.

Council Ecologist – Following receipt of additional information and commitments from the applicant, raises no objections to the proposed scheme subject to the imposition of planning conditions.

Council Conservation Officer – Following negotiations and submission of additional/revised information, raises no objections.

English Heritage – “*This application is a revision of a previously consented scheme which proposes various developments at Hartham Park, where there are a number of designated assets, including the grade II\* listed Sticke Court. The current application proposes a larger teaching and lecture building than that previously approved, as well as a new energy centre which we understand was not part of the original approval.*

*We are of the opinion that the extension to the teaching and lecture building, while of a significant size, will not impact upon the setting of the grade II\* listed Sticke Court, nor on the setting of the nearby motte castle, which is a scheduled monument. Nor will the proposed energy centre. Given its proximity, the latter may have some impact on the setting of the adjacent grade II buildings, however, and we would recommend that if you propose to grant consent for this building, your expert conservation staff should be fully engaged in advising on potential mitigation measures to ensure any impact is kept to a minimum, and we would suggest the English Heritage guidance on The Setting of Heritage Assets (2011) would prove useful in this regard.*

*We trust the above comments are of use. We recommend that the application be determined in accordance with national and local policy and guidance, and on the basis of your expert conservation advice. It is not necessary for us to be consulted again.”*

Environment Agency – No objections subject to conditions.

## **8. Publicity**

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

14 letters of objection received from local residents. 1 letter of support received. Main issues raised:

- Concerns about existing levels of traffic using lanes in and around Hartham and Biddstone – any additional development is unacceptable.
- Hartham lane is already a heavily used rat run to get from A4 to A420 and M4 junction
- Proposed lay-bys on Hartham Lane may deal with needs of vehicles but do not take account of pedestrian or cyclist safety.
- Assumptions about bus link to reduce car access to site are optimistic. Reality is that most students and staff will drive to site.
- Students will park illegally on Hartham Lane.
- Care should be taken to avoid damage to surrounding properties during construction.
- All construction traffic should be via A4.
- Educational facility of this type may be desirable for area but its rural setting and unsuitable road access is of concern
- Traffic assessment was undertaken when water company was undertaking drainage work.
- Design of buildings inappropriate.
- Loss of important ecology on site due to building works.
- Appearance of two main buildings proposed is a great improvement of that previously permitted.
- Estate will gain a secure use that will underpin maintenance of Hartham Park.
- Proposed landscaping will improve presently unsightly area of ground.

It is understood that prior to the submission of the planning application, the applicant's held a public exhibition between 22 and 23<sup>rd</sup> March. The results of this exercise are recorded in a statement of community involvement, submitted with the application. 100 people attended and of the 40 feedback forms received 30 supported the scheme and 3 did not.



## 9. Planning Considerations

### Principle of development – previous permission

The adopted North Wiltshire Local 2011 does not set out a policy that specifically deals with proposals for new development for education purposes. Rather, Policy CF1 of the Local Plan is a permissive policy for such development within the identified settlements. It does not direct that outside of those settlements such development will be unacceptable, although the accompanying explanatory text does rightly identify the general desire to site such development close to the communities that will use them. In this manner, it is considered that the acceptability of the proposed development will need to be assessed against the more general policies of the adopted Local Plan, the three dimensions of sustainable development set out in the NPPF and site specific considerations.

In addition to the longer standing office accommodation at the site, from 2008 Hartham Park has benefitted from planning permission for the creation of some 1300m<sup>2</sup> of B1 office accommodation, known as the Rural Futures Centre (after the then intended voluntary sector occupant). That development was proposed to take place in the same general part of the Hartham Park and would also result in the removal of the existing agricultural buildings.

Although not implemented, that planning permission remains extant and its existence should rightly be viewed as a significant material consideration when determining this new planning application. Accordingly, the principle of not altogether dissimilar development on this site has already been established as acceptable and, therefore, considerations should be confined to differences between the existing and proposed situations.

The submission refers to the merits of the scheme in terms of the quality of the teaching environment that can be created at Hartham Park, the recognised need for new and better teacher training facilities and the economic and social benefits that the scheme will likely generate for the local and wider area.

### Transportation and impact upon highway safety

It is clear that the main concern of local residents is the potential for the additional traffic generated by the proposed development to make use of the narrow highway network in and around Biddestone, thus resulting in an unacceptable impact on highway safety. In light of such concerns, a series meetings and negotiations between the Council's Highway Officer and the applicant were undertaken to seek to address those concerns. This has resulted in revisions to the scheme and a series of commitments from the applicant.

### *Sustainability and traffic generation*

Whilst the site is located outside settlement limits and is not currently served by sustainable transport facilities and can only be accessed by a relatively narrow lane without footways, due of the nature of the institution proposed, the site is likely close enough to Corsham to mean sustainable transport initiatives could be reasonably successful in reducing vehicle movements. In this context, the Council's Highway Officer does readily acknowledge that the arguments for and against the proposal being considered "sustainable development", to require careful consideration.

Important to this assessment is the planning history of the site. As previously identified, this must be a material consideration of significant weight when determining the application. The creation of 1300m<sup>2</sup> of B1 office floorspace (permitted under 12/00398/S73) already presents a comparable increase in traffic over and above the existing situation and, therefore, must also present a baseline for considerations (ie. a B1 office use likely to generate more vehicle movements than a comparably sized D1 educational use). This point has not escaped the author of the submitted Transport Assessment, which adopts a similar baseline. In this context the Highway Officer (and, by extension, the Planning Officer also) concludes that the potential impacts upon the highway

network over and above that associated with the permitted situation would not reasonably justify a reason to refuse planning permission. Whilst it is only natural that some Biddestone residents will remain concerned over the potential increase in traffic through the village, some comfort must at least be drawn from the conclusion that the proposed situation will be unlikely to be significantly different from the present.

To further assuage concerns and mitigate excessive traffic, in the event of planning permission being granted, it is recommended that the following be matters controlled through planning conditions and/or agreement under s106 of The Act:

- As part of a car-park management plan, to provide no more than 365 parking spaces in total on the site (thereby reflecting the number permitted under 12/00398/S73).
- The strict limitation of car parking spaces used by the new educational facilities to 165 spaces, and that parking be controlled through a permit system. Permitting arrangements are to minimise use of on-site spaces during less intensive periods of use of site and not to expand use of permits to maximise use of spaces. Arrangements to include for access controls to prevent abuse of privilege.
- Establish 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, including addressing 'rights' to park on public highway in vicinity of site.
- Establish and operate an approved travel plan for the site, with the principal objective to reduce car trips to the site at all times during the academic year, regardless of actual site attendance. Travel plan to be applicable to the whole site i.e. to include current land uses.
- Covenant to restrict the number of registered students and staff associated with the site at no more than the number accounted for in the Transport Assessment (570 students/50 staff maximum); to not change the use permitted to any other use; or to allow the premises to be used for any other purposes, without consent of the LPA. Any office use of the buildings permitted to be subject to same constraints in relation to travel to the site and permitting arrangements
- The introduction of a private bus service (specified as being 40 seat and of an electric/hybrid design) between the site and Corsham town centre, so to accommodate the vast majority of students who do not obtain a parking permit. Such a service shall be open for use by others also employed at the site.
- Make provision within site for overnight bus parking, maintenance and energising; provision to include for replacement bus in the event of non-availability for unforeseen circumstances and during planned maintenance etc.

### *Hartham Lane*

Hartham Lane is sufficiently wide to accommodate car/car and car/bus passing, but not wide enough to accommodate bus/HGV/agricultural vehicle passing. Following discussions with the applicant's transport consultant, the proposal now includes the provision of 12no. 6.0m wide passing bays on Hartham Lane. The bay would address the potential for the conflict of movement on the lane for all users, but particularly for car/HGV/bus conflict. The Council's Highway Officer is comfortable that there will not be an unacceptable level of delay caused to users of Hartham Lane during the peak periods of use, provided the proposed passing bays are provided. As part of a suitably worded planning condition (or planning obligation), the performance of the passing bays proposed can be monitored and if found to be deficient (in terms of average traffic delays), contingency arrangements be activated whereby the applicant is compelled to provide 5no.additional passing bays.

The physicality of the proposed widening works can be the subject of a planning condition that requires details to be submitted and agreed by the Local Planning Authority prior to the first use of the proposed development. In this way, the visual effect/impact of the works can be minimised.

### *Hartham Lane / A4 junction*

The proposal involves an improvement of the Hartham Lane/A4 junction, with a proposed upgrade to provide a right turning lane on the A4. The Highway Officer considers this improvement to be beneficial to the maintenance of free flowing of traffic. Whilst there is forecast to be a minor degree of evening peak period queuing on the side road, delays to A4 traffic will be minimal. Westbound flows are predicted to be improved over the current situation.

### Design, appearance and impact upon listed buildings

#### *Main teaching and lecture buildings*

Broadly following the layout and positing of two large existing agricultural buildings on the northern side of the access road as the main car park is approached from the main entrance. This is not dissimilar to that positioning for the permitted "Rural Futures Centre" (RFC), albeit the application now proposes some double the amount of floorspace. Following some alterations to the height of the lecture theatre, the Council's Conservation Officer is broadly content that the buildings will not adversely impact upon the setting of Hartham Park House.

The two main buildings proposed (one labelled as teaching, the other as a lecture theatre) are separated, but linked at an elevated first floor level, which also has the effect of creating a main entrance courtyard at ground level. Both buildings adopt a quasi industrial/agricultural aesthetic, which is considered to be reasonably successful. Predominantly glazed at ground floor level, a switch to a profiled vertical timber cladding, which together do provide a contemporary architectural appearance similar to some of the other more recent buildings at Hartham Park.

Most strikingly, a "saw-tooth" zinc roof form has been utilised for both main buildings. Primarily a feature that allows for a relative lowering of ridge height to compensate for the necessarily high eaves height (ranging from 7.7m to a maximum of 9.0m, immediate adjacent to the gashouse building), the roof form does add to the contemporary and quasi-industrial aesthetic. Maximum height of the lecture building reaches 10.8m, although the majority of the teaching and lecture building is closer to 9.5m.

The scale of the new buildings and their proximity to residential properties (particularly Briarwood House to the immediate west of the teaching building) has been a concern, just as it was at the time of the previous RFC application. However, the use of a strong boundary treatment and placement of windows is thought to address those concerns. Indeed, the relationship, scale and placement of windows in relation to Briarwood House is little different from that already permitted.

#### *Gas house, energy centre, art barn and maintenance store*

The stone built listed gas house building is situated immediately to the east of the proposed lecture theatre and is particularly important because of its prominent chimney and immediacy of its visual presence as the Estate is approached from the Hartham Lane entrance. It is proposed that this building will become part of the adjoining building, known as the interpretation centre. Following discussion with the Council's Conservation Officer, the ridge height of the lecture theatre has been reduced so as to better respect the scale of the gas house building.

On the opposite side of the access road, a new "energy centre" building is to be constructed, so as to house wood pellet biomass boilers serving the entire Hartham Park complex. Following negotiations with the Council's Conservation Officer, now considered to be appropriately positioned at the entrance to the Estate so as easily accept deliveries of the pellets, the building is of a similar aesthetic and materials to the main teaching accommodation.

The “Art Barn” (ancillary to the teaching activities) and maintenance building are to be small single storey buildings on the northern and southern side of the existing estate wall respectively. Both are small in scale and constructed of timber, with the appearance of the maintenance building appropriately enhanced because of its position within the historic walls of the Estate.

### *Sticke Court and Pavilion*

Intended as relief to the Grade II\* Sticke Court, the pavilion building will provide for ancillary and changing facilities, in order that the Court itself can remain largely unchanged, aside from the badly needed repairs, also embedded within the proposal. Necessarily subservient, the pavilion will keep a respectful distance from the Sticke Court and is to take a simple single storey timber clad design.

The repair works to the Sticke Court are universally regarded as being a positive step to secure the future of such a significant building. At the request of the Council’s Conservation Officer, a Schedule of works document has now been submitted and can be embedded within the permission, if granted.

### Ecology

An ecological survey of the site has been carried out comprising an Extended phase 1 habitat survey and bat surveys, carried out during 2011 and 2013. Based upon that submission an initial series of concerns were raised by the Council’s Ecologist, in particular, highlighting issues surrounding protected species including bats, and the presence of calcareous grassland habitats. In response, the applicant has submitted additional information and provided a series of commitments, which in the opinion of the Council’s Ecologist are considered to mitigate against unacceptable impacts. As a result, the council’s Ecologist does not raise objections to the proposed development, provided suitably worded planning conditions are imposed on any permission granted. There is considered to be no reason to diverge from this view.

### *Bats*

Several buildings across the Hartham Park site support a range of bat roosts including Annex II species (greater and lesser horseshoe). Whilst majority of the proposed demolition / refurbishment activities will avoid direct impacts upon the majority of these roosts the development proposals will nevertheless include some works with potential to damage / destroy / disturb a small number of bat roosts, which would breach Regulation 41 of the Habitats Regulations. In such circumstances the Council must ensure that necessary measures are put in place to protect bat species (Circular 06/2005).

The listed Gashouse building and adjoining shed support night roosts of lesser horseshoe bats. Loss of these roosts because of repair works is to be compensated by enhancing a small former ice house nearby within the site; this building is already used by small numbers of greater horseshoe bats, however its suitability is understood to be limited by high internal light levels and a lack of roosting features. Enhancements will include baffles to reduce light intrusion, attachment of wooden batons to the ceiling to provide roost features and a grille across the door to avoid any potential human disturbance. These measures will improve the internal conditions for roosting bats, increasing its potential to support horseshoe bats displaced from the gas house.

The listed sticke court building supports a maternity roost of brown long-eared bats. The main colony roost within the roof space, however further roosts are likely to be present elsewhere within the building given the general condition of the fabric. Works are required to repair / refurbish the building, however it will be possible to time the works to avoid sensitive periods and retain / replace roost features.

The main part of development proposed does also have potential to indirectly impact upon the found roosts through lighting and loss of commuting routes (particularly links between Sticke Court and Tynning Woods). However, the Council's Ecologist considers such impacts could easily be avoided or managed through implementation of sensitive lighting scheme and careful landscaping, secured through appropriately worded planning conditions.

This site is within 3km of the Bath and Bradford Bats SAC and supports two of the qualifying features of that designation. The Council's Ecologist has considered possible effects upon that designation as a result of the proposed works and concludes them to be negligible.

### *Great Crested Newt*

A great crested newt population is present at the Hartham Park site, breeding at a large pond to the south of the main buildings. This species can range some distance from its breeding pond during its terrestrial phase (usually up to 250m) and although some works are proposed within this area, they are all over 100m from the pond, limited in extent and restricted to habitats which are of little value to this species.

## **10. Conclusion**

Conceptually, the proposed development of an education centre with a regional profile can only be positive for Corsham and the surrounding area. The development would reinforce Hartham Park as a centre of intellectual activity, whilst simultaneously securing the future of the listed buildings.

However, whilst the benefits are clear, they would not outweigh other unacceptable impacts associated with such development taking place. Indeed, policies C3, NE4 and NE9 of the Local Plan, as well as the principles set out within the NPPF require precisely such judgements to be made. In this particular case, it is considered that planning conditions and other obligations can successfully mitigate against those potential unacceptable impacts and concerns identified by local residents.

Whilst the quantum of development is indisputably greater than that previously permitted, the impacts associated with the proposal over and above the existing/permitted situation (and in particular, traffic generation and highway safety) are not considered to be such that would justify a reason to refuse planning permission.

## **11. 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,
4. Creation, agreement and implementations 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. Covenant to restrict the number of registered students and staff associated with the site at no more than the number accounted for in the Transport Assessment (570 students/50 staff maximum)

**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 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 18<sup>th</sup> 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, Tynning 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. 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), no vehicular or pedestrian access shall be made from the site other than by way of the existing northern site vehicular access on Hartham Lane

Reason: In the interests of highway safety.

17. 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.

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

18. 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.

19. Prior to the first use of the development hereby permitted, a covered 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.

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

20. 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.

**Site Location Plan**  
Hartham Park, Corsham



## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>21 August 2013</b>		
<b>Application Number</b>	<b>N/13/00746/FUL</b>		
<b>Site Address</b>	<b>Hardenhuish Comprehensive School, Hardenhuish Lane, Chippenham, SN14 6HR</b>		
<b>Proposal</b>	<b>Biomass Plant Room</b>		
<b>Applicant</b>	<b>Wiltshire Council</b>		
<b>Town/Parish Council</b>	<b>Chippenham Town Council</b>		
<b>Electoral Division</b>	<b>Chippenham Central</b>	<b>Unitary Member</b>	<b>Cllr Nina Phillips</b>
<b>Grid Ref</b>	<b>391298 174604</b>		
<b>Type of application</b>	<b>Full</b>		
<b>Case Officer</b>	<b>David Cox</b>	<b>01225 716774</b>	<b>david.cox@wiltshire.gov.uk</b>

### Reason for the application being considered by Committee

The application has been brought into Committee as it is a Wiltshire Council application to which there have been neighbouring objections.

### 1. Purpose of Report

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

Chippenham Town Council have raised no objections.

### 2. Main Issues

The main issues in considering the application are:

- Principle of development
- Impact on the host building
- Impact on the conservation area
- Impact on neighbouring amenity
- S106 contributions

### 3. Site Description

Hardenhuish Comprehensive School is a large school set within large grounds. The application site is towards the north east of the School grounds and is relatively alongside Long Ridings and Portal Close, residential areas.

The application area is partly screened by mature trees on the site. Access to the site would be via Malmesbury Road or Long Ridings.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>09/01048/FUL</b>	<b>Installation of Solar Panels and PV Solar Panels on 6<sup>th</sup> Form Centre</b>	<b>Permission.</b>
<b>07/02657/FUL</b>	<b>Erection of wind turbine and solar panels</b>	<b>Permission.</b>

## **5. Proposal**

The proposal is to erect an 'Ecoblox' which would house a Biomass boiler and storage for the fuel. The box would measure 3.3 metres wide, 10.3 metres deep and 3.9 metres tall. The box would have timber cladding on its external walls. The Biomass boiler would be located next to Block "S" of the school grounds.

The biomass boiler is only expected to operate between 5am and 10pm including non heating season. In extreme cold weather events the boiler would start from 2am.

## **6. Consultations**

Chippenham Town Council – No objection.

Environmental Health Officer – No objection.

*Initial Comments 12 July 2013:*

### Noise

*The number of deliveries of pellets throughout the year is limited to approximately 9 and as a result will have minimal impact on amenity. However I recommend that the deliveries are restricted to occur between Monday to Friday 16.00 -18.00. Additionally the applicant has offered to acoustically screen the area at a later date if the deliveries are having an adverse impact on the neighbours as a result of noise.*

### Plant and machinery

*I have undertaken a noise calculation based on the levels provided by the applicant. I have taken the 55 dB(A) level provided by the applicant and extrapolated this level through a distance calculation to provide a level at the facade of the nearest noise sensitive receptor approx 75 metres away.*

*Through prediction the level should drop off to below 20 dB (A) which will be below both the daytime and background noise levels and as a result should not have an adverse impact on the amenity of the nearest noise sensitive receptors.*

### Smoke and Particulates

*The biomass boiler is not being installed in an Air Quality Management Area, the flue height has been calculated correctly (this has been done so using the EPUK toolkit) and that not any old waste wood is burnt. In this case specific wood pellets are being used. The biomass boiler is designed with abatement equipment built in to maximise the particulate capture from the flue gases ensuring consistently low emissions.*

*They have ensured that the boiler supplier meets a number of maintenance contract details such as regular ash clearance, parts and consumables to be held on site, regular maintenance in line with manufacturers details.*

*As the application states the boiler is exempt boiler and does not require a Permit from the council. There is likely to be visible smoke on start up, however once combustion is underway this should subside – good maintenance and quality fuel use will reduce the smoke emitted.*

### Conclusion

*I am satisfied that the information provided by the applicant has answered my initial concerns. I have no additional concerns and comments regarding this application and recommend approval. Additional comments received 18 July 2013.*

*The levels given to me are 55 dB(A) at source (next to a boiler with no enclosure), the boiler will be located within a building so the levels will be greatly reduced, however my calculations have been taken based on the source being unenclosed.*

*I've re calculated the shorter distance to the boundary of the nearest property No 28. Taking the 55 dB(A) level provided the likely reduction over distance is to be 30 dB(A) therefore 55 – 30 = 25 dB (A).*

*Background noise level ( $L_{A90}$ ) is the level of residual noise that is exceeded for 90% of the time daytime or night time i.e. the remaining noise without the noise source running.*

*I advise that the following condition is placed upon the permission:*

*The biomass boiler plant shall be so sited and designed in order to achieve a Rating Level of 35 dB(A) at the boundary contiguous with the school and the neighbouring noise sensitive receptors. Measurements and assessment shall be carried out in accordance with BS4142:1997 .*

Highways Officer – No objection. The proposal does not affect existing parking on site (even if deliveries are made during school hours).

English Heritage – As Hardenhuish House is an important grade II\* listed building, the conservation of its significance should be given the highest priority. However, it is considered that there will be no significant impact on the setting of the listed building.

Wiltshire and Swindon Biological Records Centre – Bats recorded within 100m of school in 2001.

## **7. Publicity**

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

5 letters of objection received.

- Concerned over deliveries, noise and traffic disruption.
- Traffic is horrendous because of the schools. Don't want anything to make this worse.
- Concerned over noise from the boiler.
- Please supply a guarantee that the noise won't reach 55db at my garden boundary
- Concerned over ash collection and other emissions.
- Will there be any smell?
- Will this increase the fire hazard?
- Past summer building works have tended to start early and finish late to our disruption.

## 8. Planning Considerations

### Principle of Development:

Renewable energy schemes are encouraged by central government and local plan policy subject that they don't cause harm to neighbouring amenity. Therefore, the principle of development is supported.

### Impact on Neighbouring Amenity:

This issue has been a major concern for neighbouring residents and the main reason for the delay in determination of the application was due to awaiting further information on the proposal.

The Council's Environmental Health Officer has no objection to the proposal.

The further submitted information clarifies that the boiler could, in extreme weather events, operate as early as 2am, but in normal circumstances from 5am to 10pm. Therefore the generation of noise is expected to last for some time.

The worst case sound level taken from a test of another working Ecoblox was 55dB, although normal operating levels are expected to be lower because the proposed boiler will have an enclosure, where the source 55db measurement did not have one. It is also important to assume that between 2-5am during extreme cold winter months, the majority of people will be inside with their windows shut. The distance to No 1 The Ridings should therefore be realistically measured to the windows (approx 75 metres) and not the garden (approx 46 metres). The Environmental Health Officer states that over this distance the dB level should drop to around 20dB, which will also be below the expected background noise level at this time. This level of noise would not cause demonstrable harm, especially when windows are shut as houses would be insulated against this noise level.

The boiler would be in operation during summer months too but not overnight and therefore when background noise levels drop and windows are open, the boiler would not be in operation, causing no harm.

Further clarification was sought from Environmental Health when it was established that No 28 Portal close is closer than other neighbours (approx 55 metres). Revised calculations show that the db level would be 25dB at No 28, which is also considered to be acceptable.

Although the calculations are worst case scenario and the level that will reach neighbouring properties will be acceptable; it is nevertheless considered necessary and reasonable to add a condition that states that the boiler must not exceed 35 dB on the boundary with the neighbours. Environmental Health are confident that this condition can be achieved given the distance to the gardens and from the boiler being enclosed.

The further information also clarified that there will be only a maximum of 9 deliveries over a 6 month period, with approximately 3-4 more to collect ash. This is a low figure that would cause some disruption whilst it occurred, but not to a frequency that would cause sufficient harm to warrant the refusal of the application.

The flue is designed to minimise emissions, to which the Environmental Health Officer has no objection.

### Impact on Highway Safety:

The Council's Highways Officer has no objection to the proposal. The applicants submitted an additional plan to show a turning head for the delivery vehicles which will not affect existing parking spaces.



The additional information has shown that it is only anticipated for there to be 9 deliveries over 6 months with only 3-4 journeys needed to collect ash. This would not have any detrimental impact on traffic levels in the area. Additionally the applicants have agreed to delivery times of 1600-1800 on weekdays only which can be added as a condition to this permission.

Impact on the setting of the adjoining listed buildings:

The former Manor House is a grade II\* listed building is approximately 60 metres away and screened by the Library block. The Ecoblox would also be tucked in against Block 'S' and screened by existing fir trees. In this context, no harm would be caused to the setting of the Grade II\* listed building. It has not been necessary to consult English Heritage on this application.

Impact on bats:

The Ecoblox is unlikely to cause any harm to bats or protected species as it is a new building that will occupy a grassed area.

**9. Recommendation**

Planning Permission be GRANTED 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 or collections in connection with the development hereby approved shall take place outside of the hours of 16.00hrs – 18.00hrs on weekdays. No deliveries or collections 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.

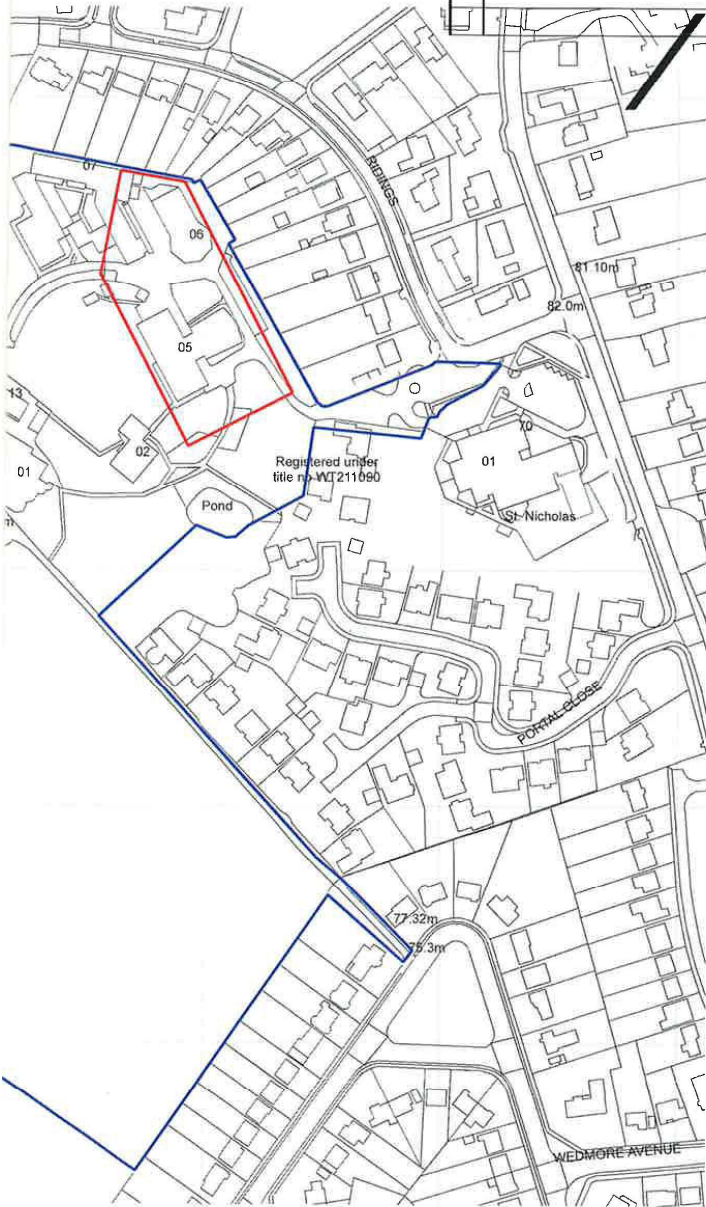
REASON: For the avoidance of doubt and in the interests of proper planning.

POLICY- C3, NE9, NE16, CF1 and HE4.

13 / 00746

13 / 00747

Construction (Design and Management) Regulations - 2007 Record of Risk Assessment																					
No	Risk Identified	Hazard Description	Phase			Likely Severity			Likelihood		Options										
			Construction	Maintenance	Decommission	High	Medium	Low	High	Medium	Low	Redesign	Consider	Control							



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5.20 The Paintworks  
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Drawn	AH	Project	WILTSHIRE BIOMASS
Scale	1:2500 @ A3	Drawing	Hardenhuish School, Chippenham Location Plan
Date	08.03.13	Number	2888 (L) H001
			Rev -

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## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>21<sup>st</sup> August 2013</b>		
<b>Application Number</b>	<b>N/13/01636/FUL</b>		
<b>Site Address</b>	<b>Stonewell House The Street Burton Wiltshire SN14 7LU</b>		
<b>Proposal</b>	<b>Two Storey Extension</b>		
<b>Applicant</b>	<b>Mr and Mrs Leat</b>		
<b>Town/Parish Council</b>	<b>Nettleton Parish Council</b>		
<b>Electoral Division</b>	<b>Bybrook</b>	<b>Unitary Member</b>	<b>Cllr Jane Scott</b>
<b>Grid Ref</b>	<b>381533 179532</b>		
<b>Type of application</b>	<b>Householder</b>		
<b>Case Officer</b>	<b>Lisa Davis</b>	<b>01249 706 522</b>	<b>Lisa.davis@wiltshire.gov.uk</b>

### Reason for the application being considered by Committee

The application has been called into Committee at the request of Councillor Scott to discuss the scale of development.

### 1. Purpose of Report

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

Nettleton Parish Council have raised objection on the grounds of over development of the site

The application has attracted objections from 2 households

### 2. Main Issues

- Principle of development Policies C3, H8 and NE4 of the adopted North Wiltshire Local Plan 2011
- Impact on the character and appearance of the area
- Impact upon privacy and amenity of existing neighbours and potential occupants
- Highway safety/ parking provision

### 3. Site Description

Stonewell House is a modern, three bed roomed, detached property situated within the Cotswolds Area of Outstanding Natural Beauty, adjacent to the main road through the village of Burton. The property is constructed of natural stone with tiled roof and white UPVC windows and doors. A double garage is situated to the rear boundary and there is parking forward of it. The front garden is bordered by a stone wall that extends around to the rear amenity space to the west, where there is a patio and gravelled area. A fence forms the boundary with the neighbour located to the south where the width of the site widens as it reaches the rear amenity space. The application property is set away from this boundary and is substantially smaller than this neighbouring dwelling. To the rear (west) of the property is a row of small terraced cottages some of which have been extended over time. The rear windows of the application property already overlook this aspect at ground and first floor level.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>N/13/00580/FUL</b>	<b>Two storey extension</b>	<b>Withdrawn</b>
<b>N/06/03121/FUL</b>	<b>Erection of detached dwelling and car port</b>	<b>PER</b>
<b>N/06/00904/FUL</b>	<b>Erection of detached dwelling</b>	<b>PER</b>

#### **5. Proposal**

Permission is sought for the erection of a small two storey extension to the rear which would be constructed of matching materials. The application is a revision to a previous application the difference being a reduction in ridge height and the stepping in of the first floor element. The proposal would provide additional room to extend the third bedroom space. No alterations are proposed to the existing parking arrangements or double garage.

#### **6. Consultations**

Neston Parish Council raised objection to the plans for the following reason:

*“The Parish Council object to the grant of permission on grounds that the proposal represents overdevelopment of this very restricted site”*

The County Archaeologist raised no objection

#### **7. Publicity**

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

2 households have objected

Summary of key relevant points raised;

- Overdevelopment of the site

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

##### Principle of development

The proposal is for a residential extension within the Cotswolds Area of Outstanding Natural Beauty and as such has been considered in relation to Policies C3 (Development Control Policy), H8 (Residential Extensions) and NE4 (Areas of Outstanding Natural Beauty) of the adopted North Wiltshire Local Plan 2011. Both policies allow for household extensions provided that the proposal meets the criteria set out.

##### Impact on the character and appearance of the area

The proposed extension would be constructed of materials to match that of the host building and the design is in keeping with it. The site is located in an area of the village which has already been subject to modern development, as opposed to open countryside. The proposal would appear in harmony with and subservient to the host building and would not have a detrimental impact on the character and appearance of the area in general.

### Impact upon privacy and amenity of existing neighbours and potential occupants

The ridge height of the proposed extension is substantially lower than that of the existing dwelling. The first floor element of the proposed extension has also been stepped in relation to the existing side elevation. The property is located to the north of the closest neighbour where there will be minimal impact on the light available to this property. There are already windows within the rear elevation of the property that face west toward the row of terraced cottages. Whilst the proposed addition would extend closer to this aspect it is considered that there would not be unacceptable harm to the amenities of the occupants of these properties.

### Affect on Highway safety/ parking

The proposal does not trigger the need for additional parking space to be provided and the existing parking arrangement will not be altered.

## **9. Conclusion**

The proposal due to its limited scale is considered to be proportionate to the host building and overall size of the plot. The proposal due to its design, use of materials, and location would not have an unacceptable impact on the amenities currently enjoyed by the occupants of the neighbouring residential properties or the character and appearance of the area in general.

## **10. Recommendation**

Planning permission be GRANTED.

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 this permission.

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

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

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

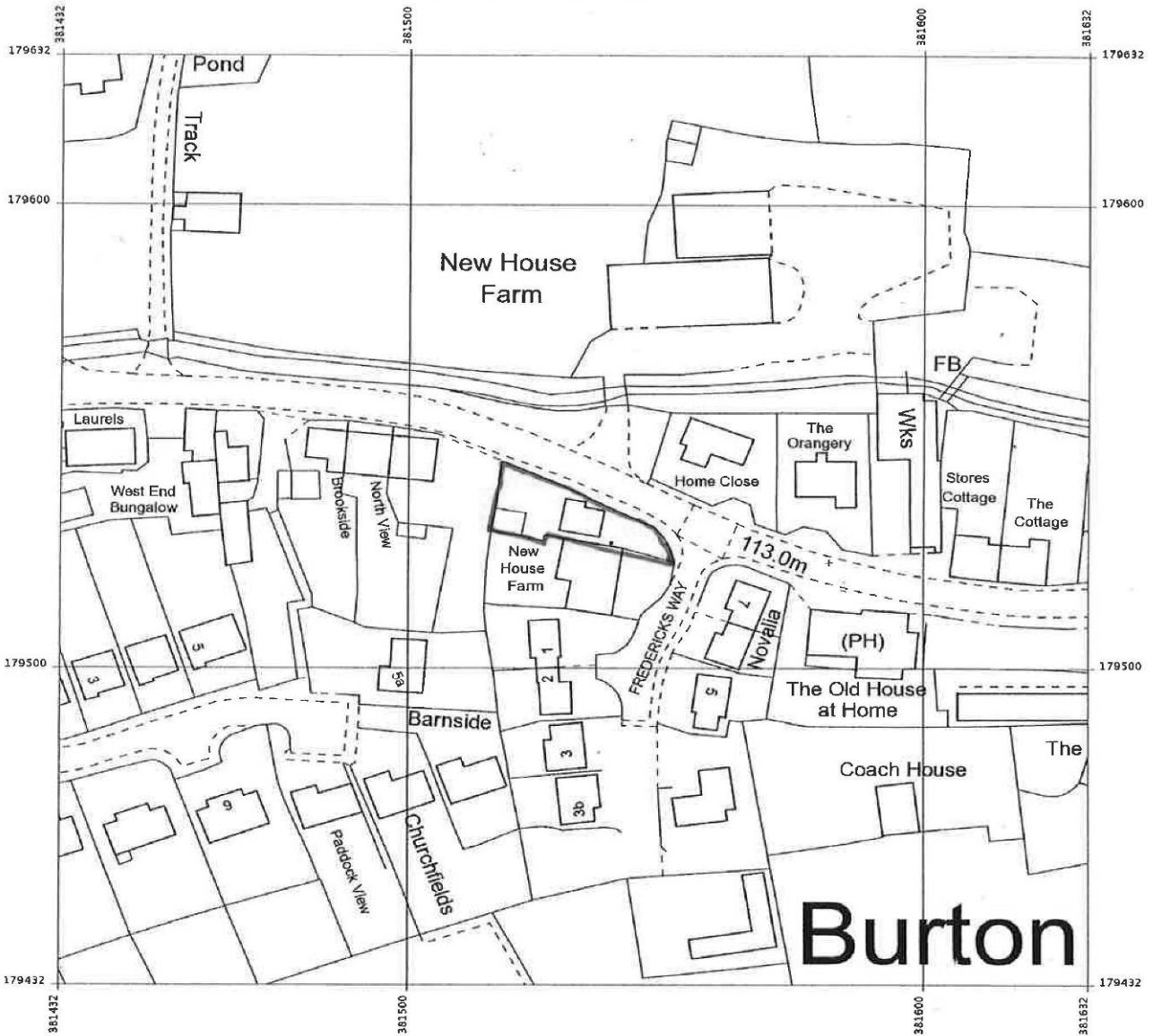
REASON: In the interests of visual amenity and the character and appearance of the area.

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.

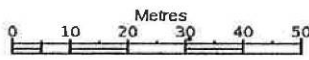
REASON: In the interests of visual amenity and the character and appearance of the area.



13 / 01636



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1:1250



STONEWELL HOUSE  
THE STREET  
CHIPPENHAM  
SN14 7LU

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