

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

20th April 2016

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

Item 7a) 15/07244/FUL - Land At Moor Lane Farm, Minety, Wiltshire

Late Representations

Representations (B Whiting & J Moore) – 2 further representations were received objecting to the scheme. Issues raised included flooding, cumulative impact, previously developed land (PDL) and traffic and construction disturbance. An objector noted that they were listed to be consulted but had not received a letter, no details were provided of their address.

Officer Comments – Flooding, cumulative impact and construction and traffic issues have been addressed in the Committee Report. The Council is not aware of any large PDL sites in Minety that could accommodate this development. Furthermore there is no requirement within national or local planning policy to direct all renewable development toward PDL sites.

The application was advertised by way of site notice, press notice and neighbour notification. Letters were created and printed for all consultees and local residents listed on the application website. Officers are satisfied that the Council has discharged in duty in terms of neighbour notification. The Councils neighbour notification process goes above and beyond that require by the Town and Country Planning Act.

Applicant Representations - We are aware that there have been a number of articles recently in the press with regards to the planning application, and having reviewed these it is clear that there are a number of inaccuracies which have been put forward by local residents, and I want to address these in advance of this afternoons meeting.

- Loss of agricultural land - The land, as are many fields in the surrounding area, is currently used for grazing horse not food production.
- Loss of hay crop – The land will be managed under the panels as a traditional hay meadow, and hay will be cut and collected once a year.
- Flooding - Solar panels do not increase the risk of flooding as majority of the site remains permeable. The scheme includes the provision of swales to provide additional water retention if required, therefore the scheme will not impact on overland flow or the stream. The EA was a consulted and did not make any objection.
- Visual impact - the site is very well screened by mature hedgerows and additional planting is proposed. It will be possible to see the site from a footpath that runs into the site; However, this is not a heavily used route and will be enhanced to create a green lane.

Officer Comments – As set out in the Committee report the land is lower quality agricultural land. The application has clarified intentions to take a hay crop from the land but the land would be available for glazing should the land owner choose to manage it in this way.

Item 7b) 15/10457/OUT - Land at Former Blounts Court Nursery, Studley Lane, Studley, Calne, Wiltshire, SN11 9NQ

Late Representations

Applicant Representations- A Traffic Survey addendum report which includes the speed survey data and a Stage 1 Road Safety Audit has been submitted.

Officer Comments: I have re-read Phil Tilley's original comments and note his advice that:

"...The applicant has been asked to provide additional speed assessment data and a Stage 1 road safety audit for the crossing; this has not yet been supplied, but is not considered to be material in the context of the planning application determination..."

That being the case, while the information supplied would (in the event of permission being granted) prove helpful in finalising detailed design aspects, I see no reason to amend or add to Phil's recommended heads of terms for a planning obligation, nor his list of recommended conditions.

(For the avoidance of doubt, whilst the details of the supplied drawing numbered SK01 provide a useful illustration of a possible arrangement, they should not be taken as approved and/or agreed, and should not be referred to as such in a decision notice)

John Mitchell Representations- I note from the Report Outline that authority is delegated to the Area Development Manager to grant planning permission, subject to conditions, for 53 dwellings. The Report also states that the application generated 50 letters of objection and 0 letters of support, and that consultation on the additional information resulted in a further 15 letters of objection. Calne Without Parish Council objected to the application for a comprehensive, well thought through list of reasons some of which appear to have been overruled or ignored I am wondering if there is any point in taking the trouble to make one's views known and supporting your local Parish Council when those "upstairs" control everything!

Officer Comments: A summary of Calne Without Parish Council's comments is located on page 30 of the committee agenda and is an accurate summary of the representations received. These objections have been considered and addressed by the committee report. For the avoidance of doubt Calne Without Parish Council's full comments are set out below:

Calne Without Parish Council at their Council meeting on the 7th December 2015, fully discussed this application and decided by majority decision to support overall public opinion and not recommend approval.

The Wiltshire Core Strategy Core Policy 8 requires a total of 165 homes in the "rest of the Community Area" (ie apart from Calne Town) in the period to 2026. This figure has already been met by permissions granted and therefore there is no necessity to allocate further development sites during the plan period."

There is no real community benefit.

The application is not sustainable, as further development will add to the pressure on the access and the ability for pedestrians and traffic to safely cross the A4, with no reasonable traffic regulation order in place for traffic to travel at a reasonable speed. (Core Policy 62)

The existing A4 crossing is already beyond capacity and dangerous. Further numbers will increase pressure on the safety and time for those wishing to cross or access the A4.

There has to be a strong case for a proper guarantee on road improvements to provide a decent means of vehicular access and pedestrian crossing. (Core Policy 61).

Other concerns include:

- ***the proposed site adjacent to a sawmill could put pressure on the sawmill to close with the loss of employment. (Core Policy 35)***
- ***the change of use of the greenfield part of this site will cause loss of wildlife habitat. (Core Policy 50)***
- ***continuing problems nearby in Norley Lane with sewage pipe capacity, is already causing problems***
- ***Narrow lanes in poor state of repair being the only other egress from Studley for those wishing to avoid queues and the dangerous exit onto A4***