

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

4th May 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) 15/09143/OUT

Late Representations

The Chairman of Minety Squash Club which has its facilities on site has written to express support for the scheme proposals. The Club identifies that it is the only indoor sports facility in the area and would not be viable without the services that the Inn provides.

Officer Response

There is no clearly defined direct linkage between the development proposed and the long term viability and retention of the Squash Club. However, it is understood that the VoWH Inn provides the Squash Club with the indoor facilities at the site on a very low “peppercorn” rent and officers consider that this is unlikely to remain the case if the Inn were to close. The Squash Club is one of the limited number of existing community facilities in the village and supports the self containment of the village, reducing out commuting and creating a sense of place and community in accordance with strategy and policies of the Wiltshire Core Strategy and the NPPF. As such the retention of the Squash Club is considered to be an indirect benefit of some weight in support of the development proposed when balanced against the limited harm that has been identified arising from the proposed development.

7b)

Item 7c) 15/12651/FUL

Updated plans have been received, providing additional annotation in order to give greater assurance and control over materials/finishing details, although it should be noted that the scheme itself remains fundamentally unchanged from the previous iteration. Accordingly, recommended Condition 2 should be amended as follows:

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

SO 2174 03 AC 026 E (Proposed Site Layout)
SO 2174 03 AC 027 F - Proposed Lower Ground Floor Plan
SO 2174 03 AC 028 E - Proposed Ground Floor Plan
SO 2174 03 AC 029 F - Proposed First Floor Plan
SO 2174 03 AC 030 F - Proposed Second Floor Plan
Received 12 February 2016

SO_2174_02_LA_005 rev H - Landscape Design
Received 15 February 2016

SO 2174 03 AC 037 E - North & South West Elevations

SO 2174 03 AC 035 E - North & South East Elevations
Received 25 April 2016

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

The Council's Conservation Officer has confirmed that the annotated plans and proposed conditions will enable the final building to be detailed to an acceptable standard, including through proper oversight of the proposed mixture of materials. Whilst the Council's Urban Designer had requested high-level details prior to determination, no objection is raised in relation to the design and the level of information provided is considered wholly adequate for the purposes of considering and determining the application.

Having confirmed at a service level that the requirements of Core Policy 41 in respect of energy efficiency performance of new buildings in excess of the building regulations remain a valid requirement, a further condition is also recommended, as follows:

The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

The applicant has also submitted additional information in respect of their Air Quality Management Assessment (AQMA) in response to earlier concerns raised by the Council's Environmental Health Officer. Having now reviewed this information the Officer is satisfied that the proposals will not unduly harm local air quality and as such no specific contribution is required in this regard.

The Council's Open Space Officer has clarified that whilst the provision of on-site private amenity space is adequate, off-site contributions toward local cemetery provision would be welcomed and in principle compliant with CIL. Should the application be delegated for approval, the Council will liaise with Calne Town Council to identify a suitable scheme in this respect.