

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

13th July 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) 16/02586/FUL and 16/02820/LBC The King's Arms, Calne

Late Representations

N/A

Item 7b) 16/04077/FUL - Oak Hill House, Upper Seagry

Late Representations

Seagry Parish Council- The amended plan simply concerned moving both dwellings forward slightly to provide additional rear amenity space. The revised plans have not overcome the concerns and objections raised in their original representations.

J. Mills- Application refers to the construction of two large detached houses which will be very visible from the surrounding area following the felling of the majority of the trees on the site.

This development is not now in keeping with the ambience of the village and as such should be rejected. In addition we remain concerned at the access arrangements which we consider to be potentially dangerous.

Following the felling of the majority of the trees on the site we would urge the Council to place a protection order on the remaining specimen indigenous trees on the site.

Applicant Representations- Further information has been submitted in an attempt to overcome the concerns raised by the Council's Drainage Team.

Drainage Officer Comments- The additional information shows 2 potential options for connecting to the public foul drainage system.

New offsite connection into the road and into exiting public sewer manhole (without crossing third party land)

Or

New connection to existing private drain on site going to a private offsite pumping station with owners' permission

Based on knowledge within the team it is suggested that soakaways may not work, hence the need for permeability testing.

We are aware that issues of flooding have been raised in relation to this site and our flood mapping system does indicate the occurrence of surface flooding in the area of the pond to the east of the northern (blue) corner of land in same ownership. However this site (in red area) is away from the flooding thus would not be affected by it.

It is also unlikely (if soakaways can be made to work) that the development would worsen the current flood issue at the pond, if however a direct connection to the land drainage system upstream of that area would result in a small increase in risk.

Based on this if the results are unknown at time of determination of the application it is felt that a storm water condition can be applied

No objection subject to the following conditions:

No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

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 together with permeability test results to BRE365, 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

Officer Comments- The drainage officer comments are acknowledged and it is recommended that conditions 10 and 11 as set out in the committee report are substituted for the two conditions suggested above.