

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

24th August 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) 15/10682/FUL- Marden Farm, Rookery Park, Calne, Wiltshire, SN11 0LH

Late Representations

Officer Comments –

Subsequent to the production of the original report, Officers have received notification of the sad death of the third party without whose signature the S106 legal agreement cannot be completed. Due to the considerable implications in respect of probate and the identification of a successor able to act as an alternative signatory, it is considered that a longer period of time will be required to complete the agreement and issue planning permission.

It is considered that in light of these extenuating circumstances - and to avert any further need to bring the application back to committee - a time limit of six months is reasonable.

The Officer recommendation is therefore updated as follows:

That authority is delegated to the Area Development Manager to GRANT planning permission, subject to conditions listed below and completion of a S106 legal agreement within six months of the date of the resolution of this Committee.

In the event of failure to complete, sign and seal the required section 106 agreement within the defined timeframe to then delegate authority to the Area Development Manager to REFUSE planning permission for the following reason:-

The application proposal fails to provide and secure the necessary and required Services and infrastructure supporting the proposed residential development including Affordable Housing; Waste; Public Open Spaces; Air Quality Management and is therefore contrary to Policies CP3 CP43 & CP55 of the Wiltshire Core Strategy Adopted January 2015 and Paras 7, 14 & 17 of the National Planning Policy Framework March 2012.

The recommended conditions remain unchanged.

Item 7b) 14/07756/FUL & 14/07876/LBC Box House, Bath Road, Box, Corsham, Wiltshire, SN13 8AA

Additional

1. Conservation Officers have identified the need for an additional condition in respect of details relating to the connections between the new functions rooms, conservatory and Box House itself. The wording of the condition is as follows and is proposed for inclusion with the Listed Building Consent 14/07876/LBC:-

No works shall commence on site until a full details have been provided in respect of the junctions between the fabric of the existing listed buildings and the new/replacement structures the details shall include typical junctions between masonry walls, roof flashings, glazing and joinery components where these abut the existing structures, the details shall include appropriately detailed large scale drawings to be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and listed building consent the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

2. The applicant has made submissions to officers identifying that their business planning and related background information assumes and includes that Wedding Functions will take place over public and bank holidays. Indeed that these are popular times for such activities. As such amendments to the Hours of Operation condition proposed to be attached to the Full Planning Permission 14/07756/FUL are sought. In addition officers have noted a typo in the wording of the condition referring to 1pm instead of 1am.

Officer comment

It is not considered that the operation of the Wedding Function activities on site during the additional days proposed would result in significant harm to the residential amenities of neighbouring occupiers such that consent ought to be refused for similar reasons as referenced in the report. The Wedding Function suites are largely below ground level and as such buffered from neighbouring properties. Additional facilities such as the undercroft are also below ground level, whilst facilities such as the Guest Suites, Croquet Shed and Bridal Suite are located a significant distance from neighbouring properties. The Pool House and pool are buffered from neighbouring properties by significant existing site boundary walls. Impacts will be therefore limited and it is considered that these should be balanced against the contribution that the activities make to the business case for development and the optimum viable use of the listed building and its long term retention. In addition activities are subject to other Licensing arrangements. As such it is recommended that the condition be revised as follows:-

The Wedding Venue Function use hereby permitted shall only take place between the hours of 10am in the morning and 1am in the evening from Mondays to Sundays. The use shall not take place at any time on Christmas and Boxing Day.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.