

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

26TH OCTOBER 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) 16/06346/FUL - 18 Elley Green, Neston

The following condition is recommended to be added to the permission in line with Core Policy 41 of the Wiltshire Core Strategy.

The dwelling 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.

Late Representations

Item 7b) 16/03641/FUL -Southside, Manor Farm, Corston, Malmesbury

Following the submission of the report, the applicant has submitted revised plans for Barn A, Plan reference 1510122-02 Rev F. This plan was submitted to correct a drawing error, where the eaves of the central gable in the rear elevation were at differing heights between the south east (rear) and north east (side) elevations. This plan is the one which is shown in the committee presentation and would not impact the drafted report.

The applicant has also highlighted that the report references that the front of the site and adjoining highway is located within Flood Zone 2/3 and this is not shown on the Environment Agency maps for Corston. The Drainage Officer has been consulted on the issue and confirmed that these areas of the site are not Flood Zone 2/3 but are identified as being at high risk (1 in 30 year flood) of surface water flooding. Therefore, is at increased risk of pluvial flooding and the recommendations of the report do not need to be altered in this regard.

In section 3 of the report, Site and Description, the report refers to "Planning Permission has been granted in 2015 for the erection of 10 detached dwellings on the land to the southeast of the application site". This is an error within the report and should read "13 detached dwellings" and refers to those granted under application reference 15/11955/VAR. This does not impact the recommendations of the report.

Late Representations

Item 7c) 15/10712/FUL -Land North of Baydons Lane, Chippenham

Two foul sewage conditions have been attached rather than a surface water drainage condition in line with the Drainage Officers recommendations. It is recommended that condition 8 is substituted with the following and that a further condition is added regarding surface water drainage on the highway.

Condition 8: 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 urban 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

Further Condition: – No development shall commence on site until a scheme for the discharge of surface water from the highway fronting the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until the highway drainage scheme has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

Late Representations

Item 7d) 16/08026/FUL - Hill Field Farm, Charlcutt, Calne

Late Representations

Ms Fearnley-Whittingstall- Support for the following reasons:

- 1) Large-scale battery storage offers huge potential for helping to meet the UK's climate change commitments
- 2) Landscaping buffer overcomes the main reason for people objecting
- 3) Proposal supported by Core Policy 42

Charlcutt Ridge Action Group-

- 1) The location is unsuitable, irrespective of conflicting landscape assessments
- 2) There is no demonstrable need
- 3) There is too much uncertainty for this application to be rushed through for the sake of meeting grant deadlines
- 4) This is not genuine farm diversification

Mrs Jones- Object for the following reasons:

- 1) the location chosen for this development
- 2) its impact on the environment and rural area within which the site is proposed
- 3) the inappropriate siting of this facility, its purpose and its relation to electrical demand.
- 4) the absence of a risk assessment for the technology aspects of this proposal
- 5) specifically the likely fire risk presented by use of Li-on batteries and
- 6) The distribution and risks posed during the construction phase
- 7) large construction traffic using narrow lanes
- 8) high volume of vulnerable road users in this area.

Mr James- I have reviewed the document archive for this application and the Bremhill parish neighbourhood plan policies, vision and objectives has not been posted. The Plan has been registered with Wiltshire Council on 12th August 2016. I would ask that this document is included in the archive as it is relevant, and is a complete plan awaiting final 6 week consultation by Wiltshire Council.

Officer Comments- Local Planning Authorities are required to determine applications without delay. Officers are satisfied that there is sufficient information to determine the application and consider that there is no justification to delay the determination of this application.

The matters raised above are covered within the committee report. However, it is important to note that in recommending the application for approval weight, in the planning balance, has not been given to assertions within some representations that this is farm diversification. The neighbourhood plan and the weight to be applied to it have been addressed within the Committee Report.

Highway Officer- Satisfied with the level of signage as indicated in the additional plan but Plan number G258/04 needs to be included within the list of approved plans. The wording of condition 10 adequately overcomes my original concerns. This will ensure that any damage to the highway network, including the verge, is adequately repaired.

Item 7e) 15/11544/OUT - Peacock Grove, Corsham

Late Representations

One further comment has been received from a local resident, expressing that their earlier objections remain pertinent. The original comments have been available for inspection since the time of receipt and so are not repeated in the late observations.

The following condition is recommended to be added to the permission in line with Core Policy 41 of the Wiltshire Core Strategy.

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.

Item 7f) 16/05959/OUT - South View, Lyneham

Late Representations

Correction to the number of objections received: 118 initial objections were received and 4 letters of support. Following consultation on the revised access plans a further 60 objections were received, the total objections to the scheme are 178.

3 further representations have been received objecting to the development and noting the above error and identifying the following:-

It is considered that the majority of matters raised have been covered in the report. However, the following matters raised should be noted:

- The Council is not aware of any imminent release of MOD housing at Lyneham and have confirmed as such with the MoD.
- A number of objectors feel that the response of the Lydiard and Bradenstoke Parish Council has not represented local views. This matter is fully referenced in the summary of the Parish Council response as set out in the report to the committee.