

## REPORT FOR NORTHERN PLANNING COMMITTEE

<b>Date of Meeting</b>	9 <sup>th</sup> October 2019
<b>Application Numbers</b>	18/04202/FUL and 18/04719/LBC
<b>Site Address</b>	Woodlands Social Club, Woodland Park, Calne, SN11 0JX
<b>Proposal</b>	To restore the existing listed stable building and bring it back into use as 5 flats, to restore and extend the existing cottage and divide it into two properties. The redevelopment of the rest of the site to provide 10 new houses and 1 bungalow.
<b>Applicant</b>	Fourth Estates
<b>Town Council</b>	Calne Town Council
<b>Electoral Division</b>	CALNE CENTRAL - Cllr Ian Thorn
<b>Type of application</b>	Full Planning/Listed Building Consent
<b>Case Officer</b>	Paul Galpin

### Reason for the application being considered by Committee

These applications have been referred to the Northern Planning Committee because the local member has called the application to committee on the basis of scale, visual impact upon surrounding area, relationship to adjoining properties, design bulk, height, general appearance, highways/ car parking and general appearance.

### 1. Purpose of Report

The purpose of the report is to assess the merits of the proposals against the policies of the development plan and other material considerations and to consider the recommendation that planning permission and Listed Building Consent should be **APPROVED**.

### 2. Report Summary

The key issues in considering the applications are as follows:

- Principle of the development.
- Impact on character and appearance of the area
- Impact on neighbour amenity
- Scale of development.
- Impact on the listed building and its setting
- Highways and parking
- Viability

Calne Town Council raised objection to the proposed development. 33 letters of objection have been received, including multiple letters from individual writers.

### 3. Site Description

The former Woodlands Social Club site is located in the centre of Calne, on the corner of the A3102 and the A4. The site of around 1 acre (0.4 hectares) consists of a grade II listed property with modern extensions. It contains an attached coachman's cottage with the rest of the site laid to tarmac and utilised for car parking.

The site is gently sloping, falling from along the south-east edge to the north-west edge. About a third of the site which just includes the existing buildings towards the northern corner and alongside the north-eastern boundary, lies within the Calne Conservation Area. The site is covered by a blanket Tree Preservation Order.

The existing property consists of two older buildings; the former stables and the coachman's cottage. These buildings were ancillary to the former Woodlands House that occupied the centre of the site. These buildings have been joined and extended with many modern additions. The oldest parts of the building are the former stables, which are constructed from coursed limestone rubble/ render under a stone slate roof. The cottage is also constructed from coursed limestone. Part of the cottage roof is in stone slates, part in slates and part in pantiles.

The additions added before the 1970's are in fair faced blockwork with asbestos roofs. The skittle alley was granted planning permission in 1976 is built in North Cerney coloured chisel dressed Bradstone with an imitation natural stone roof. The flat roofed infill area that forms the current entrance to the building and the flat roofed store to the side of the cottage were added around the 1980's, though there is no evidence these received consent.

There is a stone wall that wraps around the northeast and southeast boundaries of the site. This wall has suffered the effects of weathering, pollution and is in need of repair. The southwest and northwest boundaries of the site are open to housing built around the late 1980's. To the southwest boundary is a 1.8m high closed board fence with the first-floor windows of the properties in Woodland Park visible above the fence line. These are brick houses with cast stone detailing. The rear of the properties to Woodland Park that border the southwest edge of the site. To the northwest boundary are two lots of flats, nos. 27-32 have flats to the ground and first floor with front access doors to both sides of the block. Nos 33-38 front on to New Road. These are constructed in imitation stone blocks with brick detailing

#### **4. Planning History**

The planning history is detailed below:

- N/98/02629/FUL REPLACEMENT GUIDE HALL
- N/92/00353/LBC ALTERATIONS AND EXTENSIONS TO SOCIAL CLUB  
ALTERATIONS AND EXTENSIONS
- N/90/00911/LBC DEMOLISH EXISTING BLOCKWORK EXTENSION AND  
CONSTRUCTION OF EXTENSION TO SKITTLE ALLEY AND HALL (REVISED  
DESCRIPTION)
- N/90/00912/FUL DEMOLITION OF EXISTING SKITTLE ALLEY AND HALL  
EXTENSIONS AND RECONSTRUCTION OF NEW SKITTLE ALLEY AND HALL  
EXTENSIONS
- N/92/00352/FUL ALTERATIONS AND EXTENSIONS TO SOCIAL CLUB  
ALTERATIONS AND EXTENSIONS
- N/02/01573/FUL RE-ROOFING TO GUIDE HALL
- N/09/01052/LBC To Repair Part of The Boundary Wall
- 18/04719/LBC To restore the existing listed stable building and bring it back into use  
as 5 flats, to restore and extend the existing cottage and divide it into two properties. The  
redevelopment of the rest of the site to provide 10 new houses and 2 flats.

## 5. The Proposal

Planning Permission and Listed Building Consent is sought to revitalise the existing Grade II listed building by removing some of the more modern additions to the building, re-opening up the courtyard and regenerating the property to provide 5 1 and 2-bedroom flats. The coachman's cottage will be retained, and subdivided to form two smaller properties and with a small extension added to the rear.

In order to enable the restoration and conversion of the existing listed property and help to safeguard its long-term future, and make an effective use of land, it is proposed to construct additional new build properties around a central 'urban' green space. This includes 7 terrace regency/ Georgian style properties, 3 Cottage style properties and a regency style bungalow.

The existing buildings on the site are in a terrible state of repair and investment necessary in order to safeguard the existing buildings, which are suffering severe water ingress and require substantial refurbishment if they are to be brought back into use for any future purpose. In this regard, the proposed scheme represents an 'enabling' development scheme which will allow the restoration of the historic buildings and structures and bring back into use this vacant previously developed site. The concept of the proposed design was to achieve the characteristics of an urban village/ market town informed from the historic areas of Calne around New Street, Church Street and The Green.

The vehicular access to the social club has been retained and will serve as the vehicular access to the proposed residential scheme. Within the site itself, traffic will flow around the central green to the Coachmans cottage where there is a turning head, allowing the refuse vehicle to enter and leave the site in a forward position. Each of the properties has been allocated with the appropriate number of parking spaces required to accord with the Councils adopted parking standards.

During the process, with regard to the initial submission it was made clear to the applicant about the many design issues as a result of the symptoms of overdevelopment and the LPA encouraged them to reduce the amount of development in order to resolve issues. In the latest set of plans that were consulted upon, the key amendments are as follows:

- The Coach House (2 units) is replaced with The Bungalow (unit 14) and is reduced to a one bedroom unit – with removal of the car ports previously proposed and reoval of first floor to address overlooking issues.
- The Terrace units (7-13) are reduced from 4 bedroom units to 3 bedroom units. This results in a reduction in car parking demand.

It is considered that the revision is a slight revision to scheme whilst reducing the car parking and pressure of over development.

## 6. Local Planning Policy

Wiltshire Core Strategy Jan 2015:

Core Policy 1	-	Settlement Strategy
Core Policy 2	-	Delivery Strategy
Core Policy 3	-	Infrastructure Requirements
Core Policy 8	-	Calne Area Strategy
Core Policy 45	-	Meeting Wiltshire's Housing needs
Core Policy 50	-	Biodiversity and Geodiveristy
Core Policy 51	-	Landscape
Core Policy 55	-	Air Quality
Core Policy 56	-	Contaminated Land
Core Policy 57	-	Ensuring high quality design and place shaping
Core Policy 58	-	Ensuring the Conservation of the Historic Environment
Core Policy 61	-	Transport and Development

Core Policy 62 - Development impacts on the transport network  
Core Policy 63 - Transport Strategies  
Core Policy 64 - Demand Management  
Core Policy 67 - Flood Risk

### **Calne Community Neighbourhood Plan (2018)**

Saved Policies of the North Wiltshire Local Plan:

NE18 - Noise and Pollution  
T5 - Safeguarding  
R2 - Town Centre Secondary Retail Frontage

## **7. Summary of consultation responses**

Calne Town Council - 20/06/18 and 26/06/18 - Objection on Wiltshire Core Strategy, Core Policy 57 – Ensuring high quality design and place shaping. Core Policy 61: Transport and New Development and Calne Neighbourhood Plan, Policy BE3

Council Conservation Officer – 13/07/18, 04/07/19 and 20/09/19 - Objection. See main “Planning Considerations” section for detailed analysis.

Council Urban Design Officer – 05/06/18, 10/06/18, 23/09/19 and 26/09/19 – Raises observations and some concerns. Main issues are dealt within relevant sections of main body of the report.

Council Highway Engineer – 25/09/19, 06/09/19. 24/05/19 x 2, 05/07/18 No objection subject to conditions.

Council Arboriculturalist – No objection subject to conditions.

Council Estates Surveyor - The applicant supplied various viability information for consideration by the Council's estates team. The result is a developer's profit output is short of required to justify viability from the developer's perspective. It is therefore considered that the proposed scheme is not sufficiently viable to provide any affordable housing, public open space or Section 106 contributions.

Council Waste Management - 07/08/19 - No objection subject to conditions. Confirmation of a turning head required.

Council Archaeologist – 13/07/19 and 24/05/19 – The Archaeologist Officer confirmed no comment for the proposal.

Council Drainage Engineer – 09/07/19 – Council drainage officer confirmed that as a result of revised details and drainage calculations, drainage officer happy support subject details outlined and foul drainage connection.

Wessex Water – 08/05/19 – Wessex water confirm acceptance of arrangements such to agreement by Land drainage officer (confirmed above)

Council Public Protection –

*Land contamination (13/07/19)*

Clarification is required that the ground conditions to ensure that the site is suitable for residential development. In the absence of a short report provided it is considered pre-commencement condition can cover this issue.

*Air quality (23/09/19 and 10/9/19 Air quality)*

The proposed development site is within the Calne Air Quality Management Area and adjacent to the local authority monitoring site where exceedances of the air quality objective for nitrogen dioxide have occurred. The applicant submitted an assessment, this issue is to be conditioned.

Council Ecologist – 07/06/19 and 17/05/19

The ecology officer has assessed the details supplied and has no objection subject to ecological enhancements in section 5 of submitted ecology report (Protected Species Survey and Mitigation, 27 November 2017, AD Ecology Ltd), for ecological mitigation and enhancement for nesting birds and bats. This is conditioned. This requires to the proposal subject to provision of bat boxes.

Council Education team – 06/06/19 – No early years, primary or secondary school contribution required.

Council New Housing Officer – 28/06/18 – Proposal generates a requirement of 5 affordable dwelling units.

Council Public Open Space Officer – 25/06/19 – The dwelling mix would generate a requirement of 1128m<sup>2</sup> of POS, equating to an off-site contribution of £49,668.45.

## **8. Publicity**

The application was advertised by neighbour letter, site notices and press advert. 33 letters have been received raising concerns and objections. 11 letters have been received as a result of re-consultation. This is inclusive of multiple letters from individual writers. In summary, they raise the following relevant planning issues:

- In principle, would like to see old buildings restored and site developed
- Site has archaeological interest.
- Development is substantial and would be out of character with the Listed Building, Conservation Area and the woodland feel.
- Overdevelopment of the site
- Lack of car parking/ standards not sufficient
- Lack of green space
- Houses too close to boundaries
- TPO Trees – concern regarding protection.

### **Highways**

- Increase in traffic as a result of the proposal
- Woodland Park access route is poorly aligned, narrow, and poorly maintained.
- Construction traffic and parking issues – on Woodland Park and Silver Street/ New Road
- Lack of turning within the site for large vehicles
- Currently dangerous in a vehicle pulling out of Woodland Park onto Station Road
- Poor DDA compliance
- Refuse vehicles struggle in Woodland Park currently.

- Lack of waste bin storage
- Gateway usually open to public but will be closed

#### Overlooking and amenity issues

- Potential for overlooking /amenity/ overbearing from Coach House / bungalow building into properties at 24-26

#### Information

- Lack of information, i.e. transport
- Misleading information and not full facts
- Revised details do not address the issues.

#### Policy

- Proposal contrary to CP41, 43, 56, 57, 61 and 64 and council waste guidance.

## 9. Planning Considerations

### **9.1 Principle of Development**

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case, the Wiltshire Core Strategy (WCS), including those policies of the North Wiltshire Local Plan saved in the WCS, and The Calne Neighbourhood Plan also provide the relevant development plan for the Calne Area. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations which can be accorded substantial weight.

The application site is located entirely within the defined limits of development for Calne which is regarded as a Market Town by the Settlement Strategy set out in CP1 of the WCS. In general, and subject to the detail (assessed below), the proposals is on a brownfield site and would allow reuse of existing historic buildings and additional buildings on the site.

#### **Impact on character and appearance of the area.**

The north-east section of the application site is located within the Calne Conservation Area. Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas. Policies CP57 and CP58 of the WCS as well as the NPPF para 12 is also relevant in considering proposals for development that may impact upon a Conservation Area, which is a heritage asset in its own right

The building of the former Social Club building is grade II listed (a former stable) and the site is located west of The Green that contains a high concentration of listed buildings. The Woodlands Social Club / Coachman cottage is set back from New road and Silver Street behind walls which emphasises the building's historic status and separation from the movement of traffic along the adjacent public highway. However, due to the dilapidated condition of the site, its contribution to the character and appearance of the Conservation Area is deleterious.

Whilst bringing the existing buildings on the site back into use, whilst removing mid-20<sup>th</sup> century alterations, in combination with the additions of the new dwellings and new built form, influenced by The Green, New Street, Church Street areas of Calne arranged around an urban green. Broadly it can be considered the proposal would provide enhancements to the character and appearance of the Conservation Area and would therefore be in accordance with the NPPF and CP58 of the WCS.

As part of the representations received many of the comments relate to the over development of the site. As detailed above it is important to note that the proposal has removed one residential unit (Coach House substituted for the Bungalow) and reduced the seven 4 bed units of the Terrace to 3

bed units. This amendment has had the impact of removing the need for 8 car parking spaces and exchanged the Coach House for a Bungalow. Whilst many subsequent representations consider the revisions do not go far enough, it is considered that the reduction in the need for 8 car parking spaces and issues associated with the Coach House makes a significant revision.

### **Impact on the listed building and its setting**

#### **Significance of the existing buildings**

The existing Woodlands Social Club and Coachmans Cottage building and property retain architectural and historic significance which merit its listing and contribute to the character and appearance of the conservation area. The buildings are currently vacant and in deteriorating condition. A new and economically viable use urgently needs to be found to secure the future of the buildings. This is an important consideration in the planning balance.

#### **Assessment of proposals**

Woodlands social club is a Grade II listed building. Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving a Listed Building and its setting or any features of special architectural or historic interest which it possesses. Considerable weight must therefore be given to the preservation of the listed building, including its setting. For the purposes of determining the application, CP58 of the WCS is relevant. It states:

- Development should protect, conserve and where possible enhance the historic environment.
- Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance

In relation to design, CP57 of the WCS is also relevant to the considerations. The National Planning Policy Framework (NPPF) outlines government policy, including its policy in respect of the historic environment (Section16). The policy requires that great weight be given to the conservation of heritage assets and advises a balanced approach with the public benefits which may result from proposals being weighed against any harm caused. National Planning Practice Guidance provides guidance on interpreting the NPPF.

The proposal is to revitalise and secure the future of the rather dilapidated existing Grade II listed building by removing some of the modern additions to the building, re-opening up the courtyard and internal alterations to the property to provide 5 well-proportioned 1 and 2-bedroom flats. The proposal also includes renovating the Coachmans Cottage to create two flats (2 and 3 bedrooms), including a small side extension.

The Council's Conservation Officer initial comment suggests "*The proposals as shown would harm the significance and setting of the heritage assets due to the over-intensive conversion of the listed building, as well as the scale, proximity and quantity of the new dwellings*". Revised plans have not altered their conclusions.

The planning judgement in this case has to relate to the existing situation of the site. The site is a series of buildings (listed) in a desperate need of renovation on a derelict site. Whilst currently there are modern extensions that hold no significant value to be removed and exposing elevations relating to the heritage that can only enhance the setting. Significant weight needs to be applied to the benefits that would result from the proposal bringing the buildings back into an economically viable and suitable use which can secure its future and ensure its continuing maintenance. It should be noted that the proposed use is entirely compatible to the location.

Within the context of the existing modern additions that have served the site in more recent times, being removed, this element can be considered an enhancement. Indeed, whilst it is undeniable that harm will be caused to the setting of the Listed Building, that harm is considered to be less than substantial at the lower end of the scale and is clearly and demonstrably outweighed by the public

benefit associated with development that will restore and secure the future of this dilapidated heritage asset.

In accordance with paragraphs 195 /196 of the NPPF it is considered that in this instance great weight should be applied to the public benefits of bringing this derelict site into use when set against the harm that has been identified by the Conservation Officer. It is considered that harm identified is outweighed by the public benefit of bringing the buildings back into use and regenerating this site. In a manner that is considered acceptable in terms of the impact on the setting and the buildings.

With regard to the impact on the building's historic fabric and character. The internal works within buildings is considered over intensive by the Conservation Officer. However it is considered imposition of suitable conditions on the listed building consent can secure the use of lightweight, reversible, partitions scribed around existing features where it is needed and final details of precise routes will need to be specified following initial opening up. The works are considered to be the minimum necessary to allow development to take place. Further, there will be demonstrable benefits resulting from the removal of asbestos and the upgrading of unsightly regimes of decoration, service provision and extension which have resulted from previous use as a the social club. Exposing more external elevations within the proposal is not considered to worsen the situation.

The submitted condition survey identifies the requirement for substantial areas of repair, which may require Listed Building Consent in their own right. The final scope and details of routine repair, replacement and maintenance can be secured via a condition on any consent.

The harm caused to the fabric of the Listed Building is considered to be less than substantial and is clearly outweighed by the public benefits associated with bringing the building back to productive use, thereby securing the future of a dilapidated building.

### **9.3 Impact on neighbour amenity**

The comments of the Urban Design Officer are detailed above and are not repeated here. The many (but not all) of the previous concerns have now been addressed. The application site is closely surrounded by residential properties on two sides. To the west of the site is Woodlands Park and north of the site is a series of flats properties directly related to parts of the application site. The impact of the proposed properties (the Bungalow, the Cottages and the Terrace) in relation the neighbouring properties and impact on amenity has generated a great deal of representation from neighbouring properties. Understandably concerns have been raised particularly relating to 24-26 Woodlands Park in relation to the Bungalow / Coach House. However, the potential for impacts upon their amenities would be mitigated by several aspects of the proposals and amendments that have been provided.

#### **Bungalow**

This was formerly the Coach House with two flats above car ports and this is an amendment to the scheme. This is now single storey, with an obscure glazed roof light. Whilst the property is set back 900mm from the boundary to ensure maintenance and construction issues are resolved. The distance to the property is approximately 10.5m. The Urban Designer has confirmed that as a result of the revised drawings, it is considered that amenity impact on the residents of 24-26 is now not a significant issue as a result of the revision. It is not considered that the proposal will be overbearing or have significant impact on light. Overlooking associated with flats 27-32 is mitigated by insertion of a canopy above French doors.

#### **Car Parking (15-17 spaces)**

Concerns were raised relating to the proposed car parking adjacent to flats 27-32. This area is currently hard-surfaced and cars could park in this area currently. With a boundary treatment of wrought iron and low wall this is considered reasonable.

#### **Flats (units 2-3)**

Concern has been raised in relation to amenity impact in relation to the neighbouring flats. The scheme has been amended and the balconies have been removed. The urban design officer has raised concerns in relation to accuracy of plans and the impact of boundary hard up to the fence. It is



a material consideration that that the developer could erect a 1.8m fence without requiring planning permission hard up to this boundary. With the width available this will satisfy the 45 degree rule in relation to light. The developer is proposing a low wall and wrought iron railings. A condition is imposed to removed PD to erect fence.

#### Cottages (units 15-17)

These properties are at an oblique angle, so will not affect the flats 27-32. The balconies have been removed. An obscure glazed window is proposed in the properties of 16-17 at groundfloor to mitigate overlooking issues associated with flats 33-38 .

#### Terrace (units 7-13)

The gable end of this building does not include windows it is located approximately 13m from neighbouring property 22 Woodlands Park. Therefore there is no overlooking associated with the neighbouring property. 22 Woodland Park will also be at a slight angle and will directly back onto the Terrace. The property measures approximately 8.5m roof top ridge.

Whilst it is undeniable that existing properties will suffer from a change to their outlook as a result of development taking place, the impacts are not considered to be to an unacceptable degree when assessed against the requirements of Policy CP57 of the WCS.

#### Obscure windows

With regard to planning judgement, whilst some of the overlooking and overbearing issues maybe not as generous as desired. It is considered that these issues need to put in the planning balance set against bringing this site into a viable use, with the enhancement and bringing the listed buildings back into use.

Concerns have been raised by local residents regarding the potential for use of the site and noise. It should be noted that a comfortably coexist with adjoining residential properties. On balance it is considered that the proposed development will not result in any significant adverse impact on the residential amenities of adjoin properties in terms of loss of sunlight, daylight or privacy. The proposal is therefore not in conflict with Core Policy 57 in this respect.

#### **Highways and parking**

The highway officer comments are outlined verbatim above, so only the key points above are discussed below. Local concerns have been expressed in relation to various highway and transport matters as detailed above.

The Council's highway Officer confirmed the increased in vehicle movements in Woodland Park as a result of the proposal is not considered grounds to base a highway refusal and adequate access can be achieved to the new development. No objection has been raised, subject to conditions to cover car parking, construction traffic management, surface drainage, a TRO amendment on Station Road and provision of 'soft footway' in the link road to the site.

The proposals includes parking for a total of 35 car parking, this is compliant with the council minimum standards for residential car parking, to the Council's Parking Strategy 2011. It has been confirmed that it is likely that the access roads will not be offered adoption by the highway authority.

The Traffic Regulation Order requirement is to alter the restrictions to car parking in Station Road, the purpose is to provide additional visibility at the junction without car parking obstructing the available visibility splays. The 'Soft Footway' is proposed for the short link road to the main residential street of Woodlands Park. The introduction of a 'Soft Footway' is a painted surface in the existing carriageway to encourage shared use of the carriageway.

The Council Waste officer has made comments requiring the space for refuse vehicle turning within the site and was also raised in representations. A swept path for refuse vehicle has demonstrated to the satisfaction of the highway officer that a suitable turning facility is available within the site. Waste collection arrangements are considered to be generally acceptable.

Construction traffic issues were raised by representations but these issues are considered reasonable to condition.

### Viability

The applicant has submitted details which seek to prove that the development will not generate sufficient profit to allow for the a policy complaint position to be reached with regard to affordable housing, public open space or any other contributions required by CP3 of the WCS. It is understood that the costs associated with bringing the Listed Building back to a useable state renders development to be unviable in the context of CIL liability and the requirements of CP3.

The Council's Estates team has considered the financial information submitted and has confirmed its veracity. There is no reason to disagree with the conclusions of the Council's Estates team although clearly, the failure to deliver a policy complaint level of affordable housing or public open space contributions can no longer weigh in favour of granting planning permission.

## **10. Conclusion**

In the context of its siting in relation to Calne town centre, the proposal is considered to be a suitable reuse of a brownfield site for residential use and would comply with the provisions of the Wiltshire Core Strategy and Calne Neighbourhood Plan.

Whilst harm has been identified to the Listed Building and its setting, in accordance with paragraph 195 of the NPPF it is conserved that in this instance great weight should be applied to the public benefits of bringing this derelict site into use when set against the less than substantial harm that has been identified. It is considered that harm identified is outweighed by the demonstrable public benefit of bringing the dilapidated buildings back into use, regenerating and securing the future of the site.

In planning terms, within the context of removing modern additions. It is considered that sensitively exposing elevations of the buildings will have value to the setting. The new buildings (Terrace and Cottage) whilst set over two storeys, the scale and design remain compatible and relative to the existing buildings to ensure it will not have any adverse impact on the setting of the listed buildings, and the appearance of the Conservation Area and, in this respect, would comply with the provisions of policies CP57 and CP58 of the WCS.

As a result of various amendments to the scheme and subject to the imposition of appropriate planning conditions, it is considered that the proposal will not have an unacceptable adverse impact upon the amenities of surrounding residential occupiers and is not considered contrary to policy CP57.

With regard to Highways the proposal is considered to provide for an appropriate vehicle access and car parking to the site subject to conditions. The proposal is considered to accord with the provisions of Policies CP57, CP61, CP62, CP63 and CP64 of the Wiltshire Core Strategy as well as the principles set out within the NPPF.

With regard to other matters such as drainage, ecology, trees, air quality, land contamination are conditioned. Whilst the Council has accepted the Viability case that the infrastructure requirements for affordable housing (amongst other items) are not applicable.

## **RECOMMENDATION**

**Planning permission should be APPROVED subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until the exact details and samples of the materials to be used for all new external walls (for both the new building as well as any new free-standing walls) and roofs have been submitted to and approved in writing by the Local Planning Authority. Such a submission shall include a sample panel to be erected on site for inspection, demonstrating coursing and mortar mix. Development shall be carried out in accordance with the approved details.

REASON: The choice of final external materials to be used in this development 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 visual amenity and the character and appearance of this sensitive location.

3. Prior to the commencement of development, full and complete details of all hard and soft landscaping to be created on the site shall have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include, but not be limited to, an identification of the position of any trees proposed to be retained and the measures to be employed to secure their protection during construction. The details shall also include an identification of all trees to be removed on the site as well as timing for those removal works. Development and landscaping shall be carried out in complete accordance with the approved details.

REASON: To ensure a suitable hard and soft landscaping scheme for this sensitive site and so as to ensure the retention of appropriate trees on the site in the interests of visual amenity.

4. All soft landscaping comprised in the approved as part of the detailed component of the planning application shall be carried out in the first planting and seeding season following the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5. No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces (including car, motorcycle and cycle spaces) have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter. (Highways)

REASON: In the interests of highway safety.

6. Before the development hereby permitted is first brought into use, all first floor windows in the East elevation (COTTAGE ELEVATION) of the new building shall be glazed with obscure glass only. Those windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy of neighbouring residential occupiers.

7. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of this sensitive area and to minimise unnecessary light spillage above and outside the development site.

8. The development hereby permitted shall not be first brought into use until final details of the arrangements to be made for the storage of refuse and recycling from the development, have been submitted to and approved in writing by the Local Planning Authority, and; the approved refuse and recycling storage has been completed and made available for use in accordance with the approved details. The approved refuse and recycling storage shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of public health, safety and visual amenity in this sensitive location.

9. 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, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The arrangements for the disposal of surface water from the development is required to be agreed with the Local Planning Authority before development commences in order that it is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

10. No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: The arrangements for disposal of sewerage from the development is required to be agreed with the Local Planning Authority before development commences in order that it is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

11. Prior to the commencement of development, full and complete details of the treatment of all boundaries of the site shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in complete accordance with those details so agreed.

REASON: So as to secure the amenities of surrounding residential properties and to secure a form of boundary treatment of a suitably high quality in this sensitive area.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending this Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

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

*PL100 Location Plan 1:1250@A3*  
*PL101 A Existing Site Plan 1:200@A1*  
*PL102 D Proposed Site Plan 1:200@A1*  
*SK202 B Refuse Truck Turning Site Plan 1:200@A1*  
*PL103 F Proposed Site Boundary Treatment 1:200@A1*  
*PL104 Proposed & Existing Root Protection Treatment 1:500@A1*  
*PL105 Existing South-East Boundary Wall to Silver Street 1:100@A1*  
*PL106 Proposed South-East Boundary Wall to Silver Street 1:100@A1*  
*PL107 A Existing South-East Site Section 1:100@A1*  
*PL108 A Existing North-East Site Section 1:100@A1*  
*PL109 C Proposed North-East Site Section 1:100@A1*  
*PL110 A Proposed South-East Site Section 1:100@A1*  
*PL111 A Proposed South-West Site Section 1:100@A1*  
*PL112 Proposed North-West Site Section 1:100@A1*  
*PL113 Visual of Proposal NTS*  
*PL114 Proposed South-West Site Section 1:100@A1*  
*PL115 Proposed South-East Site Section 1:100@A1*  
*PL116 Proposed North-West Site Section 1:100@A1*  
*PL117 Trees Proposed to be Removed 1:200@A1*  
*PL118 Tree Root Protection Areas of Retained Trees 1:200@A1*  
*PL119 Proposed North-West Site Section 1:100@A1*  
*PL120 Extract of Proposed South-East Site Section Including Levels Through the Gate Lodge (Bungalow) 1:100@A3*

*PL121 Sun Path Diagrams + Shadow Cast for the Gate Lodge (Bungalow) – 21st June NTS  
A3*

*PL122 Sun Path Diagrams + Shadow Cast for the Gate Lodge (Bungalow) – 21<sup>st</sup>  
December*

*NTS A3*

*PL600 Site Constraints 1:200@A1*

*PL603 Proposed Bin Stores to the Front of the Terraces 1:20@A3*

*PL604 A Proposed Bike and Bin Stores 1:20@A3*

*PL605 A Bike Store – Three Bikes 1:20 @ A3*

*PL606 A Bin and Bike Store – Three Bikes*

*EXISTING SOCIAL CLUB & HOUSE*

*Drawing*

*No.*

*Name Scale*

*PL200 Existing Basement Plan 1:50@A1*

*PL201 Existing Ground Floor Plan 1:50@A0*

*PL202 Existing First Floor Plan 1:50@A0*

*PL203 Existing Roof Plan 1:50@A0*

*PL204 Existing Elevation Roadside - NE 1:50@A1*

*PL205 Existing Elevation / Section - SW 1:50@A1*

*PL206 Existing Elevation Front of Social Club - SE 1:50@A1*

*PL207 Existing Elevation Skittle Alley Side - NW 1:50@A1*

*PL208 Existing Elevation House Front - SE 1:50@A1*

*PL209 Existing Elevation House Rear - NW 1:50@A1*

*PL210 Proposed Basement Plan 1:50@A1*

*PL211 B Proposed Ground Floor Plan 1:50@A0*

*PL212 A Proposed First Floor Plan 1:50@A0*

*PL213 Proposed Roof Plan 1:50@A0*

*PL214 A Proposed North-East Elevation*

*(Roadside)*

*1:50@A1*

*PL215 B Proposed South-West Elevation*

*(Green)*

*1:50@A1*

*PL216 Proposed South-East Courtyard Elevation 1:50@A1*

*PL217 A Proposed North-West Elevation*

*(Skittle Alley Side)*

*1:50@A1*

*PL218 Proposed South-East Elevation*

*(Coachmans Cottage)*

*1:50@A1*

*PL219 A Proposed North-West Courtyard Elevation 1:50@A1*

*ALEX OLIVER ASSOCIATES*

*ARCHITECTS - MASTERPLANNERS - PROJECT MANAGERS*

*THE TERRACE*

*Drawing*

*No.*

*Name Scale*

*PL300 A Proposed Ground Floor Plan 1:100@A3*

*PL301 A Proposed First Floor Plan 1:100@A3*

*PL302 A Proposed Second Floor Plan 1:100@A3*

*PL303 A Proposed Roof Plan 1:100@A3*

*PL304 A Proposed Elevation Front 1:100@A3*

*PL305 A Proposed Elevation Rear 1:100@A3*

*PL306 A Proposed Side Elevation 1 1:100@A3*

*PL307 A Proposed Side Elevation 2 1:100@A3*

*PL308 Proposed Front Elevation Materials & Finishes 1:100@A3*

*PL309 Proposed Front Elevation Materials & Finishes 1:100@A3*

*PL310 Proposed Front Elevation Materials & Finishes 1:100@A3*  
*THE COTTAGES*

*Drawing*

*No.*

*Name Scale*

*PL400 B Proposed Ground Floor Plan 1:100@A3*

*PL401 Proposed First Floor Plan 1:100@A3*

*PL402 A Proposed Attic Plan 1:100@A3*

*PL403 A Proposed Roof Plan 1:100@A3*

*PL404 A Proposed Elevation Front 1:100@A3*

*PL405 A Proposed Elevation Rear 1:100@A3*

*PL406 A Proposed Side Elevation 1 1:100@A3*

*PL407 A Proposed Side Elevation 2 1:100@A3*

*PL408 Proposed Materials 1:100@A3*

*BUNGALOW*

*Drawing*

*No.*

*Name Scale*

*PL510 Proposed Floor Plan 1:100@A3*

*PL511 Proposed Roof Plan 1:100@A3*

*PL512 Proposed Elevation Front 1:100@A3*

*PL513 Proposed Elevation Rear 1:100@A3*

*PL514 Proposed Side Elevation 1 1:100@A3*

*PL515 Proposed Side Elevation 2 1:100@A3*

*PL516 Proposed Materials & Finishes – Front Elevation 1:100@A3*

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

**That the Listed Building Consent be GRANTED subject to the following conditions:**

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Prior to the works taking place, a full schedule of repair of the XXXX shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed schedule.

REASON: To ensure that the repairs to the Mansion House are of a suitably quality appropriate to the heritage asset.

3. Prior to the works taking place, final details of ceiling layouts affected and service runs created by the necessary mechanical and engineering and data cabling installations shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority beforehand.

REASON: To ensure that the proposals will minimise impact on the historic fabric of the building and, where possible, to allow architectural features to continue to be appreciated.

4. Prior to the works taking place, full and complete details of proposals for necessary fire protection measures shall have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: To ensure that the proposals will minimise impact on the historic fabric of the building and, where possible, to allow architectural features to continue to be appreciated.

5. Prior to the works being undertaken, details of the type of all new partitions to be installed within the building shall have been agreed in writing by the Local Planning Authority. Such details shall include confirmation of the method of installation and confirmation that they be of a lightweight construction, reversibly installed and scribed around historic mouldings and architectural features. The installation of all new partition shall be in accordance with the details so agreed.

REASON: To ensure new partitions are of a suitably lightweight and reversible construction so as to minimise impact upon the historic fabric of the building.

6. Prior to the works being undertaken, full and complete details of new urn to replace stolen/removed original on the listed boundary wall shall have been submitted to and agreed in writing by the Local Planning Authority. The replacement urn shall be installed prior to the first use of the development hereby granted Listed Building Consent.

REASON: To ensure the replacement urn is of an appropriate design and quality and to ensure its installation in a timely manner.

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

*To be inserted.*

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