

PLANNING COMMITTEE

4th May 2011

Observations and recommendations made since preparation of agenda

Item	Comments
Planning Applications	
01	<p>W/11/00286/FUL Land adj 43 Crawley Crescent Trowbridge</p> <p>Additional information received:</p> <p>Officers have received an email via Cllr Jeff Osborn who asks that it be added to the late list.</p> <p>It is brief and may be summarised as stating that the proximity of the building to the neighbouring property is unacceptable in amenity terms and may be contrary to human rights.</p> <p>Planning Officer Comments:</p> <p>Human rights and amenity matters were considered on the previous decision at this site to grant planning permission for a dwelling. As detailed in the original committee report on this current application it is not assessed that there are any significant material changes in circumstances since the now expired permission was granted which can justify the Council to reasonably make a different decision. As such the scheme should be recommended for permission.</p>
02	<p>W/10/03406/FUL – Land at Hawkeridge Road and Slag Lane Westbury</p> <p>Planning Officer Comments:</p> <p>Further to the preparation of the Committee report, the agent has requested amendments to a number of the proposed planning conditions (nos 5, 11, 12, 14, 17 and 18). These primarily relate to the phased timing of the submission of necessary additional details to allow for development to commence in advance of such details being submitted. These have been considered in consultation with the appropriate consultee and the following amendments are proposed:</p> <p>Condition 11</p> <p>Re-worded to read as follows: 'Prior to the commencement of development a Noise Mitigation Scheme in accordance with the recommendations of the submitted Noise and Vibration report dated October 2010 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the dwellings.'</p> <p>(This recognises that a Noise Impact Study has already been submitted as part of the application and the original condition would duplicate information already provided)</p>

Condition 12

Amended as follows:

'No development shall commence **within Site C (proposed urban park)** until:
etc ...'

(The Archaeologist's requirement for further details relates solely to the pond area within the urban park)

Condition 17

Amended as follows:

'**Prior to the construction of the first dwelling**, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) **shall be** submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.'

(The future management arrangements for the public open space are still the subject of negotiation)

Condition 18

Amended as follows:

'Notwithstanding condition 17 above, no development shall commence **within Site C (proposed urban park), including any deposit of spoil or other material removed from the proposed residential sites A and B**, until a separate Landscape and Ecology Management Plan etc ...'

(This recognises that the required Management Plan relates solely to the proposed urban park)

Condition 22

The following plans which relate to the offsite highway works to be added to the list of approved drawings:

SK001G and SK005F dated 02.03.11

Informative 3

Replaced as follows:

'Further to condition 11, the applicant is advised that

- all of the conclusions within the submitted Noise Report will be expected to be incorporated in the Noise Mitigation Scheme;
- the scheme should include a scaled site layout plan clearly showing those properties to receive glazing treatment, acoustic ventilators and sections of acoustic fencing
- the scheme should include written confirmation that the proposed measures will meet the 'good or reasonable' standards as measured in BS8233 and outlined in the report.'

(This addresses the revisions to condition 11)

An amendment to condition 5 relating to later approval of highway details within

	<p>Slag Lane is not supported by the Highway Officer; the proposed removal of condition 14 is not considered acceptable.</p>
<p>03</p>	<p>W/11/00490/FUL – Land at Turleigh Farm Green Lane Turleigh</p> <p>Additional information received:</p> <p>A further email of support to the above application has been received</p> <p>It is very brief and may be summarised as it would be good for Wiltshire Council to support innovative and sustainable dwellings which blend with the surroundings and bring in design skills and craftsmanship to the County whilst caring for the environment.</p> <p>Planning Officer Comments:</p> <p>Officers state that the proposal is contrary to the local plan policies as detailed in the committee report, and fails to meet the exception test detailed in paragraph 11 of PPS7, again, as detailed in the committee report.</p>

