

Western Area Planning Committee

28 October 2020

7a) 20/02178/VAR - Land Adjacent Hatch House, Up Street, Upton Lovell

Variation of consented application 18/01841/FUL and condition 2 (which granted a 2-year temporary use) to allow for the permanent change of use from agricultural land to a dog exercise area with the retention of small paddock for agricultural use

Recommendation – Approve subject to conditions

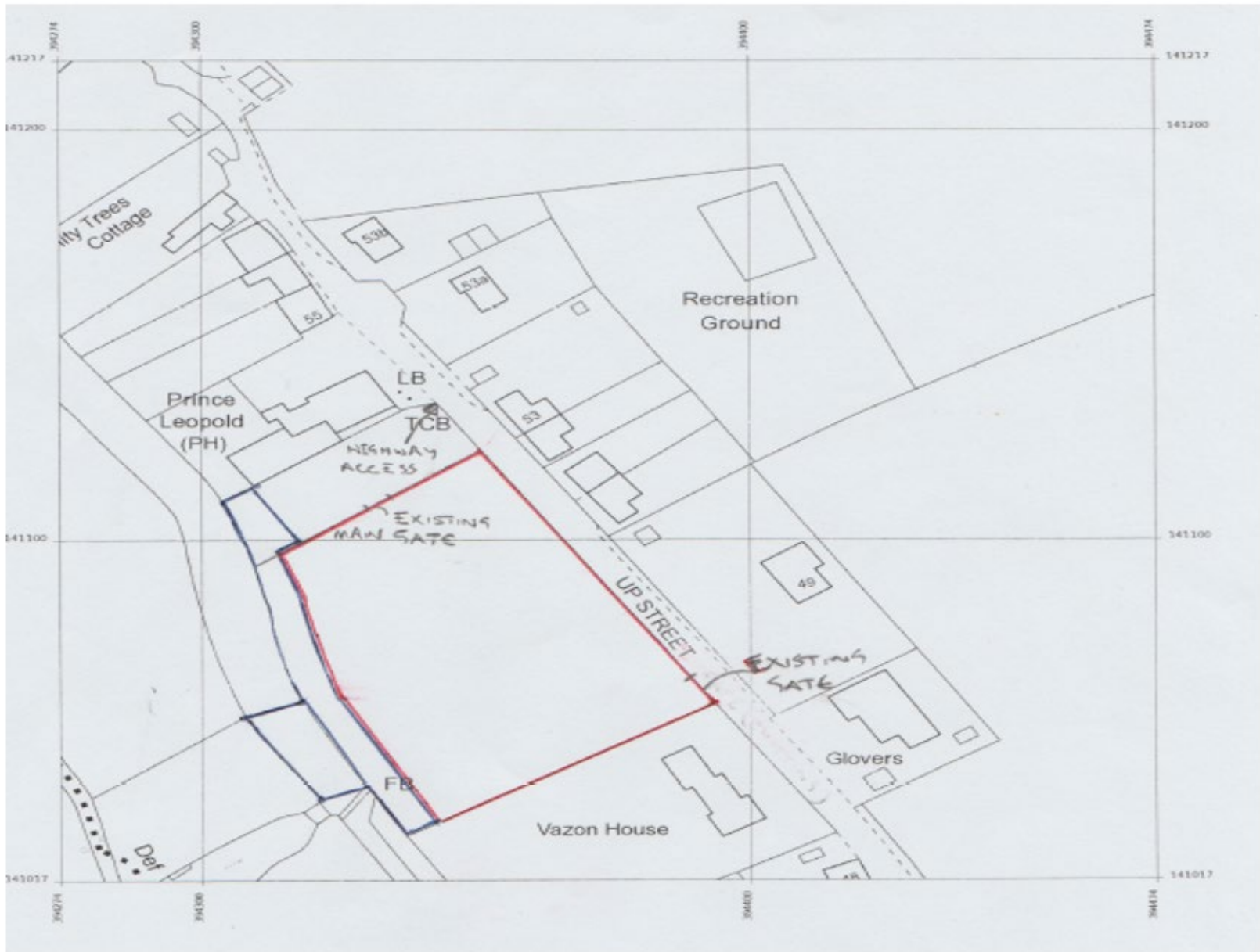


Site Location Plan

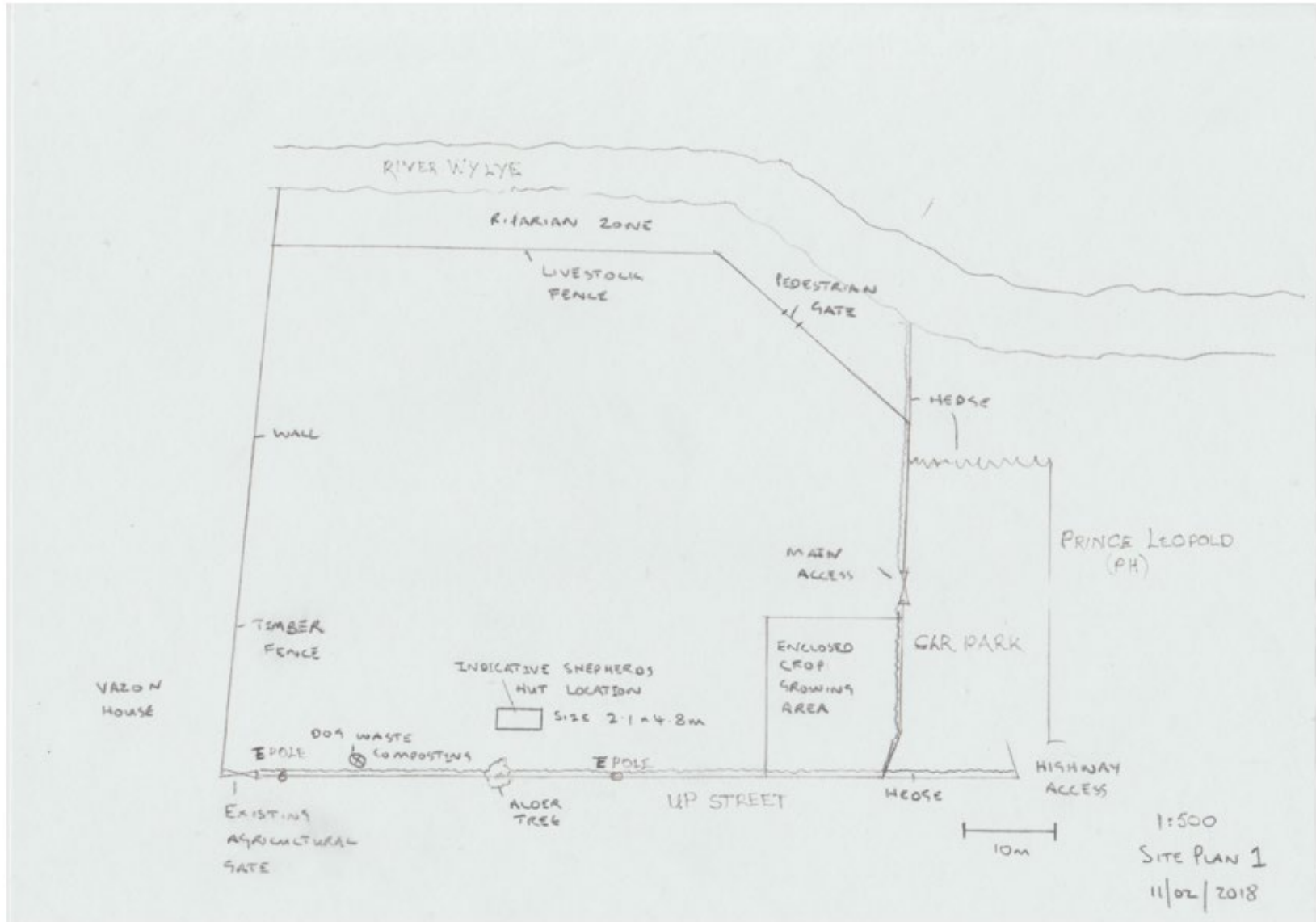


Aerial Photography

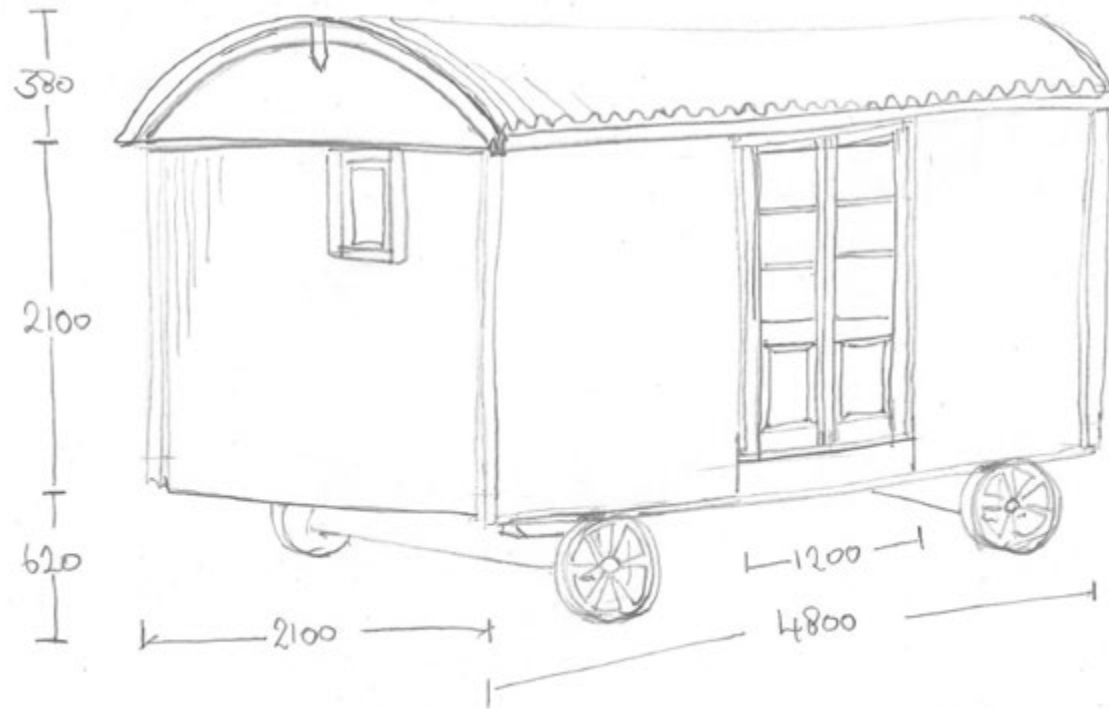
Site Location Plan



Block Plan



Existing On-Site Mobile Shepherds Hut



View of site from Up Street



View from agricultural gate (towards river and public house)



Sheppard's Hut



View towards Vazon House from the site



View towards Public House from the site



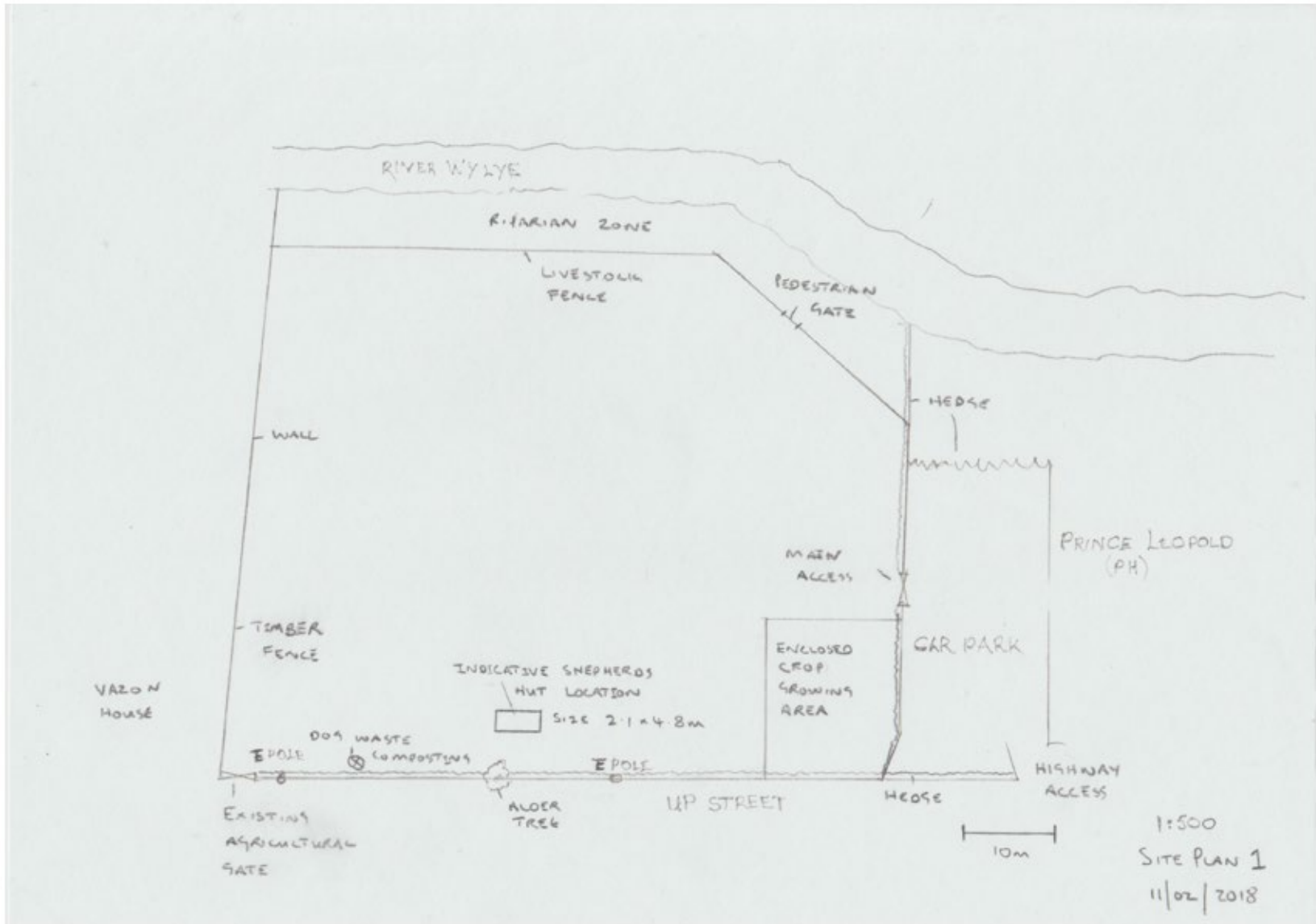
Applicants Westbury home address – rear garden



Applicant's rear garden in Westbury



Site Plan



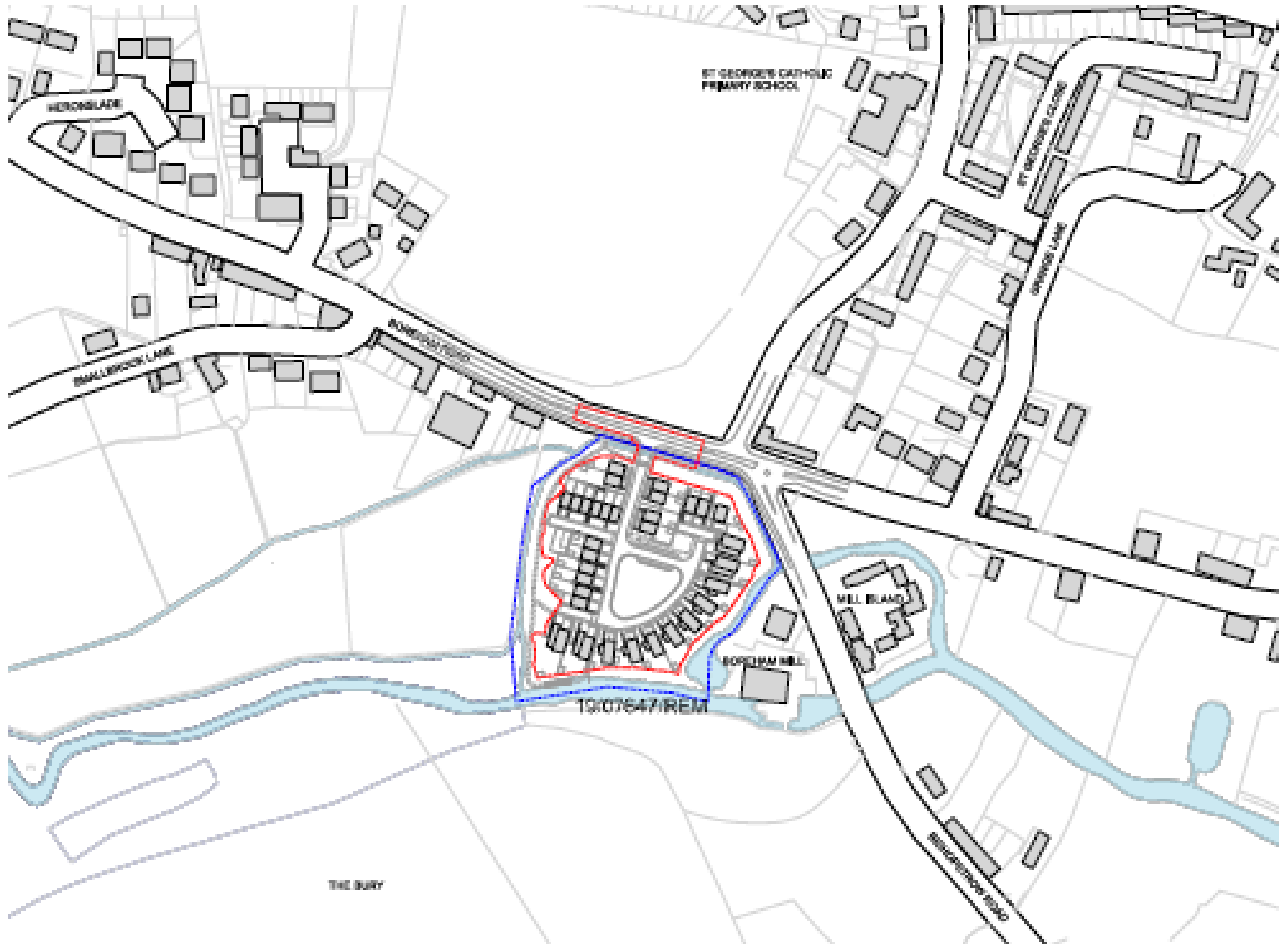
7b) 19/07647/REM - Land North West of Boreham Mill, Bishopstrow Road, Warminster, Wiltshire

Reserved matters application for: layout, scale, appearance and landscaping pursuant to outline permission 13/06782/OUT

Recommendation: To defer and delegate approval subject to conditions following the completion of an HRA Appropriate Assessment



Site Location Plan



Site History & Land Allocation



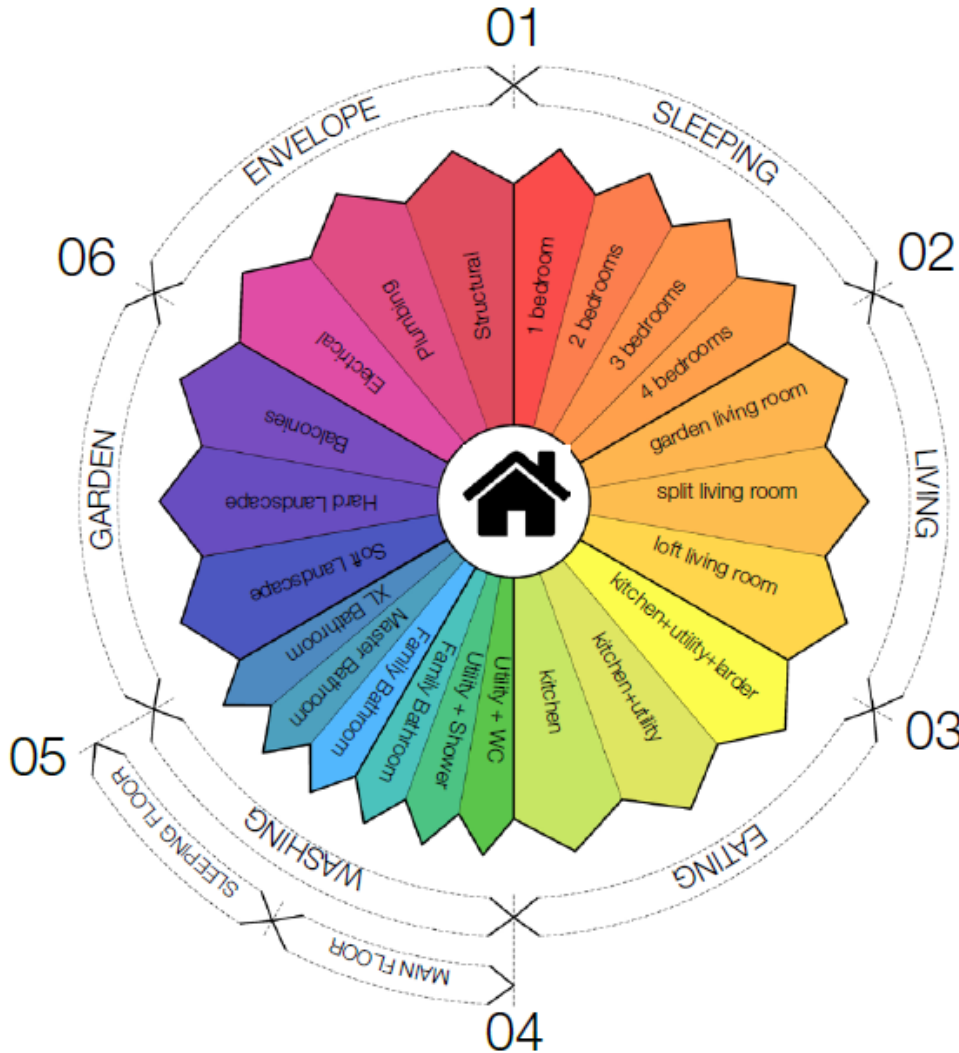
- The principle of the proposed development has been established by outline planning permission ref 13/06782/OUT granted by the Secretary of State for the erection of up to 35 Custom Build Residential Dwellings with access from Boreham Road.
- The site is now allocated for residential development by the Council within the adopted Wiltshire Housing Site Allocations Plan (Policy H2.8 Boreham Road).

Proposed Site Plan

- The application seeks reserved matters approval for the 'reserved' matters of 'appearance', 'landscaping', 'layout' and 'scale' for the erection of 34 custom build dwellings, pursuant to outline application ref 13/06782/OUT.
- 24 open market homes (70%).
- 10 affordable homes (30%).
- mixture of one, two, three and four bed dwellings.

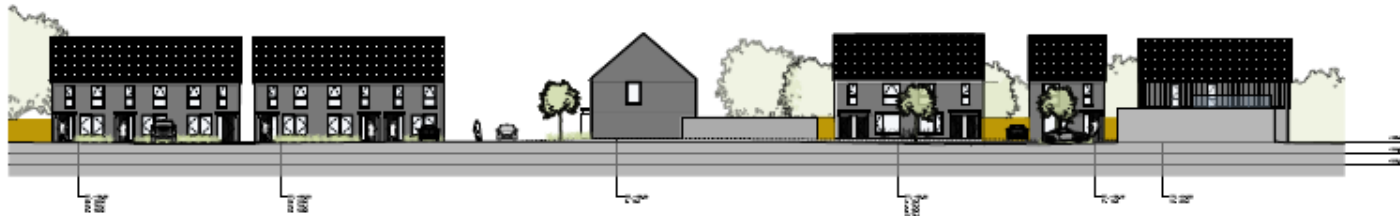


Custom Build Dwellings



- Custom Build allows choice of design, quality and configuration from purchase as identified within the adjacent 'rose' diagram.
- The outline planning permission defines 'Custom Build' as:-
 - "the Residential Units built to a shell and the finishing design commissioned by individuals or groups of individuals for their own use being non-speculative housing with an identified end-user owner/occupier directly involved in the post-shell design process".

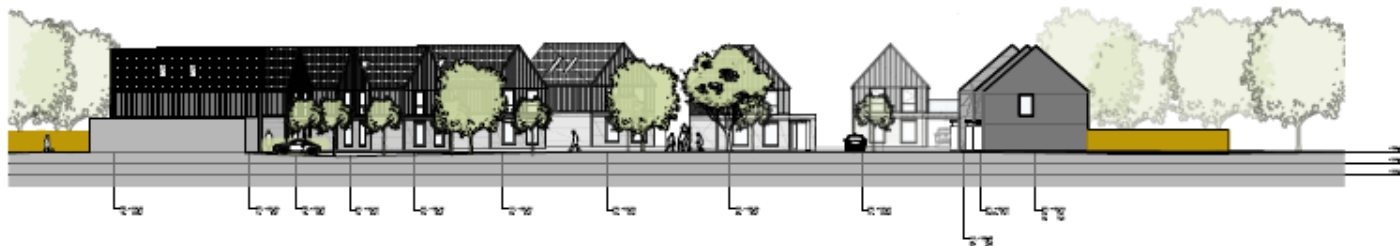
Proposed Cross Section Plans (east – west)



NO SCALE
 NO DATE
 NO TITLE

CONSULTANTS	NAME
PLANNING CONSULTANTS	PLANNING CONSULTANTS
ENVIRONMENTAL CONSULTANTS	ENVIRONMENTAL CONSULTANTS
TRANSPORT CONSULTANTS	TRANSPORT CONSULTANTS
LANDSCAPE ARCHITECTS	LANDSCAPE ARCHITECTS

NOTES
 1. These drawings are to be used in conjunction with the approved Planning Permission for the development.
 2. All works shall be carried out in accordance with the approved Planning Permission.
 3. All works shall be completed within the specified time frame.
 4. All works shall be carried out in accordance with the approved Planning Permission.
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 9. All works shall be completed within the specified time frame.
 10. All works shall be carried out in accordance with the approved Planning Permission.



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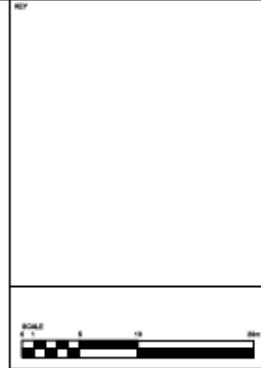
NO: BACKHOUSE HOUSING - BOREHAM MEAD

PROPOSED ROAD ELEVATIONS & ELEVATIONS CC & DO

DATE: 14/09/2023
 DRAWN BY: AB
 CHECKED BY: 14/09/2023
 SCALE: 1:1000
 PROJECT: 1409/2023
 DRAWING NO: 1409/2023/01

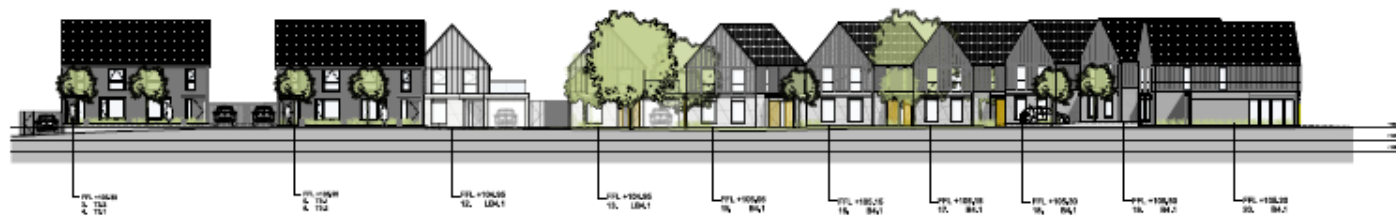
01 ELEVATION CC

Proposed Cross Section Plans (north - south)



REF: 21/01/20 Approved to complete
 21/02/20 Approved for other submissions
 21/03/20 PLANNING REFUSED

01 ELEVATION AA



CONSULTANT	NAME
ARCHITECT	ARCHITECTURAL CONSULTANTS
PLANNING CONSULTANTS	PLANNING EXPERTS
ENVIRONMENTAL CONSULTANTS	CLAREBORO
TRANSPORT CONSULTANTS	CLAREBORO
LANDSCAPE ARCHITECTS	20 LANDSCAPE

NOTE: The design team is not responsible for the accuracy of the information provided by the client or any third party. The design team will not be held responsible for any errors or omissions in the drawings or any other documents prepared by the design team. The design team will not be held responsible for any errors or omissions in the drawings or any other documents prepared by the design team. The design team will not be held responsible for any errors or omissions in the drawings or any other documents prepared by the design team.



ALLFORD HALL MONAGHAN MORRIS
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Artist Impression of Proposed Development



3D Visualisation of Proposed Development



View looking west over the central area of open space

3D Visualisation of Proposed Development



View looking south from the entrance off Boreham Mead

Photograph of existing access onto Boreham Road



2019. 8. 19 16:05

Photograph within the site looking towards Boreham Mill



2019. 8.19 16:04

Photograph within the site looking south



2019. 8.19 16:04

Photograph of the site frontage onto Boreham Road



2019. 8. 19 16:08

Photomontage of Proposed Development from Boreham Road





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