

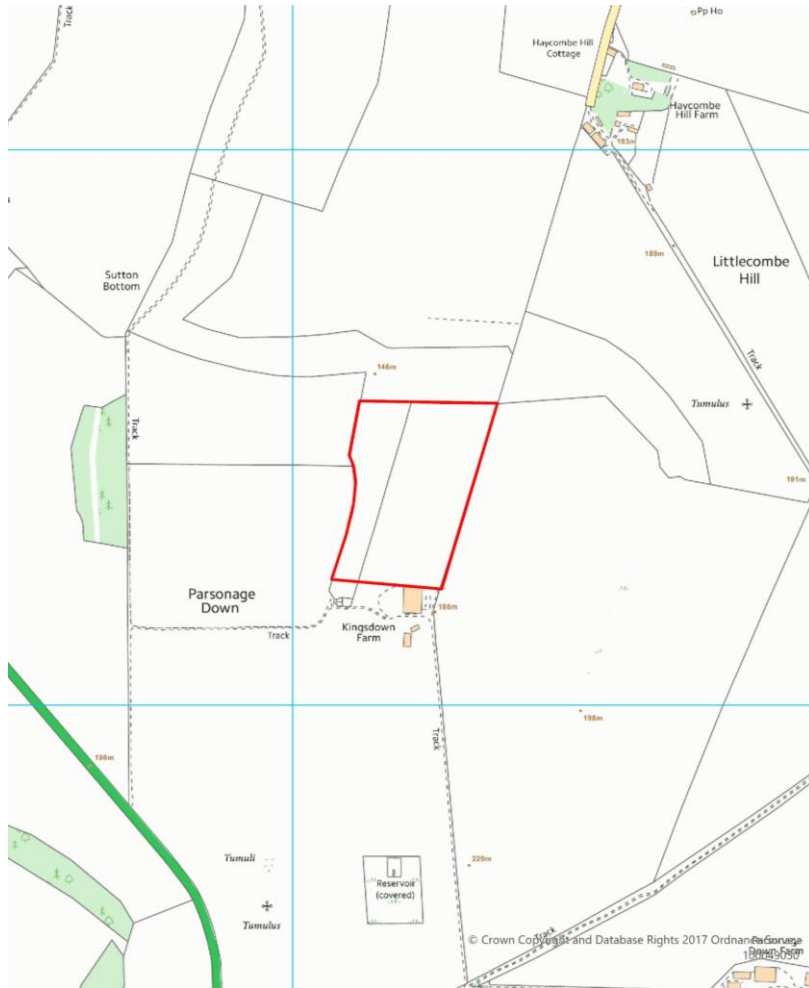
# Western Area Planning Committee

28 September 2022

**7a) PL/2022/01141 - Kingsdown Farm, Lords Hill, Longbridge Deverill, BA12 7DY**

Variation of condition 3 (timescale for deposit of waste materials) on 17/09988/VAR

**Recommendation: Approve subject to conditions**



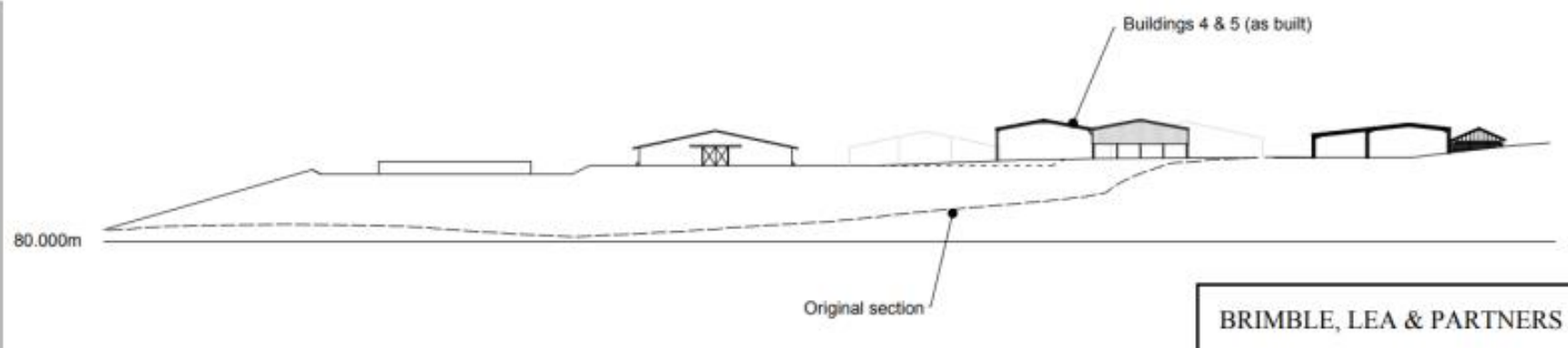
**Site Location Plan**



**Aerial Photography**



# Approved cross section (17/09988/VAR ) North to South through site

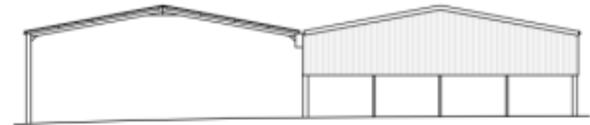




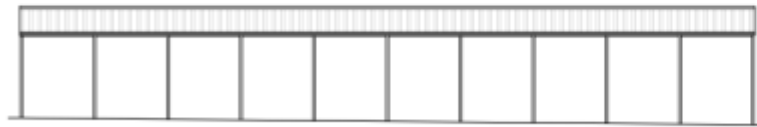
# Elevations of approved buildings 4 and 5 (17/09988/VAR ) both erected on site and photograph of building 4



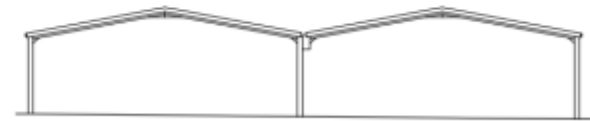
South Elevation 1:200



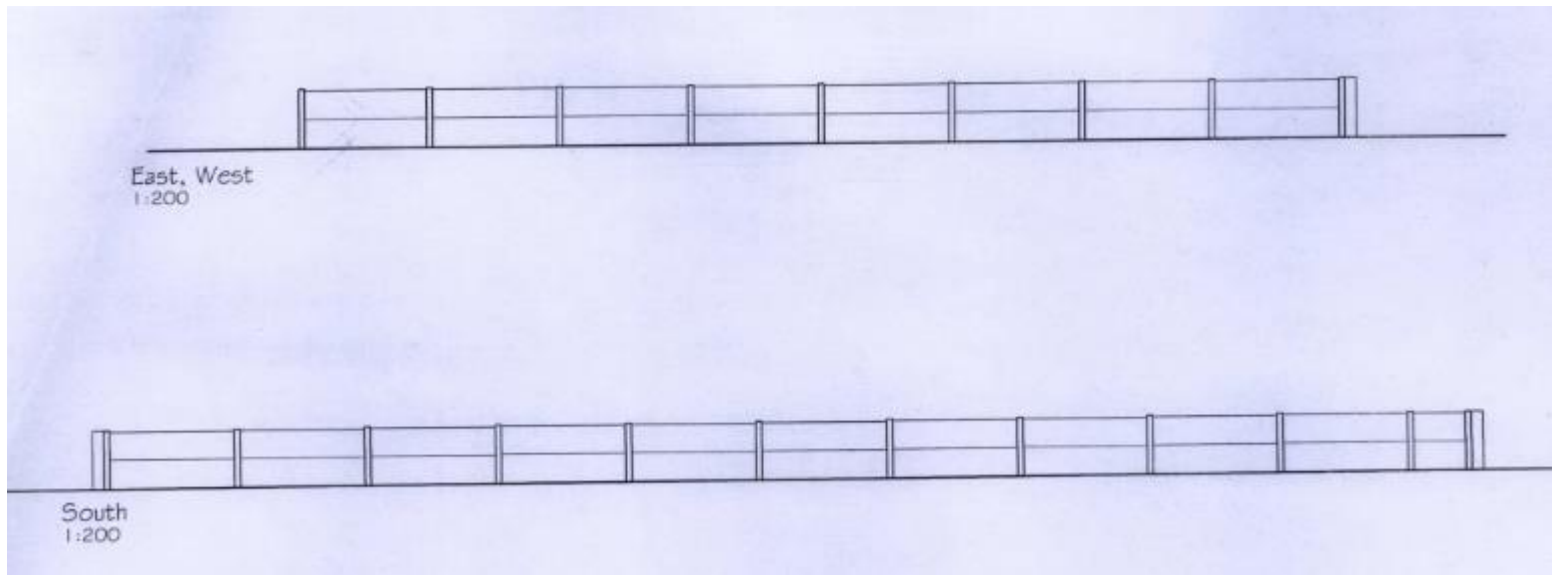
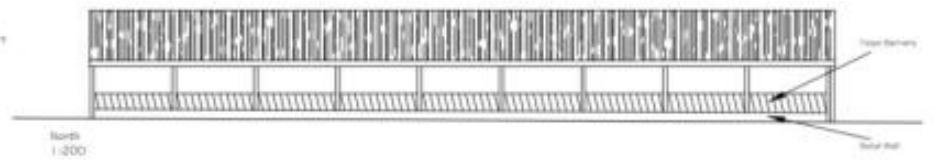
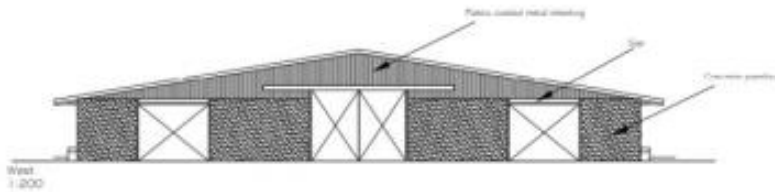
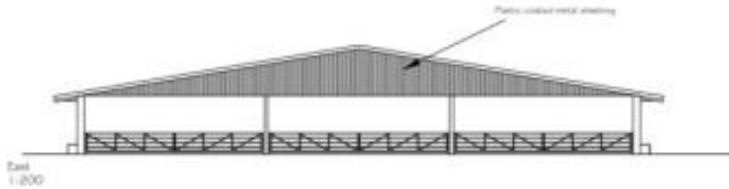
West Elevation 1:200



North Elevation 1:200



# Elevations of approved building 6 and 7 (approved under application 17/09988/VAR) - not yet constructed



# Relevant site history

- 17/09988/VAR – Application to vary Condition 10 to Planning Permission reference 17/03155/VAR to amend the approved plans in respect of buildings 4 and 5 – Approved

Note condition re-imposed requiring completion of earthworks by 27 June 2022

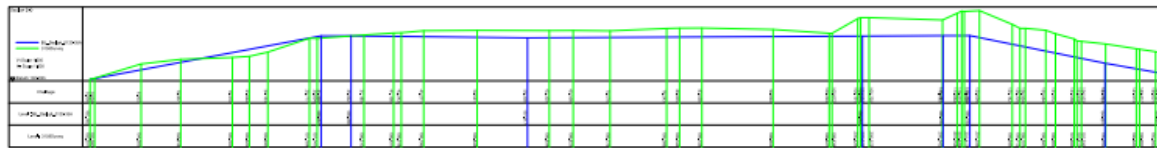
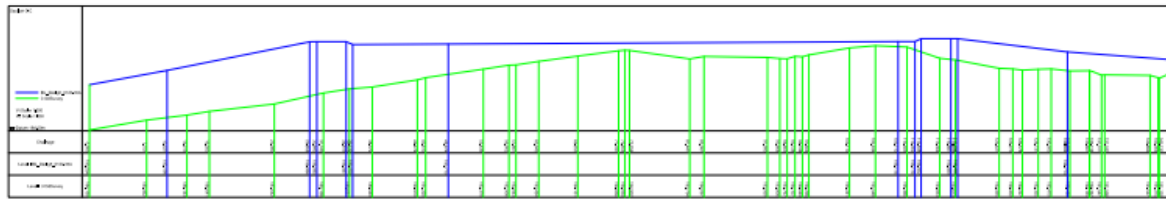
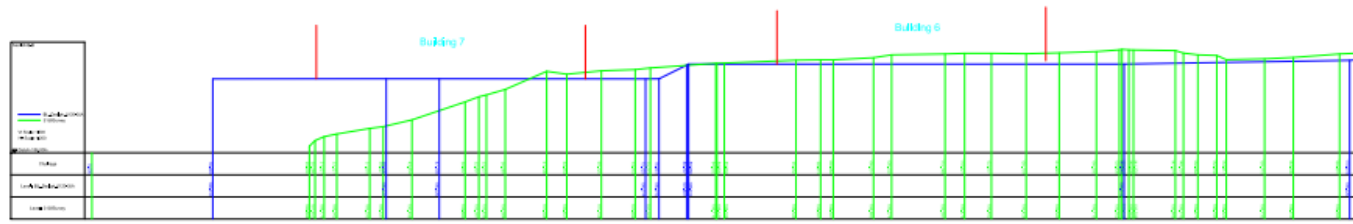
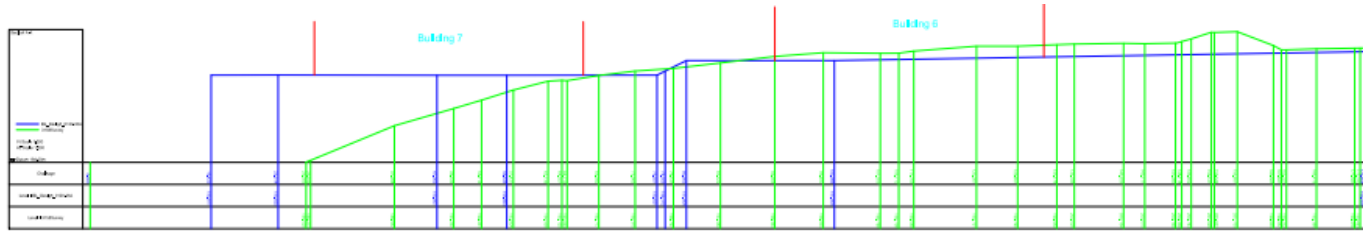
- 17/03155/VAR – Variation of Condition 9 pursuant to application W/10/02377/FUL (Erect two livestock buildings, straw storage building, dung store, hardened tracks and passageways and the re-profiling of land adjacent to facilitate new buildings) regarding timescale for the deposit of waste – Approved

Note condition imposed requiring completion of earthworks by 27 June 2022

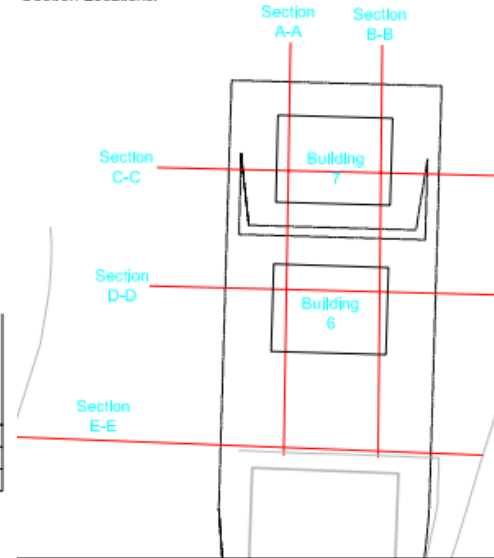
- W/10/02377/FUL – Erect two livestock buildings, straw storage building, dung store, hardened tracks and passageways and the re-profiling of land adjacent to facilitate new buildings (revision of W/09/01142/FUL) – Approved

Note – condition imposed requiring completion of earthworks by 20 October 2013

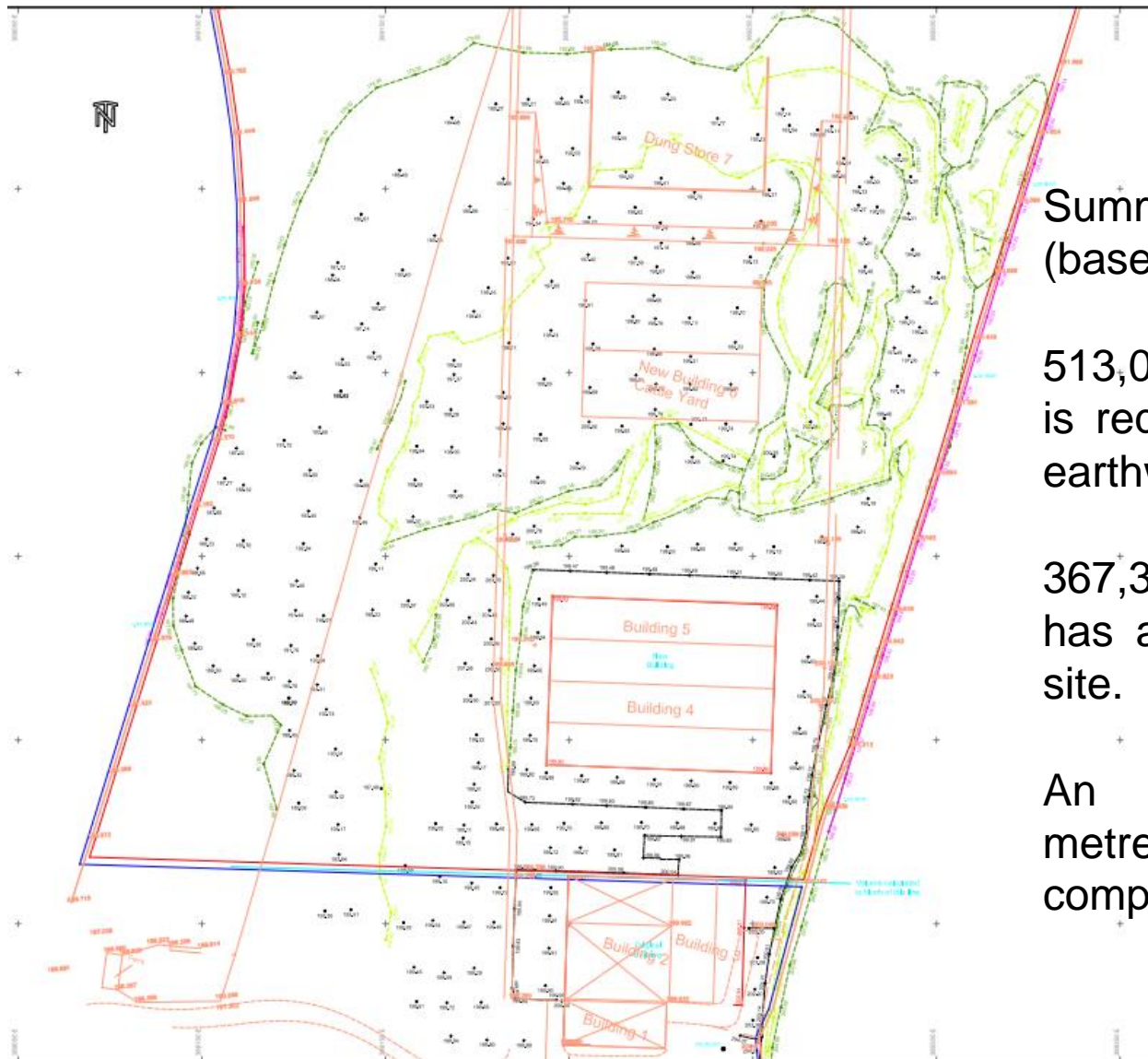
# Cross sections through site detailing current land levels (green) with proposed/approved land levels (blue) and location of buildings 6 and 7 (based on 2022 survey)



Section Locations:



# Detailed survey – existing/current land height levels with location existing/proposed buildings superimposed



Summary of earthwork volumes (based on 2022 survey) -

513,079 cubic metres of material is required for completion of the earthworks in total.

367,311 cubic metres of material has already been imported onto site.

An additional 145,768 cubic metres of material is required to complete the development.



# Existing agricultural buildings 1, 2 and 3 and existing farmhouse



# Existing site viewed from access track to the south





# Photograph of existing building 4



# Profiled land to west of agricultural buildings looking towards Southwest



# Profiled land to west of agricultural buildings looking towards Lords Hill Barn and the A350 to West





# Profiled land and views to the Northwest



# Profiled land and views to North



# Approved building 5 and views East

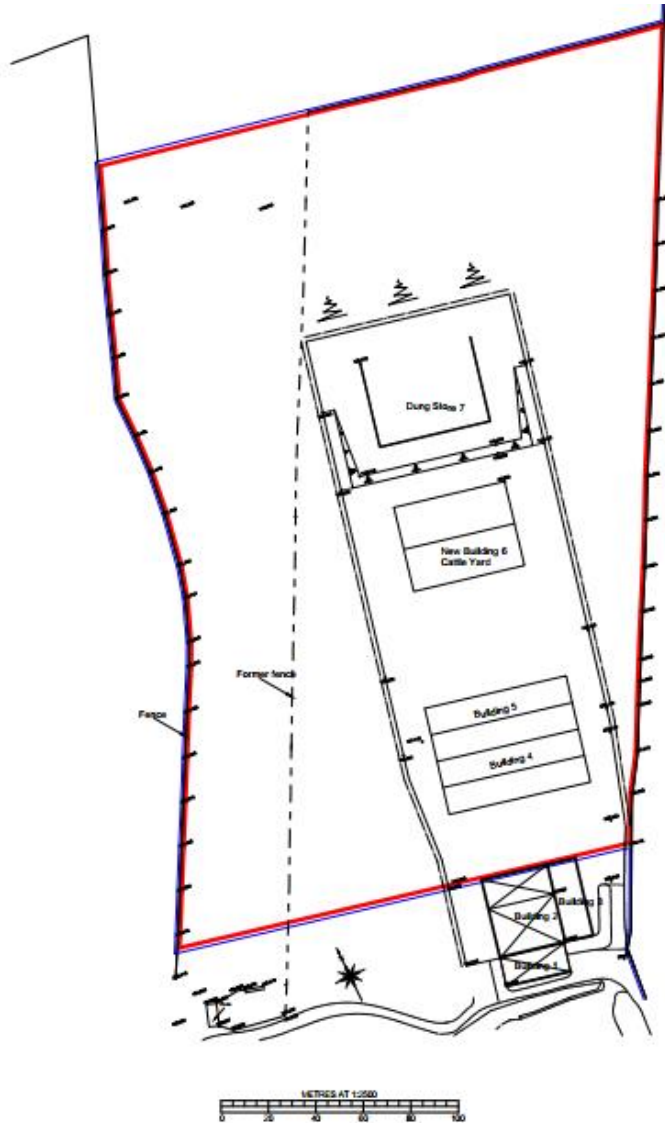




# Approved buildings 4 and 5 and views to South



# Site Plan and Landscape Plan approved under application 17/09988/VAR





**7b) PL/2022/02156 - 17A Horse Road, Hilpertown Marsh, Trowbridge, BA14 7PE**

Replacement and raising of roof and associated vertical extension to create bedrooms on the first floor and replacement garage (resubmission of PL/2021/09030) and retrospective permission for a garden room single-storey infill addition to rear.

**Recommendation: Approve subject to conditions**

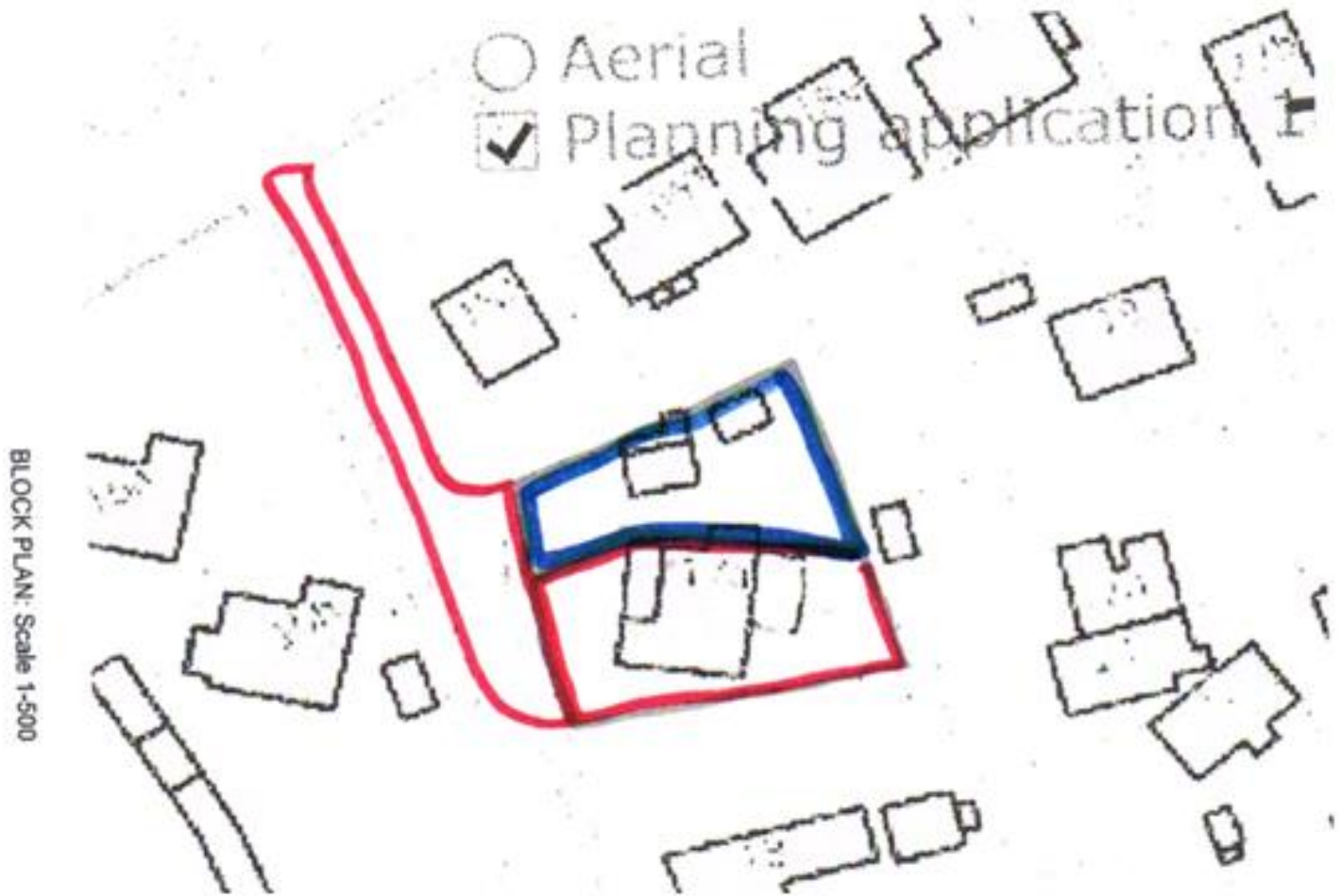


Site Location Plan



Aerial Photography

# Application Site and Immediate Surroundings





The unlisted No. 17a Horse Road property is accessed via the unadopted lane and HILP6 PROW shown below – with local listed buildings hatched.



A selection of views of the subject property from the public domain (Horse Road various locations and viewpoints)



# The 'existing' host property at No.17a Horse Road



FRONT ELEVATION - EXISTING (Facing West)



SIDE ELEVATION - EXISTING (Facing North)



GROUND FLOOR PLAN - EXISTING



REAR ELEVATION - EXISTING (Facing East)



SIDE ELEVATION - EXISTING (Facing South)

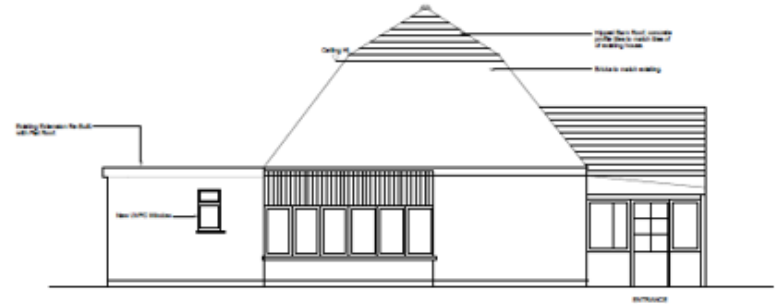




The consented extensions allowed under 20/02982/FUL – which approved the raising of the roof providing rooms on first floor and ground floor extension



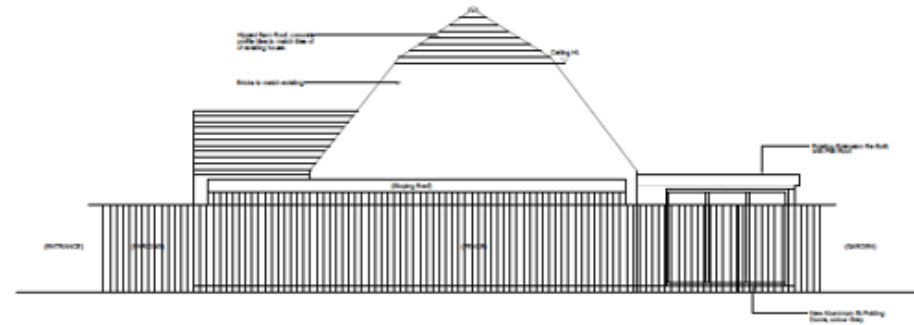
FRONT ELEVATION - PROPOSED (Facing West)



SIDE ELEVATION - PROPOSED (Facing North)

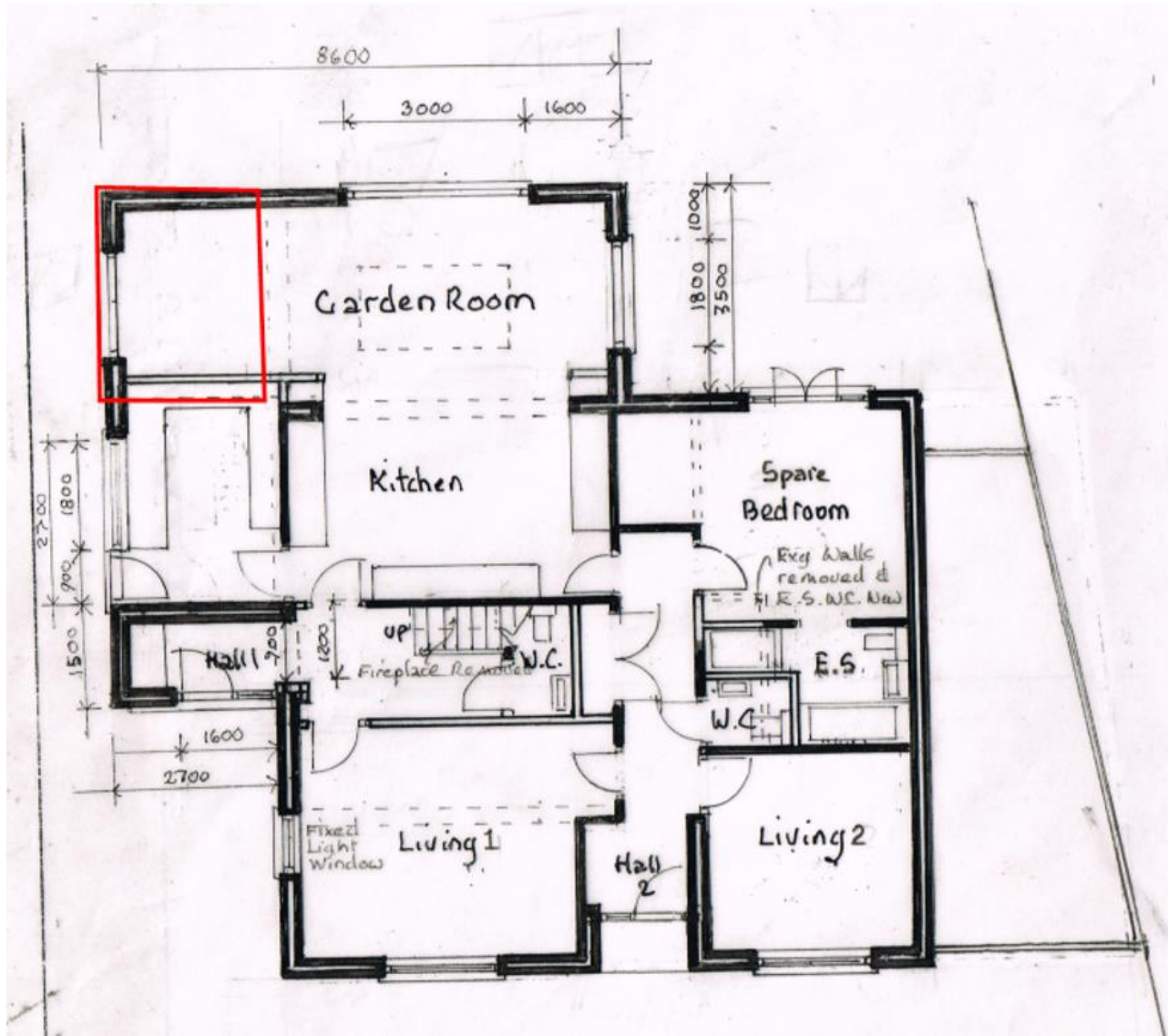


REAR ELEVATION - PROPOSED (Facing East)

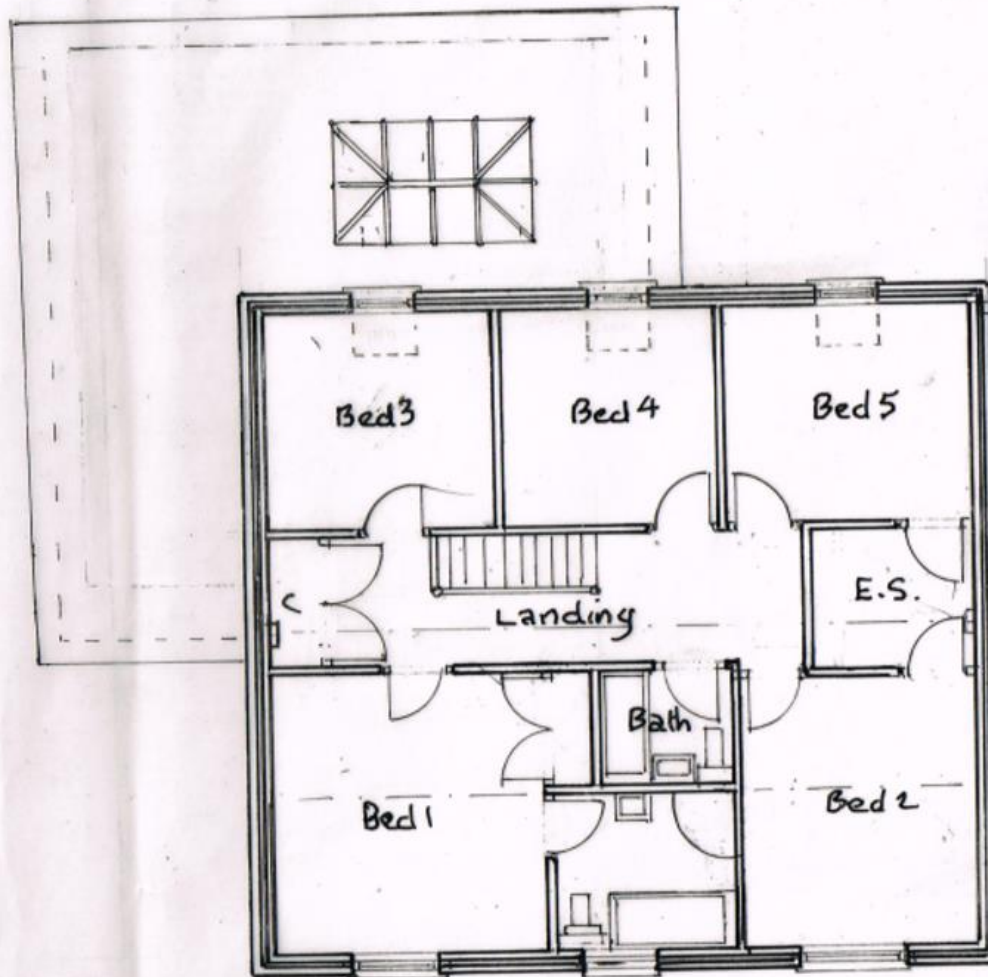


SIDE ELEVATION - PROPOSED (Facing South)

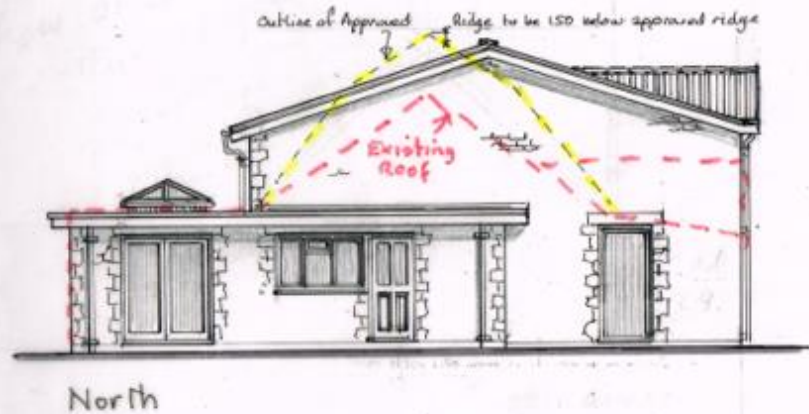
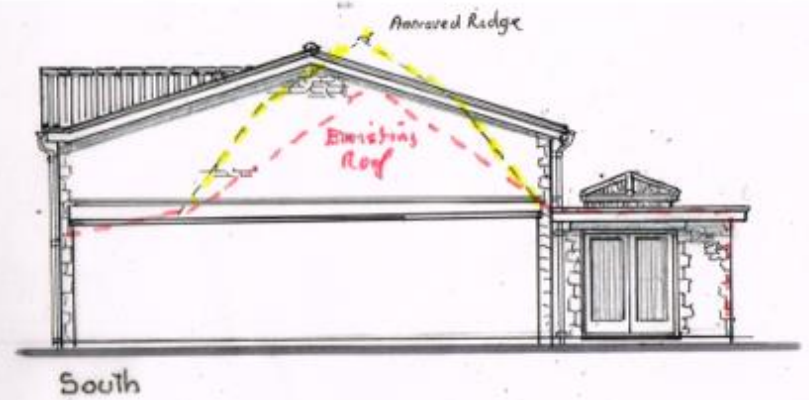
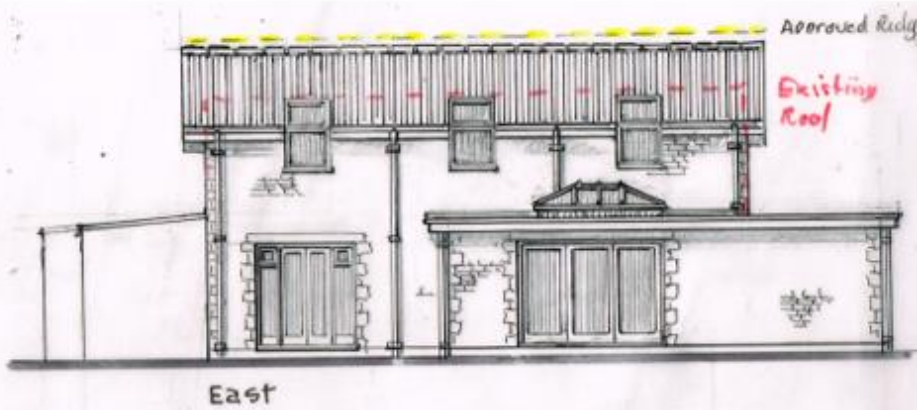
Proposed Ground Floor - The former conservatory on the east elevation and the store on the north elevation have both been demolished and replaced with an L-shaped single-storey extension, which is 2.3sqm larger than what was approved under the aforesaid 20/02982/FUL consented application, and that element (identified in red below) forms part of this application



Proposed Upper Floor - The application also seeks planning permission for an upper floor extension (circa 1.1m higher than the existing ridge) to accommodate 5 bedrooms on the first floor with 2 bedrooms sharing an en-suite



Composite elevation plan shown the proposed elevations with the existing building (red dash) and extant approved extension (yellow dash)

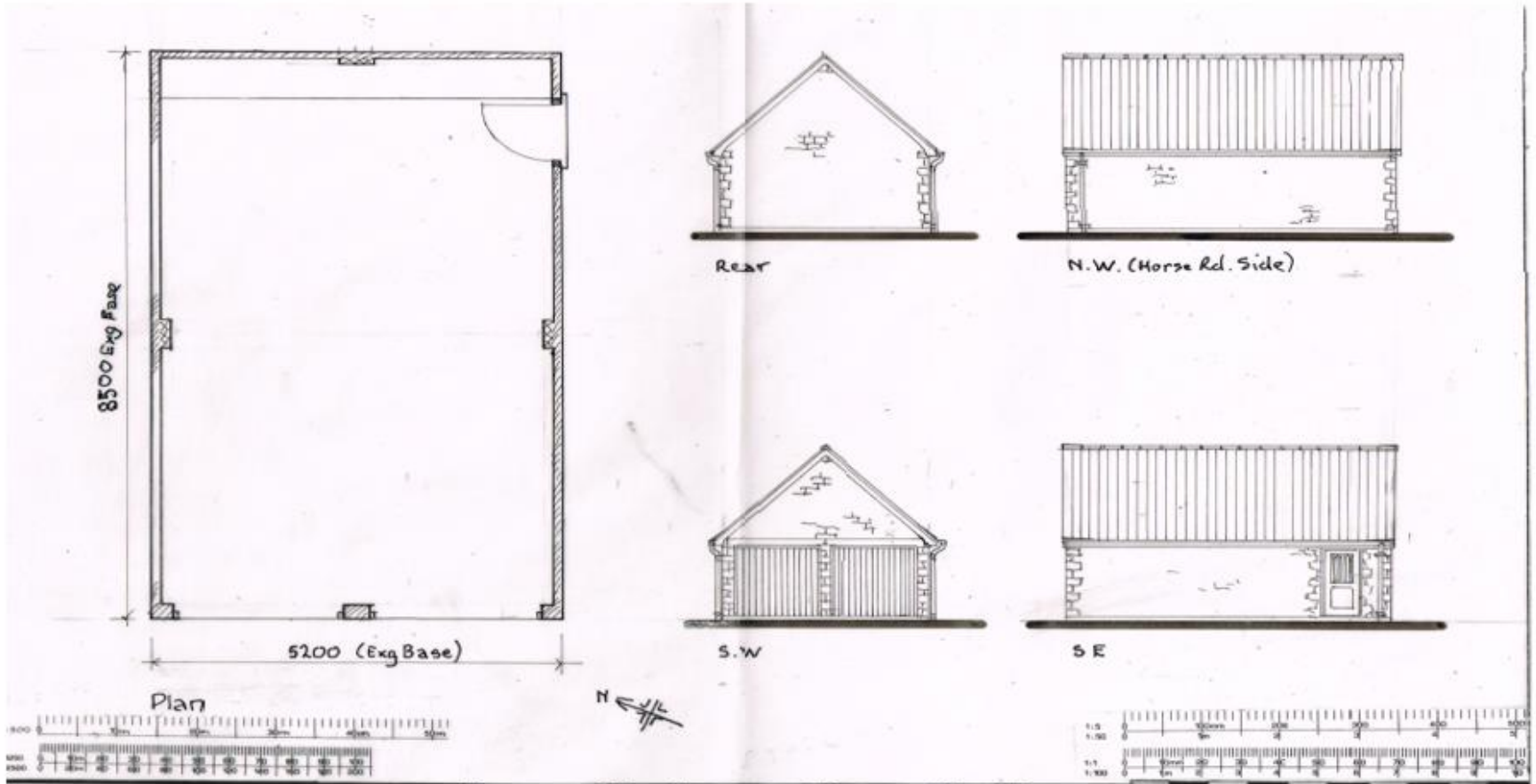


Proposed elevations





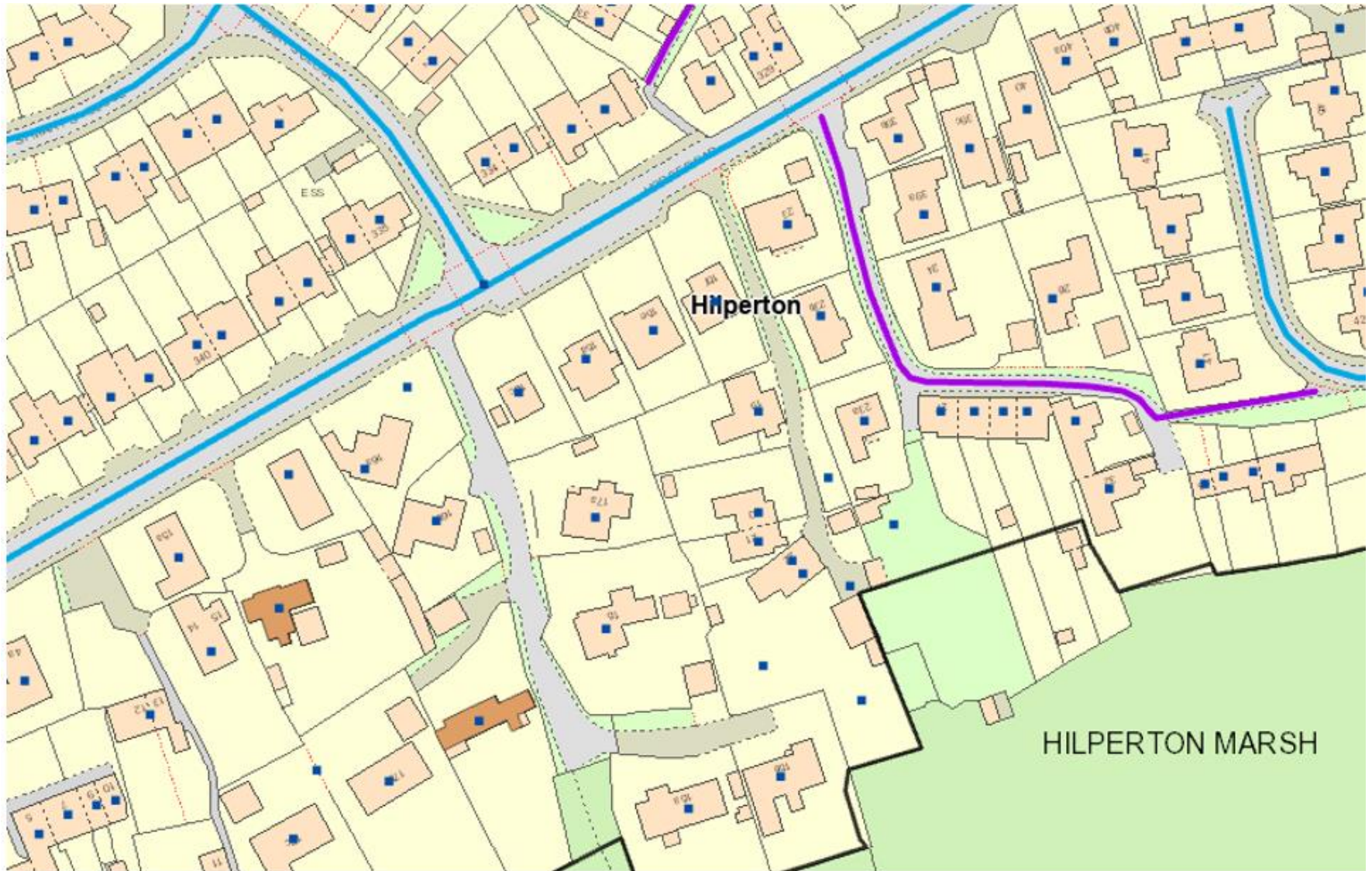
# Proposed Replacement Garage Plans



**Proposed Replacement Garage Elevations**



The following insert illustrates the plot arrangements on the south side of Horse Road and further south having a distinctly different characteristic and form when compared to the properties on the north side of Horse Road







No.17A Horse

*View of No.17A from the main Horse Road*

Existing Garage – to be replaced.





Aerial view picking up numerous outbuildings of varying sizes and positions within domestic curtilages in general locality



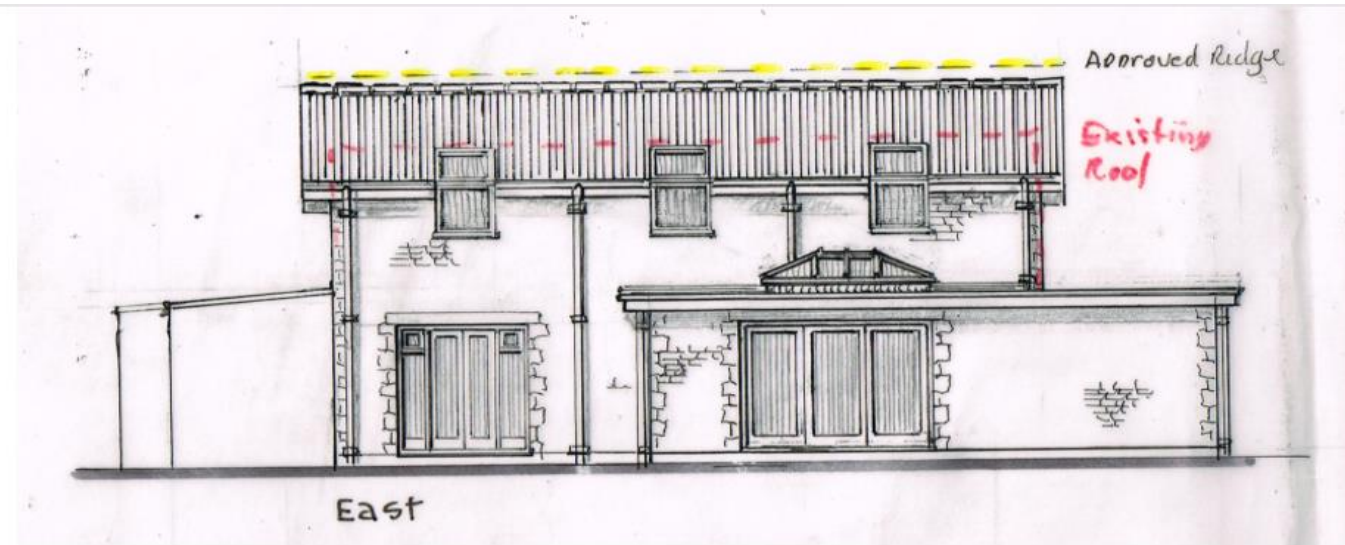




***View of No.17a host property and neighbouring properties to the north (fronting Horse Road)***



To mitigate against overlooking and loss of privacy to neighbours, the proposed upper floor windows on the east elevation would be 'combination' units, with obscured glazing for the lower vertical window section and unobscured glazing in the sloping element (an example of which is reproduced below the elevation)





***View of No.18C, No.18D and No.18E from the site (with the proposed garage replacing the various outbuildings shown above)***





*View of site from No.20 and No.19 Horse Road access lane*



*View of from No.20 and No.19 Horse Road from site*

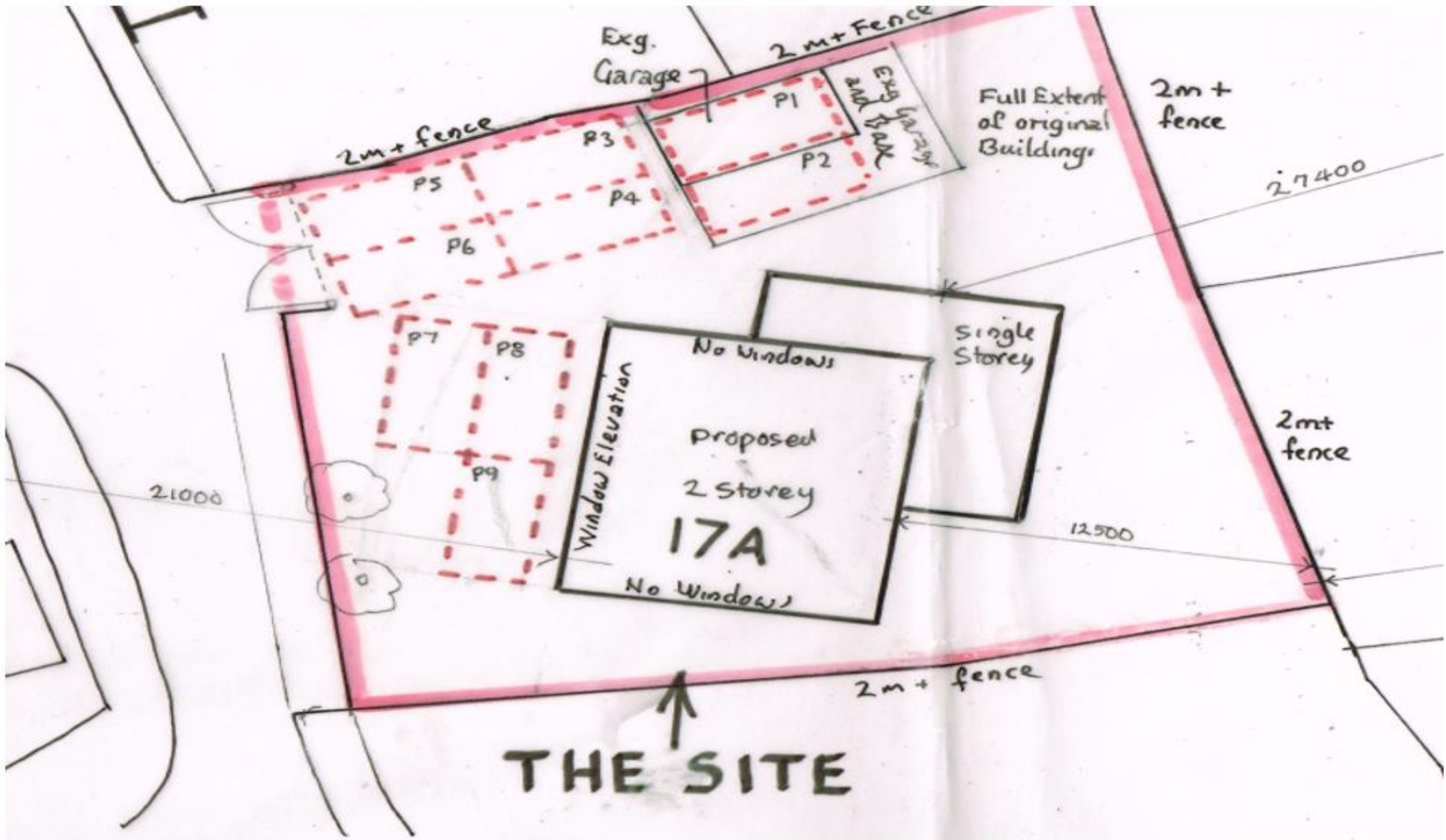




***View of site from the grade II listed No.17 Horse Road***



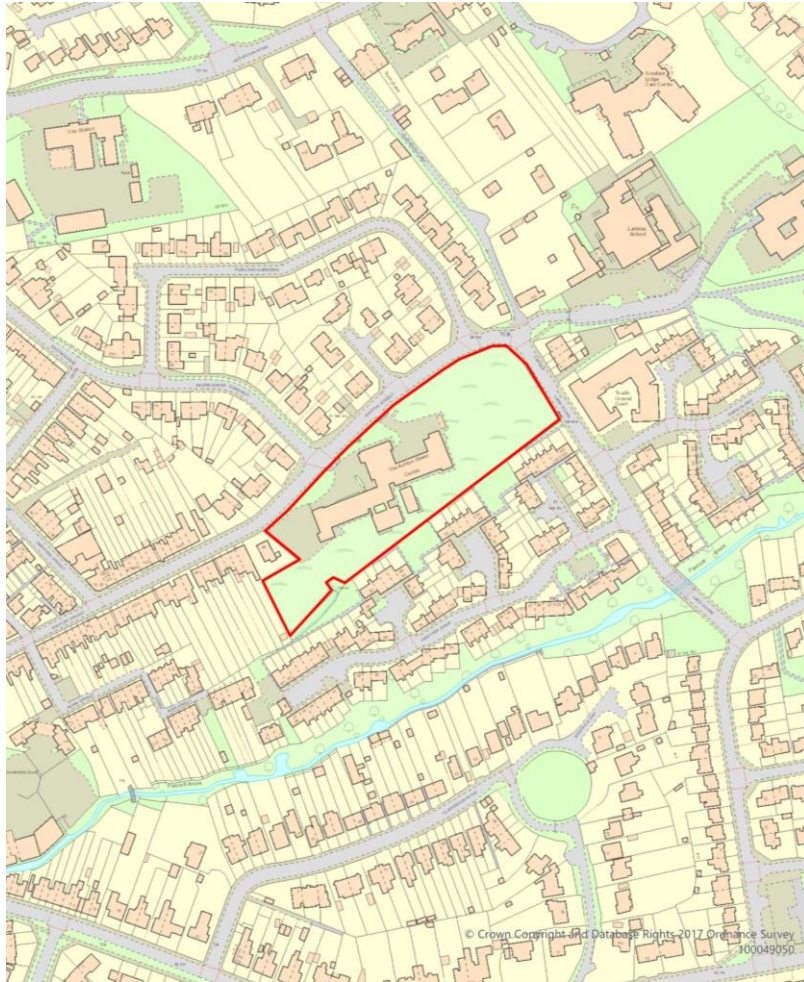
The insert below reveals that the site would have ample on-site provision for more than 3 car parking spaces (if the applicant needed more than 3 motor vehicles to be parked)



**7c) PL/2021/09909 - Ashton Street Centre, Ashton Street, Trowbridge, Wilts, BA14 7ET**

Redevelopment of former day care centre (Class F.1) comprising: the erection of 48 No. dwellings and associated access and landscaping works.

**Recommendation: Approve subject to conditions**



**Site Location Plan**



**Aerial Photography**



# Existing Site Plan







# Proposed Context plan showing proposed buildings within existing urban form





# Proposed Site Plan





# Photos of Existing Site and Surrounds

## Aerial View of Application Site



# Application Site Entrance





Looking East across the application site





# Looking West across the application site



# Examples of existing residential housing along Ashton Street





# Furlong Gardens - North of application site







*Lark Down – East of Application Site*



*Heather Shaw – South of Application Site*



*Alma Street – Southeast of Application Site*



# Materials

- Whilst the houses are widely varied as a whole, there are a number of details that are consistent throughout. These include:
  - Coursed rubble stone and render (sometimes painted/ whitewash)
  - Brick facades (buff/ orange / red in colour)
  - Plain, slate, clay, concrete tile roofs
  - Timber lintels on older cottages
  - Brick reveals in stone facades
    - Single pitch roofs, with some front gables

# There are 10 housetypes with 1 flat block type

- Plots 1&2, 3&4 (linked 3 bed house):





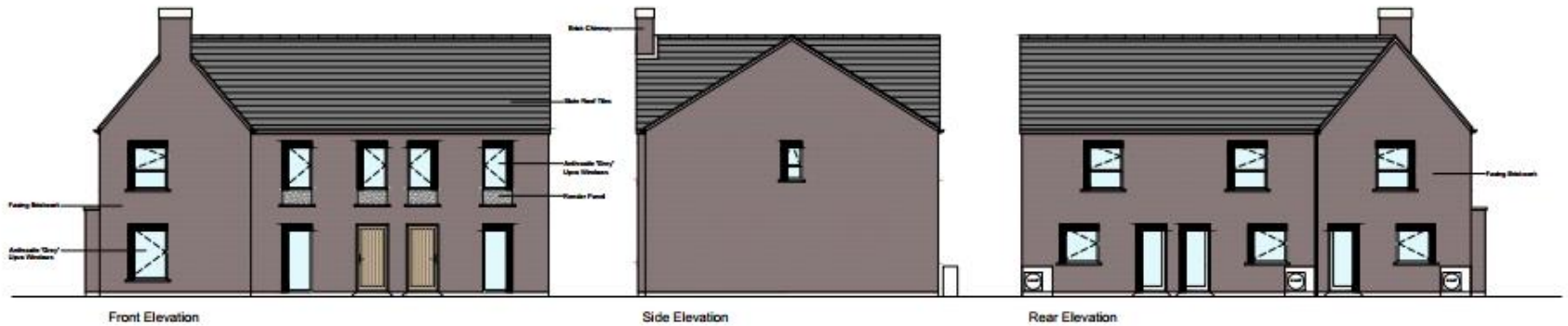
- Plots 5-7 (3bed semi-detached):



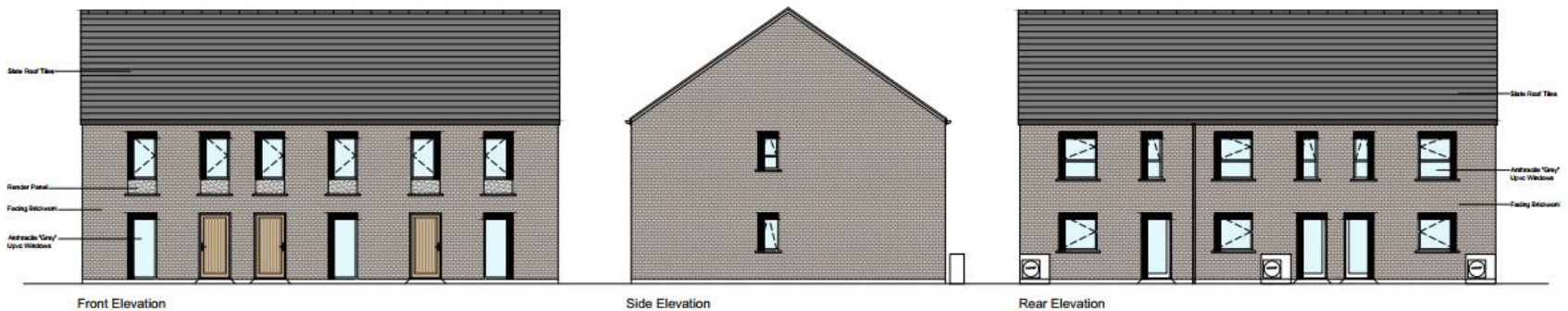
- Plots 8-10 (3bed semi-detached-linked):



- Plots 11-13 (2 bed terrace):



- Plots 14-16 (3 bed terrace):



- Plots 17-20 & 23-26 (2 bed terrace):



- Plots 21 & 22(3 bed semi-detached):





- Plots 27 – 29 (2.5 storey 3bed terrace townhouse)



- Plots 30-31 (2 bed terrace):



- Plots 33&34; 47&48 (2x1 bed apartments):

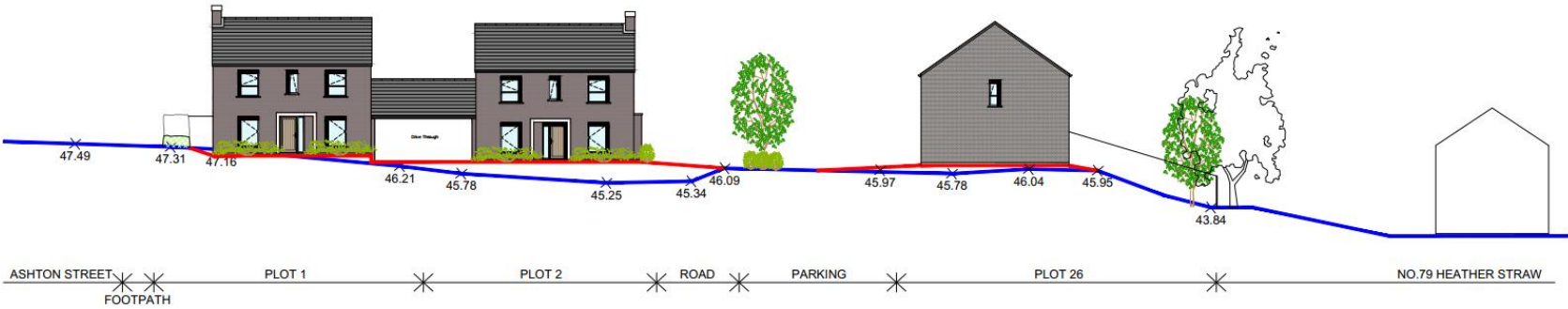


- Plots 35-46 (3 storey 2bed flats):



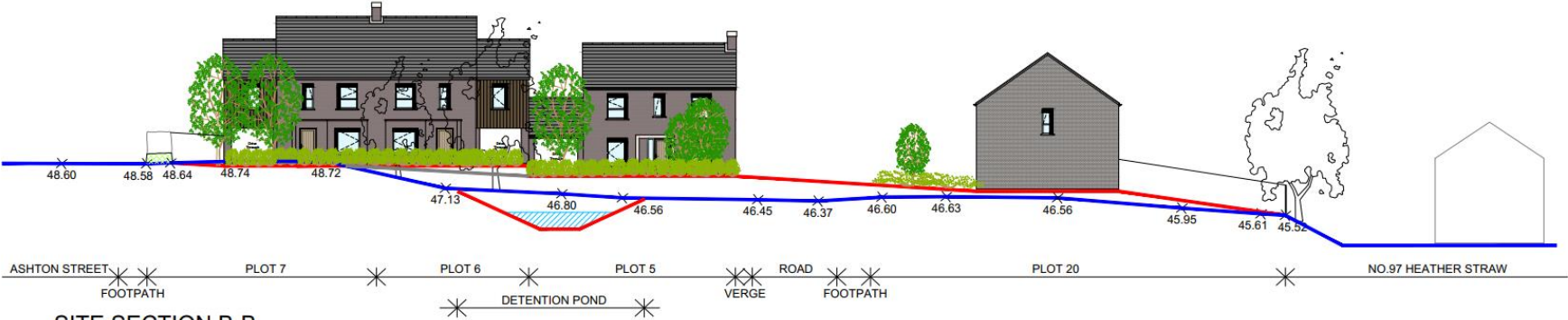


# Proposed Sections



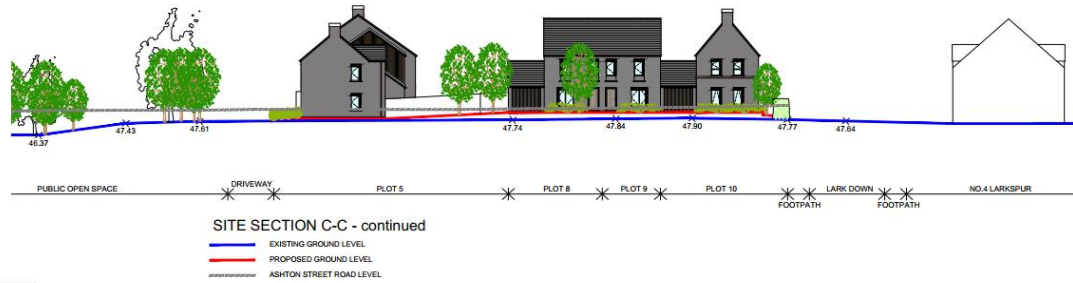
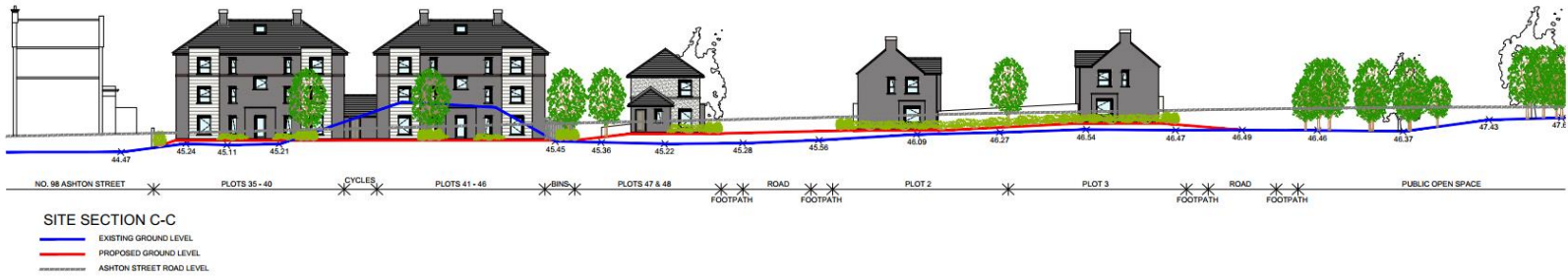
**SITE SECTION A-A**

— EXISTING GROUND LEVEL  
— PROPOSED GROUND LEVEL



**SITE SECTION B-B**

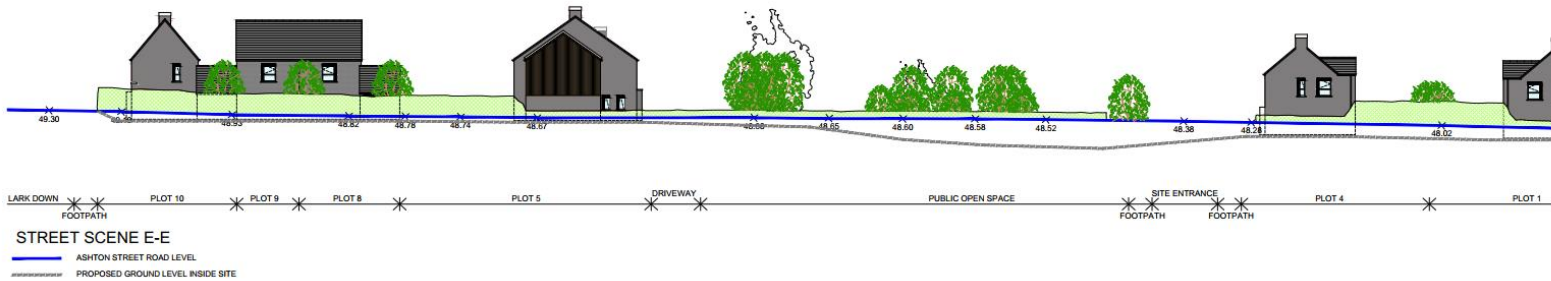
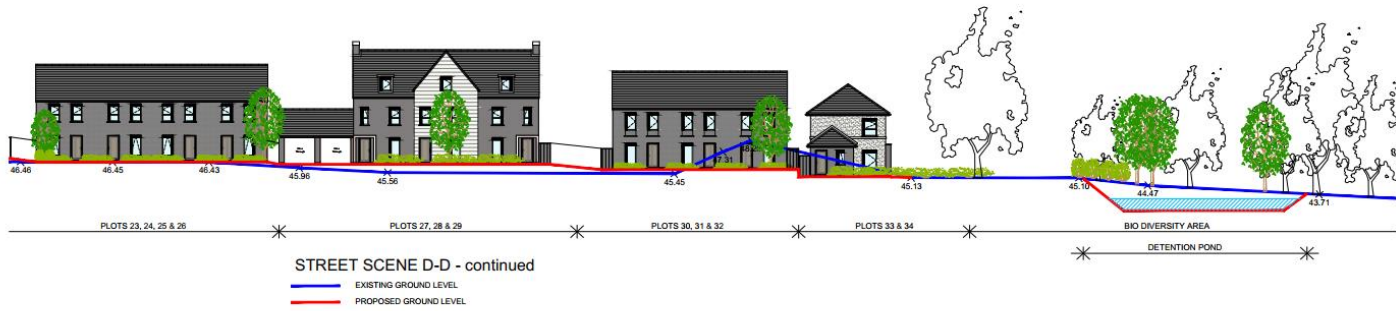
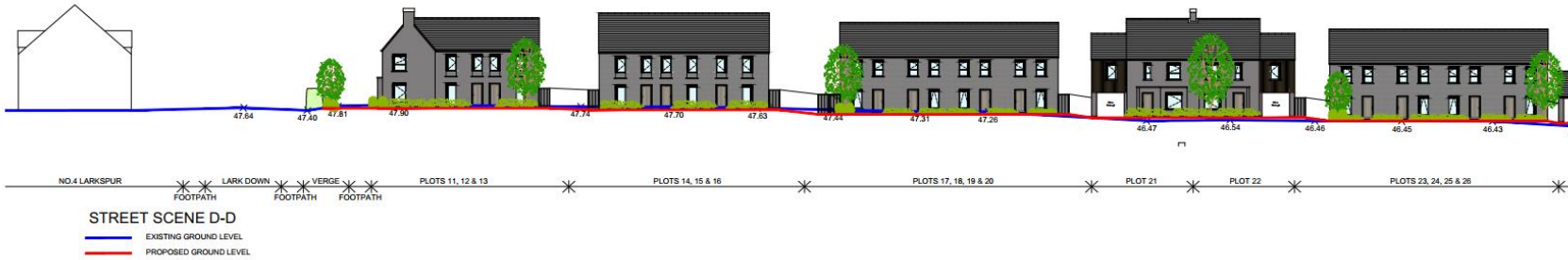
— EXISTING GROUND LEVEL  
— PROPOSED GROUND LEVEL



All drawings are copyright  
 I report all discrepancies to project administrator  
 I do not make drawings for non-architectural purposes  
 All dimensions to be checked on site  
 Project name  
 Ashton Street Centre  
 Ashton Street  
 Trowbridge

**Ian Sullivan Architecture Ltd**  
 101 Victoria Road, Swindon, Wiltshire SN1 3SD.  
 01753 670663 - E-mail: [info@iansullivanarchitecture.co.uk](mailto:info@iansullivanarchitecture.co.uk)  
 Drawing No. **PROPOSED SITE SECTIONS**

# Proposed Street Scenes







NO.4 LARKSPUR \* LARK DOWN \* VERGE \* PLOTS 11, 12 & 13 \* PLOTS 14, 15 & 16 \* PLOTS 17, 18, 19 & 20 \* PLOT 21 \* PLOT 22 \* PLOTS 23, 24, 25 & 26

FOOTPATH \* FOOTPATH \* FOOTPATH

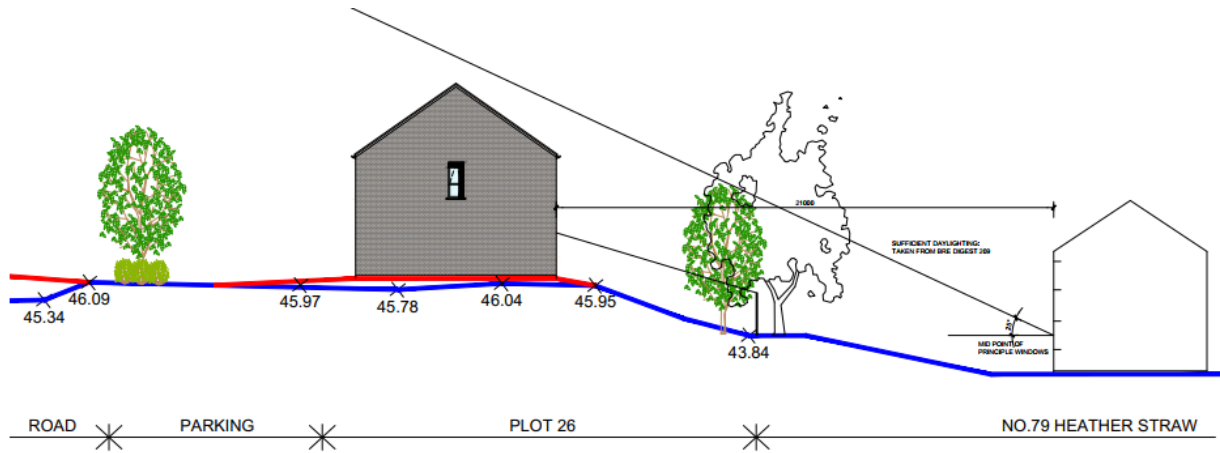
**STREET SCENE F-F**  
 — EXISTING GROUND LEVEL  
 — PROPOSED GROUND LEVEL



PLOTS 23, 24, 25 & 26 \* PLOTS 27, 28 & 29 \* PLOTS 30, 31 & 32 \* PLOTS 33 & 34 \* BIO DIVERSITY AREA \* DETENTION POND

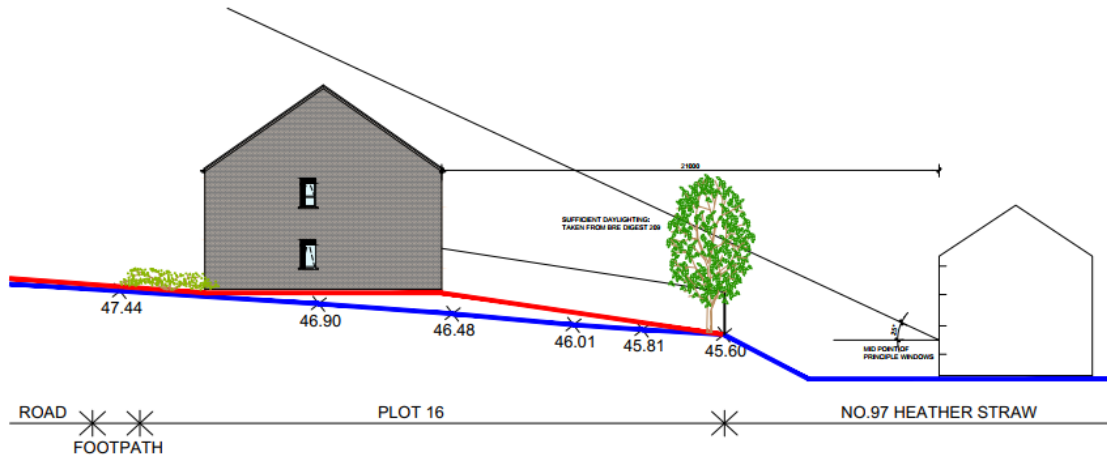
**STREET SCENE F-F - continued**  
 — EXISTING GROUND LEVEL  
 — PROPOSED GROUND LEVEL

# Daylight Impact Sections



SITE SECTION A-A

- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL



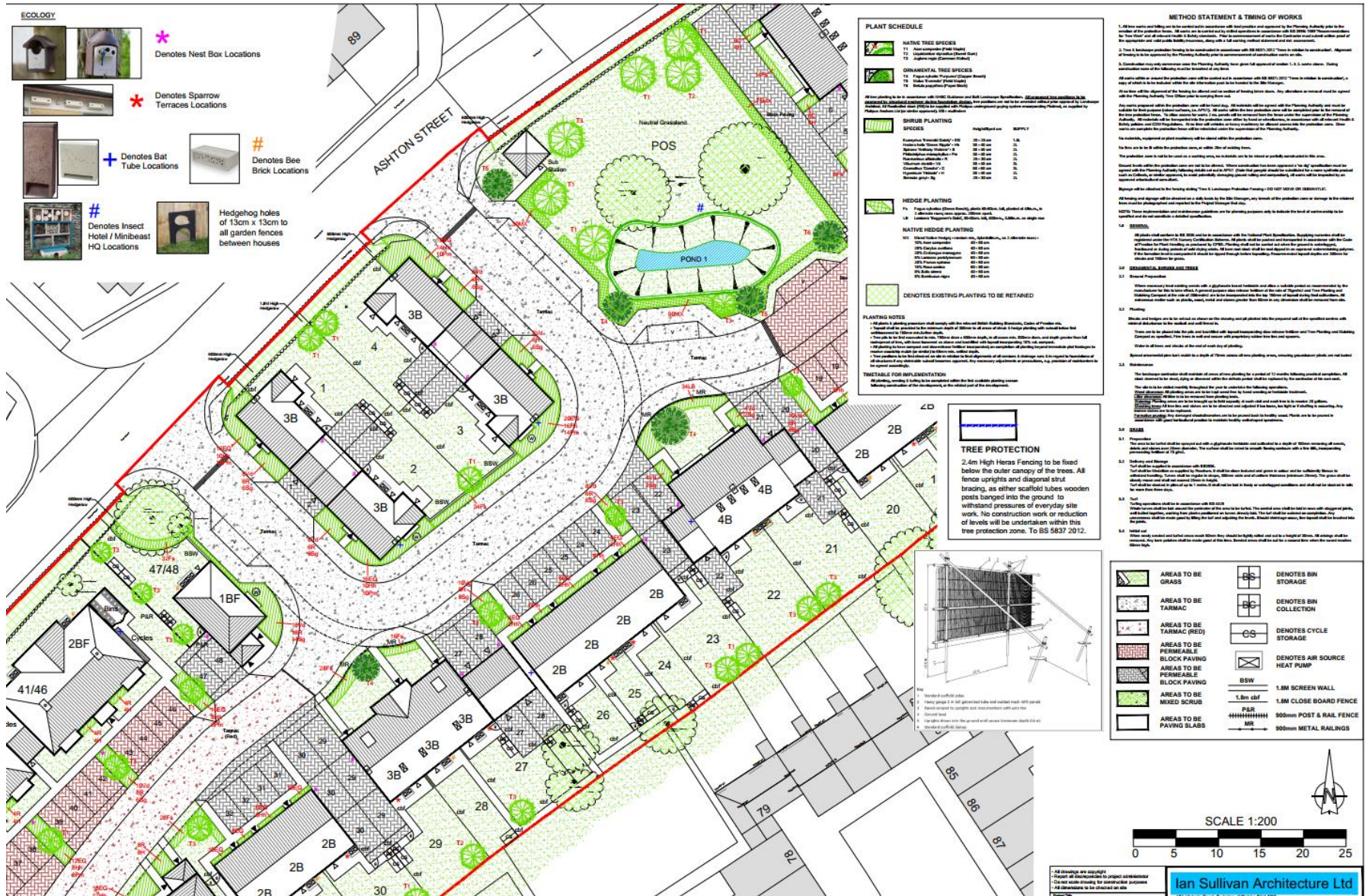
SITE SECTION G-G

- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL





# Proposed Landscaping





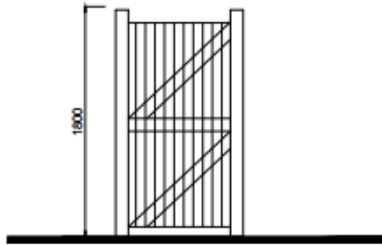




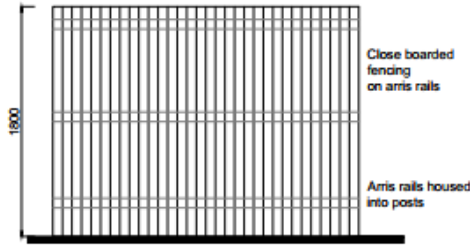




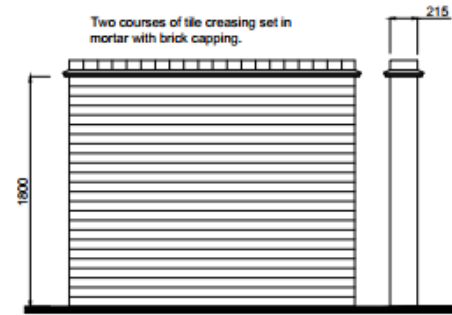
# Boundary treatments



1800mm High Timber Access Gate



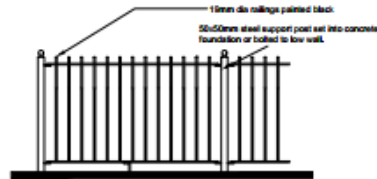
1800mm High Timber Close Board Fence



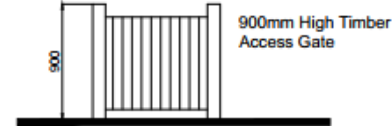
1800mm High Brick Screen Wall



900mm Timber Post and Rail



900mm High Railings



900mm High Timber Access Gate

# CGI modelling images of proposed development



# Examples of ecological features to be installed:



Bat Tube Locations (To be installed as per manufacturers design & details).



Nest Box Locations (To be installed as per manufacturers design & details).



Sparrow Terraces Locations (To be installed as per manufacturers design & details).



Bee Brick Locations (To be installed as per manufacturers design & details).



Insect Hotel / Minibeast HQ Locations (To be installed as per manufacturers design & details).



Hedgehog Fence Panel (To be installed as per manufacturers design & details).  
(Hedgehog Fence Panel Gravel Board for use with slotted fence posts. Has a reinforcing strip along the top to strengthen the board).



# CIL/S106

- CIL chargeable (CIL zone 2)
  - S106 required and HoTs agreed for the following:
    - **Policy compliant Affordable Housing:** at 30% (14units) on a split between 60% affordable rent (8units) and 40% shared ownership (6units);
    - **Education contributions:**
      - Early years places = £105,132
      - Primary school places = £225,096
      - Secondary school places = £206,460
    - **Transport contributions**
      - Green Travel Plan (incl. £300 of travel vouchers)
      - bus stop improvements (£12.000)
      - a new footpath
      - Traffic regulation order contributions (£6,000)
- Contd...

## — **Open Space Management**

- The required on-site POS provisions
- Future management and maintenance of the Public Open Space, Surface Water Drainage Scheme infrastructure, structural landscaping and ecology buffer zones, as shown on LEMP

## — **Recycling and Waste Facilities**

- £91 per dwelling = £4,368 for 48 dwellings.

# Proposed Site Plan





**7d) PL/2022/03938 - Plot D2, Kingdom Avenue, Westbury, Wiltshire**

Construction and operation of a 7.5mw gas peaking generation plant, to include an electrical substation, gas kiosk, gas engines, access, CCTV, lighting and associated works (Resubmission of 20/10440/FUL)

**Recommendation: Approve subject to conditions**

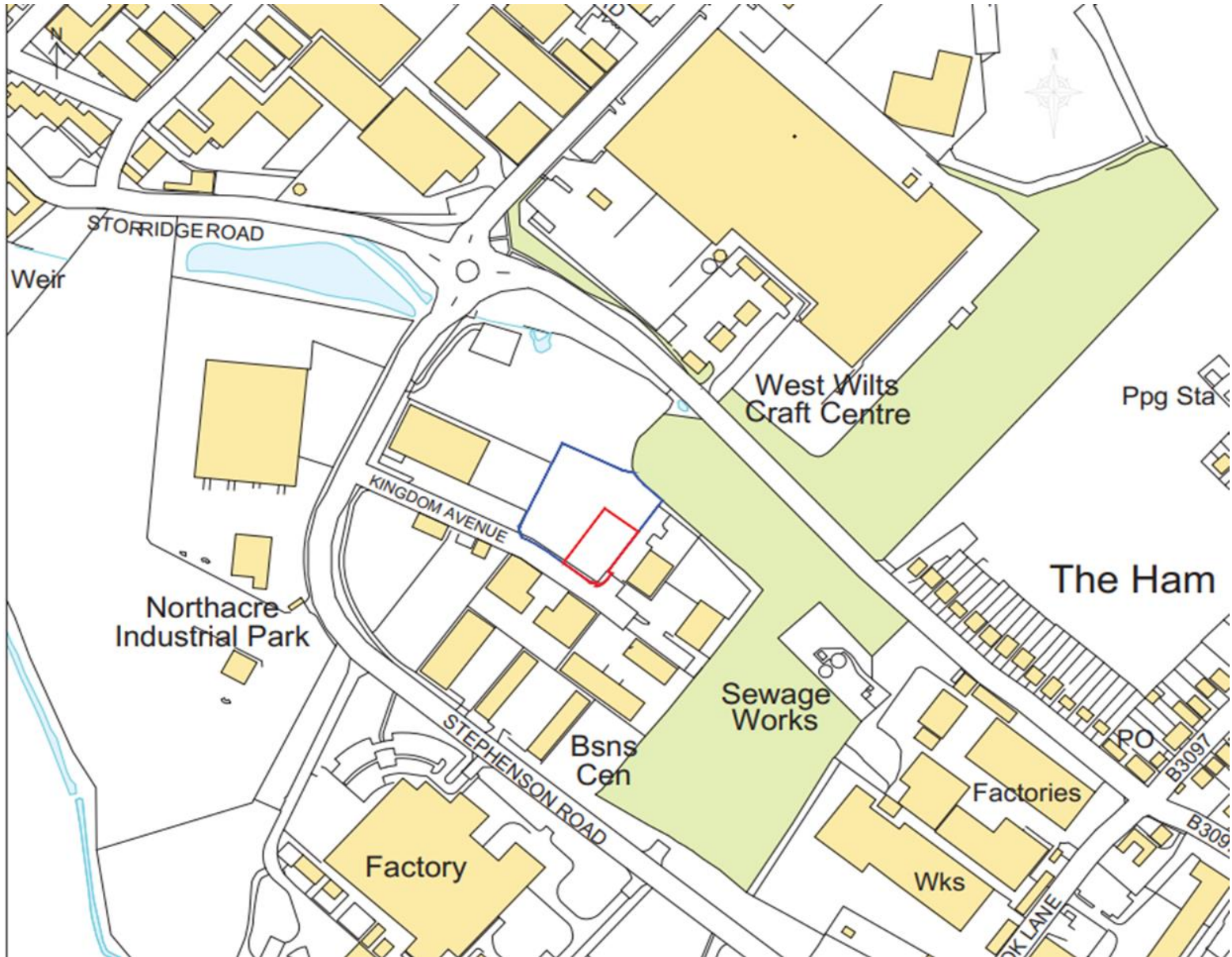


**Site Location Plan**



**Aerial Photography**

# Site Location Plan





# Existing Site Plan

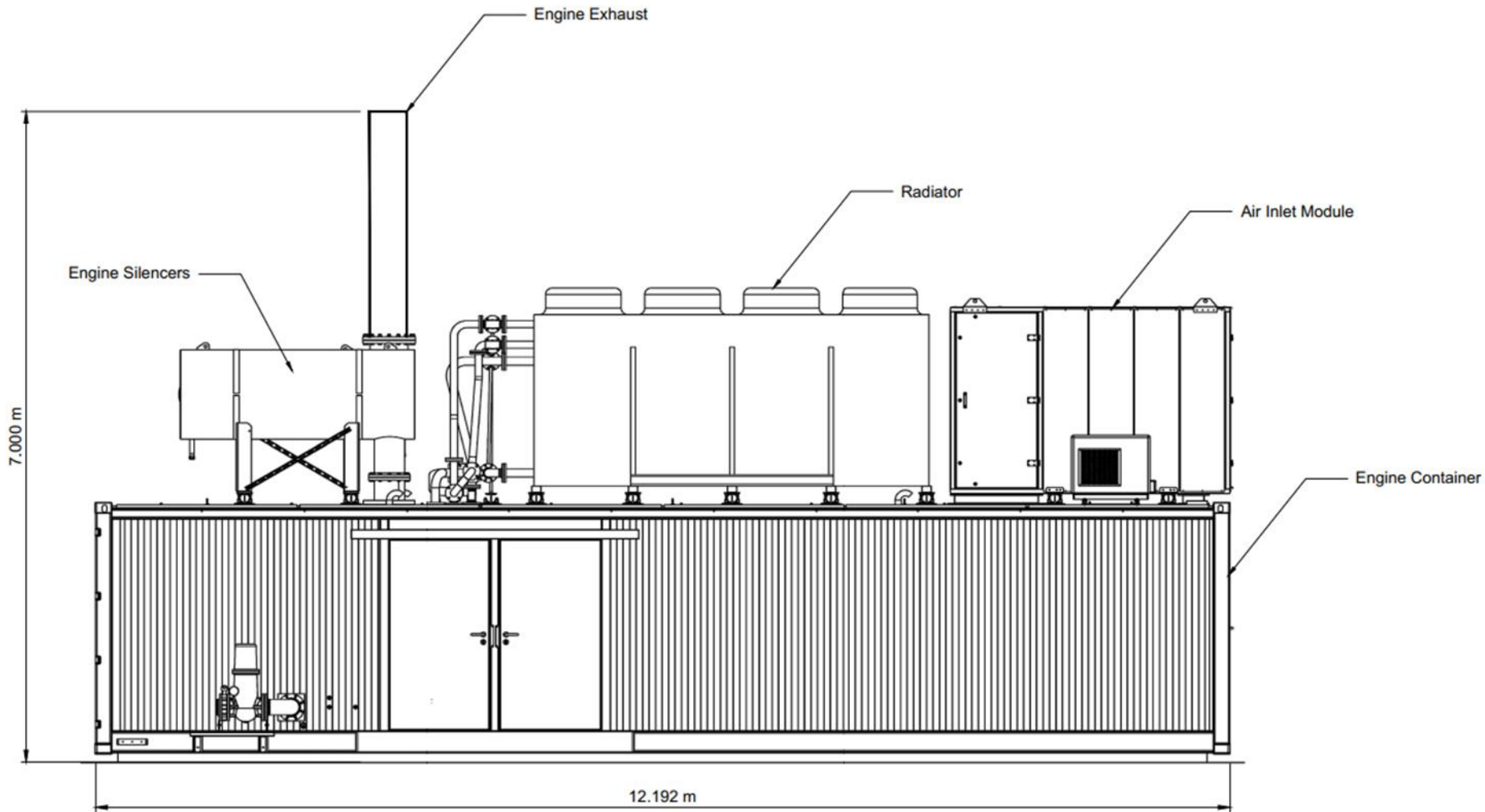




# Proposed Site Plan

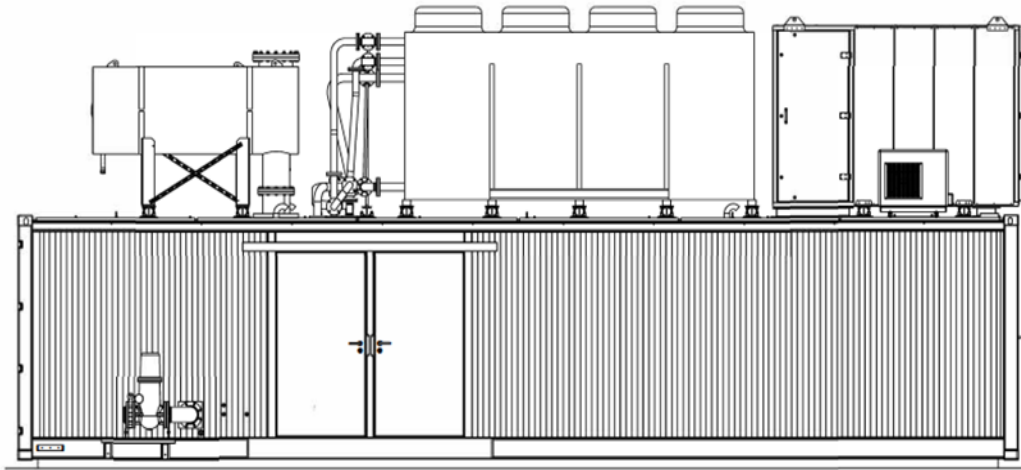


# Proposed Gas Peaking Generation Plant Elevation – with stack

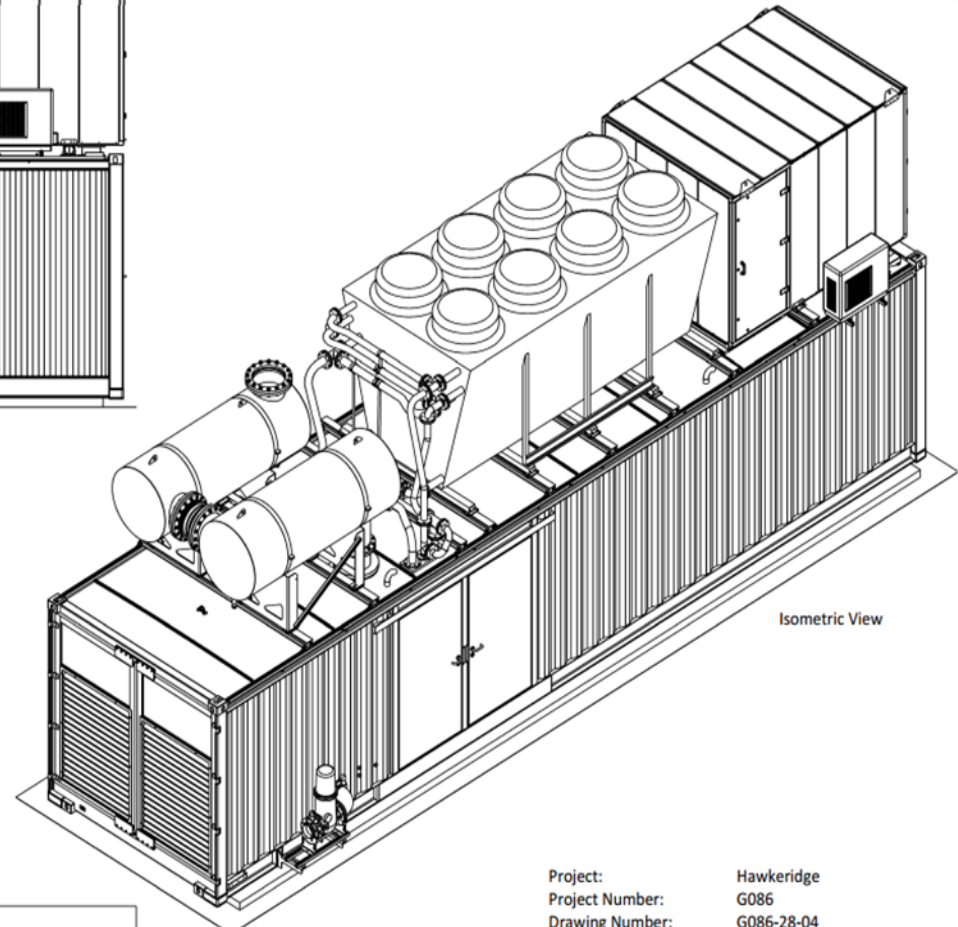
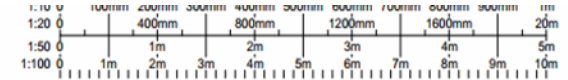


Gas Engine Elevation (with Stack)

# Proposed Gas Peaking Generation Plant Elevation without stack and Isometric View



Elevation (without exhaust stack - please see drawing G086-28-05 showing exhaust stack)

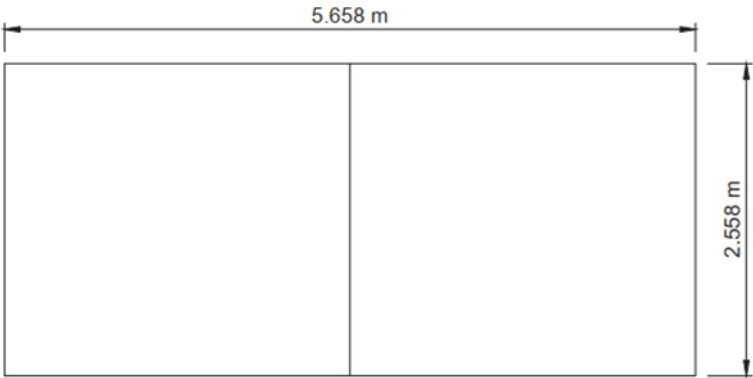


Isometric View

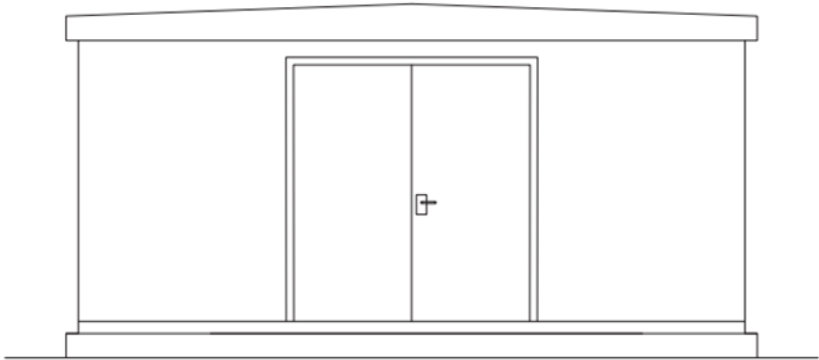
Project: Hawkeridge  
Project Number: G086  
Drawing Number: G086-28-04



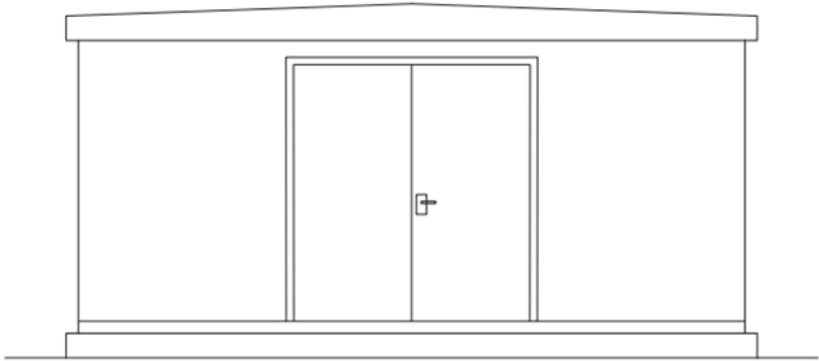
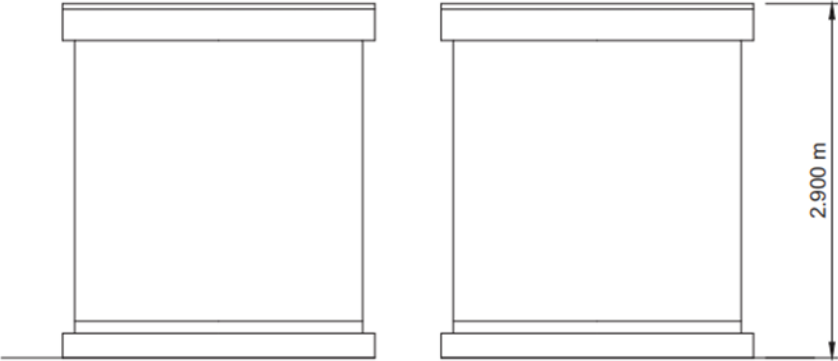
# Proposed Gas Kiosk Elevations



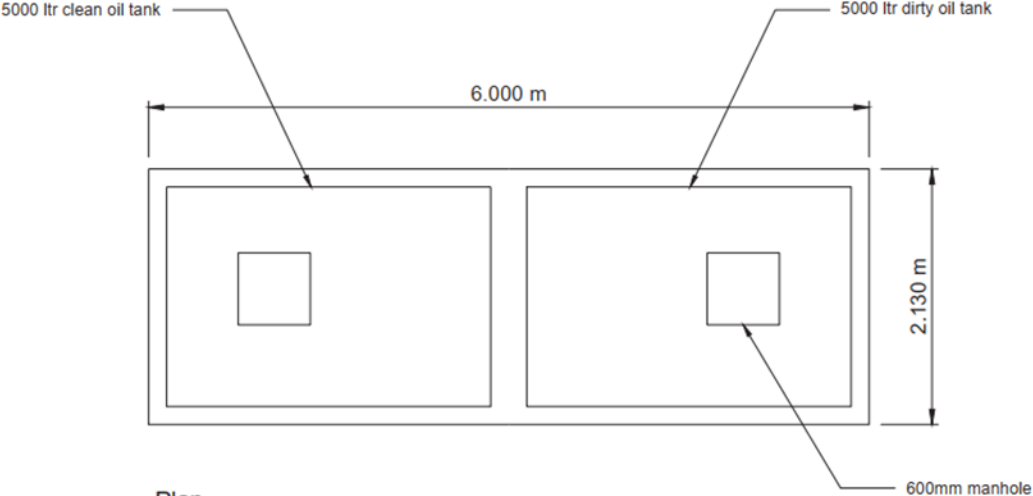
Plan



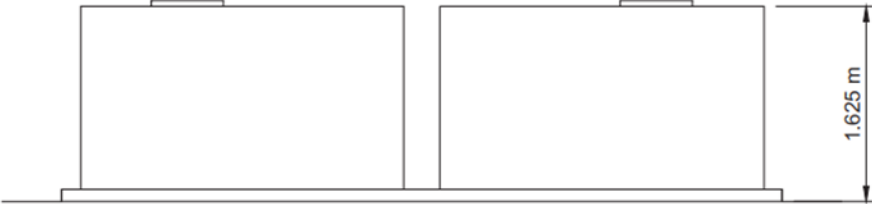
Front Elevation



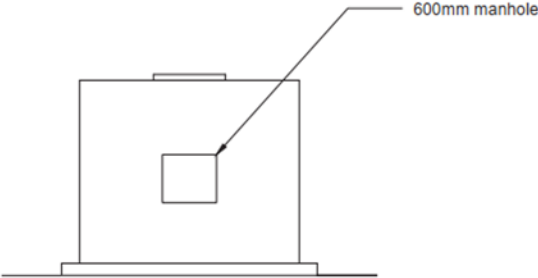
# Proposed Oil Tank Plan and Elevations



Plan

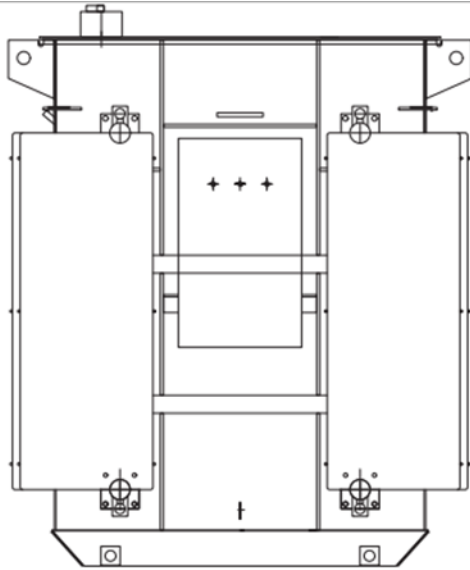


Side Elevation

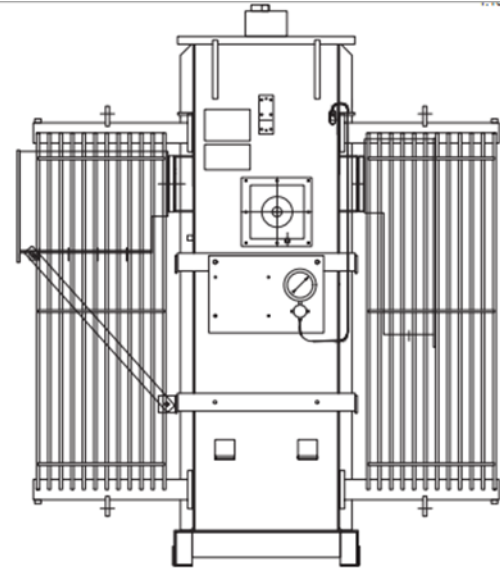


Front Elevation

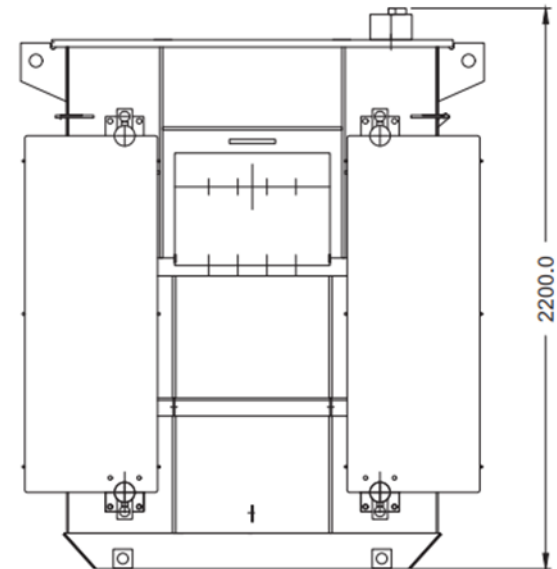
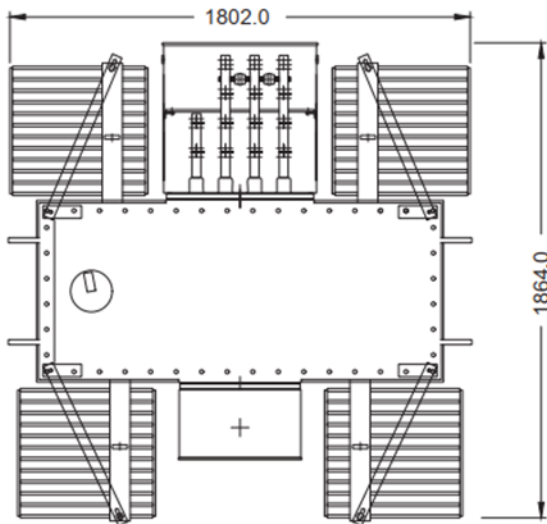
# Proposed Transformer Plan



Elevation

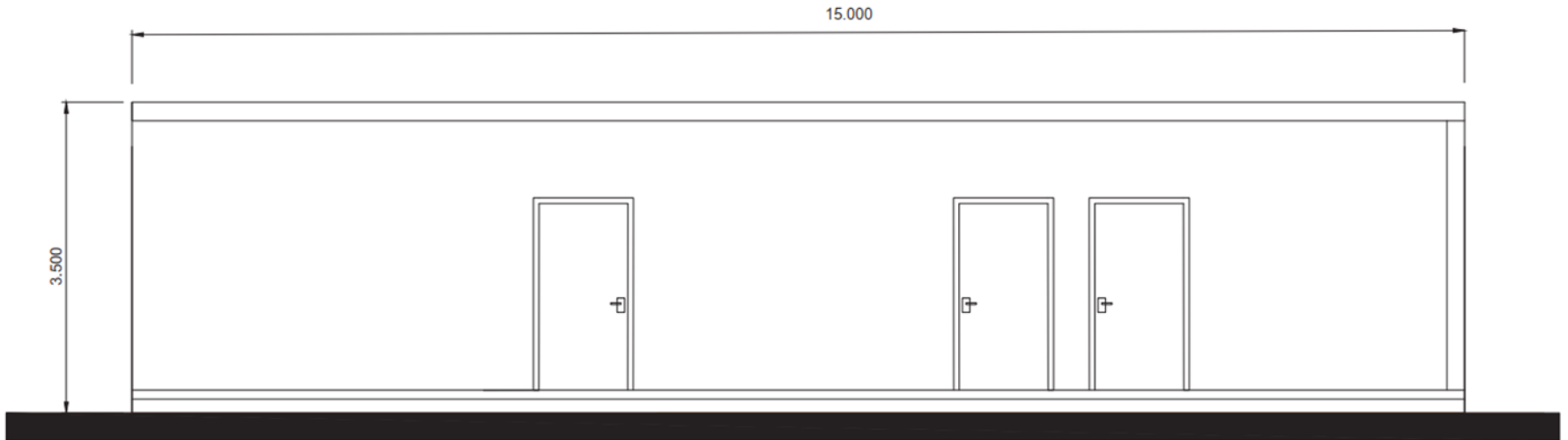


Elevation

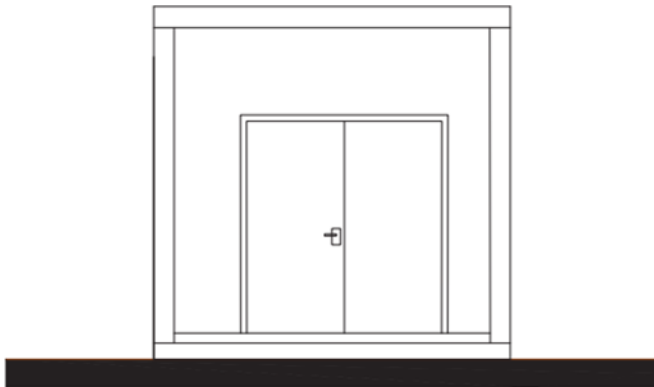




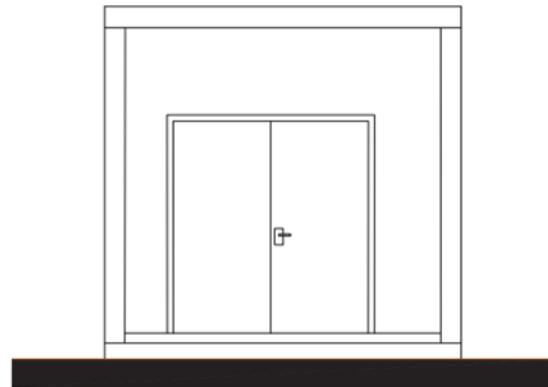
# Proposed Electrical Substation Elevations



② ELEVATION A  
Scale: 1:50



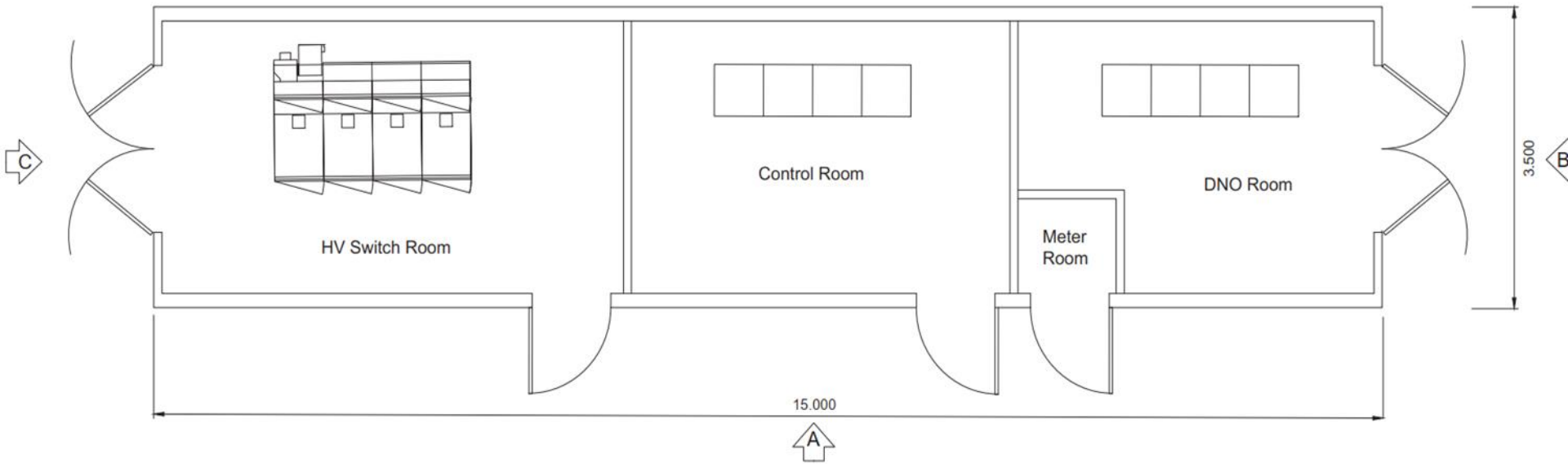
③ ELEVATION B



④ ELEVATION C

Revision	Rev. Date:	Revision Description:	Dr
Revisions Schedule			
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Project Issue Date:			

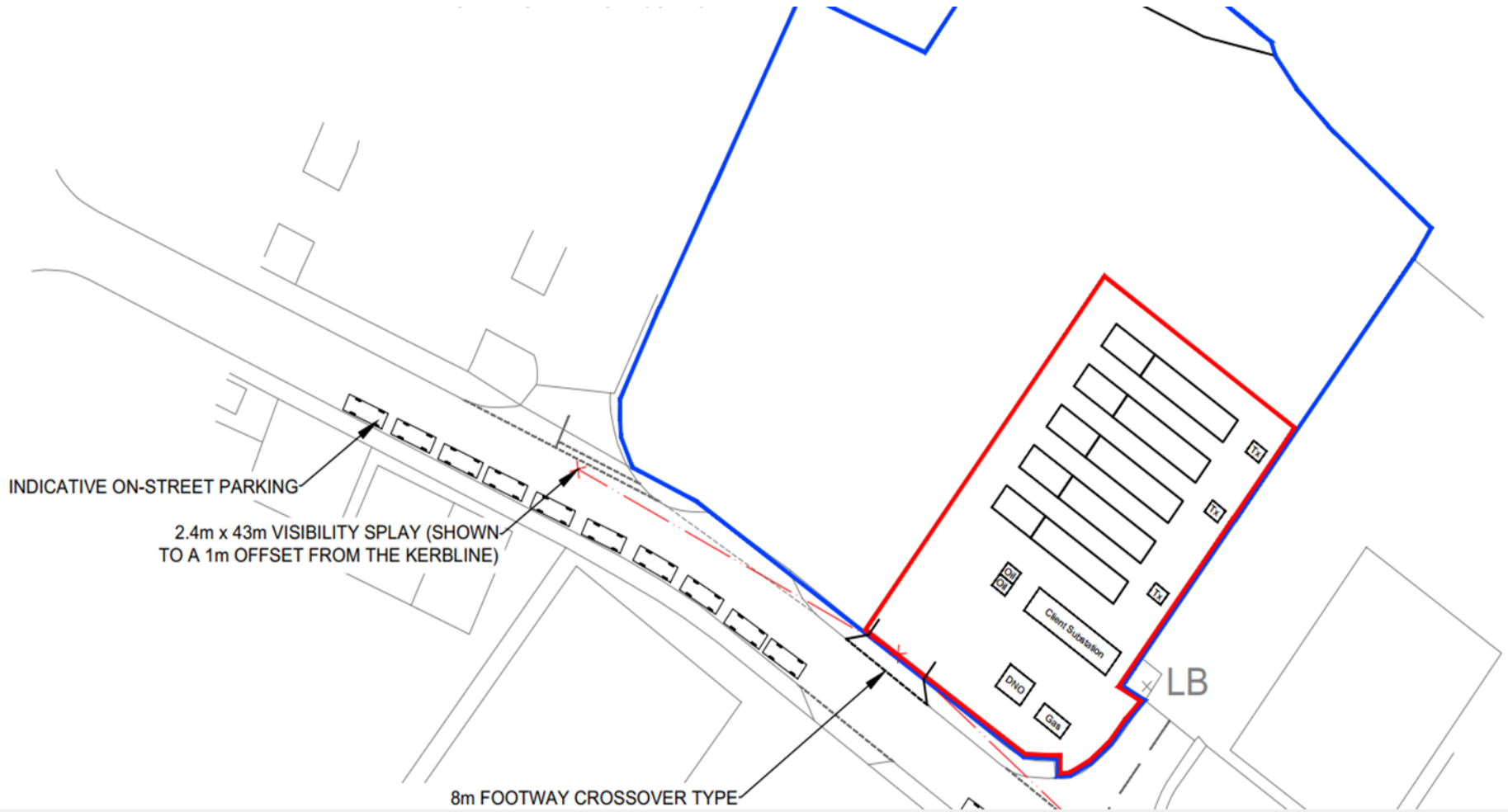
# Proposed Electrical Substation Plan



1 PLAN LAYOUT

Scale: 1:50


# Proposed Site Plan with Access and Visibility Splay

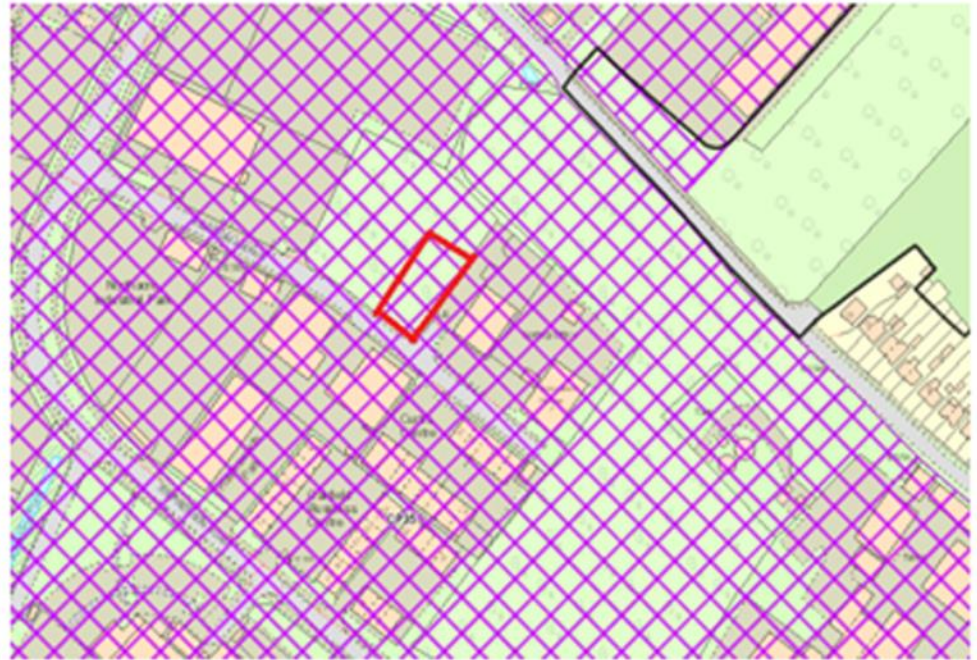




# Swept Path Analysis Plan



# Site Location within the Brook Lane and North Acre Trading Estate





Google 2022 aerial image of the application site (red outline) and the outline of the WCS Core Policy 35 (existing employment site – Brook Lane and Northacre Trading Estate) shown as the yellow line





Google Street View Image of the site looking south east with the Sorting Office in the middle, the Welton Bibby & Baron building to the left and Triple Eight Supplies Ltd to the right



Google Street View Image of the site looking north west from the Junction with the Sorting Office with Theraposture Ltd to the left and ALH systems behind





Photo of the 'Curtis Centre' from the junction to the Sorting Office – comprising of 13 units



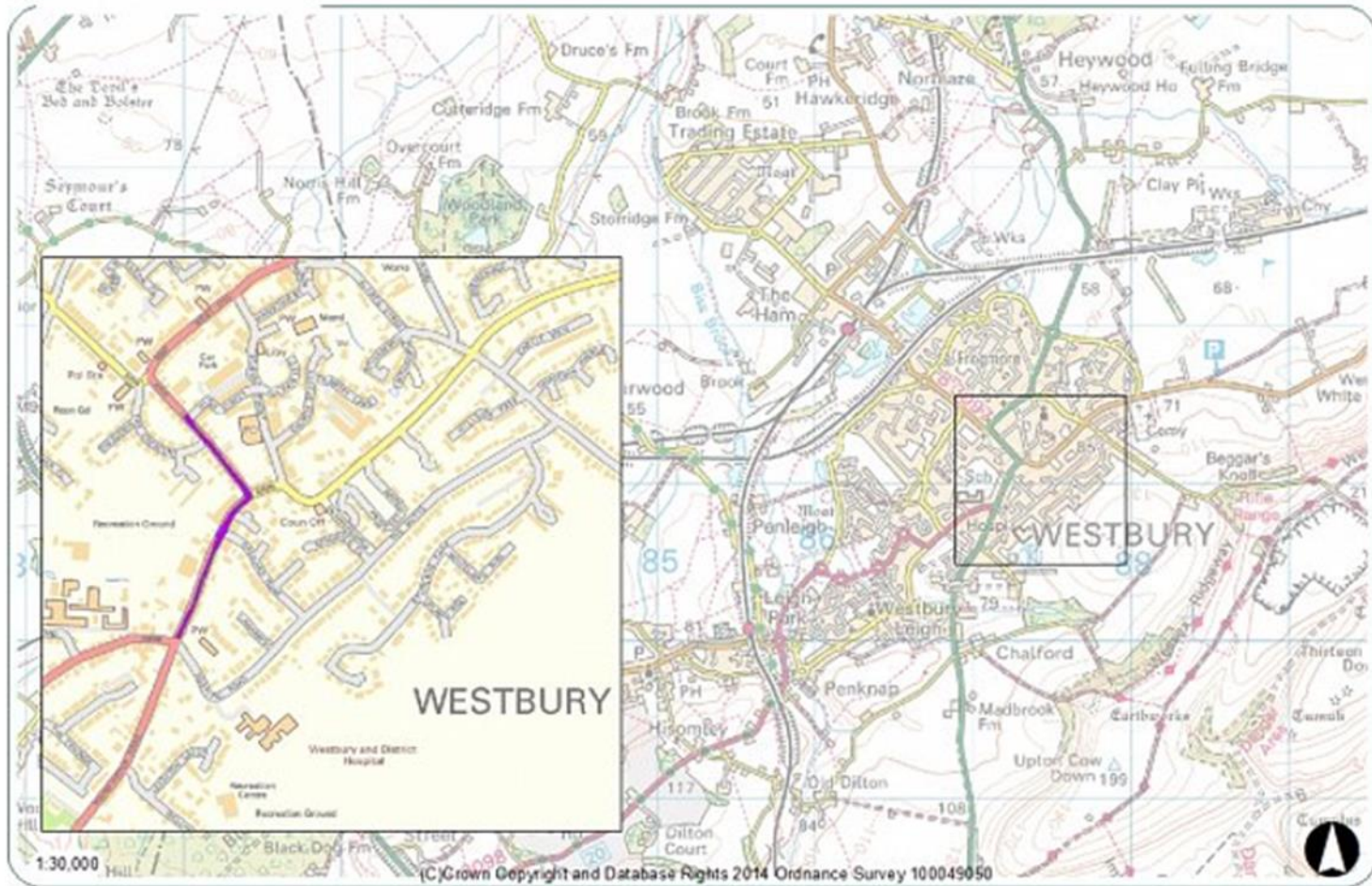


Photograph of the Theraposture Ltd unit opposite the site



# Westbury's AQMA – Air Quality Management Area

## Westbury Air Quality Management Area



## Headline bullet points from Counsel Opinion

- The predicted NO<sub>2</sub> impacts in the Westbury AQMA is **not concerned** with the Council's carbon-neutral pledge.
- The Council is **not required** to use the DEFRA Toolkit to calculate financial contributions based on the NO<sub>2</sub> increases expected within the AQMA for Westbury
- **Neither** the adopted Development Plan (\*WCS\*) or the NPPF prescribes the methodology to be used when assessing any financial contribution to mitigate against the impacts on the AQMA
- The Council may consider that the DEFRA Toolkit is **not an appropriate** model for the purpose of calculating a financial contribution in respect of mitigating the impact on the AQMA
- The Council **is entitled to require** payment within the Air Quality Strategy, Action Plan or a bespoke set of measures, if it is satisfied that without those mitigation measures, the development would have an unacceptable impact on air quality such that planning permission should be refused



## Headline bullet points from Counsel Opinion

- Those **measures will vary** with different levels of impact, and devised on the basis of the best available evidence
- There **needs to be a connection** between any monies sought and the mitigation measures to be undertaken and that the monies are attributed to a set project to deliver mitigation and be relevant to the predicted impact.
- It is also appropriate for the relevant measures **to form part of a package** with other contributions being pooled to enable the mitigation to be delivered
- The developer should be asked to make **a proportionate contribution** to that package rather than point to a specific identified measure within that package
- As set by the CIL Regs and planning law, a developer can only be required to make **a fairly and reasonably related contributions** to deliver mitigation measures **which are necessary and relevant** to the predicted development impact, and without which planning permission would otherwise be refused.

# The Council's commitment to make the Council carbon neutrality by 2030

## Overview

In February 2019 we resolved to acknowledge a climate emergency and to seek to make the county of Wiltshire carbon neutral by 2030. A Global Warming and Climate Emergency Task Group was set up to gather evidence and come up with recommendations on achieving net zero. Our Cabinet subsequently committed to also make the council carbon neutral by 2030.

A new carbon reduction strategy will be prepared to enable us to meet these commitments.

The plan will be evidence and data led and a baseline assessment will be undertaken to assist in identifying needs and determining priorities.

It is proposed that the plan will include a community led approach which engages, empowers, enables and communicates with Wiltshire communities and businesses.

Carbon reduction will be a key theme in the council's recovery from COVID-19.

# Proposed Site Plan





# Western Area Planning Committee

28 September 2022