

PLANNING COMMITTEE

10th February 2010

Observations and recommendations made since preparation of agenda

Item	Comments
Planning Applications	
01	<p>W/09/03175/FUL Land adj Bradford-on-Avon Library, Bridge Street, B-O-A</p> <p>Additional comments received:</p> <p>Ecologist Officer</p> <p>Has suggested that two further conditions are attached</p> <p>1) <i>No development shall commence on site until a Construction Method Statement to which shall demonstrate how the River Avon will be protected during construction of the development hereby approved is submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.</i></p> <p><i>REASON: To minimize detriment to the natural environment through risks of pollution during construction phase.</i></p> <p>2) <i>No development shall commence on site until additional ecological updated survey information (this area has records for loddon pondweed, kingfisher, otter and possibly breeding birds) has been submitted to and approved in writing by the Local Planning Authority. The details of which shall also include the method by which the works will be carried out in a manner that does not harm protected species during the construction of the bridge and following the use of it.</i></p> <p><i>REASON: To ensure appropriate protection of protection species.</i></p> <p>The Ecologist Officer has also commented that flocks of the larger bird species already fly well overhead because of the height of existing buildings. Smaller bird species are more manoeuvrable and would be expected to avoid the structure.</p> <p>Kingfishers which are protected from being disturbed during the breeding season can be expected to fly under the bridge.</p> <p>In relation to bats, they keep close to the water since they are feeding on the water surface. More generally bats use echolocation in order to find their way around the landscape and to find their prey (small insects) so they can be expected to be able to avoid the supporting column and cable stays.</p> <p>Urban Design Officer</p> <p>Has commented that the slender and lightweight minimal nature of the bridge design in general terms is welcomed.</p> <p>A concern though is the standard appearance of the mesh panels to the leaning balustrades. Can the height of the mesh panel being proposed be reduced, say, to half the balustrade height?</p>

Furthermore, can there be a condition attached regarding detailing of the fixing of the mesh panels to the structure to ensure a neater appearance.

A further concern relates to noise generated by persons walking or running across the bridge late in the evening. There does not appear to be any impact absorption material depth within the grit slip resistant surfacing over the steel deck panels.

The masted structure will be a landmark in this part of the town centre and it is important that its true potential to be an elegant, well detailed and functioning bridge is maximized.

Planning Officer's Comments

In response to the Urban Design Officer comments, the applicants preference for the mesh infill (as opposed to vertical spindles) was to maximise the transparency of the structure. The design was also simplified and 'lightened' by amending the raking newel posts to become vertical (in elevation). The mesh infill has been detailed to stop at 1150 above deck level. This is the minimum height required by Highways Standards.

The applicant has also stated that the mesh infill will be designed and detailed to be robust and attractive. The rectangular horizontal members have been selected in order to allow the mesh infill, which is welded around its full perimeter, to be install in a neat and tidy manner, with all wire ends welded to the face of the bar elements.

It is currently intended to provide a 25mm thick steel deck plate with a 25mm epoxy/aggregate build up over. This will result in minimal traffic generated noise from the deck surface. Environmental Health have no objection regarding noise.

A further condition can be attached namely

No development shall commence on site until details of the fixings of the mesh panels to the structure has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

West Wiltshire District Plan 1st Alteration 2004 – Policy C31a

02

W09/00690/FUL – Sainsbury Store, Bath Road, Melksham.

Additional letters have been received from the following:

- Sainsbury have written to all the Members of the Planning Committee explaining the need and benefits of their proposal. They state that the planning application seeks to provide “a more comfortable shopping experience and a wider product choice for customers”, which will achieve the following:-
 - 91 additional car parking spaces for both the store and the town;
 - Improved access to the store from the town centre, particularly with the new pedestrian link;
 - Relocation of the petrol filling station away from the listed town bridge;
 - An improved landscaping scheme, including an enhanced riverside walk; and
 - The creation of approximately 30 jobs.

There has been an extensive community consultation to address local concerns, including matters such as lighting, acoustic issues, litter, landscaping and enhancement of the riverside walk.

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| | <ul style="list-style-type: none">• Two letters of objection for the scheme from the same property have been received stating:-<ul style="list-style-type: none">• They were not notified of the proposal;• The loss of the floodplain will impact on properties in the surrounding area;• The flooding has been very close to the property in the past, so what provision will there be to stop it happening in the future;• What measures will the Council and Sainsbury take to stop properties flooding? |
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Planning Officer's Comment: The statutory requirements for publicising an application were observed and included direct neighbour notification of properties, site notices and newspaper notices. As regards the flooding matters raised, the main report details the comments of the Environment Agency and the Council's flooding officer, neither of which object to the scheme in view of the mitigation measures proposed. Both expert consultees are satisfied that the scheme is acceptable subject to the suggested conditions.