

PLANNING COMMITTEE

27 January 2010

Observations and recommendations made since preparation of agenda

Item	Comments
Planning Applications	
01	<p>W/09/02622/FUL</p> <p>Additional comments received:</p> <p>Letter from the agent:</p> <p>A letter has been received from the agent who states that the applicant Mr Hughes I would like to ask the Committee to defer this application as the agent will not be able to attend this meeting and speak on the family's behalf because of a previously arranged commitment. This is due to the meeting being rearranged because of snow. The family feels there would be no one there to speak in favour of the application.</p> <p>Planning Officer Comments:</p> <p>This application was deferred by committee for further information in October and then regrettably the earlier January meeting had to be postponed due to bad weather.</p> <p>In the context of these unusual events and the agent's prior commitments then it seems reasonable to recommend that this application be deferred until the next available committee date.</p> <p>Recommendation:</p> <p>That the application be deferred until 17 February 2009 meeting.</p>
04	<p>W/09/03316/FUL Brooklands, 49 Woolley Street, Bradford-on-Avon</p> <p>Additional comments received</p> <p>Tree and Landscape Officer:</p> <p>Comments have been received from the Council's Tree and Landscape Officer stating that the applicant has submitted a landscape scheme in connection with a previous permission W/09/01693/FUL (new dwelling) which incorporated the garden area of the application before Committee. The submitted landscaping scheme shows the replacement orchard and other species trees. This positive action addresses previous concerns regarding the change of area character. Therefore the below condition should be attached to ensure implementation of the scheme on the current application W/09/03316/FUL.</p> <p>Condition 3</p> <p>All soft landscaping comprised in the approved details of the landscaping plan drawing no 0710/006 of landscaping within the residential curtilage of 49 Woolley Street shall be carried out in the first planting and seeding season following the completion of the development. 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</p>

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.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

Further comments were received from local resident

Who raised the following issues;

Incorrectly described as a rear extension

A substantial extension

Doesn't almost match the adjacent new consented bungalow

Report fails to mention importance placed on landscaping and boundary treatments.

Front boundary wall is a significant boundary feature

Front boundary wall not accurately described

Landscaping across open site frontage needed

Should remove permitted development rights

In conclusion the application should be refused ,

(1) on the proposed scale, mass and its proportions

(2) Lack of robust landscaping/tree planting

(3) To reduce front boundary wall further is unacceptable in Conservation area

Planning Officers comments;

The argument for the definition of the extension is academic as we have plans showing its location. The determination is on the plans received which show the position of the extension which Officers feel is acceptable. The fact that the extension is considered to be too large is a matter of opinion which is at variance with the officers recommendation.

With regards to the Pd rights Officers are of the opinion that to remove such rights on an existing dwelling because of a proposed extension would be unreasonable and fail tests of Circular 11/95 on conditions.

A landscaping condition has been attached (see comments of Landscape officer).

For information on the issue of the boundary wall it discussed on the previous application (09/01693/FUL) with the Conservation Officer who advised that the reduction of the wall did not constitute development for which conservation area consent was required. There is no requirement for the reinstatement of the wall. Its removal was lawful and therefore the Council cannot insist that the wall be reinstated.

05

W/09/03170/FUL Post Office Store, Tynings Way, Westwood

Further comments received;

A letter from the Sub Postmaster asking that support is given for this village store for the following reasons

It is too small to offer the public a range of goods and services required in today's market.

It almost closed in October

The Parish fully support this application as do the whole village

All garages in the area are flat roofed

The Government has said that we should give more weight to sustaining village shops and post offices.

	Our ageing population need local services.
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