

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	19 September 2012		
Application Number	N/12/00974/FUL		
Site Address	Whitehall Garden Centre Ltd, Corsham Road, Lacock, Wilts SN15 2LZ		
Proposal	Drainage Works		
Applicant	Whitehall Garden Centre Ltd		
Town/Parish Council	Lacock Parish Council		
Electoral Division	Corsham Without and Box Hill	Unitary Member	Cllr Tonge
Grid Ref	390957 168835		
Type of application	Full		
Case Officer	Chris Marsh	01249 706657	chris.marsh@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been called in by Cllr Tonge, in order that it may be considered in tandem with application N/12/00542/S73 for the redevelopment of Whitehall Garden Centre

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

Due to the technical nature of the proposed works, the Parish Council are content that the application is determined in accordance with the development plan.

3 letters of objection have been received from local residents.

2. Main Issues

The main issues in considering the application are:

- Principle of development
- Impact on flood risk and drainage
- Impact on the character and appearance of the area

3. Site Description

Whitehall Garden Centre is a significant business operation located in undesignated open countryside to the West of the village of Lacock, although within a source protection zone. The application site forms part of the large landholding operated primarily as a garden centre, although incorporating home furnishings, food, pet products, garden design services and general associated office space.

The application site is somewhat removed from the main complex and is separated by a large overflow car park to the Southwest of the buildings, which is situated on gently downward sloping land surfaced in loose stone. To the immediate South of the site are a number of mature trees,

behind which the land drops steeply away, down to the Bide Brook, marking the boundary of the landholding. The brook has been known to flood adjacent land, including footpaths, in the past.

4. Relevant Planning History		
Application Number	Proposal	Decision
12/00542/FUL	Erection of Replacement and New Buildings; Alterations to Vehicular Access, Parking and Servicing Areas; Re-ordering of Outside Display Areas, Circulation Areas & Amenity Areas (Renewal of 08/00826/FUL)	Awaiting determination
08/00826/FUL	Erection of Replacement and New Buildings; Alterations to Vehicular Access, Parking and Servicing Areas; Re-ordering of Outside Display Areas, Circulation Areas & Amenity Areas (Revised Application following Withdrawal of 07/02255/FUL)	Permission
07/02255/FUL	Erection of Replacement Buildings and New Buildings, Alterations of Vehicular Access, Parking & Servicing Areas; Re-Ordering of Outside Display Areas, Circulation Areas and Amenity Areas	Withdrawn

5. Proposal

The proposed works comprise the installation of an underground tank and excavation of an attenuation balancing pond nearby, in order to manage the water runoff of the newly-developed complex and mitigate against future flooding of the site and brook. The parallel application for the general redevelopment re-orientates the garden centre toward the overflow car park, so that the application site would be on the edge of the new customer parking area.

The steel storage tank is to measure approximately 18 x 18m and will be buried entirely beneath ground, on top of which loose compacted material is to be backfilled and area above resurfaced in a material to be later decided (likely either tarmac or turf). Connecting pipes and nearby manholes will enable the use of the tank for the management of rainwater on site, recycling this where possible to service the complex.

Approximately 20m West of the tank, the large attenuation pond, approximately 41m across at its widest point, is to be created. This is designed to hold excessive levels of rainfall water up to the level anticipated for a 1 in 100-year flood event, plus 20% to account for climate change. Headwalls are to be erected at the ends of the pond, the Western of which will accommodate the underground drainage pipe running to the nearby brook, into which water is to be discharged via a 300mm outlet. The headwalls are to be constructed from concrete, with inset granite blocks and steel reinforcement and safety bars, and will be between 6.8 and 7.5m in height. The pond will be obscured to the South, and to an extent to the East and West, by the retained trees and planting.

6. Consultations

Lacock Parish Council – no comments
 Environment Agency – no objection
 Drainage Engineer – support

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

3 letters of objection have been received, raising concern at the risk of increased flooding to the Bide Brook and Lacock Village as a result of the works.

The National Trust have commented on the application, raising concerns that the proposal does not increase the risk of flooding in Lacock Village and that discharge rates will be monitored.

8. Planning Considerations

Principle of development

The principle of development is established under the terms of the National Planning Policy Framework, published in 2012, which stipulates that development proposals that mitigate flood risk should be viewed favourably, provided risk is not displaced elsewhere. This approach is consistent with the general objectives of Policies C1 and C3 of the adopted North Wiltshire Local Plan 2011.

Impact on flood risk and drainage

Following negotiation between the applicant's drainage engineer and the Environment Agency, a suitable specification for the storage and discharge of water has been agreed. These arrangements for the storage and discharge of rainwater through the proposed apparatus are considered acceptable following the amendments made. The details now proposed are considered adequate to manage the runoff to the Bide Brook, such that the likelihood of further flooding can be minimised so far as reasonably possible. Through dialogue with the applicant, the specification of the drainage system has been agreed with and endorsed by the Council's Drainage Engineer.

Impact on the character and appearance of the area

It is considered that the proposed works are acceptable in terms of their visual impact on the site, and will not affect its overall character in the context of the open countryside. The tank and associated pipework will be entirely concealed and the attenuation pond sufficiently low in profile as to be incorporated for the most part into the landscape. The headwalls, as the most visually apparent engineering works, will have some impact when viewed from within the site, but will be screened on all other sides by the established trees and planting.

Conclusion

The proposed development will improve the management of surface water at the site and its immediate surroundings and will not adversely affect the openness or landscape character of the countryside. The proposals are therefore acceptable in their own right in planning terms.

10. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development, by virtue of its specification, location, scale and materiality, will not affect the character or appearance of the site to any significant extent, nor will it alter the character or appearance of the surrounding open countryside. The drainage specification detailed is adequate and will mitigate against flooding save for the most extreme weather events. The proposal therefore accords with Policies C1, C3 and NE15 of the adopted North Wiltshire Local Plan 2011, Policy C5 of the Wiltshire and Swindon Structure Plan 2016 and the guidance contained in the National Planning Policy Framework.

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) finished levels and contours;
- (e) means of enclosure;
- (f) any and all hard surfacing materials;
- (g) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

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

3. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

W409/02 Rev A - Private Drainage Layout (Sheet 1 of 5)
W409/03 Rev A - Private Drainage Layout (Sheet 2 of 5)
W409/04 Rev A - Private Drainage Layout (Sheet 3 of 5)
W409/05 Rev A - Private Drainage Layout (Sheet 4 of 5)
W409/07 - Typical Drainage Details (Sheet 1 of 2)
W409/08 Rev A - Typical Drainage Details (Sheet 2 of 2)
W409/09 - Surface Water Manhole Schedules
W409/10 - Foul Water Manhole Schedules
W409/11 - Attenuation Pond Headwall Details

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W409/06 Rev B - Private Drainage Layout (Sheet 5 of 5)

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REASON: To ensure that the development is implemented as approved.

