

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION
31st October 2012

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

Item 7(a) – Mardrea, The Hyde, Purton, SN5 4DX

5 additional representations have been received following re-consultation. One objection acknowledges the improvements the revised access makes in terms of exiting the driveway to their property as well as improvements to loss of privacy and reduction of headlight glare. There remains the general concern with highway safety and this is reflected in the other 3 representations in addition to ongoing concerns regarding drainage.

Area Development Manager:

In respect of drainage, there has been on-going discussion with a neighbour who specifically requested that such correspondence went on the website in addition to the case file. Whilst ongoing application correspondence is not generally put on the website, it was considered in respect of this application and the efforts of the applicant, agents and officers to resolve this concern, such a request was considered as an ongoing objection and communications placed on the website as requested.

Discussions are taking place with the applicant in respect of a financial contribution towards Purton Cemetery to be secured via a S106. Such a requirement is consistent with proposals at Wdham farm (dismissed at appeal).

Discussions have taken place between the applicant and the agent in respect of the proposed new access arrangement and confirmation has been received that the proposed arrangements will enable turning at this point for any users of the Hyde as well as the occupants of the site.

Since writing the report a revised red line plan has been provided and was included as part of the reconsultation process for the revised access arrangements. The consultation period expired on 25 October 2012.

Accordingly the recommendation is slightly revised as follows:

DELEGATE to the Area Development Manager for APPROVAL subject to:

- subject to the applicant entering into a legal agreement under S.106 of the Town and Country Planning Act 1990 in respect of the provision of a financial contribution towards public open space, refuse/recycling bin provision on site and an indemnity agreement.

A condition was omitted in respect of the Construction Method Statement and the following needs to be inserted at 16:

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Condition amended as follows:

No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h) measures for the protection of the natural environment.
- i) hours of construction, including deliveries;

has been 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 be carried out in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

Item 7(b) – 2 Gibb Cottages, Castle Combe, Chippenham, Wiltshire, SN14 7NQ

Further to their initial representations, the Parish Council have offered the following comment:

“Castle Combe Parish Council continues to support this application.

Unfortunately due to a combination of business and family commitments, no parish councillor is available to attend the Planning Group meeting, hence this note.

The policies to which the planning officer makes reference are all capable of subjective interpretation and in our view this application does not contravene those policies, for example:

Highways:

Although paragraph 6 of the report states that the Highways Officer objects on grounds of the increased use of an inadequate access, the conclusion of the report indicates that such concerns have been withdrawn. Subsequent observations regarding access do not appear to be from Highways.

The likelihood is that B&B guests at this single property would probably leave in the morning and return in the evening, which is hardly excessive.

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If there is indeed concern as to egress visibility, then further consideration should be given separately to the Parish Council's repeated requests for the speed limit to reduce to 30 mph along this stretch.

Tourism:

The village is less than a mile away and is a major tourist attraction generating substantial income for local Wiltshire businesses. There is a significant lack of low cost B&B accommodation in the immediate vicinity as there are now only two B&B establishments which are closer and guests may not want, or be able, to use hotels.

Viability:

The assumption that the underlying viability of the existing business might suffer is difficult to sustain. The B&B could be said to generate an income stream which would actually support the business more than the currently authorised usage.

The applicant is unlikely to propose a change which would be detrimental to the overall financial stability.

Domestication:

There is an assumption that there would be an inevitable domestication of the adjacent land but there is no evidence to justify this.

Our conclusion:

There is no significant impact on either the local environment or the Area of Outstanding Natural Beauty. Our Unitary Councillor is also of this view."

The Planning Officer would respond to the points raised as follows:

Highways

The proposal continues to attract a highways objection, and the conclusion of the report is, unfortunately, inaccurate in this regard due to a typographical error. The relevant paragraph should read:

*"Concerns raised at the refusal of the previous application, in respect of inadequacy of access to the site, have **not** been withdrawn by the Highways Officer in acknowledgement of the improvement works that have been undertaken to the verge to the northeast of Gibb Cottages. However, the location of the site for these purposes remains inherently unsustainable, and this is a relevant consideration."*

Further, for the purposes of clarification, even had the access issue been resolved, there is no guarantee that this could be maintained as the land is outside the control of the applicant.

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The speed limit on this section of road remains at 60mph, and it is only on this basis that the proposal can be assessed.

Tourism

Please refer to the relevant paragraph of the report regarding alternative accommodation in the vicinity.

Viability

The Officer maintains the view that a potential conflict of uses in the building could arise as a result of permission, giving rise either to nuisance to guests or undermining the business premises.

Irrespective of the potential income from the unit, it is not considered that the proposal can be justified as an exception to Policy BD2 of the adopted Local Plan.

Domestication

The evidence of this is already clearly visible, as the agricultural land to the front of the building has been laid to lawn, with border plants and other domestic paraphernalia, and is encircled by a domestic driveway.

Planning permission for a change of use of this land has not been granted previously, nor does it form part of this application.

Item 7(c) – 12/0850/OUT – Royal Arthur Park, Westwells, Corsham, Wiltshire, SN13 9SF

Area Development Manager comments:

A clarified location plan has been added to the Additional Information sheet at the request of Councillor Peter Davis.

The Car parking space referred to in the first paragraph under the sub-heading Impact on Highway safety should read:

“The development would provide for 83 spaces with 18 cycle spaces.”

For clarification as part of the 2008 permission (renewed in 2010), the Council approved provision for a GP surgery, health treatment and hydrotherapy complex; a pavilion housing dining, recreation (library/cafe) and supporting retail facilities and associated outdoor recreation facilities.

The majority of extra care apts were 3 storey. The central care building had levels 0,1, 2, 3 and 4.

Before and after traffic counts following the development of Basil Hill Barracks. The counts found:

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The average annual traffic growth on the A4 between Corsham and Chippenham since 2009 has been approximately 1% so the increase in traffic figures at the 6 count locations around Corsham between December 2008/January 2009 and June/July 2012 appear only slightly above what you might expect to result from 'background' traffic growth.

The counts in 2008/09 were undertaken in the first two weeks of December and the last two weeks in January. The counts in 2012 were undertaken in the last week of June and the first two weeks of July. The premise underlying all traffic surveys is that they provide a 'snapshot' of data that is representative of the traffic patterns prevailing at those locations and, whilst it is not possible to say that the conditions at the time of all of the surveys was exactly the same, I can state that survey times were chosen to avoid known events that would impact on the survey results i.e. they were outside of school holidays and there were no road works in the vicinity that would have affected traffic patterns.

A copy of the count plan is attached.

Revised recommendation and suggested planning conditions (note: additional planning conditions relating to ecology to be confirmed)

Subject to no new and substantive issues being raised by the Council's Ecologist and Natural England, including the addition and/or alteration of relevant planning conditions

And

Subject to all parties entering into a legal agreement under s106 of The Act in respect of (and following the covenants set out in existing legal agreement associated with permission 10/04093/FUL): age restrictions, provision of communal facilities, highway improvements, travel plan and minimum care requirements, then:

The application be delegated to Officers for Planning Permission to be GRANTED for the following reason:

The site has a lawful use as a residential training centre (Class C2) and in common with previous permissions on this site, the proposal overcomes the reasons for dismissal of the subsequent appeal, under reference 05/02094/OUT. The legal Agreement associated with this planning permission secures, in perpetuity, the nature of the use permitted, sustainable travel and highway improvements. The revised design respects the character of the site and continues to provide significant landscape improvements. As was the case with previous permissions, traffic generation compares favourably with the lawful use and would be lower than potential alternatives. The biodiversity of the site, including protected species, will be preserved and enhanced. In light of the above, the proposal is considered to comply with policies C1, C2, C3, NE5, NE9, NE11, NE14, NE15, NE17, NE29, T1, T2, T3 and T4 of the North Wiltshire Local Plan 2011 as well as guidance contained within the National Planning Policy Framework.

Subject to the following conditions:

1. Prior to the commencement of the development hereby permitted (as shown on the phasing plan dwg no. 2234/051), details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

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- (a) The siting of the development (including existing and proposed levels);
- (b) The design of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;

Where the development permitted is to be carried out in a phased manner, the development of each phase shall not start until details of the matters listed above have been submitted to and approved in writing by the local planning authority insofar as they relate to that phase.

The development shall be carried out in accordance with the approved details.

Reason: The application was made for outline planning permission.

2 (a) The application for approval in respect of all matters reserved in Condition No.1 above shall be made to the local planning authority within a period of three years, commencing on the date of this permission.

(b) The development hereby permitted shall be begun before the expiration of two years of the date of approval of the last of the reserved matters to be approved including

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

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.

Site location plan 2234/049 (date stamped 26th March 2012)

Existing site plan and redline boundaries 2234/050 (date stamped 26th March 2012)

Phasing plan 2234/051 (date stamped 26th March 2012)

Landscape proposals plan 1257/L/02 rev.J (date stamped 20th September 2012)

Landscape proposals plan - detailed area lower ground floor levels 1257/L/04 rev.B (date stamped 20th September 2012)

Landscape proposals plan - detailed area upper ground floor levels 1257/L/03 rev.B (date stamped 20th September 2012)

Electrical services external lighting lux level drawing EJ195/6351 rev.P5 (date stamped 20th September 2012)

Design and Access Statement September 2012 (including all elevations and floor plans of buildings granted detailed planning permission, as per condition 01) (date stamped 20th September 2012)

Landscape Strategy & Design Statement September 2012 (date stamped 20th September 2012)

Planning Statement (date stamped 26th March 2012)

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

4. The approved landscaping scheme shall be implemented in accordance with a phased scheme of implementation to be submitted to and approved by the local planning authority before development commences. The landscaping shall be maintained thereafter for a period of not less than five years from the implementation of each phase. This maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

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Reason: In the interests of amenity.

5. Prior to the commencement of the development hereby permitted and before any equipment, machinery or materials are brought onto the site for the purposes of the development, details of fencing to be erected for the protection of retained trees/hedges/shrubs shall be submitted to and approved in writing by the local planning authority. Fencing for the protection of retained trees/hedges/shrubs shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In the interests of protecting the existing trees/hedges/shrubs on the site.

6. No development shall take place until a detailed scheme for the positioning of all service trenches, pipe runs and/or drains has been submitted to and approved in writing by the Local Planning Authority. Such detailed scheme shall be configured such that no trenches, pipe runs and/or drains are sited within the root protection zone of retained trees set out in the approved landscape strategy and plans.

Reason: To maintain a vigorous and healthy root system to ensure the retention of trees in a safe and healthy condition.

7. No development shall take place until details of the construction of all walls, fences and other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with a timescale to be approved by the local planning authority.

Reason: In the interests of amenity.

8. No development shall take place until a scheme for remediation of ground contamination shall be submitted to and approved by the local planning authority. The remediation shall be carried out in complete accordance with the details agreed under this condition and with timescales, which shall be contained within the scheme. A remediation validation report shall be submitted to and approved by the local planning authority within three months of completion of the approved remediation works.

Reason: To avoid risk of contamination.

9. Absolutely no external lighting (including any lighting installed for security purposes or used during construction) shall be installed anywhere on the site until full details (which shall include positioning, levels of luminance and hours of illumination), have been submitted to and approved in writing by the local planning authority. The lighting shall thereafter be installed and operated in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority in the form of a separate planning permission in that regard.

Reason: In the interests of amenity and nature conservation.

10. Prior to the erection of any building hereby granted planning permission, details of all materials to be used externally shall be submitted to, and approved in writing by, the local

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planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity.

12. Prior to the first use or occupation of any building on the site, a demand responsive bus service for the use of residents and staff shall commence and be provided in perpetuity. Specific details of type of bus, days / hours of operation and area to be covered by the service, which shall be agreed in writing with the local planning authority prior to commencement of that service.

Reason: In the interests of highway safety and accessibility.

13. No development shall take place on the site until detailed schemes for the access road, junctions and footways along the access road (to include the installation of street lighting on the access road), has been submitted to, and agreed in writing, by the local planning authority. For the avoidance of doubt, details shall include any necessary Traffic Regulation Orders. Development shall be carried out in complete accordance with those details approved prior to the first use or occupation of any of the buildings hereby granted planning permission.

Reason: In the interests of highway safety and accessibility.

14. No development shall take place until detailed schemes for the upgrading of rights of way Box 49, Box 50, Box 51 and Corsham 63 (within 1500m of the site) have been submitted to, and agreed in writing by the local planning authority. For the avoidance of doubt, this shall include any necessary Traffic Regulation Orders. Development shall be carried out in complete accordance with those details approved prior to the first use or occupation of any of the buildings hereby granted planning permission.

Reason: In the interests of highway safety and accessibility.

15. Prior to first occupation of any of the buildings, the access road, access road footway, access road street lighting, junctions and rights of way improvements to be constructed on the detailed phase of development shall be completed in their entirety.

Reason: In the interests of highway safety and accessibility.

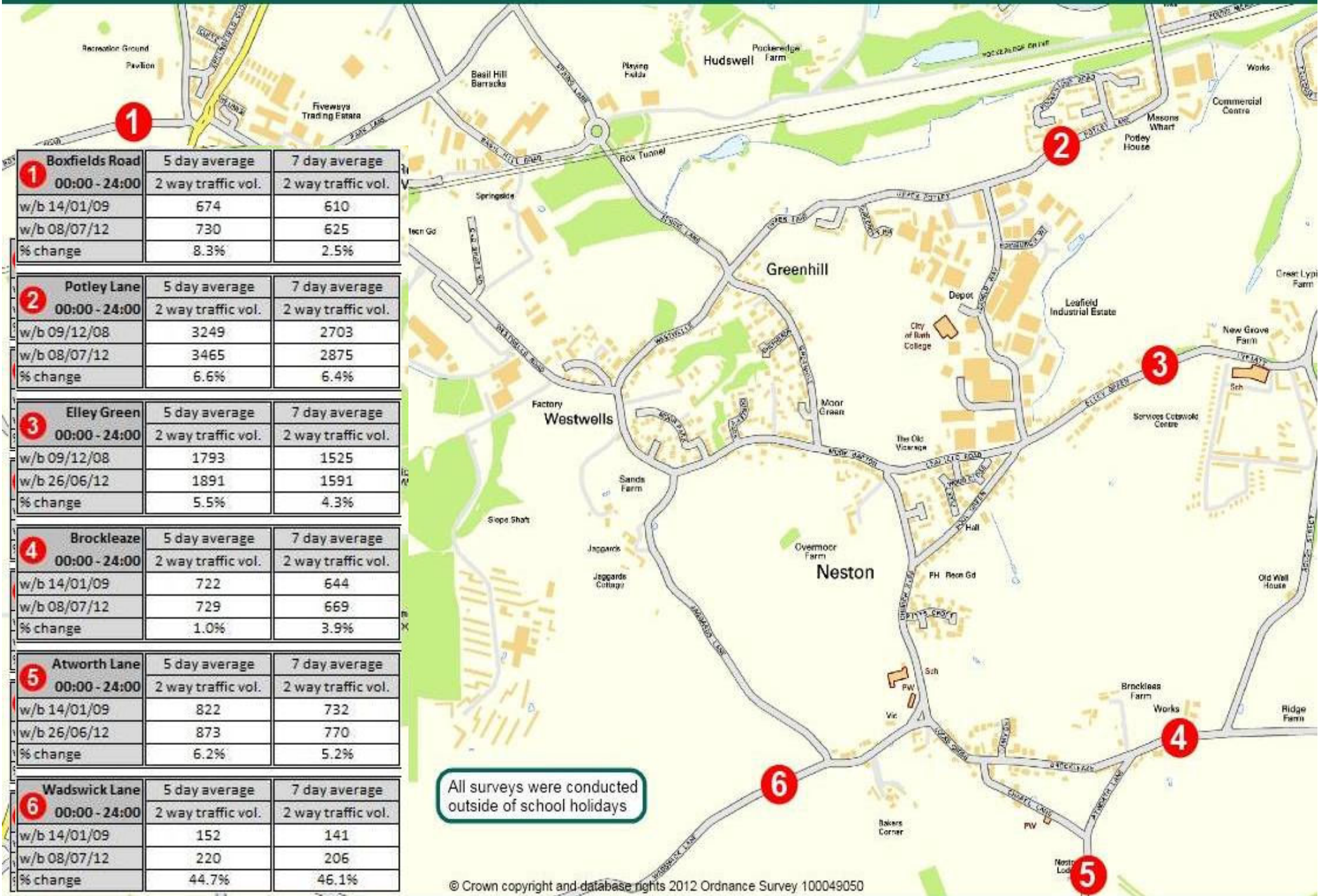
16. No development shall take place until a construction method statement, including phasing of development in relation to nature conservation interests has been submitted to and approved by the Local Planning Authority. The development shall be carried out in complete accordance with the approved statement.

Reason: In the interests of nature conservation.

Informatives:

1. Attention is drawn to the Legal Agreement relating to this development or land which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Section 111 of the Local Government Act 1972, Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 or other enabling powers and the Deed of Variation dated 21/06/2011.

Corsham Traffic Monitoring - 2008 to 2012



1	Boxfields Road 00:00 - 24:00	5 day average 2 way traffic vol.	7 day average 2 way traffic vol.
	w/b 14/01/09	674	610
	w/b 08/07/12	730	625
	% change	8.3%	2.5%

2	Potley Lane 00:00 - 24:00	5 day average 2 way traffic vol.	7 day average 2 way traffic vol.
	w/b 09/12/08	3249	2703
	w/b 08/07/12	3465	2875
	% change	6.6%	6.4%

3	Elley Green 00:00 - 24:00	5 day average 2 way traffic vol.	7 day average 2 way traffic vol.
	w/b 09/12/08	1793	1525
	w/b 26/06/12	1891	1591
	% change	5.5%	4.3%

4	Brockleaze 00:00 - 24:00	5 day average 2 way traffic vol.	7 day average 2 way traffic vol.
	w/b 14/01/09	722	644
	w/b 08/07/12	729	669
	% change	1.0%	3.9%

5	Atworth Lane 00:00 - 24:00	5 day average 2 way traffic vol.	7 day average 2 way traffic vol.
	w/b 14/01/09	822	732
	w/b 26/06/12	873	770
	% change	6.2%	5.2%

6	Wadwick Lane 00:00 - 24:00	5 day average 2 way traffic vol.	7 day average 2 way traffic vol.
	w/b 14/01/09	152	141
	w/b 08/07/12	220	206
	% change	44.7%	46.1%

All surveys were conducted outside of school holidays

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SITE LOCATION PLAN

