

**Wiltshire Council – Area West
Planning Committee**

**Planning appeals update report
May 2010**

New appeals received

Ref. no.	Site	Town/ Parish	Description	Del or Com	Officer recom	Appeal type
W/09/02476/FUL	Land Adjacent Potters Hill Farm 50 Little Hill Crockerton	Longbridge Deverill	Demolition of agricultural building and construction of detached house	DEL	REF	WR
W/09/03538/FUL	7 New Road Bradford On Avon	Bradford on Avon	Provision of 2 car parking spaces at rear of property	DEL	REF	HRG
W/09/03539/LBC	7 New Road Bradford On Avon	Bradford on Avon	Formation of an opening in an existing listed boundary wall	DEL	REF	HRG
W/09/03782/FUL	7 Tangmere Close Bowerhill	Melksham Without	Erection of hobby workshop/classic car storage garage	DEL	REF	WR (Householder)

Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or com	Officer recom	Appeal type	Appeal Decisn
W/09/01022/FUL	Land Adjacent Hackett Place Hilperton	Hilperton	Application to discharge clauses within section 106 agreement dated 6 February 2004	COM	CHAIR	INQ	ALLOW
W/09/02386/FUL	Land South West Of Bonnie Farm Court Lane Bratton	Bratton	Mobile home, day room and caravan	DEL	PER	HRG	ALLOW
W/09/02464/FUL	4 Beech Avenue Melksham	Melksham	Change of use for part of residential dwelling to hair salon	DEL	REF	WR	ALLOW
W/09/01550/FUL	Lagoon Off Marina Drive Staverton	Staverton	Creation of 15 moorings for temporary storage of boats in lagoon and embankment protection works	DEL	REF	WR	DISMISSED

* additional notes on decision below

- I = Inquiry H = Hearing
- Del = Delegated decision

WR = Written Representations

Comm = Committee decision

❖ Points of interest arising from decisions

W/09/01022/FUL - Land Adjacent Hackett Place Hilperton

Details of the decision to allow the above appeal have now been received from the Planning Inspectorate. Costs were awarded against the Council. A report on this decision and financial implications, as requested by Cllr Clark, will be brought to a future Committee following receipt of the appellant's cost claim against the Council.

W/09/02386/FUL - Land South West Of Bonnie Farm Court Lane Bratton

The Inspector in allowing this appeal was satisfied that the appellant had provided sufficient evidence to show that he had pursued a nomadic lifestyle and gypsy way of life. He acknowledged that government guidance and local planning policy were generally permissive of gypsy sites in appropriate locations. Bearing in mind the very small scale of the appeal scheme, he did not consider that the site, beyond the defined village policy limit, would cause significant visual harm to the area, nor would it have a cumulative impact, fail to respect the scale of Bratton, dominate the settled community or place undue pressure on the local infrastructure.

W/09/02464/FUL - 4 Beech Avenue Melksham

It was the view of the Inspector in allowing this appeal that there was sufficient parking provision for the level of commercial use of the premises as a small hair salon together with residential use. The proposals would not in her opinion prejudice highway safety or result in harm to the living conditions of neighbouring occupants.

W/09/01550/FUL - Lagoon Off Marina Drive Staverton

The Inspector dismissed the appeal as it was his view that the appeal site had a distinct character as an open area of water surrounded by a strip of grassland and trees, in marked contrast to the adjoining marina or canal which are dominated by moored canal boats and associated activity. He considered the Council's description of the site apposite as 'a tranquil oasis located within an urban location', which in his view would be harmed by the proposals. The importance of the lagoon as an attractive open area enjoyed by local residents would be lost.

Note

If Members of the Council wish to read any of the Planning Inspectors decision letters, please contact the Planning Office for a copy.

Forthcoming or recent hearing or Inquiries

Ref. no.	Site	Town/ Parish	Description	Appeal type	Venue	Date
W/09/01750/FUL	Mowlems Wynsome Street Southwick	Southwick	Residential development for 54 new build dwellings and conversion of existing building to 2 dwellings	INQ	CC	08.06.10 09.06.10
W/09/01979/FUL	Land Adjacent Caravan Lower Woodrow Melksham	Melksham Without	Permanent agricultural dwelling to replace existing mobile home	HRG	CR1	22.06.10
W/09/00150/FUL	Land North Of Junction With Dakota Close And Hornchurch Road Bowerhill	Bowerhill	Proposed erection of 27 residential dwellings and their associated roads, sewers and parking	HRG	CC	06.07.10
W/09/00690/FUL	Sainsbury Store Bath Road Melksham	Melksham	Erection of a single storey 1,937sq m gross extension to the east and western elevations of the store; car park improvements and an extension to the south west of the existing car park resulting in an additional 91 car parking spaces; relocation of the petrol filling station from the river avon to the south eastern area of the site; revised service yard arrangements; provision of an online service facility; construction of a new pedestrian link with town centre; and landscape and ecological improvements to enhance the nature and amenity value of the site and the surrounding land to the south west	INQ	CC	01.09.10 02.09.10 03.09.10 06.09.10