

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION
21st August 2013

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 7a - 13/01198/FUL - Buildings and Land at Hartham Park, Corsham, SN13 0RP

Application remains recommended for approval. Some minor alterations to wording of conditions set out below (notably condition 16), together with elements of the s106 now considered superfluous and therefore removed from the Heads of Terms:

Recommendation

Subject to all parties entering into a legal agreement under s106 of The Act in respect of

1. Improvements of the Hartham Lane/A4 junction
2. Provision of passing places on Hartham Lane, together with arrangements for performance monitoring and provision of additional passing places should unacceptable delays be identified.
3. Provide and operate a 40 person capacity low carbon (electric/hybrid) bus link between the site and central Corsham in perpetuity (including provision of alternative, in the event of a breakdown),
4. Creation, agreement, implementation and regular review of car parking management plan.
5. Establishment, agreement and implementation of a code of conduct for students and staff in relation to travel to the site and car parking, with defined disciplinary measures for any students not complying with management arrangements,
6. Establishment, agreement and implementation of a travel plan for the entire site (and all uses taking place), with the principal objective to reduce car trips to the site at all times during the academic year
7. Control of access to the site

Then:

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

The proposed D1 educational development is considered to suitably co-exist and reinforce existing business activities at Hartham Park. Although greater in scale than development previously permitted at the site which is situated away from identified settlements, the use of suitably worded planning conditions and planning obligations, are considered to successfully mitigate against the generation of unacceptable levels of traffic upon the surrounding highway network and potential adverse impacts upon highway safety. As such, the proposal is considered to comply with the provisions of Policies C3, NE4 and NE9 of the adopted North Wiltshire Local Plan 2011, as well as meeting the dimensions and principles set out within the National Planning Policy Framework. In other respects the proposal is considered to preserve the special historic interest of the listed buildings and, subject to the imposition of suitably worded planning conditions, not to present an unacceptable impact upon the ecological value of the site nor the amenities of neighbouring residential properties in accordance with Policies C3 and HE4 of the North Wiltshire Local Plan 2011.

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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 Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans and documents subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Plans

SAV01 Site Location Plan
AP(0)05E Proposed Site Plan
AP(0)07H Proposed Lower Ground Floor Plan
AP(0)08H Proposed Ground Floor Plan
AP(0)09H Proposed First Floor Plan
AP(0)10D Proposed Roof Plan
AP(0)11G Proposed Elevations
AP(0)12G Proposed Elevations
AP(0)13G Proposed Elevations
AP(0)20B Proposed Pavilion
AP(0)22 Proposed Art Barn
AL(0)05I Proposed Energy Centre Plans
AL(0)06G Proposed Energy Centre Elevations
AL(0)40A Existing and Proposed Sticke Court
202.01M Landscape Masterplan
202.02G Landscape Drawing
202.05D Landscape Proposals
AL(0)82 Condition Wall Condition Survey (1)
AL(0)83 Conditional Wall Condition Survey (2a)
AL(0)84 Conditional Wall Condition Survey (2b)
AL(0)85 Conditional Wall Condition Survey (b)
AL(0)91A Condition Survey Sticke Court
AL(0)101 Gas House Condition Survey

IMA-13-010 Plan 12A A4 Hartham Lane Proposed Junction Improvements
IMA-13-010 Plan 14 – Proposed Passing Place
IMA-13-010 Plan 15 – Proposed Passing Place at PV access
IMA-13-010 Plan 16 – Passing Places / Highway Works along Hartham Lane
IMA-13-010 Plan 17 – Passing Places / Highway Works along Hartham Lane
IMA-13-010 Plan 18 – Highway Works – North of Hartham Park
IMA-13-010 Plan 19 – Passing Places along Hartham Lane Inter-visibility

Documents

Design and Access Statement (revision C, July 2013)
Heritage Statement prepared by Mitchell Taylor Workshop
Sticke Court Photographic Record (May 2013) prepared by Mitchell Taylor Workshop

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Hartham Park Sticke Court Schedule of Works Rev A prepared by Mitchell Taylor Workshop

Hartham Park Gas House and Works Schedule of Works Rev A prepared by Mitchell Taylor Workshop

Planning Statement prepared by Savills

Transport Assessment incorporating Travel Plan prepared by IMA

Landscape and Visual Appraisal prepared by the Landscape Agency

Statement of Community Involvement prepared by Grayling

Drainage Strategy

Hartham Park, Corsham Updated Ecological Appraisal prepared by Waterman (document reference E12338-100-R-1-2-1-SP)

Building Inspection and Bat Survey Report prepared by Soltys Brewster (document reference E1345601/Doc01)

All dated 18th July 2013 unless otherwise indicated

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. No development shall commence until details of the proposed and existing levels across the site (including details of the finished floor levels of all buildings hereby permitted) have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of securing a satisfactory form of development that minimises impact upon the locality and listed buildings.

4. The detailed landscaping around the new buildings and parking area shall be carried out in accordance with the detailed landscape proposals (shown on Landscape Agency drawing 202-05D).

This approved, detailed landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The 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.

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

5. A phased landscaping scheme and implementation programme for the site is to be submitted to the Local Planning Authority within one year from first occupation of the development and is to be agreed in writing with the Local Planning Authority. Unless otherwise agreed in writing, this strategy is to be in accordance with the approved Landscape Masterplan (The Landscape Agency drawing 202-01 rev M) and Landscape Concept (The Landscape Agency drawing 202-02 rev G).

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

6. All development shall be carried out in accordance with the Section 3 of the submitted Bat Survey Report (Soltys Brewster, Ref. E1345601) and all mitigation measures therein implemented in full.

Reason: In the interests of securing development that does not adversely impact upon the ecological value of the area.

7. Renovation works to Sticke Court shall only be carried out between the months of October-November or March-April inclusive, unless supervised by a bat licensed ecologist.

Reason: In the interests of securing development that does not adversely impact upon the ecological value of the area.

8. No lighting shall be installed on any building (or on the site in connection with the development hereby approved) until details of a phased lighting scheme including lux plan shall be submitted to and approved in writing by the local planning authority. The approved scheme shall demonstrate how current light levels in the vicinity of Sticke Court, Tying Wood and the 'ice house' (as shown on Figure 1 of the submitted Ecology Appraisal; Watermans, Ref. E12338-100-R-1-2-1-SP) will be maintained or how any increase will be minimised. The lighting shall be installed in accordance with the details so agreed and shall remain in that condition thereafter.

Reason: In the interests of securing development that does not adversely impact upon the ecological value of the area.

9. Prior to commencement of development a scheme for the protection of all areas of calcareous grassland (as shown on Figure 1 of the submitted Ecology Appraisal; Watermans, Ref. E12338-100-R-1-2-1-SP) is submitted to and approved by the local planning authority. All construction works shall be carried out in strict accordance with the approved protection scheme.

Reason: In the interests of securing development that does not adversely impact upon the ecological value of the area.

10. Unless otherwise agreed in writing, the external walls and roofs of the proposed buildings shall be constructed and finished in accordance with the materials shown on the approved drawings.

Reason: For the avoidance of doubt and to secure a suitable form of development that respects the character and appearance of the listed buildings and surrounding locality.

11. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the local planning authority.

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Reason: For the avoidance of doubt and to secure a suitable form of development that respects the character and appearance of the listed buildings and surrounding locality.

12. Other than those windows shown on the plans hereby approved, no further windows shall be inserted into the western elevation of the office building unless otherwise agreed in the form of a specific planning permission in that regard.

Reason: In the interests of neighbour amenity.

13. The proposed repairs and enhancement to the Gas House and Walls will be carried out in accordance with the Gas House and Courtyard Walls Schedule of Work (reference RM/BT/2717 rev A, June 2013) and drawings 2717/AL(0)82, 2717/AL(0)83, 2717/AL(0)84, 2717/AL(0)85 and 2717/AL(0)101. The works will be completed before first occupation of any part of the development hereby permitted.

Reason: To secure the future of the listed buildings on the site.

14. The proposed repairs and enhancement to the Sticke Court will be carried out in accordance with the Sticke Court Schedule of Works (reference RM/BT/2717 rev A, June 2013) and drawing 2717/AL(0)91A. The works proposed to the fabric of the building (1- 38 and 45 - 47 in the above schedule) shall be completed and a specification and timetable for the works to the floors and balconies will be agreed within 1 year of first occupation of any part of the development hereby permitted.

Reason: To secure the future of the listed buildings on the site.

15. Prior to the commencement of development, a surface water drainage scheme for the site (which shall include full details for its management and maintenance in perpetuity), based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, in accordance with the submitted 'Drainage Strategy / Statement', shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in complete accordance with that approved drainage scheme unless otherwise agreed in the form of a separate planning permission in that regard.

Reason: In the interests of securing a form of development that is adequately drained.

16. The development hereby approved shall not be first brought into use until that part of the service road, which provides access to it, has been constructed in accordance with the approved plans, and all parking places for use only by users of the permitted development, and bus waiting area and approach routes have been clearly marked, in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority beforehand.

Reason: To ensure that the development is served by an adequate means of access, parking and passenger transport service.

17. Prior to the first use of the development hereby permitted, a bus stop area within the site shall be constructed, together with a connecting footpath, in accordance with

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details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details for the bus stop shall include a shelter.

Reason: To provide adequate amenity for the bus users, in the interests of sustainable transport.

18. Prior to the first use of the development hereby permitted, a covered and secure cycle stand for not less than 10 cycles shall be constructed, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority beforehand.

Reason: To provide adequate amenity for the cycle users, in the interests of sustainable transport.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), the proposed development shall remain used for the planning use classes permitted (substantively D1 non-residential institution) and there shall be no change of use unless otherwise agreed in the form of a separate planning permission in that regard.

Reason: So as to allow consideration of any proposed change of use and assessment of its suitability for the locality.

Informatives

- The applicant is advised of the need to submit plans, sections and specifications of the proposed retaining wall for the approval of the Highway Authority in accordance with Section 167 of the Highways Act 1980. (For information, this relates to retaining walls which are wholly or partly within 4 yards (3.65metres) of a street and which is at any point of a greater height than 4'6"(1.40 metres) above the level of the ground at the boundary of the street nearest that point.) Works within the highway will be subject to the requirement for a s278 agreement with the highway authority.
 - 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.
 - That the developer be advised that where any species listed under Schedules 2 or 4 of the Conservation (Natural Habitats etc.) Regulations 1994 is present on the site in respects of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place to the Gas House or to building 36 (as described in the Building Inspection and Bat Survey Report completed by Soltys Brewster (July 2013)) in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the local planning authority.
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Item 7a - 13/01226/LBC - Buildings and Land at Hartham Park, Corsham, SN13 0RP

RECOMMENDATION:

The application be delegated to Officers for Listed Building Consent to be GRANTED for the following reason:

The proposed works of repair and rehabilitation, will enhance the essential architectural and historic character of the building and bring it back into beneficial use, in accordance with S.16(2) of Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the National Planning Policy Framework.

Subject to the following conditions:

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be carried out in accordance with the following documents (including plans) incorporated into this decision:

Design and Access Statement (revision C, July 2013)
Heritage Statement prepared by Mitchell Taylor Workshop
Sticke Court Photographic Record (May 2013) prepared by Mitchell Taylor Workshop
Hartham Park Sticke Court Schedule of Works Rev A prepared by Mitchell Taylor Workshop
Hartham Park Gas House and Works Schedule of Works Rev A prepared by Mitchell Taylor Workshop
AL(0)82 Condition Wall Condition Survey (1)
AL(0)83 Conditional Wall Condition Survey (2a)
AL(0)84 Conditional Wall Condition Survey (2b)
AL(0)85 Conditional Wall Condition Survey (b)
AL(0)91A Condition Survey Sticke Court
AL(0)101 Gas House Condition Survey

All dated 18th July 2013

Reason: To ensure that the works are implemented in accordance with this decision in the interests of the listed building.

3. No development shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - i. Large scale details of proposed alterations to the balcony to the sticke court (1:10 elevation, 1:2 sections)

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- ii. Large scale details of the reinstated chimney stack to nursery offices (1:5 section).
- iii. A detailed specification of repairs (including, where appropriate, a schedule of proposed internal finishes to walls, ceilings and floors) to all structures included in the quinquennial report.
- iv. Full details of proposed alterations to existing walls, including any structural works associated with the new development; and of proposed new walls, fences and other means of enclosure.
- v. Large scale details of internal and external joinery (including any metal windows, doors and screens) to former gas works, and glazed link to reception building (1:10 elevation, 1:2 section, including vertical and horizontal cross-sections through openings).
- vi. Large scale details of external joinery (including any metal windows, doors and screens) to the interpretation centre (1:10 elevation, 1:2 section).
- vii. Large scale details of any proposed access steps, ramp and railings to interpretation centre.
- viii. Large scale details of eave and verge to reception building
- ix. Full details of proposed flues and means of providing ventilation

The works shall be carried out in accordance with the details so approved. The precise extent of repair works set out in s.3.3 above shall be agreed on site and in writing with the Local Planning Authority prior to commencement of works.

Reason: In the interests of the listed building.
