

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	21st July 2010		
Application Number	N.10.01887.S73		
Site Address	Land at Pound Mead/Station Road, Corsham, SN13 9HA		
Proposal	Six 1 bed flats with associated parking, works and access (Renewal 08/00161/FUL)		
Applicant	Norland Properties		
Town/Parish Council	Corsham		
Electoral Division	Corsham Town	Unitary Member	Peter Davis
Grid Ref	387035 169712		
Type of application	Renewal		
Case Officer	Charmian Burkey	01249 706667	Charmian.Burkey@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Peter Davis has requested it be called to committee because it is significant additional residential development and highways changes in the area since the original permission was granted.

1. Purpose of Report

To consider the above application to renew 08/00161FUL and to recommend that planning permission be DELEGATED to the Area Development Manager subject to the completion of a legal agreement in respect of off site public open space contributions and conditions. If the agreement is not completed by 27 July 2010, then the application be refused solely for that reason.

2. Main Issues

The application is for a renewal of an application for six 1 bedroomed flats and associated parking, works and access. The key points to consider are as follows:

- Implications on DC Core Policy C3 and Housing Policy H3

3. Site Description

The site is located to the south of Pound Mead on land which is lower than the development on the north side. The land slopes gently away from the road and then steeply down towards the railway cutting at the rear. A footpath leading to a bridge over the railway runs to the east of the site. Permission exists to the west for 14 flats and this is also the subject of an application for renewal and is to be considered at Committee on 21 July 2010.

4. Relevant Planning History		
Application number	Proposal	Decision
07/01019/S73	6 dwellings (renewal of 02/01150/FUL)	Permitted
07/01020/S73	4 flats – (renewal of 02/01151/FUL)	Permitted
08/00161/FUL	6 flats and associated parking and works	Permitted

5. Proposal

The proposal is to renew permission 08/00161/FUL for six 1 bed flats with associated parking and works on land to the north of the Chippenham-Bath railway line in the form of a single block with dormers. The rear elevation incorporates balconies and a double linked gable roof plan. A street scene was submitted with the original scheme showing the proposed building approx 0.8m higher than the adjacent properties and a similar height lower than those approved under 07/02278/FUL.

There are 6 allocated spaces with associated bike and bin storage. A bus stop to the front of the site will need to be moved at the applicant's expense.

6. Consultations

Corsham Town Council object as the proposal is contrary to policy C3 (sub paragraphs i, ii, iii, iv, vii, and viii. Parking is already a problem in this area which will only get worse due to the approved development at Pound for 44 houses (09/00006/FUL). Further development could have a detrimental effect on what is a popular route to school.

Highways comments are awaited

Corsham Civic Society consider that too many buildings are being proposed for the space.

Network Rail – Comments awaited.

Environmental Health – Comments awaited

7. Publicity

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

There have been no letters of objection/support at the time of preparing this report.

8. Planning Considerations

The application is for a straight renewal of 08/00161/FUL. The principle of residential development is acceptable under Policy H3 and has also been established by previous permissions. The design of the proposed building is very similar to the building approved on the adjoining site, and is acceptable. There are no windows facing the side of the house on the other side of the footpath and a condition is proposed to provide a screen to prevent overlooking from the proposed balcony at the rear of the adjacent flat. The building will be slightly higher than the adjoining house. Bearing in mind the distances involved and the change of levels there will not be any unacceptable

overlooking or loss of amenity for houses on the other side of Pound Mead. The building is no closer to the railway than the previous approval. There is no culvert under the site.

The previous permission had six parking spaces for four two-bedroom flats. Given the location of the site within the town, the bus stop immediately outside, the previous provision of cycle storage and the fact that these are one-bedroom flats, the six parking spaces proposed are considered adequate and accord with local plan standards.

The level of parking is considered to be acceptable and each approval for housing is judged on its merits. Whilst the cumulative effect of residential developments is taken into account, if sufficient parking is provided, there can be no valid reason to refuse the application. The application is a renewal and circumstances have not changed since that previous permission to warrant a refusal.

A contribution is required from the development in respect of off-site open space provision/maintenance in accordance with Policy CF3. A condition securing this was attached to the previous permission, such payments are now secured solely via legal agreements.

At the time of preparing this report, no agreement has been agreed in principle or secured.

9. Recommendation:

Planning Permission be Delegated to the Area Development Manager for the following reason:

The proposal is considered to be acceptable and in compliance with policies C3 and H3 of the North Wiltshire Local Plan 2011 and circumstances have not changed since the previous approval.

Subject to the completion of a legal agreement in respect of public open space contributions and 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 subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

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 work shall commence on the development of the site until the relocation of the bus stop has been carried out and fully completed in accordance with a design and specification to be approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety

4. The area allocated for parking of vehicles on the submitted plans shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interest of amenity and road safety.

5. Before any of the flats hereby approved is first occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

6. Before development commences details of a screen to be erected on the east side of the balcony to the flat on the east side of the first floor shall be submitted to and approved in writing by the Local Planning Authority. The approved screen shall be erected before the flat is first occupied and shall thereafter be retained.

Reason: In the interests of amenity of adjacent neighbours

7. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority.

The approved 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: In the interests of amenity.

8. Prior to the commencement of the development hereby permitted, 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:

- (1) walls, fences, gates and other means of enclosure;
- (2) ground surfacing materials;
- (3) finished floor levels of all buildings;
- (4) finished levels across the site;
- (5) the means of surface water disposal;
- (6) the means of foul sewage disposal.

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

Items 1 to 6 shall be completed prior to the use or occupation of the development at Pound Mead Corsham.

Reason: In the interests of amenity and satisfactory layout.

9. Before development commences a scheme to insulate the flats from external noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before any of the flats is first occupied.

Reason: To ensure a satisfactory residential environment.

10. Before development commences details of the design of the bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied.

Reason: In the interests of amenity.

11. Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the local planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity.

12. The proposed footpath across the front of the site as shown on the approved plans shall be constructed in accordance with the details shown prior to the occupation of any of the flats.

Reason: In the interests of highway safety.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20 2.02 4.02 4.03 4.04 5.01 5.02

