

**REPORT TO THE EASTERN AREA PLANNING COMMITTEE**

Report No. 1

<b>Date of Meeting</b>	03-04-2014
<b>Application Number</b>	13/03736/FUL
<b>Site Address</b>	Fernbank, Chimney Lane, Honeystreet, Pewsey, Wiltshire, Sn9 5PS
<b>Proposal</b>	Demolition of two dwellings and the erection of three dwellings and associated works.
<b>Applicant</b>	Ms J Niel and Mrs B Trowbridge
<b>Town/Parish Council</b>	ALTON
<b>Grid Ref</b>	
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Rachel Yeomans

**Reason for the application being considered by Committee**

This application has been called to committee at the request of Councillor Oatway.

**1. Purpose of Report**

To consider the officer recommendation that planning permission be granted with conditions.

**2. Report Summary**

The key issues for consideration are;

- The principle of residential development in this location.
- Whether the development would be in harmony with the village in terms of its scale and character.
- Impact on visual amenity, the AONB landscape, trees and the Kennet and Avon canal and trees.
- Highway safety
- Impact on residential amenity including noise
- Impact on protected species and their habitats

**3. Site Description**

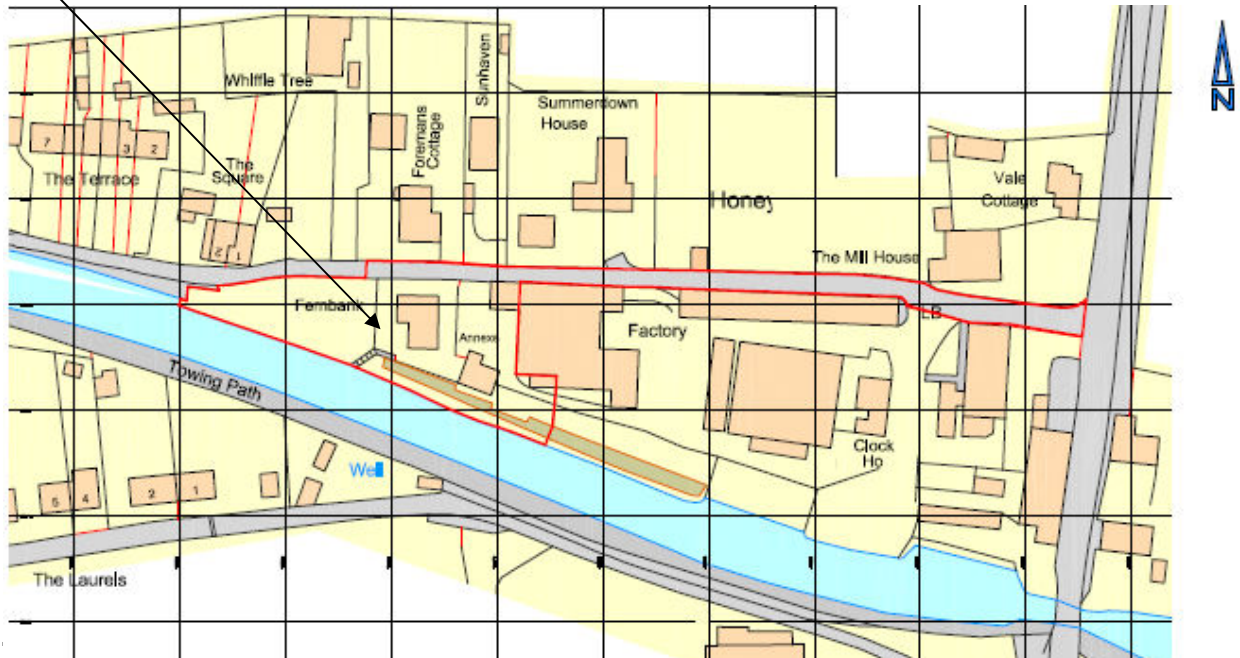
The application site lies within the settlement of Honeystreet, to the north of the Kennet and Avon Canal and to the west of the Woodborough to Lockeridge Road. The access road, known as Chimney Lane is a single narrow lane which runs parallel to the canal on the northern side and the site can be found approximately 260 metres along, immediately beyond the collection of existing former mill, warehouse / employment building.

The site is occupied by one detached bungalow and one smaller bungalow called 'Annexe' but which in planning terms is a separate lawful dwelling. The rest of the site largely comprises of a grassed triangle of land enclosed by a low timber picket fence. Visually prominent from the canal and adjacent towpath, the main part of the site is elevated from it by some 4 metres, and then slopes down towards the canal over the most southerly 10 metres of the site.

Within the adopted Kennet Local Plan, Honeystreet is defined as a 'village with limited facilities'.

It lies within the North Wessex Downs Area of Outstanding Natural Beauty.

Site



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In respect of this site, the only site history of any relevance is K/51839/FUL, which granted permission for the change of use of the 'annexe' from ancillary accommodation to a self-contained dwelling in 2005.

Also of some relevance are decisions relating to the neighbouring factory and wharfside sites to the east of this site. Most notably these include; an historic permission to allow the neighbouring buildings (and others) to be used for B1 (light industrial/ office) and B8 (storage) uses; an appeal decision under planning reference K/52510/F relating to the redevelopment of the whole of that site for a mixed use development including 19 new dwellings; various applications that did not proceed to a decision following officer concerns; and E/10/0772/FUL, which permitted the redevelopment of 2 dwellings and former commercial buildings to the east of the site to provide 5 residential dwellings which was permitted with conditions on the 19<sup>th</sup> March 2014.

## 5. The Proposal

The application proposes the demolition of the two single storey dwellings on site and their replacement with 3 dwellings fronting the canal-side together with ancillary accommodation, car port, parking and landscaping. From the lane to the north, the dwellings would have the appearance of 1.5 storey dwellings, but due to lower levels at the canal-side, these would appear as 2 two storey dwellings, with accommodation in the roofspace above and a lower dwelling, which staircase down in height from east to west, the largest dwelling adjacent the factory.



***Proposed streetscene facing south; canal-side***



***Proposed streetscene facing north; lane frontage***

## 6. Planning Policy

The following planning policies are considered of relevance to this proposal:

The National Planning Policy Framework, with particular reference to;

Chapter 6: Delivering a wide choice of high quality homes

Chapter 7: Requiring good design

Chapter 11: Conserving and enhancing the natural environment

Chapter 12: Conserving and enhancing the historic environment

It is of note that sustainable development is an overarching objective which runs throughout this document.

Policies PD1, NR4, HC5, HC6, HC24, NR6 and NR7 of the adopted Kennet Local Plan 2011

The draft Wiltshire Core Strategy has not yet been formally adopted and consequently, it can only be afforded limited weight. Within this document, Core Policies 1, 2, 18, 51, 57, 58 and 60 are relevant.

## **7. Consultations**

**Parish Council** – Points are reported in full as these reflect many of the representations made by neighbours.

The Parish Council unanimously object strongly to this application on the following grounds.

1. The site, located close to the edge of the canal and at a point where the bank has been subject to subsidence in the past, is too small to support the number of dwellings proposed, especially as two of the proposed houses are large, each with 4 bedrooms.
2. We note that the 'ancillary accommodation' proposed for Plot 1 could, with the pitched roof proposed, include a first floor at a later stage and in any event might be classed as a dwelling in its own right, thus increasing the number of dwellings to four in all – with all the relevant needs for services, deliveries, car parking, and so on.
3. We have noted the issues raised by the Directors of The India Shop, whose warehouse abuts the site and up against which the dwelling on Plot 1 is proposed to be constructed. We believe that those issues of access, ownership, drainage and structural safety need to be fully resolved before any permission for development affecting the warehouse is given.
4. Access to the site and to residential properties in Chimney Lane is problematic at the present time, especially for visitors' parking and heavy vehicles. There is no provision for turning, apart from the use of private driveways, on this single track, unadopted lane. The addition of further dwellings at the western end of the lane, together with concomitant and considerably increased demand for road traffic of one kind or another, including vehicles turning, and especially during demolition and construction works, would place an unacceptable burden on those who currently use and reside on the lane. In view of these problems, we are very surprised to note that there is insufficient parking for three/four dwellings and no adequate turning space on site has been provided in this proposal. We believe that the issue of access does not meet the requirements of Kennet Local Plan saved Policy PD1, consideration B4).
5. Despite the undistinguished nature of the present dwellings on the site, for which suitable replacements would be welcomed, we think that the proposed new dwellings would not blend happily with the rural surroundings of Honeystreet. The style of the proposed new buildings

does not respect the varied use of local materials and building styles found nearby and specifically mentioned in the Honeystreet Village Design Statement (VDS) as a desirable requirement for any new dwellings in the hamlet. Our views on this would also appear to concur with a number of the considerations listed in Kennet Local Plan saved Policy PD1. The juxtapositioning of the dwelling proposed for Plot 1 alongside the attractive south façade of the adjacent 19th-century warehouse, shows a notably unhappy lack of sympathy between old and new. The proposed new dwellings would be of suburban style, cramped together and with extensive use of glass: quite out of keeping with the wooded and grassy canal banks, where nearby vernacular houses and historic industrial buildings are set well back from the waterside. The style is more suited to a marina development, such as those seen in the Cotswold Water Park or by the canal on the edge of Devizes.

6. We would welcome the demolition and rebuilding of the existing two dwellings on this site in an appropriate style and scale, respecting the demands of the VDS – in particular its recommendation that any development should be in keeping with “the scale and character of the village” - and the size and access limitations of the site. We do not consider that the site or the access to it could support more than two modest dwellings.

We very much hope that the Council will refuse this application and encourage the applicant to seek a more sympathetic re-development of the site with no more than two houses in total.

**Wiltshire Highways** – Initially raised no objection to the principle of the proposed new dwellings as these would not lead to a significant increase in likely traffic movements at the access and junction so as may warrant a refusal. However, some concerns were raised about the accessibility of the proposed parking areas and that the “middle” hedgerow showing as 2m high could be restrictive for vehicles accessing the site.

An amended plan demonstrating a tracking diagram and the achievable visibility from each of the accesses was requested from the applicant and this was provided with some slight modifications to enable the recommendations to be achieved and highway officers have subsequently raised no objections to the amended proposals.

The number of parking spaces provided accords with the Council’s parking policy requirement contained within the Local Transport Plan 3 which requires two spaces for 2 and 3 bedroom dwellings and three spaces for four bedroom dwellings.

One objector has submitted a Transport Statement in relation to both this site and the ‘Millside’ site under planning reference E/10/0772/FUL where 2 dwellings are proposed to be replaced with 5, which claims that the junction is unsuitable to cater for additional vehicular movements. This submission, and any implications for the ‘Fernbank’ site under consideration here, have been carefully re-considered by Highway Officers who have concluded that;

*‘I accept that visibility, particularly to the north, (of the junction between Chimney Lane and the Alton Barnes/ Woodborough Road) is substandard, but this has always been the case. What we are talking about here is a fairly small increase in traffic from the access. The suggested figure of 23% does not take any account of the traffic generated by the commercial uses, being based solely on the number of dwellings. In any case, the use of percentages can be very misleading (small increases over small flows can give high percentages). I have found that planning inspectors prefer to deal with actual numbers. In this case we are dealing with an additional 15, or so, vehicles exiting the site per day, an average of about 1 per hour. Given the levels of traffic on the main road, I do not consider that this small increase in exit movements will present an unacceptable highway risk.’* Highway officers have confirmed that the additional

movements generated by the modest scale of the proposed additional development would not significantly worsen the situation such that they could justify a refusal of planning permission on highway safety grounds.

Clearly any future development proposals will need to be considered on their merits and may lead to an objection on highway grounds.

**Wiltshire Council Ecologist** - No evidence of protected species have been found on site and the survey is considered adequate to consider the implications of this application. A condition is recommended that the development is carried out in accordance with the ecology report.

**Wessex Water** – No objections, separate systems of drainage will be required to serve the proposed development and no surface water connections will be permitted to the foul sewer system.

**Canal and Rivers Trust** – After due consideration of the application details, the Canal & River Trust has no objections to the proposed principle of the development, subject to the imposition of suitably worded conditions relating to landscaping, boundary treatment, the waterway wall and drainage.

However the Trust is concerned that the proposed design may not be considered appropriate in such a prominent location when viewed from the towpath and waterway. We would prefer a more traditional canal vernacular approach, particularly due to the relation of the site to the Honey Street Wharf development.

It also appears that the Canal & River Trust have the right to enter the land for the purposes of maintaining the canal bank. In order to ensure that future large scale work is not necessary on the waterway wall requiring access across the land it is suggested that the applicants be required to carry out a structural survey of the wall to establish any remedial action that may be necessary as a result of the proposal in order that this work can be incorporated into the redevelopment of the site.

**Wiltshire Council Housing** - I confirm that under the current and emerging housing policies, the proposal will not give rise to the requirement for any affordable housing contribution.

**Wiltshire Council Environmental Health** - I am writing further to the email below dated 26<sup>th</sup> November from the applicant's agent and in addition to the comments I have already given regarding this application. Since receiving the email I have visited the Fernbank site again to make a further assessment of the noise from the extraction system at the sawmills.

The sound of the extraction system at the Fernbank site is constant during the working day and has a tonal aspect to it, as it does at the Millside site. Like the Millside site the Fernbank site has a direct line of sight to the dust extractor. The Millside BS4142 assessment calculated a rating level of 21dB. The Fernbank site is approximately 20m further away than Millside, this extra distance is not likely to bring the rating level down to an acceptable level.

In my opinion the noise experienced from the sawmills dust extraction system is likely to have an unacceptable impact on amenity at the proposed dwellings. I accept that there are already dwellings on the site but these dwellings have very different frontages facing the canal. The Fernbank bungalow has a 6ft fence protecting their eastern and southern façade and very few windows facing this direction. The proposed dwellings would all have habitable rooms in an

open plan design facing the canal. The connecting living rooms and kitchens will have French doors facing on to terraces looking out over the canal. I am of the professional opinion that noise levels will result in an unacceptable detriment to amenity within these living spaces if the noise from the sawmills is not mitigated.

In the absence of a noise impact assessment relevant to this site, the agent has subsequently confirmed that the noise report/ attenuation measures proposed for the Millside site (E/10/0772/FUL) can be taken into account on this site and both the applicant and the owner of the sawmill have confirmed their willingness for a pre-occupation condition to cover the recommended attenuation works.

Ancillary accommodation for plot 1 of 13/03736/FUL

I also remain concerned about the ancillary accommodation attached to plot 1 of 13/03736/FUL which is shown in the submitted plans to share a party wall with the warehouse next door. The warehouse has B1 and B8 use. B1 or light industrial should be appropriate for mixed residential/business areas however sharing a party wall between a habitable room and unrestricted B1 use is definitely not ideal. The applicant must provide evidence to demonstrate that the materials and insulation of the party wall are sufficient to protect the amenity of this habitable room.

Odour/other noise sources.

For reasons stated in my previous comments I remain concerned about the potential for odour from the sawmills and noise from the canal use affecting the amenity of future residents. I accept that there may be an argument for there already being residential properties on some of these plots. However, the aspects of these current properties on to the canal are significantly different from the proposed and the exposure to noise and odours are therefore likely to be more significant for the proposed properties.

**AONB** – The North Wessex Downs AONB Unit have been asked to comment on this planning application by a local resident. Due to its location within the hamlet of Honeystreet and the number of houses proposed it is not something we have commented on earlier in respect of impact on the wider AONB landscape. However, having been asked to consider this proposal the AONB Unit do consider that this scheme will lead to a level of localised harm and the development therefore cannot be considered as meeting the needs of “conserving and enhancing” the character and qualities of the AONB (as required by the CRoW Act 2000).

The existing site has a modest single storey dwelling and annexe sat in a reasonable sized plot, that although not of any particular architectural quality, at least does not dominate the canal side setting. There is scope for redevelopment of this site in a sympathetic way that retains the existing character, without the level of overdevelopment and urbanising impact proposed in this current scheme for the three proposed dwellings. The AONB Unit have also been made aware of the related nearby application E/10/0772/FUL that should be considered together with the impacts from this development on the character and qualities of the nationally protected North Wessex Downs AONB.

**Wiltshire Council Archaeology** – No objection subject to archaeological watching brief condition.

**CPRE**- The CPRE wish to reinforce the objections submitted by the Alton Parish Council.

## 8. Publicity

This application has been advertised by way of a site notice, letters to neighbours and the parish council.

A total of 22 letters of objection have been received from neighbours living close to the site and raising the following points;

- The application must be considered with E/10/0772/FUL (Millside application) as cumulatively, the developments will have a major impact on this small community; both would increase the population of the hamlet by 50% and add to traffic.
- The plans represent a severe over-development with large dwellings which will totally unbalance this small hamlet which consists mostly of small cottages
- 2 of the houses would have virtually no garden despite being of a family scale.
- The design of the dwellings is most unattractive and terrible, are of a town-style and are too cramped
- The dwellings would reduce the amount of light to existing houses and front gardens of Honeystreet properties
- The proposed dwellings would adversely affect the outlook and views from existing properties.
- The dwellings appear as a continuous development, exacerbated by the addition of joining walls, resulting in a bulky appearance which result in an urban feel, incongruous with the environment
- The grain of development in plan form is out of keeping and represents an unsympathetic and inappropriate scheme
- The proposals will adversely affect public views from the towpath, canal and lane.
- Neighbours were not consulted by the applicants on the application.
- The application contains insufficient information concerning materials.
- The proposals would halve the only open green space on the south side of the lane.
- The design of the scheme is contrary to the Village Design Statement and incongruous with this 19<sup>th</sup> century hamlet which built up around the sawmill. A marina style development which would be more suited to the Cotswold Water Park is not appropriate here.
- There would be concerns over any amenity use of the western piece of open grass.
- Access is along an unsuitable narrow lane which is already frequently blocked – an increase of 6-8 vehicles will cause potential mayhem, not to mention chaos during the construction period
- 2 of the properties only have space for 2 cars [officer note; the two larger dwellings both make provision for 3 parking spaces] and the spaces and turning areas are too tight and will necessitate vehicle shuffling, making use of the lane.
- The statement by the developer that more parking than at present will be supplied is not correct.
- There are concerns over the present condition of the lane and further vehicles together with damage resulting from construction will be unlikely to be rectified
- The visibility of oncoming traffic over the canal bridge to the right (at the junction between the Woodborough- Alton Barnes Road with the access lane) is insufficient and any increase in the use of this inadequate junction would increase the risk of a serious accident.
- The lane is so narrow is already used to access a number of properties that any additional usage and potential obstruction could cause a problem for emergency access
- The sensible redevelopment of 'Fernbank' may be supported provided any replacement



- scheme is sensitive to the small, cottage style local properties.
- More investigations into water voles are needed
  - The submitted ecology report is insufficient to deal with potential wildlife implications.
  - There are concerns that the proposed dwellings and their proximity to the banking, together with the proposed construction operations will lead to instability and further erosion of the banking.
  - Areas for construction access, plant and parking are insufficient.
  - The proposals would result in 3 large houses with 13 bedrooms replacing 2 small bungalows with a total of 3 bedrooms and represents gross overdevelopment
  - The proposals would detract from the historic factory building which is of architectural value
  - Honeystreet was adversely affected by development in the 1960's, which we should not wish to repeat.
  - The proposals are completely out of keeping in terms of their scale and massing, with very limited breaks in the extent of the buildings.
  - The proposed buildings are out of keeping with the grain and rhythm of development
  - The design of the proposed dwellings is alien to the countryside with their large amounts of glazing and angular forms which would be incongruous with rural views.
  - The proposals could compromise the neighbour's drainage, structural integrity and the proposed use is not compatible with the use of the adjacent building.

## **9. Planning Considerations**

### 9.1 Principle

The application site lies within the built up area of the village of Honeystreet, which is currently defined as a 'village with limited facilities' with the Kennet Local Plan 2011. In locations such as this, Policy HC24 permits the redevelopment of existing sites and infill development to provide new residential development within the built up area of the settlement, provided that the development does not consolidate an existing sporadic, loose knit area of development, is in harmony with the village in terms of its scale and character and accords with other policies of the Plan.

The National Planning Policy Framework is a more recent policy document which seeks to plan positively for sustainable development. This is referred to as the 'golden thread' which runs throughout. The NPPF also promotes within paragraph 47, that local planning authorities should 'boost significantly the supply of housing' and in accordance with this, the Council is currently seeking to identify additional housing sites and reviewing settlement boundaries as part of the work towards the adoption of the draft Wiltshire Core Strategy.

In considering the previous appeal on the adjacent factory/ wharveside site, the Inspector held that the previously proposed 19 units was of a disproportionate scale of development for the size of the village and that in practice, many new occupiers would be highly dependent upon the private car and hence the development of the scale proposed was not considered sustainable. Officers find no reason to disagree with this comment; the minimal facilities available within walking distance have not increased and the size of the village is small, such that a housing development of a significant size could not be deemed appropriate. The village does however, benefit from a public house, a shop/ countrystore and is home to a couple of local businesses which are all within very easy reach of the application site.

In this instance, the applicant is seeking to develop three dwellings from two bungalows – a net increase of just 1 unit. Even considered cumulatively with the recently permitted site at Millside E/10/0772/FUL, this still only represents a net increase in the number of dwellings of 4 units, significantly less than was previously refused upon appeal and is a scale of development which is commensurate with the scale of Honeystreet.

The existing pattern of development cannot be described as loose knit or sporadic, but rather more linear and regular in form, with the site being bounded by the factory buildings to the east, dwellings along the lane to the north and east and with the proposed footprints of Plots 1 & 2 overlapping much of the footprint of the existing dwellings. Consequently, the replacement of these two dwellings and the addition of a further bungalow with rooms in the roof, cannot be considered to consolidate a loose knit or sporadic form of development and it is concluded that development of this scale could be readily accommodated within the built form of the village without compromising sustainable development objectives.

The existing bungalows occupying the site are of poor architectural merit and are visually prominent when viewed from the canalside by virtue of their elevated position on the banking. They neither complement the history of the adjacent site, other vernacular buildings within Honeystreet, nor are they of pleasing design such that they positively contribute to the visual amenities of the area. As such, the site offers the opportunity for redevelopment to provide an additional dwelling.

## 9.2 Highway Issues

Many residents and the Parish Council have raised concerns about the additional vehicular movements along the existing narrow track which does not benefit from a footpath or passing places and has a substandard junction where it meets the Alton Barnes-Woodborough Road. Additionally, there is concern that the proposed units do not provide adequate parking or turning facilities for the scale of the dwellings. However, the proposed parking spaces do meet with the Council's standards as set out within adopted policy. Turning and visibility areas have been carefully considered and a slight amendment to the scheme (the setting back of the proposed linked building from the north of the site) and tracking diagrams have been provided and are considered acceptable.

It is acknowledged that these areas are tight, but nonetheless, in view of the nature of Chimney Lane which, as a previous appeal inspector confirmed, is straight and offers good visibility and whose width encourages slower driving, and the minimal additional vehicle movements, these are considered adequate such that a refusal of planning permission cannot be warranted. Highway officers have carefully examined the junction with the road, and conclude that although visibility in a northerly direction is not ideal, the additional vehicular movements would not warrant a refusal on highway safety grounds.

## 9.3 Visual amenity, impact on the character and quality of the AONB

The village of Honeystreet is made up of a wide variety of buildings, from modest terraced cottages, to larger more modern detached dwellings, including some bungalows but primarily two storey development, and larger scale former and existing commercial buildings around which the development of Honeystreet formed. Some of these are constructed from stone, others render, some historic brick and some more modern brick. Some under traditional clay pantiled roofs and others utilising slate brought in from the adjacent canal whilst many of the

more modern dwellings are constructed from concrete tiles.

Consequently, the architectural language of the settlement is very mixed and a pastiche development which seeks to replicate more traditional properties in the area, may not be especially appropriate. The application site is seen within the context of the factory building next door, and the proposed designs seek to respond to its scale in the streetscene whilst 'stepping down' to also appear fitting adjacent the existing grassed area which offers a more open and low rise aspect.

Some residents and consultees have expressed concern about the design and massing of the dwellings which will undoubtedly have a different appearance than the lower key nature of the existing bungalows on site. From Chimney Lane, the proposed dwellings would have the appearance of large bungalows, of a more modern appearance. The massing of the proposed buildings is however, broken up through the setting back of the properties in a 'stepped' manner from Chimney Lane and although of a more substantial built form, in this context, it is considered that the buildings would not appear over dominant.

From the canal, the buildings would step down to take advantage of their canalside position and would appear as 2 two-storey dwellings and a bungalow, each with rooms in the roof. In the context of houses beyond and the adjacent factory, it is considered that subject to careful control over materials, detailing and landscaping, the proposed dwellings would assimilate with their surroundings and would add interest and architectural merit to an area of poor quality.

The proposed designs are of a contemporary style utilising a simple form to enable the historic factory buildings to be read whilst complementing the architectural language through use of high quality materials to reflect the vernacular brick and slate to reinforce the local vernacular. Design is a subjective matter and contemporary design frequently polarises opinion, however the NPPF makes it clear in paragraph 60 that

*'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'*

Whilst the concern over large modern marina developments which do not respond to their local context, expressed within the Village Design Statement and within representations can be understood, this is a relatively modest development of a high quality albeit contemporary design. It is clear to officers that the architect has given careful thought to the site's surroundings and responded to this. Consequently, it is not considered that the proposal would be harmful to the visual amenities of the area, setting of the adjacent canal or wider AONB landscape such that a refusal of planning permission could be warranted on this basis.

#### 9.4 Residential amenity

The proposed dwellings are of a scale and are sufficiently distant from neighbouring properties to the north, such that light to their gardens or properties would not be significantly affected. First floor windows facing northwards offer the potential for some views towards the neighbouring properties to the north, however, in view of their aspect, positioning and intervening distance, these would not result in any significant harm to the amenities of neighbouring occupiers.

The proposed dwellings each have modest usable gardens/ terraces, however these each accord with the Council's minimum amenity standards of 50 square metres and in view of the canalside setting, this is considered adequate, subject to the removal of permitted development rights in the event that Members are minded to grant planning permission.

The proposed dwellings also offer the potential for a degree of mutual overlooking from side facing windows and balconies and in view of their close positioning and limited amenity spaces, a condition is recommended to help guard against overlooking / privacy issues.

Environmental Health officers have in particular, raised concern about noise from the sawmill opposite and also the potential for conflict between the use of the annexe and link proposed to the north of Plot 1 and the adjacent factory. Conditions to cover attenuation works to the sawmill extract and insulation of the wall adjacent the factory from noise are recommended to cover these matters.

#### 9.5 Other issues of concern

Many of the other matters of concern raised by residents have either been addressed by consultee responses or can be dealt with by means of the recommended planning conditions. Examples include the concern over the stability of the canal banking, external lighting, the impact on ecology, landscaping, materials, landscaping and archaeology. Other matters, such as ownership issues, including concerns over drainage / stability of neighbouring building are civil matters to be resolved between the parties or would be covered by separate legislation such as The Party Wall Act 1996.

#### **10. Conclusion**

The proposed replacement of two dwellings with three accords in principle with current planning policy. Matters of highway concern have been carefully considered but the proposed development would not be detrimental to highway safety. The scale and design of the proposed buildings is contentious, being larger in than the existing buildings on site and of a more contemporary design. However, officers consider that provided the design details are carefully controlled, the proposed dwellings are of a scale and form which respond to the grain of development in the area and could complement the wide variety of existing designs in Honeystreet, whilst responding to the local vernacular and adjacent commercial and domestic buildings. Consequently, it is considered that the proposals would not harm the visual amenities of the area, adjacent undesignated heritage assets (of the canal and factory site) nor undermine the objectives of the North Wessex Downs Area of Outstanding Natural Beauty and the proposals would preserve reasonable standards of residential amenity. Approval of planning permission with conditions is therefore recommended.

#### **RECOMMENDATION**

That planning permission be granted with 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 Notwithstanding the details contained within the letter from Ian Sharland dated 22nd August 2013, no dwelling hereby approved shall be first occupied until works to attenuate the noise levels of the dust extraction system at the adjacent Honeystreet Sawmill, have either

1) been carried out in complete accordance with the recommendations a) - d) inclusive set out on page 3 of the letter from Ian Sharland dated 22nd August 2013 , unless it can be demonstrated to the satisfactory of the local planning authority that following implementation of measures a) and b) measures c) and d) are not necessary, or

2) have been implemented in accordance an alternative scheme of noise attenuation, the details of which have first been submitted to and approved in writing by the local planning authority.

REASON: To attenuate noise from the dust extraction system which would be harmful to the amenities of the occupiers of the new development.

- 3 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 No development shall commence on site until details of all eaves, verges, windows (including external finishes, head, sill and window reveal details), doors (including Juliette balconies), rainwater goods, flues and chimneys, balconies (including balustrading) and privacy louvers have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 5 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) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- b) finished levels and contours;
- c) means of enclosure;
- d) all hard and soft surfacing materials;
- e) minor artefacts and structures (e.g. refuse storage units and oil / septic tanks and including details of any external lighting);

REASON: To ensure a satisfactory landscaped setting for the development, to

preserve bat foraging routes and in the interests of the protection of existing important features.

- 6 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

- 7 No part of the development hereby approved shall be first occupied until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 8 No part of the development shall be first occupied, until the three visibility splays shown on the approved plan SITE 1, 1433-P1.dwg Rev C received on the 25th October 2013 have been provided with no obstruction to visibility at or above a height of 1 metre above the nearside carriageway level. These areas shall be maintained free of obstructions to sight at all times thereafter.

REASON: In the interests of highway safety

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of

enclosure, other than those shown on the approved plans or approved under the provisions of the above conditions, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted above ground floor ceiling level in the northern elevations of plots 3 and 4 the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 12 No development shall commence until details as to how privacy of the 'garden' areas to the east of Plots 2 & 3 shall be preserved from views obtained from the north west facing windows at ground and first floor level and from balconies to the south west of Plots 1 and 2 respectively, have been submitted to and approved in writing by the local planning authority. This may necessitate a combination of obscured and fixed glazing/ privacy screens and privacy louvers (as indicated to the first floor gable elevations). Details of the privacy louvers to the southeast gable elevation windows of Plots 2 and 3 shall also be submitted to the local planning authority for approval. Works shall be carried out in accordance with the approved details prior to the first occupation of Plots 2 or 3 and shall be permanently maintained as such thereafter.

REASON: In the interests of residential amenity and privacy.

- 13 No development approved by this permission shall be commenced until an investigation is undertaken to the satisfaction of the local planning authority in conjunction with the Environment Agency to determine the nature and extent of contamination. In the event that contamination of the site is confirmed the developer shall liaise with the Environment Agency on measures to protect surface water and ground water interests.

The investigation shall include the following stages:

-A desk study which should include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

If the potential for significant ground contamination is confirmed, the information should be used to produce:

-A detailed water interest survey to identify all wells, boreholes, springs and watercourses within 250m of the site boundary

-A diagrammatical representation (conceptual model) for the site of all potential contaminant sources, pathways and receptors.

-A site investigation, designed for the site, using the information and any

diagrammatical representations (conceptual model) undertaken. The investigation must be comprehensive enough to enable a suitable risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, refinement of the conceptual model, and development of a Method Statement detailing the remediation requirement.

Reference should also be made to the Model Procedures for the Management of Land Contamination CLR11 Report.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

- 14 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the driveways, paved areas and roofs), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 15 **INFORMATIVE TO APPLICANT:**  
The applicant/developer is advised to contact Richard Leigh, Third Party Works Engineer on 01380 722859 in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trusts' Code of Practice for Works affecting the Trust".

The applicant is advised that an agreement with the Canal & River Trust would be required for the discharge of water into the canal.

- 16 No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 17 The development hereby approved shall be carried out in strict accordance with the recommendations given at Section 6 of the Phase I Protected Species Survey Report by Malford Environmental Consulting dated September 2013

REASON: To mitigate against potential harm to biodiversity and nature habitats.

- 18 The use of the link and additional building to the north of the dwelling known as 'Plot 1' shall be restricted to non-habitable purposes unless the details of the means of insulating this building from the adjacent warehouse are first submitted to and approved in writing by the local planning authority and the approved noise



insulation measures are installed in accordance with the approved details. Whether or not such details are approved, the use of this building and its link to Plot 1, shall remain ancillary to the residential use of Plot 1 only and for the avoidance of any doubt, shall not be occupied as a separate planning unit.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling. Furthermore, the local planning authority has concerns that without satisfactory means of insulating these buildings from noise, standards of amenity could be significantly compromised by the adjacent use.

- 19 No development shall commence until a detailed report of the canal wall and banking carried out by a suitably qualified person has been submitted to and approved in writing by the local planning authority. The report shall include a survey as to the condition of the existing canal wall and banking and any structural implications the development may have including recommended works and timings to ensure the stability and integrity of the waterway. Development shall be carried out in accordance with the approved details and recommendations.

REASON: To ensure that the proposed development does not adversely impact on the structural stability of the waterway.

- 20 No development shall commence within the red line site area until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 21 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan 1433-LOC1.dwg received on the 2nd September 2013

14433-P1.dwg received on the 25th October 2013

BDS-16-07-13 received on the 2nd September 2013

PLOT 1 1433-P1.dwg Rev B received on the 25th October 2013

PLOT 2 1433-P1.dwg Rev A received on the 2nd September 2013

PLOT 3 1433-P1.dwg Rev A received on the 2nd September 2013

Acoustic Report by Ian Sharland Ltd dated 15th February 2013 and Additional Letter from Ian Sharland Ltd dated 22nd August 2013 submitted in respect of application E/10/0772/FUL but agreed to be included for consideration as part of this application.

Phase I Protected Species Survey Report by Malford Environmental Consulting dated September 2013.

Application Forms and Planning Supporting Statement all received on the 2nd September 2013.

REASON: For the avoidance of doubt and in the interests of proper planning.

22 INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.