

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

5 August 2015

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.

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Late Representations

Late representations received from North Wraxall Parish Council who raised the following concerns:

a) The proposed development is in a prominent position in an Area of Outstanding Natural Beauty and will be widely visible. Other large agricultural buildings are built in less obtrusive folds in the land.

b) The surrounding road network consists of narrow unclassified roads, some single track with passing places. The building and running of the cattle unit will require servicing by large vehicles totally unsuited to the access lanes. Damage will no doubt be caused to the verges and to the road surface.

Also the junction with the A420 is unsuitable for increased traffic movements and traffic associated with this development would lead to safety concerns.

c) Increase in large farm traffic through the small rural hamlet of Mountain Bower and Nettleton village.

Officers Response: The Cotswolds Conservation Board no longer raises an objection to this current planning application. In considering the merits of this current application in its own right for a single farm building and with consideration as to the applicant's potential permitted development rights for a building of 465 sqm, the Board does not consider that would have a significant impact on the AONB. The Council's Landscape Officer was also consulted on the application and given the Cotswolds Conservation Board comments has raised no objection to the application subject to appropriate conditions.

The access and traffic movements have been assessed by both Wiltshire Council and South Gloucester Council. In both cases the respective highways officers concluded that the proposed access is considered acceptable and that proposal would not compromise existing levels of highway safety for all road users including those using the lane or main road at its junction with the A420.

Additional consultation response

Highways – The Highways Officer Confirmed that the highway assessment would have taken into account the fact that the building is an agricultural building and assessed on this basis, we do not consider any additional movements from this access and onto the local highway network will create a significant highway issue that an objection could be raised to, taking into account the nature of the proposal and highway network in this area. The

dimensions of the access have been conditioned in relation to the proposal. It is important to take into account the following factors below.

The site of the proposal is currently used for agricultural purposes, including storage of equipment and fodder and therefore this currently results in vehicle movements to and from the site on a regular basis.

The supporting statement outlines that the proposal is a consolidation of the business from various farms within the vicinity and therefore is likely to result in a reduction of movements on the highway network.

On closer inspection of the site, the track access is just outside the Wiltshire County boundary and falls within South Gloucestershire and therefore, a consultation should also be made with the highways department of South Gloucestershire Council.

Officer Response: South Gloucestershire Council have been consulted and their comments are set out below.

South Gloucester Council - Based on a desk-top study of this application / proposal but without the benefit of a site visit – South Gloucestershire Council transportation officer offers the following comments.

Access to the site (i.e. land to be used for the new agricultural buildings) is via from an unnamed road and its junction is located at the border between Wiltshire Council and south Gloucestershire Council. The applicant aims to utilise the existing access to serve a new agricultural building on his land. The access leading to the site is from a single track road with limited passing opportunity. The road has fairly straight alignment and as such forward visibility for the driver travelling along it is considered adequate. Visibility from the site access onto the public highway is also acceptable. As this is an existing access and in view of the fact that it is already in use for agricultural purposes then, the access is considered acceptable.

Based on the evidence of 'google' map, it is noticed that the access track with the public highway is 'unmade' ground. With this in mind, it may be appropriate to add a condition [subject to planning] so that the first 15m of the access track is made up with a suitable bound-surfaced material (or maybe surfaced with 'stone to dust' -fully compacted) to prevent mud or loose material being transferred onto the public highway.

Upon the issue of traffic generation and its impact – with the new building on site, there would be some additional traffic movement to and from this site although difficult to quantify this. Notwithstanding this, the officer is satisfied that traffic generation will be small compared to the overall traffic on the existing network. Likewise, I would conclude that this proposal would not compromise existing levels of highway safety for all road users including those using the lane or main road at its junction with the A420.

Officer Response: Suggested Condition already applied under the recommendation of the Highways Officer.