

**REPORT TO THE DEVELOPMENT CONTROL  
COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>20<sup>th</sup> February 2008</b>
<b>Application Number</b>	<b>07.03228.FUL and 07.03227.CAC</b>
<b>Site Address</b>	<b>14/15 Phelps Parade, Calne, SN11 0HA and Dwellings Over (NO.s 25, 26, 27, 37 and 38)</b>
<b>Proposal</b>	<b>07.03228.FUL Demolition of existing shops/residential above and construction of new retail units with flats above, access areas, support areas, parking and storage.</b> <b>07.03227.CAC Demolition of shops and residential units over and garages</b>
<b>Applicant</b>	<b>Westlea Housing Association</b>
<b>Town/Parish Council</b>	<b>Calne Town Council</b>
<b>Grid Ref</b>	<b>399819 171190</b>
<b>Type of application</b>	<b>Full application</b>

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

- This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8<sup>th</sup> April 2002 because the Council is landowner.

**Summary of Report**

This application proposes the demolition of a building on the corner of Phelps Parade and The Pippin, which currently houses 2 shops with 5 maisonettes above. The main issues are:

- Principle of demolition
- Design of replacement building.
- Car parking and vehicular flow.
- Effect on Calne Town Centre.
- Effect on Calne Conservation area.
- Effect on Grade II Zion Chapel.
- Public Open Space.
- S106 contributions.

**Officer Recommendation**

Planning Permission and Conservation Area Consent be GRANTED subject to conditions

<b>Contact Officer</b>	Charmian Burkey	01249 - 706667	cburkey@northwilts.gov.uk
------------------------	-----------------	----------------	---------------------------

### Proposal and Site Description

The proposal is to upgrade this part of Phelps Parade as part of Phase 3 of Calne's re-development. This involves the demolition of a 3 storey 1970s building housing 2 shops with 5 maisonettes above and replacing it with a well designed modern building to house 2 new shops with 16 affordable 1 and 2 bed flats above.

The proposal is to be part brick, part ashlar stone (or similar) with timber at 2<sup>nd</sup> floor level.

The existing garaging to the north of the building is to be demolished to make way for additional parking and servicing area (for the shops). The proposal includes bin store areas and bicycle storage areas to the west (rear ) of the building.

The proposal forms the first part of an overall scheme to provide additional housing and retail to the south of Phelps Parade and also to provide a square to the west of the Zion Chapel.

### Planning History

Application number	Proposal	Decision
There is no relevant history.		

### Consultations

The Town Council supports the application but recommended further liaison with local traders.

Wiltshire County Council Highways has no objections subject to conditions.

Wiltshire Archaeology state that the site is located within the area of the medieval settlement of Calne and it is likely that valuable archaeological deposits or features will be disturbed during the course of the development. An archaeological evaluation is not appropriate but any planning permission should have a condition relating to archaeological matters and this should ensure that an archaeological contractor be present during all earth moving and trenching in order to record any archaeological features.

Environmental Health has no objections.

Principal Housing Officer is fully supportive of the proposal, which goes some way to address the current shortfall in affordable housing within Calne. The site is convenient and central, close to shops, businesses and public transport, which is especially important to those on lower incomes.

CPRE comments as follows:

- The proposal is next to a busy access road for the 2 Sainsburys carparks, HGV delivery vehicles and for buses. The demolition of the garages for more access will exacerbate the problem.
- This makes an unattractive ambience for shoppers
- Where will cycle parking be for the new store?
- The plan appears to be based on increased use of car parks rather than less reliance on the car.
- The vehicle dominated space will not enhance Calne Town Centre.
- The public consultation was limited and did not allow for comment on the desire for Woolworths.
- They believe that the scheme fails to deliver what Calne needs – a strategic appraisal of the whole of the central area delivered after public consultation with a clear view of how Calne can function as an attractive and sustainable destination.

## Representations

3 local residents comment as follows:

- Whilst demolition is taking place there is no safe passage for pedestrians.
- In sufficient public consultation and poor response.
- Consultation should be undertaken with all traders.
- No clothes drying areas or gardens for residents.
- Unsuitable for families.
- Timing of consultations over Christmas.
- Detrimental effect on viability of the town.

## Planning Considerations

### Principle of development

The principle of demolishing a sub-standard and visually dated building and its replacement with a well designed, modern building and increasing the residential units from 5 to 16 is acceptable. The 2 retail units replace existing units (but increase the floor area) and being located within the town centre will make a positive contribution to its retail offer.

Affordable housing provision in such a central location is to be welcomed, because it best serves the needs of those who are likely to occupy it.

### Design and scale of development

It is considered that the proposal is a well designed modern scheme, which respects the scale of the surrounding buildings and area. The floor area of the building to be demolished is 1028m<sup>2</sup> and it is to be replaced with a building of 1917m<sup>2</sup>. The palette of materials to be used is a mixture of red brick (the main material in Phelps Parade), Ashlar Stone or high quality masonry panels (as on the NWDC office building), with wood at 2<sup>nd</sup> floor level and a profiled metal roof.

Detailing will be of a very high quality with steel metal soffits, well proportioned windows combined with quality materials. All of these matters will need to be controlled by condition.

### Impact on Conservation Area

The proposal will replace a dated building or poor architectural merit with a quality designed scheme and it is thus considered that the character and appearance of the conservation area will be enhanced.

### Impact on Listed Building

The adjacent building to the south is the Grade II listed Zion Chapel. The current building is approx 4.5m-7m from this listed building with a canopy extending to within approx 3m of it.

The proposed building will be set back 7.6m-9m from the Zion Chapel (including the covered walkway) which extends up to first floor level, with the 2<sup>nd</sup> floor being set back a further 2m.

Whilst in terms of scale ie 3 storey versus a modest two storey listed building, the listed Zion chapel is challenged in scale, this scheme pulls the dominant building away from this protected building and increases the space on the north side that surrounds it. Furthermore, the use of a more modern design enhances the listed buildings architectural style rather than attempt to copy it in a pastiche style.

### Impact on amenity

Inevitably there will be some considerable disturbance during demolition and construction phases of the

development, but this is not a planning matter. The resultant scheme will be a significant improvement on the building that is currently there and will help to “lift” the ambience and character of Phelps Parade. Future improvements and development are proposed to the south of the proposed site to provide a square and further flats. However, as this cannot be guaranteed, the scheme should work as a “stand alone” proposal , which it is considered it does.

### Highways and Access

Wiltshire County Highways has no objections subject to conditions.

### Parking

The existing 8 bay garage block is to be demolished and replaced with 8 spaces (to serve 16 flats). This together with cycle parking for 9 bicycles is considered to be acceptable in this town centre location.

### Sustainability

The scheme is required to attain level 3 of the Code for Sustainable Homes and the applicant is looking at the BREEAM rating for the retail element.

The possibility of re-use of the existing bricks has been discussed along with the continuation of the brick plinth along the Pippin. The applicant will produce a demolition audit, but it is considered highly unlikely that the bricks could be re-used. Amended plans are to be submitted showing the continuation of the brick plinth.

### Section 106 Contributions

#### Affordable Housing:-

The scheme is for affordable homes and the developer is Westlea Housing Association. As the land is owned by the Council, it is more appropriate for the affordable housing to be controlled through the legal process of land transferral rather than a S106 agreement.

#### Public Open Space

The current proposal forms part of a larger scheme for re development of this part of Calne. And the other phases include a square, which will form the Public Open Space contribution from this site and the other site further south. A contribution is best controlled by condition at this stage.

#### Education:-

County Education do not request any contribution to education provision.

### Other Issues

Concern has been expressed over the inclusion of balconies and the possibility of unsightly storage on them. Westlea are able to control this through their tenancy agreement and have agreed to do so.

The cycle and bin storage area is proposed to have a lightweight roof, to remove views of it from above and the amended plans are awaited.

## **Conclusion**

It is considered that the demolition of the existing sub standard building and its replacement with a well designed modern structure will make a positive contribution to this part of Calne's Conservation Area and is thus compliant with policies C3, HE1, HE2, H3 and R1 of the North Wiltshire Local Plan 2011.

## **Recommendation and Proposed Conditions/Informatives**

**For 07/03227/FUL**

**Subject to the receipt of amended plans, permission be GRANTED**

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. 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 hereby permitted.

Reason: In the interests of amenity and satisfactory layout.

4. 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.

5. 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.

6. Prior to the commencement of the development hereby permitted, details of all new external joinery shall be submitted to, and approved in writing by, the local planning authority. These details shall include depth of reveal, materials and full drawings including both horizontal and vertical sections, to a scale of not less than 1:10. The development/works shall be completed in accordance with the approved details and at no time shall the approved joinery be altered without the prior written approval of the local planning authority.

Reason: To enable the local planning authority to be satisfied with the completed appearance of the development.

7. No television or radio aerial, satellite dish or other form of antenna shall be affixed to the building without the prior written consent of the local planning authority.

Reason: To safeguard the character and quality of the building.

8. 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.

Reason: In the interests of the amenity of the area.

9. Access shall be allowed at any reasonable time for a buildings analyst archaeologist approved/nominated by the local planning authority to maintain a watching brief on the works hereby permitted. All associated expenses shall be the responsibility of the applicant.

Reason: To record any features of architectural/historic/archaeological interests which might be exposed during the course of works.

10. Prior to the commencement of the development hereby permitted, details of the following items (at a scale of no greater than 1:5) shall be submitted to and approved in writing by the local planning authority:

- (i) Soffits
- (ii) Verges
- (iii) Eaves
- (iv) Details of the roof, including sections and intersections with walls and other roofs.

Reason: Insufficient detail has been submitted with the application.

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

Reason: In the interests of amenity and road safety.

12. The development hereby approved shall not begin until a scheme for a contribution towards the creation of, or improvement and/or management of, existing public open space, in accordance with the North Wiltshire Open Space Study, has been submitted to and approved in writing by the Local Planning Authority. Such a contribution shall be made in accordance with the timing detailed within the approved scheme.

Reason: In accordance with policies C2 and CLF3 of the North Wiltshire Local Plan 2011.

**For 07/03277/CAC**

**Conservation Area Consent be GRANTED 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 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. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

Reason: To avoid the creation of a vacant site which would harm the character and appearance of the Conservation Area.

**Reason for Decision**

It is considered that the demolition of the existing sub standard building and its replacement with a well designed modern structure will make a positive contribution to this part of Calne's Conservation Area and is thus compliant with policies C3, HE1, HE2, H3 and R1 of the North Wiltshire Local Plan 2011.

<b>Appendices:</b>	<ul style="list-style-type: none"><li>• <b>NONE</b></li></ul>
<b>Background Documents Used in the Preparation of this Report:</b>	<ul style="list-style-type: none"><li>• <b>1.20, 2.04, 2.07, 4.02, 4.04, 4.06, 4.07</b></li></ul>