

DEVELOPMENT CONTROL ADDITIONAL INFORMATION
COMMITTEE 28th JANUARY 2009

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.

The text in bold is additional/amended information to that circulated to Members on Tuesday 27th January 2009.

Item 1 – 08/02352/S73A – Purdys Farm, Wood Lane, Braydon, Swindon, Wiltshire, SN5 0AH

Case Officer

Add the following condition:

11. The works in relation to the formation of a wildlife pond as shown on Drawing No. PF4 shall be completed by the 28th February 2009. The pond shall thereafter be retained unless otherwise agreed in writing with the LPA.

Reason: To safeguard protected species in the interests of nature conservation.

Item 2 – 08/02453/S73A – Castle Combe Circuit, Castle Combe, Chippenham, Wiltshire SN14 7EY

Wiltshire County Highways do not object.

Environmental Health support the recommendation for a further temporary permission to allow the impact to be tested, whilst maintaining their objection to an extra Sunday.

Item 4 - 08/02207/FUL - 23 COMMON HILL, CRICKLADE, WILTSHIRE, SN6 6EZ

Additional Objection

A further objection has been received raising the following points:

- **The plan requires alteration of a drainage ditch and this will impact on flooding issues for neighbouring properties**
- **Ground floor will be substantially higher than other houses which will impact on water levels during heavy rain.**
- **Has an environmental survey been undertaken?**

Council's Engineer

Following concerns raised by local residents and the Town Council regarding flooding and water management issues, further information was sought from the applicants relating to dealing with surface water drainage on site. Further information was submitted which detailed how the surface water (i.e. runoff

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from the roofs and hardsurfaces of the proposed houses) would be dealt with through use of soakaways and porous materials in hardstandings. In addition, the applicant has sought to deal with the existing problem of water running across the site to the garden of the neighbouring bungalow through the construction of a wall on the boundary of the site. In a subsequent meeting between the applicants, agents, the Council's Engineer, a building control officer and planning officer it was agreed that the solutions proposed, subject to some further minor amendment would be acceptable. The scheme as proposed would have no detrimental impact on drainage issues in the vicinity. Further revisions to the size of soakaways have been received and additional comments are awaited from the Council's Engineer.

Item 6 – 08/02310/OUT - Glen Avon, Minety

Development Control Manager

Revised plan received demonstrating the repositioning of the refuse collection area inside of the main body of the site, as required by Officers and specified within the report to the DC Committee. WCC Highways have confirmed that the bin storage area should indeed be moved to within the site to improve use of the access track.

Condition 11 should be amended to read thus :

11. Prior to works to erect any of the dwellings hereby permitted, and in accordance with the details contained on the submitted plan reference TP5056-001, the proposed and required widening of the access lane to the site from Hornbury Hill shall have been implemented in complete accordance with a complete and detailed scheme that shall have been submitted to and approved in writing by the Local Planning Authority beforehand. No works to erect any of the dwellings hereby permitted shall take place until such times as the agreed access widening works have been completed to the written satisfaction of the Local Planning Authority.

Reason: To ensure that adequate vehicular and pedestrian access to the site is provided prior to the commencement of development.

Council Drainage Engineer

Has confirmed that the drainage scheme proposed, if implemented, would be adequate to drain the site and stop future flooding.

Neighbour

One additional letter of objection received. The letter expresses concerns about the ability of refuse vehicles to access the Glen Avon development. Concern is raised about the potential wear and tear on the access road and

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damage to boundary fences. It is also noted that the proposed widening of the drive would bring the drive surface up to the edge of neighbouring properties. The use of tarmac on the access track would increase surface water run-off and attract skateboarders. The provision of speed-bumps would be no deterrent as these would be seen as "jumps". A gravelled surface should be retained.

Item 8 – 08/02422/FUL - Rowan House, 13 Widham, Purton, Wiltshire.

Consultation Responses

Following the submission of the revised site location plan, showing the development site edged in red and the access track edged in blue, County Highways have been re-consulted. On the basis that the applicant can convert the existing garage under Permitted Development rights, it would be difficult to object to the application on the grounds that the application would result in the loss of on-site vehicle parking facilities and therefore encourage parking on the highway. For these reasons, County Highways have now withdrawn their objection.

Development Control Manager

It has been brought to Officer's attention that the owner of the track has not been served the appropriate notice (despite Certificate B having been signed, which declares that all those with an interest in the land to which the application relates have been advised of the application).

In addition, the track has been outlined in blue (indicating the site is owned by the applicant) when it should have been outlined in red.

For these reasons, it has been agreed that the application should be deferred and the applicant given the opportunity to correct these errors or withdraw his application.

Recommendation:

DEFER

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Item 9 - 08/02729/FUL - Hedgerows, Grove Lane, Yatton Keynell, Wiltshire, SN14 7BS

Development Control Manager

Planning History omits the following application:

Application Number	Proposal	Decision
07/01600/FUL	Amendment to approved plans, Provision of basement below house. No change to approved dwelling above ground.	Permit

NB: permission 07/01600/FUL was not implemented

Three letters of support received raising the following points:

- **Oak framed building will complement the setting of the house**
 - **Building preferable to existing container or even a garden shed**
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Item 10, 11 & 12 – 08/02450 LBC, 08/02451 FUL & 08/02566 CAC – 42, High Street, Corsham

Agent

Structural engineer's report on two buildings for conversion received. Buildings are generally in good condition however some remedial work is required.

Comments on Committee Report:

The scheme is intended to be "car free"; the parking and turning facilities are required for existing commercial uses of the site. Additional private vehicles will not need to access the site.

There is not considered to be a visual conflict between the terrace and the frontage buildings. The applicants would be willing to re-order the living accommodation in the cottage next to the lane to address concerns.

The two elements of the scheme, the frontage buildings and the residential conversion/development are not viewed together. The form of the terrace is repeated elsewhere in the town.

Raising of the wall is not considered out of character as other walls to the right of way are three metres in height. Applicant would be happy to address detailed design issues with the conversions.

The replacement rear extension is seen as a significant improvement to the listed buildings and the site. The option of a pitched roof was discounted because it was considered to interfere with the symmetry of the existing fenestration.

Given that the principle of development is accepted, that the Highway Authority have not addressed the car free issue and the applicants are willing to resolve design issues it is requested that the applications be delegated for further discussion.

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Case Officer

The Highway Authority considers that Corsham is not appropriate for car free development especially when, as in this case, new development rather than simply conversion is proposed.

The principle of this development is not accepted and delegation is not therefore recommended in this instance.

Item 14 – 08/02841/LBC - The Mill Race, Marden House Centre, New Road, Calne, Wiltshire, SN11 0JJ

Case Officer

Details of the new boiler flue type and location have now been submitted. These proposals are supported as they will have no impact on the historic fabric of the building and will not detract from the character and appearance of the listed building.

Further information has established that this application does not need to be determined by the Secretary of State. Therefore the recommendation can be amended to read “Listed Building Consent be GRANTED subject to conditions.”

Calne Town Council

A response has been received from Calne Town Council who support this application.
