

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	12th March 2008
Application Number	08/00161/FUL
Site Address	Land at Pound Mead, Station Road, Corsham
Proposal	Erection of a Flatted Block Comprising 6 No. One Bed Flats with Associated Parking (6 No. Spaces) and Amenity Space. A New Vehicular Access from Pound Mead
Applicant	Norland Properties Ltd
Town/Parish Council	Corsham
Grid Ref	387039 169746
Type of application	Full application

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 8th April 2002 because 5 letters of objection have been received

Summary of Report

The site is a piece of derelict land within the settlement boundary of Corsham. There have been previous permissions for residential development. A single building containing six flats on three floors is proposed with 6 parking spaces.

The key Policies to consider are C3 - Development Control Core Policy and H3 - Residential Development Within the Framework Boundaries.

Officer Recommendation

Planning Permission be GRANTED subject to the conditions

Contact Officer	John Simmonds	01249 706643	jsimmonds@northwilts.gov.uk
------------------------	---------------	--------------	-----------------------------

Proposal and 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 down 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. To the west is a site where permission has recently been granted for the erection of 14 flats.

The proposed building is two storey height with dormers in the roof to provide 3 floors each containing two one-bedroom flats. Six car parking spaces, cycle and bin stores are proposed via an access to Pound Mead. A recently erected bus stop will need to be relocated at the applicant's expense.

Planning History		
Application number	Proposal	Decision
97/01629	Four flats	Granted
02/01150	Four flats	Granted
07/01020	Four flats	Granted

Consultations

Corsham Town Council recommend refusal

- Insufficient provision of off-street parking for the proposed development
- Lack of suitable vehicular access for the proposed development

Wiltshire County Council Highways have no objections subject to conditions – see recommendations

Representations

4 letters of objection that have been received.

Summary of key points raised;

Insufficient parking spaces

- Existing parking problems
- Building out of proportion
- Potential overlooking
- Risk of subsidence
- Noise from railway
- Privacy from bus-stop
- Loss of outlook
- Presence of culvert

Planning Considerations

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 by Wiltshire County Council in accordance with the Council's standards.

Recommendation and Proposed Conditions/Informatives

Planning Permission be GRANTED subject to 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 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 Policy CF3 of the North Wiltshire Local Plan 2011.

8 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.

9 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.

10 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.

11 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.

12 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.

13 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.

Informative

This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Proposed site plan 548/01
Location plan 1:1250
Existing and proposed section 548/103B
Existing site plan 548/100
Proposed apartment block plans 548/104D

Proposed apartment block elevations 548/105B
Proposed apartment block sections BB and CC 548/106C
Existing and proposed street elevations 548/102

Reason for Decision

The proposal is acceptable in principle and complies with Policies H3, C3, and CF3 of the North Wiltshire Local Plan 2011

Appendices:	<ul style="list-style-type: none">• none.
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.20, 2.02, 4.02, 4.04, 5.01