

**REPORT TO THE DEVELOPMENT CONTROL  
COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>15<sup>th</sup> October 2008</b>
<b>Application Number</b>	<b>08/02047/FUL</b>
<b>Site Address</b>	<b>Land Off Calcutt Street, Cricklade, Swindon, Wiltshire, SN6 6AZ</b>
<b>Proposal</b>	<b>Erection of New Building with Cafe on Ground Floor (Including Signage) and One Flat Above</b>
<b>Applicant</b>	<b>Jessica's Properties</b>
<b>Town/Parish Council</b>	<b>Cricklade</b>
<b>Grid Ref</b>	<b>410078 193609</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 5 letters of objection have been received

**Summary of Report**

The site is on a prominent site in the town centre within the conservation area. It is proposed to erect a two storey building with a cafe on the ground floor and flat above. The design has been revised following a previous refusal. Access and parking is retained for a neighbour. No on site parking will be provided. The proposal will provide useful facilities and enhance the conservation area.

**Officer Recommendation**

Subject to the completion of an agreement to ensure a contribution to public open space, Planning Permission be GRANTED subject to the conditions

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**Proposal and Site Description**

The site is an open, untidy piece of land close to the junction with the High Street which is used for casual parking. It is proposed to erect a traditionally designed 1½/2 storey building built from render and slate with traditional detailing. Parking is provided for the neighbouring house and no on site parking for the development itself.

<b>Planning History</b>		
Application number	Proposal	Decision
07/02846/FUL	Cafe and flat above	Withdrawn
08/00714/FUL	Cafe and flat above	Refused

## Consultations

**Cricklade Town Council:** Comments awaited.

**Wiltshire County Council Highways** have no objections subject to closure of potential access.

## Representations

6 letters of objection that have been received on the following grounds:

- Congestion adjacent to bus stop
- Unsuitable bin storage
- Inadequate parking
- Drainage concerns
- Traffic congestion during deliveries
- Loss of existing parking
- Noise and pollution
- Out of character with residential use
- Cafe not needed

## Planning Considerations

The site is within the town where residential development is acceptable in principle under policy H3. It is also within the town centre secondary frontage where under policy R4 there is no restriction in principle on additional A1/A3 (shop/cafe) uses. Policy HE1 requires that proposals preserve or enhance the character and appearance of the area. Core policy C3 refers to design, amenity and highway issues.

The site is a derelict piece of land uses for casual parking which detracts from the character and appearance of the conservation area. Development of the site with a suitably designed building will greatly enhance the character and appearance of the area.

Following the previous refusal, the design of the building has been revised in consultation with conservation officers so that its scale, materials and detailing are appropriate for this site. The position of windows and the siting of the building are such that there will be no unacceptable impact on neighbours. Adequate space is retained adjacent to the bus shelter on the highway.

Two parking spaces are proposed at the High Street end of the site for use by the neighbour who has existing rights. It would be possible to provide one additional space at the other end of the site but it would have unacceptable visibility for access onto Calcutt Street. It is proposed, therefore, that access to this space should be physically prevented in the interests of highway safety.

The cafe and flat would have no on-site parking but this is a town centre location where many of the houses and shops do not have such facilities. It is unlikely that users of the cafe would make a specific car-borne journey. It is much more probable that customers would be already visiting the town centre in any event. The occupiers of the flat would be aware that no parking spaces were available. Car-free development is to be encouraged, particularly in town centres, and the parking standards are maximum standards to be applied on a case-by-case basis.

It is important that this site should be developed in order to enhance the conservation area. Any development will have implications for traffic generation and car parking. Whilst there may be some inconvenience as a result of the inevitable absence of on-site provision this should be set against the enhancement to the conservation area and the provision of additional facilities in the town.

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

Subject to the completion of an agreement to ensure a contribution to the provision of public open space. 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 development shall commence until details of roofing materials to be used externally have been submitted to, and approved in writing by, the local planning authority. The development shall be built in the roofing materials approved.

Reason: In the interests of visual amenity.

4. No development shall commence until a sample panel of the render to be used on the external walls shall be made available on site to be inspected and approved in writing by the local planning authority. The external render, as finished, shall match the approved sample in respect of colour, type and texture.

Reason: In the interests of visual amenity.

5. No development shall commence until details of all new external joinery have been 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.

6. No development shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the local planning authority:

- (1) ground surfacing materials;
- (2) finished floor levels of all buildings;
- (3) finished levels across the site;
- (4) the means of surface water disposal;
- (5) the means of foul sewage disposal;
- (6) rainwater goods

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.

Reason: In the interests of amenity and satisfactory layout.

7. Before the development commences details of a means of preventing vehicular access at the eastern end of the site shall be submitted to and approved by the local planning authority and the

approved details shall be fully implemented before the development is first occupied and shall thereafter be retained.

Reason: In the interests of highway safety.

**Informative**

1. 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.

Plan References

Ground floor plan 2711/01. Revised plans and elevations 2711/04B, Proposed block plan and street elevation 2711/03A received by the local planning authority 27/08/08

2. Notwithstanding the description of the application and the submitted plans this permission does not grant consent for advertisements under the Advertisement Regulations.

**Reason for Decision**

The proposal will preserve and enhance the character and appearance of the conservation area and provide facilities in accordance with policies H3, HE1, C3 and R4 of the North Wiltshire Local Plan 2011.

<b>Appendices:</b>	<b>NONE</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20, 2.02, 4.02, 4.04, 5.01</b>