

**Wiltshire Council
East Area Planning Committee**

April 16th 2009

List of Applications for Consideration

1. K/59803/F (page 2)

Outline planning application for: 500 no. dwellings comprising 350 military and 150 civilian with associated garages, parking and landscaping at North East Quadrant

At: Land to north east of Manor Bridge Court and Ludgershall Road TIDWORTH (North East Quadrant)

RECOMMENDATION: Delegate to the Area Development Manager to grant outline planning permission following the prior completion of a legal agreement.

2. K/59795/O (page 17)

Outline planning application for: 360 new single family military residences with associated garages, parking and landscaping (Area 19)

At: Land adjacent to Deans Close and fields to south opposite Tedworth House TIDWORTH

RECOMMENDATION: Delegate to the Area Development Manager to grant outline planning permission following the prior completion of a legal agreement

3. E/09/0235/FUL (page 31)

Full planning application for: Demolition of existing bungalow and erection of 2 dwelling houses and 2 detached single garages.

At: Acorn Bungalow Cadley Road COLLINGBOURNE DUCIS SN8 3ES

RECOMMENDATION: Grant planning permission

4. E/09/0180/LBC (page 40)

Listed building consent for: Demolition of outbuildings and erection of two storey rear extension

At: 21 & 22 Stokke Common, GREAT BEDWYN, SN8 3LL

RECOMMENDATION: Refuse Listed building consent.

5. E/09/0182/FUL (page 50)

Full planning application for Demolition of outbuildings and erection of two storey extension

At: 21 & 22 Stokke Common, GREAT BEDWYN, SN8 3LL

RECOMMENDATION: Refuse planning permission

6. E/09/0120/FUL (page 53)

Full planning application for: First floor extension over garage/dining room

At: The Post House, High Street, NETHERAVON SP4 9QW

RECOMMENDATION: Refuse planning permission

REPORT TO THE EAST AREA PLANNING COMMITTEE**Report No. 1**

Date of Meeting	16/04/2009
Application Number	K/59803/O
Site Address	Land to north east of Manor Bridge Court and Ludgershall Road Tidworth (North East Quadrant)
Proposal	500 no. dwellings comprising 350 military and 150 civilian with associated garages, parking and landscaping at North East Quadrant
Applicant	Defence Estate
Town/Parish Council	TIDWORTH
Grid Ref	423541 149259
Type of application	Outline Planning Application
Case Officer	Richard Cosker

Reason for the application being considered by Committee

The application is a major proposal with significant implications for Tidworth.

1. Purpose of Report

To consider the recommendation that the application be approved, subject to the prior completion of a legal agreement covering education; play areas; transport matters and the provision of affordable housing.

2. Report Summary

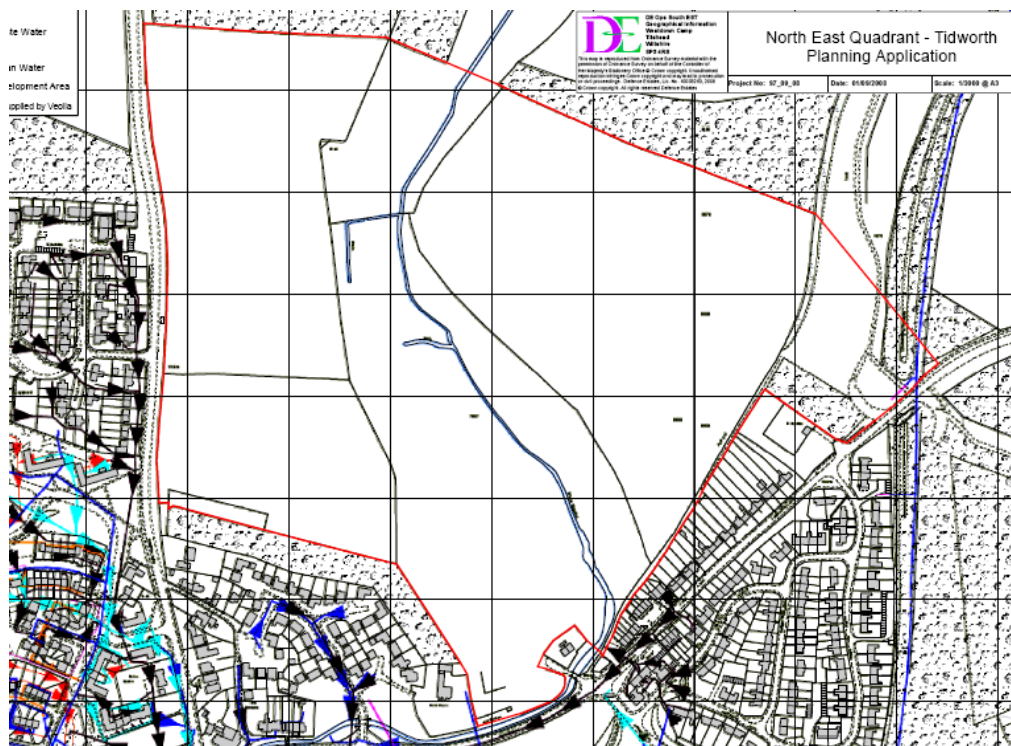
The main issues to consider are:

- Whether the proposal is in accordance with the policies of the Development Plan, and particularly policy HC19 of the Kennet Local Plan;
- Highway matters, including the provision of the link road;
- Ecological impacts;
- Water supply & drainage issues;
- Education provision;

Public open space and recreation

3. Site Description

The application site is located on the northern edge of the Tidworth and comprises 31.18ha of agricultural land. The town centre of Tidworth lies approximately 1500m to the south of the site.



Site location plan

The site is enclosed to the west by the A338 Pennings Road and a native broadleaf hedgerow, while to the north the site boundary is defined by an area of plantation woodland, with the open countryside of the Salisbury Plain beyond. To the south, a tree belt separates the site from existing dwellings at Manor Bridge Court and to the east existing dwellings lying along the A3026 Ludgershall Road and an electricity substation enclose the site.

The River Bourne and its flood plain run through the centre of the site, from north to south, creating a valley and clearly dividing the site into two separate parcels of developable land. The western section comprises a more steeply sloping landform. The site predominantly comprises arable farmland with the remainder made up of expanses of semi-improved neutral grassland.

4. Planning History

There are no relevant historical planning applications relating to this site.

5. The Proposal

The application is an outline application for residential development of 500 dwellings to include 350 service families accommodation for the Ministry of Defence and 150 open market dwellings. The main access on to the NEQ site will be provided via a proposed Link Road between the A338, Pennings Road adjacent to the northern boundary of the site and Ludgershall Road, in close proximity to the existing tank road. The scheme has been amended to incorporate roundabouts at both ends of the new Link Road. An additional vehicular access will be provided off the A338 onto the western part of the site in the form of a T-junction.



Proposed indicative layout

The application has been submitted as an outline with all matters other than means of access being reserved. The planning submission contains a Masterplan to show how the development could be laid out. The final detailed layout will be considered as part of any subsequent reserved matters application.

6. Planning Policy

Kennet Local Plan 2011 – policies PD1, HC1, HC2, HC5, HC6, HC7, HC19, HC28, HC29, HC30, HC31, HC34, HC37, HC42, AT1, AT9, AT10, NR3, NR4, NR6, NR7, NR19 and HH1

7. Consultations

Tidworth Town Council - Three sets of comments have been received from the town council relating to the original and subsequent amended application.

The first comments raised no objections & fully supported the application.

Subsequently the Town Council has strongly recommended that due consideration be given to the following observations:

1. To provide recreational and sporting facilities at locations near to the North East Quadrant site.
2. Roundabouts for both junctions of the Link Road with the A338 & A3026. There should be good pedestrian facilities for access from Ludgershall Road towards Castledown Business Park and Castledown School/Wellington Academy. If the junction at the end of link road with Ludgershall Road is not a roundabout then a T-junction that has an obstruction to force traffic to slow down before entering Ludgershall Road should be used. There should also be weight restrictions imposed in Ludgershall Road so that HGVs use the link road and traffic calming put in place in Ludgershall Road. There should be good pedestrian facilities for access towards the school and business park from both NEQ and Ludgershall Road.

Finally Tidworth Town Council raised an objection to the latest amended application regarding the submitted Traffic Assessment not being able to promote unobstructed traffic flow along the main artery of the town (part of the NPRN) in a safe manner due to known factors not being taken into account. The existing road infrastructure isn't really coping so with additional proposals of this application it will make things worse not better.

Main concerns: -

1. Proposed new build of Garrison Theatre moved to another site accessed by Ordnance Road will cause major problems with mini roundabouts at St Andrew's Road/Ordnance Road & proposed pedestrian crossings unless a larger roundabout is allowed that can accommodate heavy tank transporters and extra traffic to extended Clarendon School, Leisure Centre & Library.
2. The link road is essential to this application but the A.338/A.3026 'Ram junction' already suffers traffic tail backs at peak periods, so any revised plan must consider improving this junction and allow continuous unobstructed 2 way traffic in Ludgershall Road.

Highways – A number of issues have been raised by highway officers. In response to the original application the following points were raised;

1. This site is allocated under Policy HC19 of the Kennet Local Plan. It includes that development of the site should secure junctions to, and a link road between, the A338 and A3026; a route is shown on submitted plans, but with those junctions being simple priority which are unacceptable. The A338 is part of the National Primary Route Network and a new roundabout should be provided at the A338/link road junction. Given the proximity of the tank road and limited site frontage to A3026 there might be alternative options to a roundabout at the eastern end of the link that could safely and satisfactorily serve the proposed development.
2. New accesses to Principal Roads should be kept to a minimum and it would preferable that a secondary access should not be made to A338. Further, the proposed secondary access is shown in the Transport Assessment as a simple priority junction whereas a right turning lane should be provided where vehicles waiting on the major road to turn right inhibit the through flow and create a hazard.

3. Signalisation of the A338/Ordnance junction might be achievable to reduce the impact on trees in the vicinity, which is of great concern of the LPA, this needs to be formally tested and submitted given that the reason for up-grading is lack of adequate capacity.
4. Improvements to public transport facilities are necessary to satisfactorily serve the development and give a wider range of services.
5. Pedestrian and cycling audits have not been undertaken and are required.

Following the submission of amended details, including an addendum to the Transport Assessment, the highway authority has advised that they have no objections to the proposal subject to a number of planning conditions and other matters being secured by way of a section 106 legal agreement.

Education - This proposal generates a need for an additional 155 primary places and 110 secondary. At secondary level, we believe these can be accommodated within the capacity of the designated area school. However, at primary level, Clarendon Infants and Juniors cannot provide the significant number of places needed. Our requirement is therefore for not only a financial contribution but also a primary school site. The council therefore needs to secure a primary school site as part of the S106 on this development, in addition to the (indicative) financial contribution.

County Archaeologist – have advised that an archaeological evaluation of the site has been undertaken. The trenches in this area were largely non-archaeological and on this basis there are no archaeological recommendations to be made.

Environment Agency – Have no objection in principle to the development subject to the inclusion of conditions relating to the following matters– the implementation of an efficient water management system; the submission of a scheme for foul drainage provision; the provision of a scheme for the management of surface water run-off, finished floor levels being set at least 600mm above adjacent future design flood levels, protection of controlled waters from contamination, the submission of a Construction Environmental Management Plan and a landscape management plan and the provision of suitable otter mitigation measures as part of the road changes.

Thames Water – The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend a condition be imposed to ensure that before development is commenced impact studies of the existing water supply infrastructure be carried to determine the magnitude of any new additional capacity required in the system and a suitable connection point. Calculations on current abstraction rates from the Tidworth boreholes have been carried out and there seems to be sufficient spare abstraction available to support the proposed development. A condition to protect potable water sources during and after construction also needs to be imposed.

Veolia Water (this is the Water Authority that will be taking over the supply of water from Thames Water in this area) - No additional comments.

Wessex Water – Would like to agree a strategy with the Applicant, in collaboration with Thames Water, for the provision of water and foul drainage services prior to the commencement of development.

Cholderton and District Water Company - have serious concerns about this development because of the additional discharge that will occur from the sewage works once the houses are occupied. The current discharge volume from the works is affecting the levels of nitrates in the aquifer from which the Cholderton and District Water Company is abstracting water for the 2,100 consumers in the villages of Cholderton and Newton Toney. With nitrate pollutant levels already high the addition of such a significant development will exacerbate the problem and bring forward the date

when the water from the company's boreholes becomes unfit for human consumption.

Environmental Health – Encouraged by approach to sustainability, their ambitions for the site and examples of similar projects. Await full submission with detailed application. Recommend conditions relating to constructions works.

Head of Engineering, Design and Property – Condition required ensuring no surface water discharge off the site.

Leisure and Arts Development Manager – There is more than sufficient pitch provision in Tidworth at the present time, however it may be that public access to this provision is not as easy and reliable as the public would like. In terms of changing accommodation there could be more for the sports pitches however usage would dictate how many you would use at any one time and I suggest that at present and for the immediate future, needs are met.

Housing Policy Officer - There is a substantial need for affordable housing in Tidworth. The proposal adheres to policy HC30 in that 75 dwellings are specified for affordable housing (based on 150 dwellings in total). The element of affordable housing on the site should be specified as a percentage, meaning the figure of 75 is not static. The tenure mix should adhere to PPS3, meaning 30% social rent and 20% intermediate affordable housing. The proposal does not specify property types of affordable housing; there is a need for 2, 3 & 4 bed dwellings.

District Ecologist – Has no objection to the application, however has a number of measures to protect/mitigate ecological interests that should be secured by condition at this stage.

RSPB – An assessment of the impact of the proposal as a result of an increase in visitor access to the Salisbury Plain SPA resulting in an increased disturbance to breeding stone-curlews has been undertaken. The result of this study judged that the effects would be minimal and that this would be mitigated through the provision of an additional two nesting plots.

Wiltshire Police - Due to the size of the development proposed, crime prevention must be addressed by the developers.

8. Publicity

The application has been advertised by press and site notices. Neighbour notification has also been undertaken.

Four letters of objection have been received from local residents and one from the County Councillor concerning this application, the points raised in the letters have been summarised below:

1. The development will lead to an increase in traffic in Tidworth and Shipton Bellinger and could result in a serious accident.
2. Concern regarding potential cumulative effect of other major developments in the area on HGV and private traffic.
3. Link Road must be completed before development on houses commences on grounds of public safety and congestion.
4. Roundabouts should be provided at both ends of the Link road or one at A338 junction and a T junction at Ludgershall Road end, with restrictions for HGVs and adequate pedestrian crossings.
5. Request improvements to Ram junction.
6. Some of submitted details are not accurate. Boundaries are incorrect and existing land use should state agriculture. Uncertainty about traffic survey details.

7. Concern about the impact that the development might have on flooding in local area.
8. Concern about safety of children, stagnation and overflow from the proposed attenuation ponds.
9. The Bourne will become a dirty ditch from contaminated water from surface water runoff from roads and hard standings.
10. Query whether the correct water authority has been consulted.
11. Concern about the effect of the development on existing rights of way, request crossing point to be identified over the new link road.
12. Adverse effects on wildlife, including deer, buzzards, snakes, lizards and other reptiles and wild flowers and plants.
13. The development will have an adverse effect on the appearance of the area due to development on a greenfield site rather than brownfield land.
14. Concern about the impact of the development on the adjacent residential property – through the construction phase from noise/dust/waste disposal and also once the development is occupied. Three storey houses could result in a loss of privacy to existing adjoining properties.
15. Query whether there is sufficient room on site for the provision for new primary school and 500 houses.
16. Land should be provided to the community for recreation and sport. The town has no such land of its own; instead it is all owned and controlled by the applicant.
17. The County Councillor supports the principle of the development subject to the resubmission for 500 civilian houses once approval has been given for Area 19.

A joint letter has also been received from five members of the Tidworth Town Council, including the Chair and the Vice Chair; three of whom were also members of the former district council and one a member of the County Council. They state that this application should be considered jointly with the outline application for Area 19. Whilst they do not object to the applications in principle as long as NEQ is made into a civilian estate, they state that developments of this size, submitted by the same applicant will have a major impact on the town and should merit the provision of recreation provision. Tidworth has little recreation land available for the sole use of its residents. Instead it is at the behest of the Ministry of Defence under license or for a fee. This can be withdrawn at any time. Civilian usage comes second to military, with local teams having to go outside the area to find pitches. There are also no adequate changing facilities available. The councillors believe that the current applications should address this serious shortfall and that the Military should transfer land to the Town Council for this purpose.

9. Planning Considerations

The starting point for considering this application is the policies of the local plan, in particular policy HC19 which allocates the site for housing and lists 2 criteria which need to be addressed when considering any application. The supporting text to that policy also sets out further issues that need to be addressed. In this committee report it is then proposed to consider the further issues that have been raised by this proposal.

Policy HC19

Policy HC19 of the local plan allocates land for housing on a site to the north east of Tidworth for the development of 150 private sector houses in conjunction with, in the region of, 350 family housing for the Ministry of Defence. The criteria against which the development needs to be considered are as follows:

a) the development should enhance the river corridor as an area for informal/casual recreation

The submitted scheme protects the river corridor and the flood plain as an undeveloped green lung through the site. It incorporates a footpath on the eastern edge of the river corridor that will connect with the existing public right of way that is routed along the eastern boundary of the site. There is also to be shared foot and cycleway on the west side of the river corridor. Three combined foot/cycleway links are proposed crossing the river to connect the two areas of development and improving access throughout the site. It is proposed to leave the river corridor as an informal open space with appropriate maintenance.

b) the development should secure junctions to, and a link road between, the A338 and A3026

The Highway Authority indicated that the development should provide a link road to ensure that problems at the existing sub-standard Ram junction are not exacerbated. The submitted scheme includes a link road to connect the A338 and the A3026. Roundabouts are to be provided at the connection of the Link Road with the A338 and where it joins with the Ludgershall Road end. Access into the residential development is mainly via the new link road and one additional point on the A338. It is also proposed that there will be weight restrictions on Ludgershall Road, south of the roundabout access, which will enable satisfactory links for pedestrians and cyclists along that section and improvements to the Ram junction.

With regard to the points raised in the supporting text of Policy HC19, this expands on some of the above criteria whilst also raising issues needing to be addressed by the planning brief for the site. The Design and Access Statement which has been submitted as part of this application covers the same issues a planning brief would include. The statement has been through public consultation.

As stated above, outside of the requirements of Policy HC19 a number of further issues are raised by this proposal, many of which have been raised in representations received by the council. These will be considered below.

Highway Issues

As noted above, the proposed development provides the Link road and associated secure junctions as required by Policy HC19. Following extensive negotiations the provision of roundabouts has been agreed at both ends of the link road. This is something that has been requested by the Town Council, local councillors and local residents.

With regard to the design of the junctions, the highway authority has confirmed that the design has been agreed as meeting appropriate standards and can safely accommodate the anticipated traffic. The scheme also incorporates amendments to the 'Ram Junction' together with the signalisation of the junctions of Ordnance Road and Meerut Road and the A338 to deal with the increased traffic throughout Tidworth as required by the Highway Authority. The Town Council has stated that it prefers a roundabout at the Ordnance Road junction but this could not be constructed without resulting in the loss of a number of mature trees which form part of a long linear group which line the edge of the road. The loss of these trees would to the detriment of the appearance of the area and is not supported by officers, hence the requirement to signalise the junction.

Finally the scheme incorporates a number of footpaths and cycle ways through the site together with upgrades to the existing external network to improve access to the town centre for pedestrians and cyclists. The details of the crossing point of the existing public right of way and the link road will be covered by a planning condition.

Ecology

The habitats within the site predominantly comprise arable farmland bordered by hedgerows, plantation and semi natural woodland. The remainder of the site is a large expanse of semi improved neutral grassland. The Ecological Survey identified

a number of species that were present on the site including bats, slow worms, common lizards, grass snakes and great crested newts. There was evidence of badger sets close to the site. The Environmental Statement incorporates measures to minimise the adverse effects of the development on flora and fauna and to enhance and ensure compliance with the relevant legislation.

The District Ecologist has noted that the submitted outline application includes an Environmental Statement incorporating an Ecology chapter which details these measures and has recommended that these are conditioned as part of any consent, together with a requirement to provide additional details covering a site environmental Management Plan, Reptile Mitigation Method Statement and a Habitat Management Plan. It is further recommended that lighting be restricted in the areas along site boundaries and hedgerows, as bats are using these areas to forage and commute. The applicants have also confirmed that net gains for biodiversity will be achieved by the improvement and management of the River Bourne corridor.

Water Supply/Drainage

The Council has consulted Wessex Water, Thames Water, Veolia Water and the Environment Agency on this application. Both the Environment Agency and the Water Authority have advised they have no objection in principle to the development subject to the imposition of conditions to ensure the implementation of an efficient water management system; the submission of an impact study on the existing water supply infrastructure, which should determine any new additional capacity required; the protection of the groundwater abstraction source; a scheme for foul drainage provision; the provision of a scheme for surface water run-off limitation, protection of controlled waters from contamination and the submission of a Construction Environmental Management Plan. Wessex Water have advised that calculations on current abstraction rates from the Tidworth boreholes have been carried out and there seems to be sufficient spare abstraction available to support the proposed development.

Education

The development will require a need for an additional 155 primary places and 110 secondary. At secondary level, these can be accommodated within the capacity of the designated area school. However, at primary level, the existing schools cannot provide the significant number of additional places needed. Therefore there is a requirement for not only a financial contribution but also a primary school site. Defence Estates have agreed that they will identify and gain planning permission for a school site in a suitable location in Tidworth, prior to the submission of the reserved matters application. County Education has agreed with this approach. A serviced school site will therefore be provided at an appropriate time during the housing construction. The site is of a sufficient size to make this provision and ensure appropriate housing densities in accordance with planning policy. This will be incorporated within the Section 106 Agreement. In reality, it is likely that during the consideration of the second planning application relating to this site a suitable school site will be identified.

Public Open Space and Recreation

In terms of sports pitch provision, whilst the applicant has provided details of the adult sport provision in Tidworth, local councillors have raised concerns that the sports facilities in Tidworth are controlled by the military or Aspire and that access is not always available. They have requested that the applicant is required to transfer some land to the Town Council for such facilities. However, the Council's Leisure and Arts Development Managers opinion is that there is sufficient provision available in Tidworth. There has been an issue with the cancellation of the regular Sunday morning fixture, but we have been advised that this occurred as the group using the MoD facilities has regularly failed to pay for the required use hence their licence was withdrawn. In terms of changing accommodation, the Leisure and Arts Development Manager states that at present and for the immediate future, needs are met. Officers

therefore considered that a requirement to provide land to the Town Council for adult recreation cannot be justified.

10. Conclusion

Your officers consider that the principle for the residential development of this site is acceptable and accords with the aims and intentions of the local plan. It is further considered that the application as submitted in outline form is acceptable and that the details provided to date will form a good foundation upon which the future development of this site can be based to ensure a quality development is achieved.

RECOMMENDATION

Following completion of a legal agreement(s) to secure:

- A financial contribution towards primary education
- Transfer of a serviced school site to the education authority
- Provision/maintenance of children's and casual equipped areas of play
- The payment of; £10,000 towards the provision of 2 bus stops and shelters within the development; £500 per annum for 5 years to monitor the travel plan and up to £10,000 for the cost of preparing, advertising and pursuing Traffic Regulation Orders for traffic claming, weight restrictions or other requirements associated with the development.
- The provision of 50 % affordable housing (30% social rent and 20% intermediate affordable housing) on the civilian element of the site.

Defer to the Area Development Manager to grant outline planning permission subject to the conditions set out below:

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON:

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 2 Approval of the details of the layout, scale and appearance of the building(s), the access thereto and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

REASON:

This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

- 3 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

REASON:

To comply with the provisions of Section 92 of the Town and Country Planning Act

1990.

- 4 This permission relates to the scheme of development as submitted except insofar as amended by the following;

1. Environmental Statement Addendum Report, Transport Assessment Addendum, amended Design and Access Statement, revised Masterplan and revised Landscape Strategy all received on 27th February 2009
2. Link road junction drawings, Ordnance Road/Pennings Road junction signalisation drawing, Meerut Road/Pennings Road junction signalisation drawing and revised pedestrian and cycle links plan received on 20th March 2009.

REASON:

For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

- 5 **INFORMATIVE TO APPLICANT:**
This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the *****.

- 6 All hard and soft landscaping comprised in the approved landscaping scheme shall be carried out in accordance with a scheme of phasing to be agreed in writing by the local planning authority before development commences on site. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON:

To ensure a satisfactory landscaping setting for the development.

- 7 No work shall commence on site, including any site clearance works, until there has been submitted to and approved in writing by the local planning authority a scheme giving details of all retained trees and hedgerows on or overhanging the site together with details of their protection during the course of construction. The scheme shall include details of the method of protection and locations of the protective fencing. The protective fencing shall be maintained in accordance with these approved details during the course of the construction on the site.

REASON:

To ensure the retention of existing trees and hedgerows on the site in the interests of visual amenity.

- 8 Within the protective fencing around the retained trees and retained hedgerows there shall be no storage of equipment, materials or machinery; grounds levels shall not be altered and no excavation shall be carried out without the written agreement of the local planning authority.

REASON: To ensure the adequate protection of the retained trees and hedgerows in the interests of visual amenity.

- 9 The detailed landscaping plans to be submitted shall include a 1/200 scale plan showing the position of any existing, retained and proposed trees and landscaped areas and of all existing and proposed pipes, drains, sewers, and public services, including gas, electricity, telephone, water and cable. Once approved there shall be no departure from these positions without the prior approval of the local planning authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order) no such runs or services shall be dug or laid into the ground subsequently without the prior written consent of the local planning authority.

REASON: To ensure the retention of trees on the site in the interests of visual amenity.

- 10 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, including bio diversity improvements to the River Bourne Corridor and a long term management plan for that areas, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity and to enable bio diversity gains on the site.

- 11 Prior to the commencement of any work on the site, including any site clearance works, a Reptile Mitigation Method Statement shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with that approved method statement.

REASON: To ensure the existing reptile population, which is protected under the Wildlife & Countryside Act 1981 (as amended), is protected.

- 12 No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory landscaped setting for the development.

- 13 Before any temporary storage compound is placed, sited or constructed within the site, details of them, together with access routes to them, shall be submitted to and approved in writing by the local planning authority.

REASON:

To safeguard the character and amenities of the area.

- 14 The development shall make provision for open space, amenity areas and play areas in accordance with Kennet District Council's adopted guidance on 'Recreation Space, Public Open Space and Private Amenity Spaces in Residential Areas'. The plans shall define the boundaries and shall include details of the intended future uses of each area, in particular the user age groups of play areas together with the features and items of play equipment it is proposed to install.

REASON: To ensure a satisfactory provision of different forms of open space throughout the development in the interests of the amenity of future residents.

- 15 Prior to the commencement of development a surface water management scheme for the site based on the sustainable drainage principles and assessment of the hydrological and hydrogeological context of the development set out in the FRA (Entec, October 2008), and including site designing for event exceedence, shall be submitted to an approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details in accordance with the timescales set out in the submitted scheme. There shall be no infiltration of surface water drainage into the ground unless it has been demonstrated through appropriate risk assessments that there is no resultant unacceptable risk to controlled waters. The scheme shall also include details of how the scheme shall be maintained and managed after completion and over the lifetime of the development.

REASON: To prevent the increased risk of flooding, to prevent pollution of controlled waters, to improve habitat and amenity and ensure future maintenance of the surface water drainage system.

- 16 Prior to the commencement of development impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority. The studies should determine the magnitude of any additional capacity required in the system and a suitable connection point. The necessary works required by the studies shall be completed in accordance with the timescales set out in the studies.

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

- 17 **INFORMATIVE TO THE APPLICANT:**
Thames Water have advised that they will aim to provide customers with a minimum pressure of 10 metres head (approximately 1 bar) and a flow rate of 9 litres per minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 18 Prior to the commencement of development a scheme for foul drainage provision shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure appropriate drainage for the site which does not cause pollution of controlled water.

- 19 Prior to the commencement of development full details of how sufficient on-site renewable energy will be provided to reduce CO2 emissions from energy use by users of the dwellings on the site by 10% shall be submitted to and approved in writing by the local planning authority. Those details shall include the phasing of the renewable energy provision and shall accord with the details set out in the 'Tidworth Housing - Sustainability Statement October 2008' submitted with the application. The development shall be carried out fully in accordance with those details.

REASON: To ensure that the use of renewable energy is satisfactorily integrated into the development to assist in the reduction of CO2 emissions.

- 20 No external construction or demolition work shall be carried out before 0800 on weekdays and on Saturdays nor after 1800 on weekdays and 1300 on Saturdays, nor at any time on Sundays or Bank Holidays.

REASON: To protect the living conditions of the occupiers of nearby houses.

- 21 Prior to the commencement of development a Water Management System, to include water efficiency measures and a water metering scheme, should be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved plans.
- REASON: Water from the site is currently obtained from a single supply source of the Tidworth Borehole. The scheme will ensure a long understanding of the developments water usage on the source, reduce leakage and encourage water efficiency. The scheme is necessary in the interests of sustainable development, prudent use of natural resources and nature conservation.
- 22 Prior to the commencement of development a Construction Environmental Management Plan, incorporating pollution prevention measures and phasing, shall be submitted to and approved in writing by the local planning authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.
- REASON: To prevent pollution of the water environment.
- 23 Prior to the commencement of development the finished floor levels of all buildings on the site shall be submitted to and agreed in writing by the local planning authority. The finished floor levels shall be set at least 600mm above the adjacent future design flood level (being that derived from the flow for a flood with a 1% annual probability increased by 20% as set out in table B.2 of PPS25. The development shall be carried out in accordance with the approved details.
- REASON: In the interests of visual amenity and to reduce the risk of flooding to the proposed development and future occupants.
- 24 INFORMATIVE TO THE APPLICANT:
The applicant should note that the upper levels of the scale parameters provided in the amended Design and Access Statement may not be suitable when detailed building designs are being considered at the Reserved Matters stage. At that stage particular attention should be made to the ridge heights and gable depths of the buildings proposed
- 25 INFORMATIVE TO APPLICANT
The attention of the applicant is drawn to the contents of the attached letter from the Environment Agency dated the 15th January 2009.
- 26 No development shall take place until detailed schemes for the layout of the site accesses shown indicatively on drawings 23464-L-39 Rev A, 23464-L25 and 23464-L-11 and the link road shown on drawing 2364-L09a (which shall include design details of the road bridge), which for the avoidance of doubt shall include the necessary street lighting, highway drainage and having been safety audited have been submitted to an approved in writing by the local planning authority. The works shall be carried out in accordance with the scheme approved by condition 29.
- REASON: In the interests of highway safety and satisfactory servicing of the development.
- 27 No development shall take place until detailed schemes for the off-site highway works shown indicatively on drawings 23464-L26, 23464-L38, 23464-L43, including any traffic signals' processing software to link or optimise traffic signal installations, together with the surface and lighting upgrading of FP11 to link the site with Ludgershall Road, traffic-calming on Ludgershall Road, the provision of a signalised crossing on Ludgershall Road to link FP11 and Kennet Road and street lighting, highway drainage and having been safety audited have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the scheme

approved by condition 29.

REASON: In the interest of ensuring that the site accesses and off-site highway works are provided at the appropriate time.

- 28 No development shall commence until a detailed engineering scheme for the provision of a crossing point across the link road for the public right of way. The crossing shall be carried out in accordance with the scheme approved by condition 19.

REASON: In the interests of highway and pedestrian safety.

- 29 No development shall commence until a comprehensive programme for the undertaking of the link road construction, the site access works and the off-site highway works, as agreed by conditions 26, 27 and 29, has been submitted to and approved in writing by the local planning authority. All those approved works shall be provided and undertaken strictly in accordance with the approved programme or any changes as any subsequently have been agreed with the local planning authority.

REASON: In the interests of ensuring that the link road, site access and off-site highway works are provided at the appropriate time.

- 30 No development shall commence until a Travel Plan has been submitted to and approved in writing by the local planning authority. The travel plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the local planning authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

- 31 **INFORMATIVE TO THE APPLICANT:**
Prior to any works within the public highway starting a S278 Agreement(s) will be required by the highway authority.

- 32 **INFORMATIVE TO APPLICANT:**
The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1, HC1, HC2, HC5, HC6, HC7, HC19, HC28, HC29, HC30, HC31, HC34, HC37, HC42, AT1, AT9, AT10 , NR3, NR4, NR6, NR7, NR19 and HH1.

Appendices: None

Background Documents Used in the Preparation of this Report: Planning application file K/59803/O

REPORT TO THE EAST AREA PLANNING COMMITTEE

Date of Meeting	16/04/2009
Application Number	K/59795/O
Site Address	Land adjacent to Deans Close and fields to south opposite Tidworth House Tidworth
Proposal	360 new single family military residences with associated garages, parking and landscaping (Area 19)
Applicant	Defence Estate
Town/Parish Council	TIDWORTH
Grid Ref	423674 147602
Type of application	Outline Planning
Case Officer	Richard Cosker

Reason for the application being considered by Committee

The application is a major proposal with significant implications for Tidworth and is a departure from the development plan as the site is not allocated for housing and is outside of the Limits of Development for Tidworth set out in the Kennet Local Plan.

1. Purpose of Report

To consider the recommendation that the application be approved, subject to the prior completion of a legal agreement covering education; play area and transport matters.

2. Report Summary

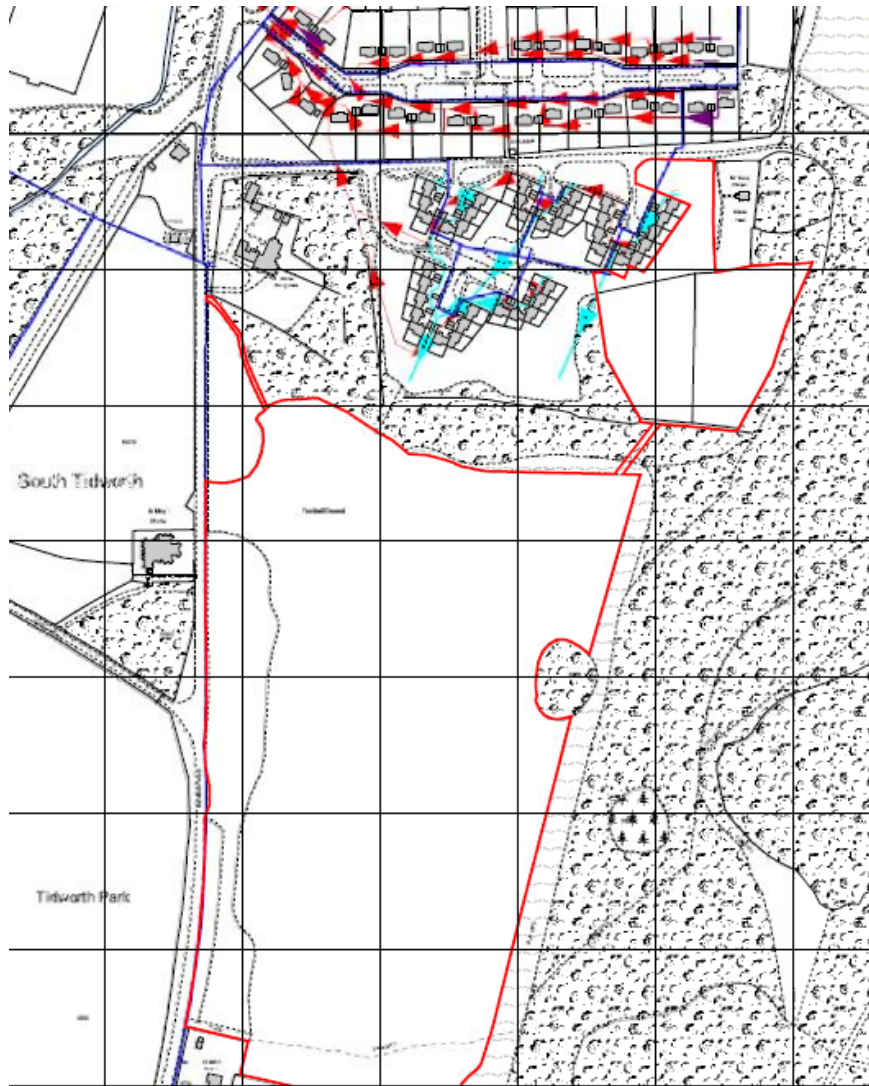
The main issues to consider are:

- Compatibility with the policies of the Development plan;
- Highway matters;
- Ecological impacts;
- Water supply and drainage issues;
- Education provision;
- Public open space and recreation
-

3. Site Description

The application site is located on the southern edge of the Tidworth and comprises 13.57 ha of pasture land. The site is clearly divided into two parcels of land known as Area 19 and Deans Close which are linked by a footpath. The town centre of Tidworth lies approximately 800m to the north of the site.

The parcel known as Area 19 is bounded to the west by a mature band of woodland and the A338, Salisbury Road. To the north there is an area of woodland, beyond which lies existing residential dwellings. To the east, the scarp slopes of the Ashdown Chalk and Furze Hill enclose the site and to the south lies Underhill House and the Tidworth Cricket Club. Area 19 is currently set-aside land.



Site location plan

The Deans Close site is located off Church Lane, and lies to the north east of the Area 19 site. It is bounded to the north west and north by existing residential development and to the north east by St Mary's Chapel or Rest and graveyard. To the east, the scarp slopes of the Ashdown Chalk and Furze Hill again enclose the site, with an area of woodland to the south, beyond which lies Area 19.

The site lies adjacent to, but out side of the Limits of Development of Tidworth, as such the proposal has been advertised as a departure from the development plan.

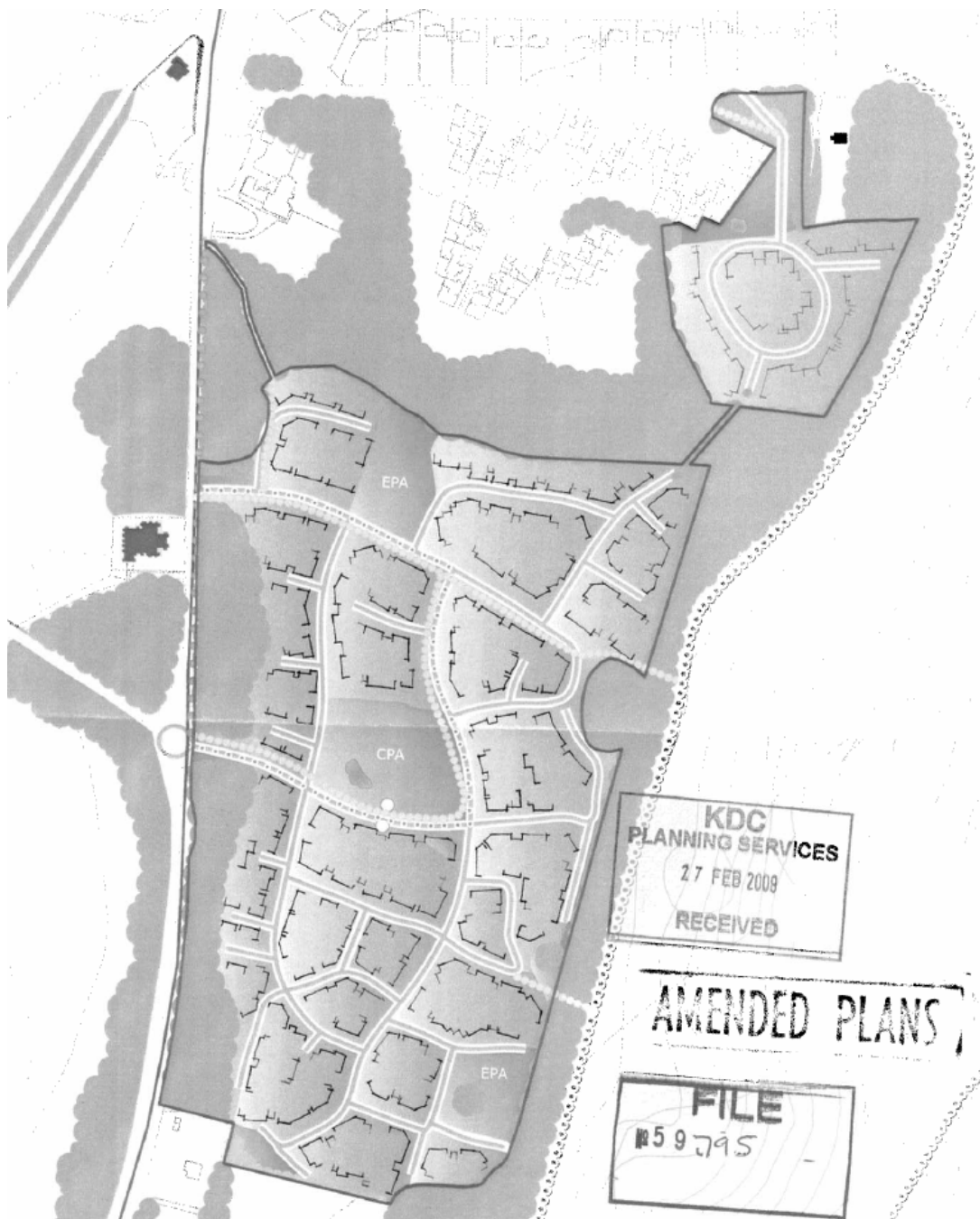
4. Planning History

There are no relevant historical planning applications relating to this site.

5. The Proposal

The application is an outline application for residential development of 360 officers and service family accommodation for the Ministry of Defence. The main access to the Area 19 site will be via a proposed roundabout off the Salisbury Road, located at the existing junction with South Drive. A secondary access is proposed onto the site located further north off the Salisbury Road. The Deans Close element of the site will be accessed via Church Lane.

The application has been submitted as an outline with all matters other than means of access being reserved. The planning submission contains a Masterplan to show how the development could be laid out. The final detailed layout will be considered as part of any subsequent reserved matters application.



Proposed Indicative Layout

The applicant has submitted the Design and Access Statement as part of the application, along with an Environmental Statement, a Transport Assessment, a Flood Risk and Drainage Impact Assessment, a Statement of Community Involvement and a Landscape Strategy.

The applicant has also submitted a further letter setting out the case as to why there is an overriding need for military housing at Area 19. These reasons relate to; Tidworth being the HQ for the Salisbury Plain 'super garrison', the findings of the analysis undertaken by the Army Infrastructure Organisation and 'The Assessment Study' to identify the most appropriate sites for military housing. The applicant also makes reference to the Military Civilian Integration group and the Tidworth Community Partnership who, together with the MOD, have a clear vision of the need to create a better balanced civilian mix of housing to help towards a more integrated and sustainable community. Tidworth would then be less affected by the stationing of troops on duty abroad which currently has a significant impact on the local community and economy. The provision of military housing on Area 19 would then

allow the entire NEQ site to be used for civilian housing.

6. Planning Policy

Kennet Local Plan 2011 – policies PD1, HC1, HC7, HC26, HC34, HC37, HC42, AT1, NR4, NR6 and NR7

7. Consultations

Tidworth Town Council - Two sets of comments have been received from the town council. The first comments raised no objections & fully supported the application, but made the following observations: -

1. A modest Community building to be provided on site.
2. Could some casual parking for Mortuary Chapel (now in town council ownership) be allocated under the section 106.

Subsequently the town council has strongly recommended that due consideration be given to the following observations:

1. To provide recreational and sporting facilities at locations near to both North East Quadrant and Area 19
2. The two entrances to the site should ideally be roundabouts, if that is not possible the main entrance should be a roundabout and the second a t-junction with a right-hand filter lane. The footpath on the A338 should be made a dual foot and cycle path up to the end of the development and the speed limit extended to the end of the development. Bus shelters should be provided on either side of the A338 outside the development. The Town Council also consider the junction of Church Lane with the A338 should be improved.

Tidworth Town Council raise NO OBJECTIONS to the amendments to this application providing the roundabout along A.338 to accommodate the main access into the site is constructed as a proper full roundabout (not a mini roundabout painted on the road).

Highways – The highway authority has stated that the site lies outside the Limits of Development for Tidworth. The site would derive its accesses off the A338 and under Structure Plan Policy T8 such developments should be resisted outside built-up areas unless an over-riding local or national need can be demonstrated to the satisfaction of the Local Planning Authority. If an over-riding and local need is accepted, then County Highways would recommend that permission be granted subject to a Section 106 Agreement to secure off-site improvements to the A338, the provision of pedestrian and cycle links to the town centre and military facilities, the provision of 2 bus stops and shelters to serve the site and contributions for securing and implementing any Traffic Regulation Orders (TRO) necessitated by the development. Conditions will also be required to secure satisfactory access arrangements to the site, and the submission of detailed engineering schemes and programme for undertaking off-site highway improvements as included in the Transport Assessment and any necessary TROs

County Archaeologist – have advised that an archaeological evaluation of the site has been undertaken which suggests that further archaeological activity lies in the vicinity. In view of this they are recommending that a condition be imposed to secure the implementation of a programme of archaeological work on the site.

Environment Agency – Have no objection in principle to the development subject to the inclusion of conditions relating to the following matters– the implementation of an efficient water management system; the submission of a scheme for foul drainage provision; the provision of a scheme for surface water run-off limitation, protection of

controlled waters from contamination and the submission of a Construction Environmental Management Plan.

Thames Water – The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend a condition be imposed to ensure that before development is commenced impact studies of the existing water supply infrastructure be carried to determine the magnitude of any new additional capacity required in the system and a suitable connection point.

The proposed development is located within Source Protection Zone 1 of a groundwater abstraction source. These zones are used for potable water sources for public supply for which Thames Water has a statutory duty to protect. Consequently, development shall not commence until details of how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction.

Calculations on current abstraction rates from the Tidworth boreholes have been carried out and there seems to be sufficient spare abstraction available to support the proposed development.

Veolia Water – This is the Water Authority that will be taking over the supply of water from Thames Water in this area. No additional comments.

Environmental Health – Encouraged by approach to sustainability, their ambitions for the site and examples of similar projects. Await full submission with detailed application. Recommend conditions relating to construction works.

Head of Engineering, Design and Property – Condition required to ensure no surface water discharge off the site.

Leisure and Arts Development Manager – There is more than sufficient pitch provision in Tidworth at the present time, however it may be that public access to this provision is not as easy and reliable as the public would like. In terms of changing accommodation there could be more for the sports pitches however usage would dictate how many you would use at any one time and I suggest that at present and for the immediate future, needs are met.

Education – Have advised that at primary level they would require a full contribution towards the expansion of Clarendon Infants and Primary Schools but that there will be no contribution required at Secondary level.

District Ecologist – Has no objection to the application, however has a number of measures to protect/mitigate ecological interests that should be secured at this stage.

RSPB – An assessment of the impact of the proposal as a result of an increase in visitor access to the Salisbury Plain SPA resulting in an increased disturbance to breeding stone-curlews has been undertaken. The result of this study judged that there would be no significant effects.

Police Architectural Liaison Officer - Due to the high number of dwellings proposed in this new development, crime prevention and safety should be paramount in the considerations of the developers.

8. Publicity

The application has been advertised with press and site notices. Neighbour notification has also been undertaken.

Three letters of objection have been received from local residents concerning this application, the points raised in the letters have been summarised below:

18. Concern about the impact of additional traffic on Shipton Bellinger
19. Concern about the impact that the development might have on flooding in Shipton Bellinger
20. The development would put medical facilities under greater pressure.
21. Concern about the impact of the development on the adjacent residential property – through the construction phase from noise/dust/waste disposal and also once the development is occupied. Although there may be opportunities to reduce the impact through the landscape strategy.
22. Concern about crime prevention.
23. The development will have a significant impact on the appearance of the area and should be taken into account within the local development framework.

A joint letter has been received from five members of the Tidworth Town Council, including the Chair and the Vice Chair; three of whom were also members of the District Council and one a member of the County Council. They state that this application should be considered jointly with the outline application for 500 houses submitted on the North East Quadrant Site K/59803/O. Whilst they do not object to the applications in principle as long as NEQ is made into a civilian estate, they state that developments of this size, submitted by the same applicant will have a major impact on the town and should merit additional recreation provision. Tidworth has little recreation land available for the sole use of its residents. Instead it is at the behest of the Ministry of Defence under license or for a fee. This can be withdrawn at any time. Civilian usage comes second to military, with local teams having to go outside the area to find pitches. There are also no adequate changing facilities available. The Councillors believe that the current applications should address this serious shortfall and that the Military should transfer land to the Town Council for this purpose.

The Church and Churches Conservation Trust; a national charity which cares for historic churches no longer required for regular parish worship have submitted a letter where they make the following points:

1. The nearby St Mary's church is a Grade 1 listed building designed in 1878 by John Johnson for Sir John Kelk. The Trust has recently created a regeneration taskforce to look at increasing the use of its community buildings and St Mary's in South Tidworth is one of the buildings we have been considering.
2. They would like to ensure that any development improves access to St Mary's church and welcome the extension of the 30mph limit.
3. They would also welcome the extension of the footpath on the St Mary's side of the road to allow for safer access to the site.
4. Parking is also a problem, a situation they would like to improve.
5. The church is being used by a self help group two days a week and the Trust are currently looking for additional users to help keep the site in active use. St Mary's offers the potential to play a more significant role as a community resource; both for the existing South Tidworth community as well as the new communities arriving in the area.

9. Planning Considerations

The starting point for considering this application is the local planning policies. This site lies just beyond the limits of development for Tidworth and as such would not normally be considered for housing development. However, for many years the

Council has been aware of the imbalance in the military/civilian population in Tidworth and the problems that this high proportion of transient population has on the health and wellbeing of the town. It has been the policy of the Council to seek to create a more balanced community in Tidworth, by increasing the proportion of civilian residents and in doing so reduce the dominance of the military nature of the town. This aim is set out in paragraph 1.15 of the adopted Kennet Local Plan. By utilising Area 19/Deans Close site for service family accommodation, it will allow the entire North East Quadrant site to come forward for open market housing; i.e. 500 civilian residential units instead of the 150 civilian units and 350 military units proposed in the allocation under policy HC19 of the Local Plan.

The location of the Area 19/Deans Close site is well related to the Tidworth town centre and to the main Barracks area. The site lies on the southern boundary of the developed area of Tidworth. Development of this site, close to the town centre will help to support the Council's aim to improve the viability of the local shops and services. Furthermore, as this site is located much closer to the main entry/exit to the barracks, the use of this site for married quarters rather than the allocated site on the northern boundary of Tidworth will help with the Council's aim to reduce the dependence on private cars for travelling to work. In terms of landscape impact, physically the site is very well enclosed by the existing natural landscape; to the north and west boundaries it is contained by a belt of mature trees, to the east by the scarp slopes of the Ashdown Chalk and Furze Hill and the existing cricket pitch and further mature trees lie on the southern boundary. As this site is beyond the limits of development it must be treated as a departure to the adopted development plan.

Highway Issues

Under the Wiltshire and Swindon Structure Plan Policy T8 developments should be resisted where they would be accessed directly from the National Primary Route Network outside built-up areas, unless an over-riding local or national need can be demonstrated to the satisfaction of the Local Planning Authority. The Defence Estates Development Plan (DEDP) clearly establishes the Salisbury Plain as a core location, which includes Tidworth as the HQ for the Salisbury Plain Super Garrison. The DEDP is accepted as demonstrating MoD developments that are required in the 'national interest' to support our armed forces service provision. In 2007/08 the army undertook a detailed analysis of its housing requirements around the Salisbury Plain Training Area. As a consequence of the creation of the Salisbury Plain Super Garrison, it has been estimated that around 1000 additional service family accommodation units are required.

A study to identify the most suitable locations for this housing, based on a number of key criteria, including operational requirements, proximity to existing barracks and facilities and available infrastructure, planning policy etc. has been undertaken. Area 19/Deans Close meets the army's requirements; being close to existing service family accommodation and the established Garrison facilities and was considered a more sustainable solution in line with Government policy. In addition to this need for the housing, the applicant also quite correctly refers to this Council's aims to create a greater balance of the civilian and military population in Tidworth. In permitting the military housing in this location it would allow the entire NEQ site to be given over to wholly civilian housing, which would certainly meet the Council's aims. Therefore, in terms of Policy T8 it is considered that an overriding need has been demonstrated.

In these circumstances under the terms of Policy T8 developments should provide appropriate mitigating measures to offset any adverse effects on the transport network arising from the traffic generated. The proposal includes the construction of a proper roundabout on the A338 to act as a gateway between the rural 60mph section and the 30mph section in the town, thereby acting as a speed reducing measure. A secondary access into the main part of the site is also to be provided, incorporating a right hand turn lane on the A338. The Deans Close portion of the site will be accessed off Church Walk. The alignment of this road has been revised in

order to minimise damage to mature trees in the vicinity and protect the setting of the listed Chapel. The request by the Parish to secure additional parking in this area is not a matter that can be incorporated as it is not linked in any way to this development.

With regard to the request concerning St Mary's Church, the existing footpath along the east side of A338 stretches beyond St Mary's Church and this pavement will be upgraded as part of the pedestrian improvements to and from the site. The road will also be downgraded to a 30mph limit and a safer crossing point can therefore be achieved by and the imposition of an appropriate condition. The inclusion of a footpath on the west side of the road would have an adverse effect on a number of important mature trees in this location and as such is not considered appropriate.

The highway authority has confirmed that the design of the junctions has been agreed as meeting appropriate standards and can safely accommodate the anticipated traffic. The scheme also incorporates the signalisation of the junctions of Ordnance Road and the A338 and Meerut Road and the A338 to deal with the increased traffic throughout Tidworth as required by the Highway Authority. The scheme also incorporates a number of footpaths and cycle ways through the site together with upgrades to the existing external network to improve access to the town centre for pedestrians and cyclists.

Highway officers have confirmed that if an over-riding and local need are accepted by the LPA they would recommend permission subject appropriate conditions and section 106 requirements.

Ecology

The site is made up of two parcels of pasture land, predominantly tall and short/ephemeral vegetation and grassland fields with scattered patches of nettle. The Ecological Survey identified a number of species that were present on the site including a small numbers of bats, slow worms, common lizards and a number of notable terrestrial invertebrate species. There was evidence of badger sets within 150m of the site. The Environmental Statement incorporates measures to minimise the adverse effects of the development on flora and fauna and to enhance and ensure compliance with the relevant legislation.

The District Ecologist has noted that the submitted outline application includes an Environmental Statement incorporating an Ecology chapter which details these measures and has recommended that these are conditioned as part of any consent, together with a requirement to provide additional details covering a Site Environmental Management Plan, Reptile Mitigation Method Statement and a Habitat Management Plan. The amended Design and Access Statement clarifies further the measures being taken to provide ecological enhancement at the site. The District Ecologist is satisfied that the proposals (1) include sufficient mitigation to ensure that wildlife legislation is adhered to, and (2) include enhancements for ecology. It is further recommended that lighting be restricted in the areas along site boundaries and hedgerows, as bats are using these areas to forage and commute.

Water Supply/Drainage

The Council has consulted Wessex Water, Thames Water, Veolia Water and the Environment Agency on this application. Both the Environment Agency and the Water Authority have advised they have no objection in principle to the development subject to the imposition of conditions to ensure the implementation of an efficient water management system; the submission of an impact study on the existing water supply infrastructure, which should determine any new additional capacity required; the protection of the groundwater abstraction source; a scheme for foul drainage provision; the provision of a scheme for surface water run-off limitation, protection of controlled waters from contamination and the submission of a Construction Environmental Management Plan.

Education

The development will require a full contribution towards the expansion of Clarendon Infants and Primary Schools but that there will be no contribution required at Secondary level. This will be incorporated within the Section 106 Agreement.

Public Open Space and Recreation

In terms of sports pitch provision, whilst the applicant has provided details of the adult sport provision in Tidworth, local councillors have raised concerns that the sports facilities in Tidworth are controlled by the military or Aspire and that access is not always available. They have requested that the applicant is required to transfer some land to the Town Council for such facilities. However, the Council's Leisure and Arts Development Managers opinion is that there is sufficient provision available in Tidworth. There has been an issue with the cancellation of the regular Sunday morning fixture, but we have been advised that this occurred as the group using the MoD facilities has regularly failed to pay for the required use hence their licence was withdrawn. In terms of changing accommodation, the Leisure and Arts Development Manager states that at present and for the immediate future, needs are met. Officers therefore considered that a requirement to provide land to the Town Council for adult recreation cannot be justified.

10. Conclusion

Your officers consider that the principle of the residential development of this site, although a departure from the development plan, is acceptable and accords with the aims and intentions underlying the local plan. It is further considered that the application as submitted in outline form is acceptable and that the details provided to date will form a good foundation upon which the future development of this site can be based to ensure a quality development is achieved.

As the application is for 350 houses and is a departure from the Development Plan, it will have to be referred to the Secretary of State before permission can be granted.

RECOMMENDATION

Following completion of a legal agreement(s) to secure:

1. A financial contribution towards primary education, based on 360 units generating a demand for 112 primary school places
2. Provision/maintenance of children's and casual equipped areas of play.
3. The payment of; £500 per annum for 5 years to monitor the travel plan, £7,500 towards the up-grading of the Right of Way adjoining the eastern boundary of the site, up to £6,000 for the cost of preparing, advertising and pursuing Traffic Regulation Orders associated with the development and the provision of two bus stops and shelters within the development.

Defer to the Area Development Manager to grant outline planning permission subject to the conditions set out below;

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 2 Approval of the details of the layout, scale and appearance of the building(s), the access thereto and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

- 3 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 4 This permission relates to the scheme of development as submitted except insofar as amended by the revised plans number ***** and letter from ***** received on the *****.

REASON: For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

- 5 INFORMATIVE TO APPLICANT:

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the *****.

- 6 All hard and soft landscaping comprised in the approved landscaping scheme shall be carried out in accordance with a scheme of phasing to be agreed in writing by the local planning authority before development commences on the site. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON: To ensure a satisfactory landscaping setting for the development.

- 7 No work shall commence on site, including any site clearance works, until there has been submitted to and approved in writing by the local planning authority a scheme giving details of all retained trees and hedgerows on or overhanging the site together with details of their protection during the course of construction. The scheme shall include details of the method of protection and locations of the protective fencing. The protective fencing shall be maintained in accordance with these approved details during the course of the construction on the site.

REASON: To ensure the retention of existing trees and hedgerows on the site in the interests of visual amenity.

- 8 Within the protective fencing around the retained trees and retained hedgerows there shall be no storage of equipment, materials or machinery; grounds levels shall not be altered and no excavation shall be carried out without the written agreement of the local planning authority.

REASON: To ensure the adequate protection of the retained trees and hedgerows in the interests of visual amenity.

- 9 The detailed landscaping plans to be submitted shall include a 1/200 scale plan showing the position of any existing, retained and proposed trees and landscaped areas and of all existing and proposed pipes, drains, sewers, and public services, including gas, electricity, telephone, water and cable. Once approved there shall be no departure from these positions without the prior approval of the local planning authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order) no such runs or services shall be dug or laid into the ground subsequently

without the prior written consent of the local planning authority.

REASON: To ensure the retention of trees on the site in the interests of visual amenity.

- 10 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity.

- 11 Prior to the commencement of any work on the site, including any site clearance works, a Reptile Mitigation Method Statement shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with that approved method statement.

REASON: To ensure the existing reptile population, which is protected under the Wildlife & Countryside Act 1981 (as amended), is protected.

- 12 No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory landscaped setting for the development.

- 13 Before any temporary storage compound is placed, sited or constructed within the site, details of them, together with access routes to them, shall be submitted to and approved in writing by the local planning authority.

REASON: To safeguard the character and amenities of the area.

- 14 The development shall make provision for open space, amenity areas and play areas in accordance with Kennet District Council's adopted guidance on 'Recreation Space, Public Open Space and Private Amenity Spaces in Residential Areas'. The plans shall define the boundaries and shall include details of the intended future uses of each area, in particular the user age groups of play areas together with the features and items of play equipment it is proposed to install.

REASON: To ensure a satisfactory provision of different forms of open space throughout the development in the interests of the amenity of future residents.

- 15 Prior to the commencement of development a surface water management scheme for the site based on the sustainable drainage principles and assessment of the hydrological and hydrogeological context of the development set out in the FRA (Entec, October 2008), and including site designing for event exceedence, shall be submitted to an approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details in accordance with the timescales set out in the submitted scheme. There shall be no infiltration of surface water drainage into the ground unless it has been demonstrated through appropriate risk assessments that there is no resultant unacceptable risk to controlled waters. The scheme shall also include details of how the scheme shall be maintained and managed after completion and over the lifetime of the development.

REASON: To prevent the increased risk of flooding, to prevent pollution of controlled waters, to improve habitat and amenity and ensure future maintenance of the surface water drainage system.

- 16 Prior to the commencement of development impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority. The studies should determine the magnitude of any additional capacity required in the system and a suitable connection point. The necessary works required by the studies shall be completed in accordance with the timescales set out in the studies.

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

- 17 **INFORMATIVE TO THE APPLICANT:**
Thames Water have advised that they will aim to provide customers with a minimum pressure of 10 metres head (approximately 1 bar) and a flow rate of 9 litres per minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 18 Prior to the commencement of development a scheme for foul drainage provision shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure appropriate drainage for the site which does not cause pollution of controlled water.

- 19 Prior to the commencement of development full details of how sufficient on-site renewable energy will be provided to reduce CO2 emissions from energy use by users of the dwellings on the site by 10% shall be submitted to and approved in writing by the local planning authority. Those details shall include the phasing of the renewable energy provision and shall accord with the details set out in the 'Tidworth Housing - Sustainability Statement October 2008' submitted with the application. The development shall be carried out fully in accordance with those details.

REASON: To ensure that the use of renewable energy is satisfactorily integrated into the development to assist in the reduction of CO2 emissions.

- 20 No external construction or demolition work shall be carried out before 0800 on weekdays and on Saturdays nor after 1800 on weekdays and 1300 on Saturdays, nor at any time on Sundays or Bank Holidays.

REASON: To protect the living conditions of the occupiers of nearby houses.

- 21 Prior to the commencement of development a Water Management System, to include water efficiency measures and a water metering scheme, should be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved plans.

REASON:

Water from the site is currently obtained from a single supply source of the Tidworth Borehole. The scheme will ensure a long understanding of the developments water usage on the source, reduce leakage and encourage water efficiency. The scheme is necessary in the interests of sustainable development, prudent use of natural resources and nature conservation.

- 22 Prior to the commencement of development a Construction Environmental Management Plan, incorporating pollution prevention measures and phasing, shall be submitted to and approved in writing by the local planning authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.
- REASON: To prevent pollution of the water environment.
- 23 Prior to the commencement of development the finished floor levels of all buildings on the site shall be submitted to and agreed in writing by the local planning authority. The finished floor levels shall be set at least 600mm above the adjacent future design flood level (being that derived from the flow for a flood with a 1% annual probability increased by 20% as set out in table B.2 of PPS25. The development shall be carried out in accordance with the approved details.
- REASON: In the interests of visual amenity and to reduce the risk of flooding to the proposed development and future occupants.
- 24 **INFORMATIVE TO THE APPLICANT:**
The applicant should note that the upper levels of the scale parameters provided in the amended Design and Access Statement may not be suitable when detailed building designs are being considered at the Reserved Matters stage. At that stage particular attention should be made to the ridge heights and gable depths of the buildings proposed.
- 25 **INFORMATIVE TO APPLICANT**
The attention of the applicant is drawn to the contents of the attached letter from the Environment Agency dated the 15th January 2009.
- 26 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- REASON: To safeguard the site of archaeological interest.
- 27 No development shall take place until detailed schemes for the layout of the site accesses shown indicatively on drawings 23464-L28 Rev B, 23464-L-12 Rev A and 23464-L27, which for the avoidance of doubt shall include the necessary street lighting, highway drainage and having been safety audited have been submitted to an approved in writing by the local planning authority. The works shall be carried out in accordance with the scheme approved by condition 29.
- REASON: In the interests of highway safety and satisfactory servicing of the development.
- 28 No development shall take place until detailed schemes for the off-site highway works shown indicatively on drawings 23464-L26 and 23464-L41, including any traffic signal's processing software to link or optimise traffic signal installations, together with street lighting, highway drainage and having been safety audited have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the scheme approved by condition 29.
- REASON: In the interest of ensuring that the site accesses and off-site highway works are provided at the appropriate time.

- 29 No development shall commence until a comprehensive programme for the undertaking of the site access works and the off-site highway works, as agreed by conditions 27 and 28, has been submitted to and approved in writing by the local planning authority. All those approved works shall be provided and undertaken strictly in accordance with the approved programme or any changes as any subsequently have been agreed with the local planning authority.

REASON: In the interests of ensuring that the site access and off-site highway works are provided at the appropriate time.

- 30 Prior to the commencement of development full details of the provision of pedestrian access from the site to St Mary's Church shall be submitted to and approved in writing by the local planning authority. The details submitted shall include a timescale for the provision of the pedestrian access. The pedestrian access shall be provided in accordance with the approved details.

REASON: To enable pedestrian access to be provided to this community building.

- 31 No development shall commence until a Travel Plan has been submitted to and approved in writing by the local planning authority. The travel plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the local planning authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

- 32 **INFORMATIVE TO THE APPLICANT:**
Prior to any works within the public highway starting a S278 Agreement(s) will be required by the highway authority.

- 33 **INFORMATIVE TO APPLICANT:**
The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and would help promote the greater diversity in residential mix that the Council seeks in Tidworth by freeing up the North East Quadrant for private residential development. It would also help provide the additional residential accommodation required for the personnel at the new super garrison. Relevant policies that have been taken into account in the Kennet Local Plan 2011 are policies PD1, HC1, HC7, HC26, HC34, HC37, HC42, AT1, NR4, NR6 and NR7

Appendices: None

Background Documents Used in the Preparation of this Report: Planning application file K/59795/O

Date of Meeting	16/04/2009
Application Number	E/09/0235/FUL
Site Address	Acorn Bungalow Cadley Road Collingbourne Ducis Wiltshire SN8 3ES
Proposal	Demolition of existing bungalow and erection of 2 dwelling houses and 2 detached single garages.
Applicant	Redhorn Homes Ltd
Town/Parish Council	COLLINGBOURNE DUCIS
Grid Ref	424912 154113
Type of application	Full Planning
Case Officer	Karen Guest

Reason for the application being considered by Committee

The application has been referred to committee by the then district council ward member, who has raised issues on the scale of the development and its design (bulk, height and general appearance).

1. Purpose of Report

To consider the recommendation that the application be approved, subject to appropriate conditions.

2. Report Summary

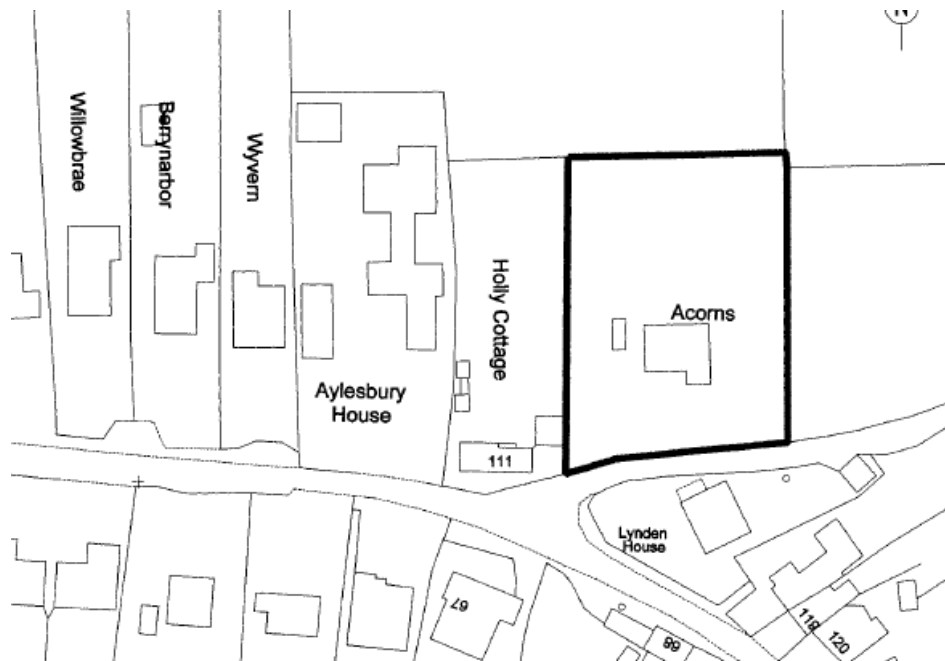
The main issues to consider are:

- The principle of the development;
- Impact on the character and appearance of the area;
- Impact on the amenity of neighbouring properties;
- Highway safety;
- Impact on existing trees/hedges;

Ecology

3. Site Description

The site lies at the eastern end of Collingbourne Ducis, on the northern side of Cadley Road. When heading out of the village in an easterly direction ie. along Cadley Road, it is necessary to continue for approximately 300 metres, until the road forks in two. Upon taking the left-hand fork, the site can be found immediately on the left. It comprises a vacant parcel of land, which rises up to the north and is therefore elevated above the road. The site is bounded by mature hedgerows and trees to the north, east and west and to the south by a mature hedge. There is a residential property to the west, vacant land to the east, a track to the south and countryside to the north. The bungalow and detached garage that previously occupied the site has now been demolished.



Location Plan

4. Planning History

K/53773/F – an application for the demolition of the existing bungalow and the construction of two dwellings on the site was withdrawn in April 2006, as inadequate information was submitted to enable the proposal to be assessed.

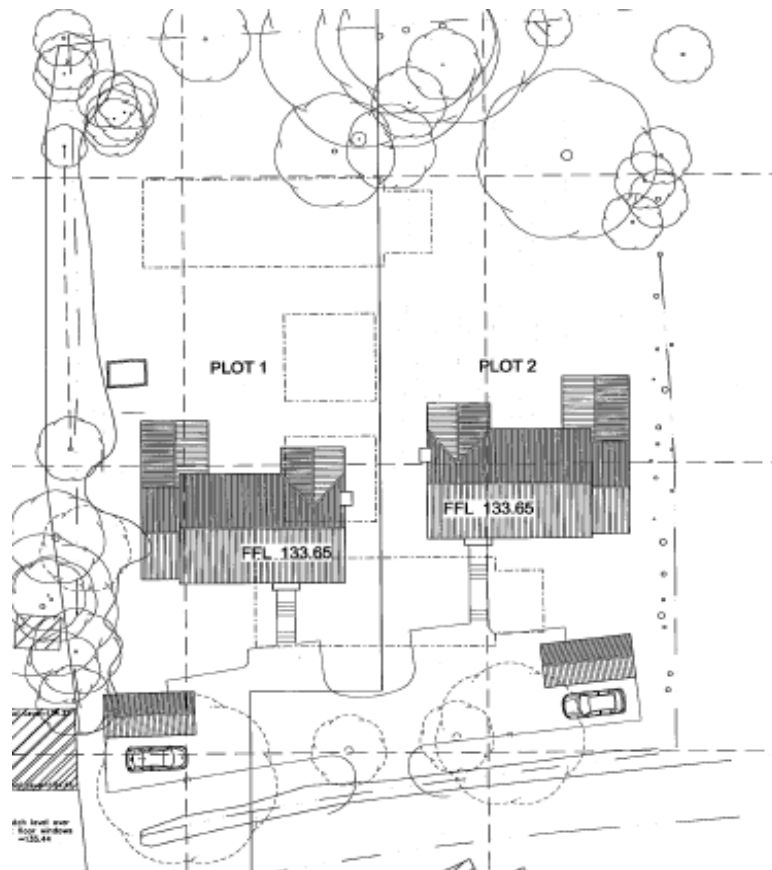
K/55480/F – an application for two dwellings on the site was approved in January 2007.

K/59548/F – an application for two dwellings and a detached garage block on the site was withdrawn in November 2008, due to concerns about the size and bulk of the dwellings and the size/positioning of the garage block.

5. The Proposal

The proposal is to construct a pair of detached dwellings on the site, side by side, with detached single garages to the front. The existing access would be closed-up, the hedge gapped-up and a new central access formed.

The applicant has submitted supplementary information in support of the application, including an arboricultural report (undertaken by S J Stephens Associates) and a protected species assessment (undertaken by Chalkhill Environmental Consultants). The application also includes a detailed landscaping scheme and a section drawing showing the existing and proposed ground levels, with the approved and proposed dwellings plotted on to illustrate the relative heights and positioning of the respective buildings.



Site layout plan



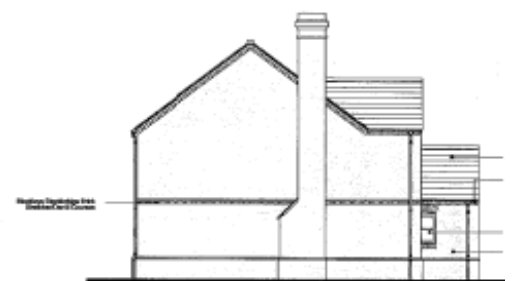
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

KDC
PLANNING SERVICES

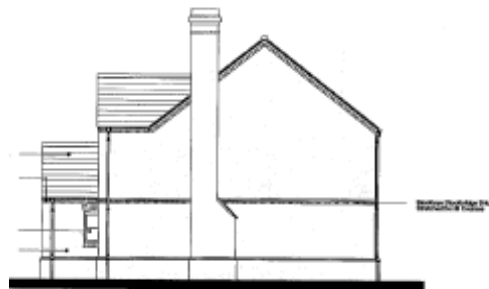
Plot 1



EAST ELEVATION



SOUTH ELEVATION



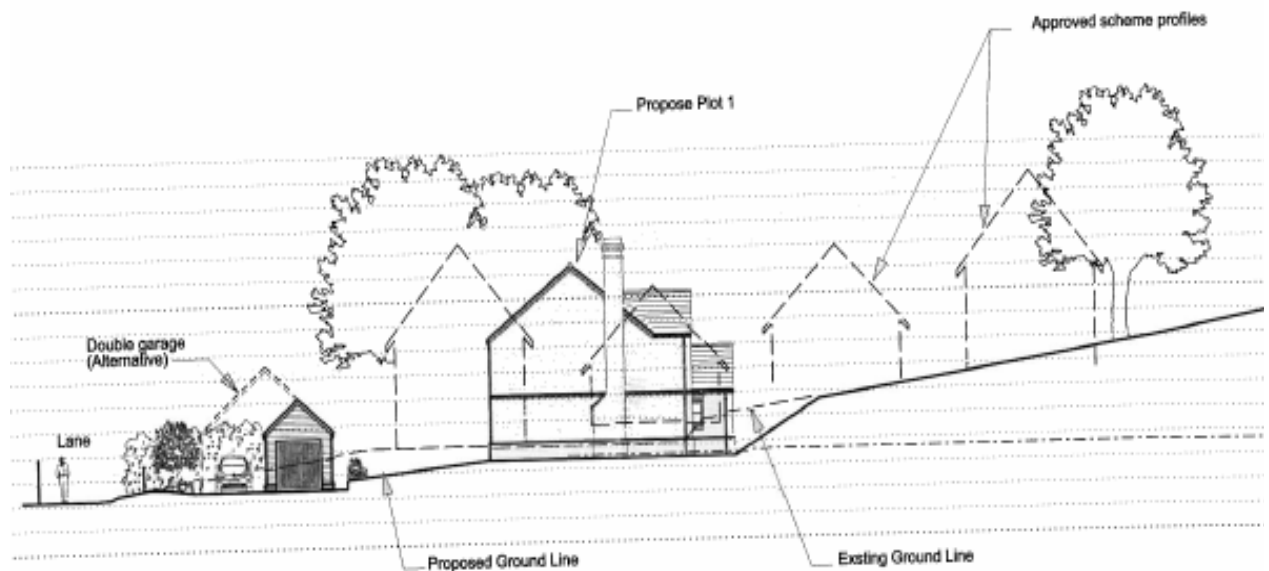
WEST ELEVATION



NORTH ELEVATION

KDC
PLANNING SERVICES
17 FEB 2006

Plot 2



Proposed Section

6. Planning Policy

Kennet Local Plan - the site lies within the Limits of Development for Collingbourne Ducis and within the North Wessex Downs Area of Outstanding Natural Beauty. Policies PD1 and HC22 in the Kennet Local Plan are relevant to the consideration of

the application, as is supplementary planning guidance contained in the document 'Community Benefits from Planning'.

7. Consultations

Parish council - No comments have yet been received. Any that are subsequently received shall be reported verbally at the committee meeting.

Landscape and Countryside Officer - no objection, subject to the implementation of the tree protection measures and landscaping scheme.

District Ecologist – welcomes the updated ecological assessment of the site and suggests that the ecological consultant's recommendations for reptiles and nesting birds are conditioned. If the old railway carriage has not yet been removed, it should be carefully dismantled by hand, whilst checking for the presence of reptiles sheltering beneath.

Highways – no objection, subject to conditions requiring the provision of a 2 metre by 17 metre visibility splay, the first 2 metres of the access to be surfaced in a well-bound consolidated material and any entrance gates to be hung to open inwards only.

County Archaeologist – no objection, subject to a condition being imposed to secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation.

8. Publicity

The application has been advertised with press and site notices. Neighbour notification has also been undertaken.

Two letters of representation have been received, which raise the following key concerns:

- The proposal, which would involve the construction of two dwellings dominating the skyline plus a new entrance onto the bridleway, would necessitate the removal of several trees. This would be harmful to the area of outstanding natural beauty.
- The two houses and two detached garages would dominate this relatively small plot. No objection would be raised if only one dwelling were proposed.
- The houses would dominate the skyline, which will be intrusive for the occupants of nearby properties.
- The properties, being higher than those previously approved, would overlook the neighbouring property to the west, Apple Tree House. This would be a particular problem in the winter and would result in a loss of privacy.
- There should be more foliage planted at the front of the site to maintain privacy for the properties on the opposite side of the road.
- The windows in the new dwellings would overlook the rear of Lynden House on the opposite side of the bridleway.
- The proposal would increase the amount of traffic using the bridleway, thus increasing the risk of accidents, as well as increasing the amount of noise.
- The increased traffic would greatly inconvenience ramblers, dog walkers, horse riders and farm traffic, which all use the bridleway.
- The new access would make it virtually impossible for cars, delivery vans etc to safely turn into the garage block, which could damage the fence of Lynden House.
- Any lighting to the parking area would shine directly into the upper windows of Lynden House.

The proposal would put a greater strain on the sewerage system.

9. Planning Considerations

Principle of Development

The principle of constructing two dwellings on the site is established by virtue of the previous extant planning permission (reference K/55480/F).

Impact on Character and Appearance of Area

The proposal differs from the scheme approved under K/55480/F in that the dwellings would be adjacent to each other rather than tandem in form. It also differs from the withdrawn scheme (K/59548), as the ridge height and frontage have been reduced, the design amended (to omit the front single-storey wing), the ground levels reduced, the proposed garaging scaled-down and the garages and access re-positioned.

As a result of the changes that have been incorporated since the previous application was withdrawn, the submitted proposal is now considered to be acceptable in visual terms. The ridge height of the proposed dwellings has been reduced by approximately 800 millimetres to 8 metres. This combined with the fact that the ground levels would be further reduced means that the ridge height would be lower than that of the dwellings that were previously approved. In addition, the proposed dwellings would be set back an additional 2 metres further back into the site, which would reduce their visual prominence. The frontages of the proposed dwellings has been reduced by 2 metres, meaning that they would now be spaced further apart and further away from the visually important trees on the site boundaries. Single garages are now proposed, situated at either end of the site and behind the hedge. As a consequence, it is considered that they would not be unduly prominent. The design of the proposed dwellings is much improved now that the single-storey front wing has been omitted. Overall, it is considered that the scaling-down of the proposal and the re-positioning of the dwellings and garages has resulted in a scheme which would not appear unduly prominent or cramped and therefore, would not harm the character and appearance of the area. Furthermore, the submitted arboricultural report and landscaping scheme demonstrate that the visual impact of the proposal can be satisfactorily mitigated.

Impact on Residential Amenity

It is not considered that the proposal would have a detrimental impact on the reasonable living conditions of the occupants of the neighbouring properties to the south and west by reason of overlooking.

No windows are proposed at first-floor level in the west elevation of plot 1 and consequently, there would be no direct overlooking in this direction. The insertion of first-floor windows in this elevation in the future would require planning permission if they would not be obscurely-glazed, so it is not considered necessary to remove permitted development rights for their insertion.

The windows at first-floor level that would face towards the property to the south would be approximately 16 metres away from the front boundary. This complies with supplementary planning guidance set out in the 'Community Benefits from Planning' document, which recommends a distance of 10.5 metres between a window and a site boundary in order to safeguard privacy. The impact would actually be even less as the bridleway runs between the front site boundary and the neighbour's boundary.

Concerns have also been raised about potential noise nuisance and light spill. It is not considered that this would significantly affect the neighbours' reasonable living conditions. Furthermore, being in an area that is primarily residential in character, it is considered unreasonable to place any restrictions on lighting and/or noise levels. If a noise nuisance were to occur in the future, the matter could be reported to Wiltshire Council East's Environmental Health Department for investigation.

Impact on Highway Safety

Concerns have been raised about the potential impact of the proposed development on highway and pedestrian safety. As there was previously a bungalow on the site, there would only be a net increase of one dwelling. It is not considered that the traffic generated by one dwelling would be sufficient to present a threat to highway or pedestrian safety, subject to a 2 metre by 17 metre visibility splay being provided. This can be ensured by way of a condition. The highway authority has been consulted on the application and has raised no objections and the principle of two dwellings on the site has already been established.

Impact on Existing Trees/Hedges

An arboricultural report has been submitted with the application, which concludes that there are no arboricultural reasons why the development should not proceed, provided that the recommendations in the report are adhered to eg. the erection of protective fencing, within which no construction activity whatsoever should be allowed. The Landscape and Countryside Officer is satisfied with the report findings, subject to the implementation of the tree protection measures. This can be ensured by way of a condition if planning permission is granted.

The front boundary hedge may need to be cut back slightly either side of the access to allow for the provision of the required visibility splay, however, the majority of it is likely to be retained. This would help to mitigate the visual impact of the proposal and in particular the garages to the front of the site.

Impact on Protected Species

An updated protected species survey has been undertaken and the resulting report submitted with the application. This concludes that the site is not likely to support reptiles, but has the potential to support nesting birds. A number of recommendations are put forward in the report and it is recommended that these are a condition of the planning permission, if so granted.

Other Issues

Concerns have been raised that the proposal would put an increased strain on the existing sewerage system. As there would only be a net increase of one dwelling, it is considered that the existing sewerage system would have the capacity to cope with any increased demand. Wessex Water was consulted on the application for two dwellings that was approved in January 2007 (K/55480/F) and raised no objection. A refusal on this ground can therefore not be substantiated.

10. Conclusion

The proposed development is considered to be in accordance with the planning policies for the area and to be acceptable in all respects. Accordingly, the application is recommended for approval subject to a number of conditions.

RECOMMENDATION

Approve with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years of the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place until details of the materials to be used for the external walls and roofs (including samples) have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: To secure harmonious architectural treatment.

- 3 The necessary works and measures referred to in the approved Arboricultural Report - Tree Protection Plan shall be undertaken in accordance with the recommendations and timescales specified in the report/plan unless otherwise agreed in writing by the local planning authority.

REASON: To ensure the protection of trees on the site, in the interests of visual amenity.

- 4 The precautionary measures referred to in the approved Protected Species Assessment shall be undertaken in accordance with the recommendations and timescales referred to in the report unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that protected species on the site are adequately protected.

- 5 The garages hereby permitted shall be used solely for purposes incidental to the enjoyment of Plots 1 and 2 as such and for no other purpose.

REASON: To protect the amenities of this primarily residential area.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no additions to, or extensions or enlargements of, the dwellings hereby approved shall be erected.

REASON: To enable the local planning authority to retain control over the enlargement of the dwellings in the interests of the proper planning and amenity area.

- 7 All soft landscaping comprised in the submitted details of the landscaping shall be carried out in the first planting and seeding season following the occupation of the dwellings or the completion of the development, whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development.

- 8 The driveway, parking and turning areas shown on the approved plans shall be provided prior to the first occupation of the dwellings hereby permitted and shall be maintained thereafter for the parking and turning of vehicles in connection with the development.

REASON: In the interests of highway safety.

- 9 Plans of the means of the disposal of surface water from roads, paved areas and roofs, shall be submitted to and approved by the local planning authority before work commences on site. Development shall be carried out in accordance with the approved details.

REASON: To ensure satisfactory surface water drainage

- 10 Prior to the first occupation of the dwellings hereby permitted, the area between the nearside carriageway edge and lines drawn between a point 2 metres back from the carriageway edge along the centre line of the access and points on the carriageway edge 17 metres from and on both sides of the centre line of the access shall be cleared of all obstructions to visibility at and above a height of 600 millimetres above the nearside carriageway level and shall thereafter be maintained free of obstruction at all times.

REASON: In the interests of highway safety.

- 11 Prior to the first occupation of the dwellings hereby permitted, the first two metres of driveway back from the edge of the carriageway shall be surfaced in a well-bound consolidated material (not loose stone or gravel) and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 12 Any entrance gates shall be hung to open away from the highway only.

REASON: In the interests of highway safety.

- 13 **INFORMATIVE TO APPLICANT:**
The applicant is advised that refuse will need to be presented for collection at the edge of the highway.

- 14 **INFORMATIVE TO APPLICANT:**
The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policies PD1 and HC22.

Appendices:

None

Background Documents Used in the Preparation of this Report:

Application file E/09/0235/Ful and associated planning history files

Date of Meeting	16 th April 2009
Application Number	E/09/0180/LBC
Site Address	21 & 22 Stokke Common, Great Bedwyn, Wiltshire, SN8 3LL
Proposal	Demolition of outbuildings and erection of two storey rear extension
Applicant	Mr S Stephens
Town/Parish Council	Great Bedwyn
Grid Ref	426133 164636
Type of application	Listed Building Consent
Case Officer	Miss G Salisbury

Reason for the application being considered by Committee

This application and the following associated application for planning permission were referred to committee by the then district council ward member.

1. Purpose of Report

To consider the above application and to recommend that listed building consent is refused for the development proposed for the reasons detailed below.

2. Report Summary

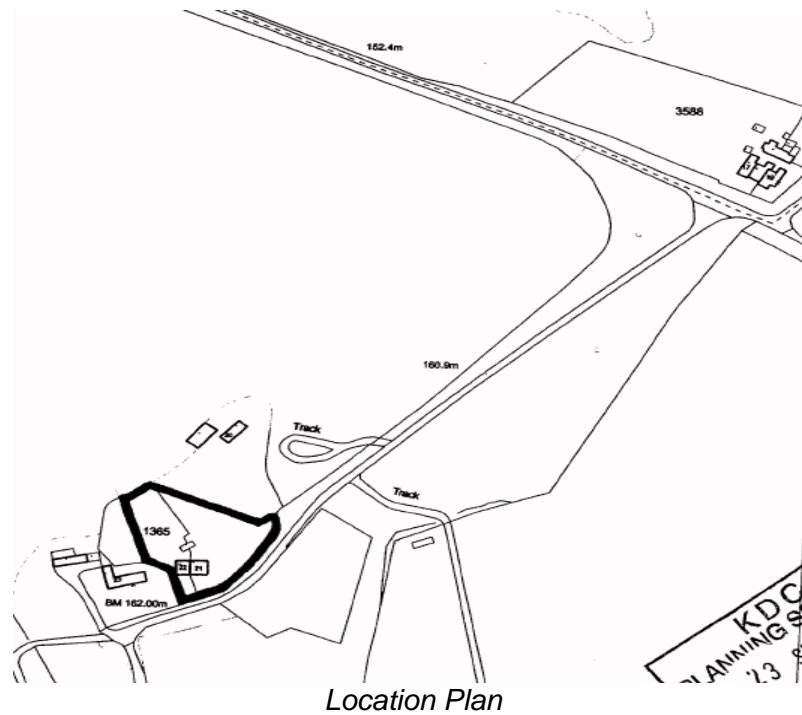
The main issue to consider is:

- The impact of the proposal on the character, appearance, setting and special architectural and historic interest of this grade II listed building.

3. Site Description

Nos. 21 and 22 Stokke Common comprise a modest pair of thatched cottages, in use as a single dwelling. The property is located in a remote location within a woodland clearing approximately one mile west of Great Bedwyn. The building is of architectural and historic interest and is listed at grade II.

To access the site from Great Bedwyn head north-west out of the village along Forest Hill. After half a mile turn left off the road onto a track marked as a public right of way. Follow this past Stokke Manor. The road then bends to the right. Take the first left after this bend. Follow the track for approximately 250m. The property is on the right hand side.



4. Planning History

K/18979 & K/18980/L – planning permission and listed building consent applications granted for a two storey rear extension at the eastern end of the property in July 1992.

K/59003/F & K/59004/LBC - Applications for planning permission and listed building consent applications for a rear two storey extension were withdrawn in August 2008 due to concerns over the size, mass and location of the extension and the impact it would have on the character and historic fabric of this listed building.

K/59520/LBC & K/59521/F - Planning permission and listed building consent applications for a two storey rear extension were refused by the Regulatory Committee in December 2008 for the following reasons;

1. *The proposed development, by reason of its size, siting and design, would dominate the rear elevation, disrupt the essential linear form and uninterrupted expanse of thatch, and fundamentally change the character of this pair of small-scale, humble, former workers dwellings to the detriment of their character and appearance and their recognised importance as historic grade II listed buildings. The proposal is therefore contrary to Central Government planning guidance set out in PPG15: Planning and the Historic Environment.*

2. *The proposed link would result in the loss of a section of historic rear wall, wall plate and an area of thatch resulting in loss of historic fabric. In addition, the proposal would remove the current rear staircase that records the form and layout of the late 18th/19th century arrangement of the building thereby significantly altering the buildings historic plan form. As such the proposal is considered harmful to this grade II listed building and contrary to Central Government planning policy guidance contained in PPG15.*

3. *The justification provided in support of this application is not sufficient to override the harm that would be caused to the fabric and character of this protected building. The proposal, therefore, does not comply with Central Government planning policy set out in Planning Policy Guidance note no. 15.*

4. *The application contains insufficient information to enable an accurate assessment of the impact of the proposed works on the listed building. In particular, no*

assessment of the outbuildings to be demolished has been submitted, no section plans of the link taking into account the significant difference in first floor levels between the eastern and western sections of the building and an independent structural assessment of the building and its capability to accommodate the development or the implications of the redistribution of existing loads for the structural integrity of this fragile building. As such the proposal is contrary to Central Government planning guidance contained in PPG15: Planning and the Historic Environment.

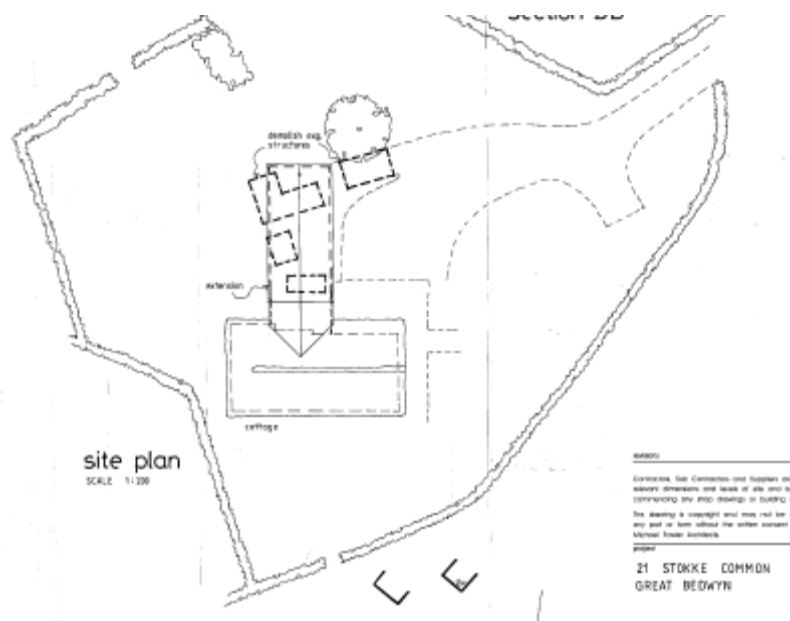
5. The Proposal

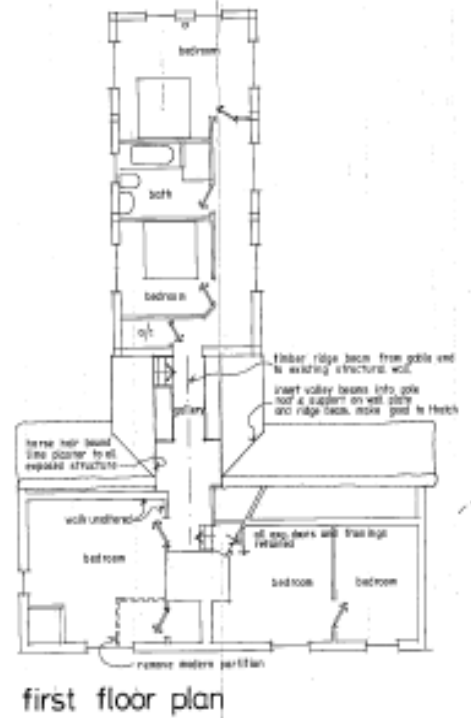
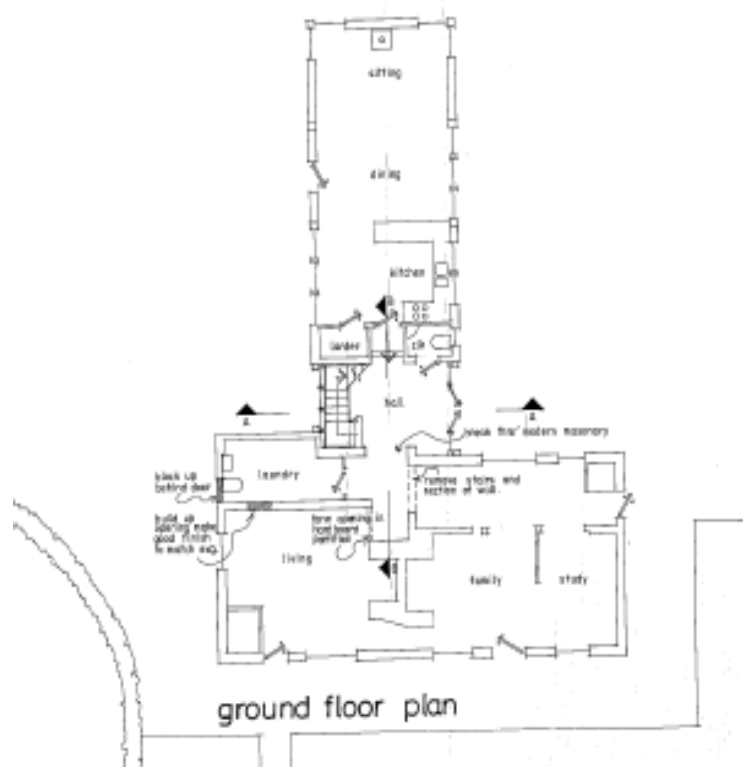
This application for listed building consent is a revised scheme following the refusal of a previous application by the Regulatory Committee in December 2008. The application proposes the demolition of three small outbuildings and the addition of a two storey pitched roof extension to the rear of the building, attached via a slightly lower one and a half storey link, similarly under a pitched roof.

Compared to the previously refused application there is little difference in the scope of the proposal and the overall footprint of the proposed extension remains the same. The roof pitch however has been slightly reduced, bringing down the ridge height by just under a metre. The design of the proposed extension has also been amended and some additional information with regard to the construction of the extensions has been provided.

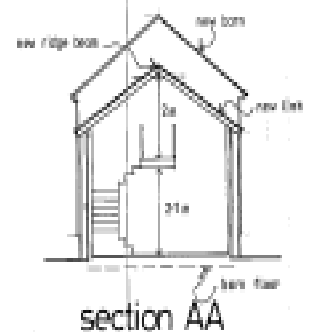
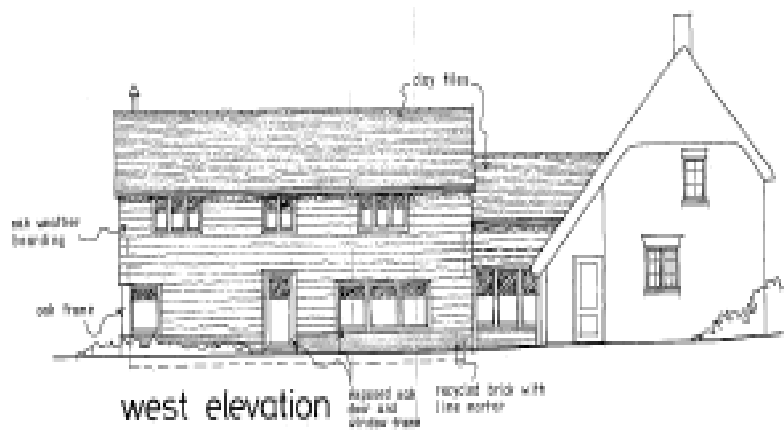
To allow a comparison between the current and refused proposals, a copy of the drawings and plans for refused applications K/59520/LBC and K/59521/F are attached below the plans for the current proposal.

Current Proposal – Layout showing proposed extension

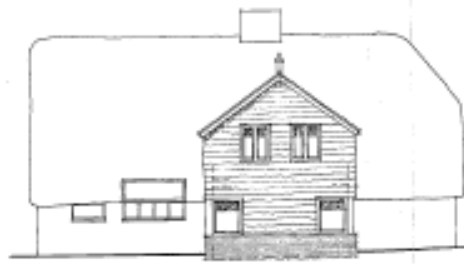




Floor Plans



Current Proposal – West elevation



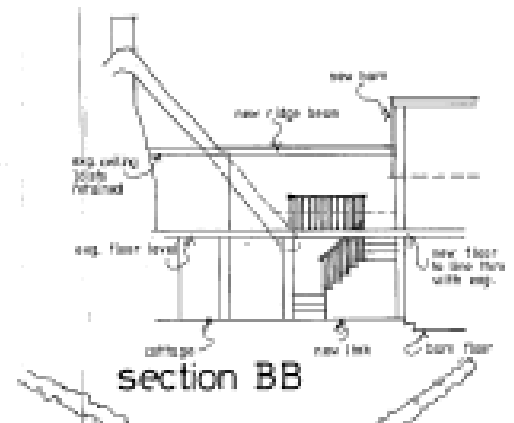
north elevation



east elevation



south elevation (existing)



section BB

Current Proposal – remaining elevations

9. Planning Considerations

The main considerations in respect of this proposal are the impact of the proposal on the character and setting of the listed building and the physical impact of the development on historic fabric and the structural integrity of the building.

As detailed above, since the refusal of applications K/59520/LBC & K/59521/F the height of the extension has been reduced, its design has been amended and additional information has been submitted with regard to the construction of the extension. Despite these alterations there is little difference in the overall scope of the proposal and the overall footprint of the proposed extension remains the same. As such your officers remain opposed to the proposed development for the reasons detailed below. These are largely a repeat of the reasons reported to the Regulatory Committee on the 11th December 2008.

Impact on character and setting

The cottages are listed as a good example of pair of small scale, humble, workers dwellings. Key features include their setting within the clearing, their modest scale and simple linear form and their largely uninterrupted thatched roof including the rear catslide, which is typical of the thatch tradition within the area.

The size of the proposed extension is very significant, and in terms of its scale the extension is little short of that of the existing historic building. The extension will visually dominate the rear elevation of the property and fundamentally alter the character of the cottages as a pair of small scale, humble workers dwellings. The proposal is therefore contrary to the advice contained in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15) that “modern extensions should not dominate the existing building in scale, material and situation”. In addition, the location of the extension to the centre of the rear roof slope will disrupt the essential linear form and uninterrupted expanse of thatch, fundamentally changing the character of the building and its relationship with its setting.

The design of the proposed extension has been slightly modified with the level of glazing in the gable in particular, reduced. In essence, the appearance is of an agricultural structure. The applicant suggests that the extension should be viewed as a “converted barn”. There is however little historic precedent for substantial agricultural buildings attached to farmhouses within this area and, in any event, the property is not a farm. It is difficult therefore to concur that the extensions could be seen as a logical or traditional form of incremental growth to the property. The design approach is out of keeping with the existing pair of modest thatched cottages and is considered to be detrimental to the character of the listed building. The proposal is therefore contrary to PPG15 (C2) which states that each building has its own characteristics related to an original or subsequent function which should as far as possible be respected when proposals for alterations are put forward.

In the applicant’s supporting statement an example is given of an extension in the former North Wiltshire area. However, the example that is included is not directly relevant. There is no fundamental objection to the appearance of the extension per se – it is merely considered that this is the wrong extension in this context. The Great Chaddington example is located within the context of a significant farmhouse and yard and attached to a substantial farm building. This is a very different context to the current case.

It should also be noted that whilst a two storey extension has previously been approved at this site, the current proposal is for a structure which is virtually twice the size of the previous approval. The current proposal will therefore have a considerably greater impact on the character of the building than the previously approved scheme.

Physical impact:

Despite the addition of some further information, the physical impact of the proposals including the loss of historic fabric and implications for the structural integrity of the remaining building remains unclear;

Some further analysis in respect of the impact of the proposals has been submitted. However, the

underlying survey, the main plans and sections are all at small scale and contain some inaccuracies. For example, a quick visual comparison between the photograph and drawn elevation of the timber framed gable wall confirm show the door in the wrong location. The sections now supplied are similarly at small scale and section BB does not show the section of rear first floor wall and wall plate which must be removed in order to gain access between the extension and original building. It is difficult in these circumstances to have confidence either in the assessment of the impact on the existing building or in the ability of the scheme to guarantee a satisfactory implementation.

The statement confirms that the base of two pole rafters will be lost in creating the link. It is also clear that in addition a section of rear wall of the main structure and wall plate will require removal, as well as an area of thatch. In addition it remains a proposal to remove the current rear staircase which although heavily repaired, records the form and layout of the late C18/early C19 arrangement and the remnants of its fabric. This is contrary to advice contained in PPG15, which stresses the importance of ensuring the survival of as much historic fabric as possible, and that old work should not be sacrificed merely to accommodate the new. The loss of the staircase is also contrary to paragraph C.58 of PPG15 which notes that the plan of a building is one of its most important characteristics and specifies that *“Interior plans and individual features of interest should be respected and left unaltered as far as possible. Internal spaces, staircases...are part of the special interest of a building and may be its most valuable feature.”*

There is still no objective independent structural assessment of the existing building and its capabilities or of the implications of the redistribution of the existing loads that are implicit in the scheme for the continuing structural integrity of this fragile building. References to the existing timber frame, which in this location appears fragile and undersized at best, as “substantial” and capable of taking the “small” additional load of the new structure appear disingenuous. This is contrary to Central Government Policy in PPG15 which states at paragraph 3.4 that applicants should provide the local planning authority with full information to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and its setting. Despite the addition of some further information the implications for the structural integrity of the existing building remain unclear.

No assessment has been provided of the outbuildings to be removed. These are present on historical OS maps from the period 1843-1893.

Justification

In terms of justification, the supporting statement provides a limited justification for the scope and scale of the proposals. One reason put forward by the applicant to justify the extension is that it is required to provide additional accommodation for the applicant's family and to accommodate basic modern services and layout. The applicant argues that putting modern services such as the kitchen and bathroom into an extension will allow the old cottage to be retained with less disruptive layout and character changes which will allow the existing fragile building to be maintained in its present state.

Whilst sympathetic to the applicant for whom the extension is clearly desirable, the personal circumstances of any particular individual are of limited duration in the context of the lifespan of an historic building. Consents go with the land and weight must be given to the long-term interests of maintaining the character and historic qualities of this grade II listed building. In this instance it is not considered that the applicant's personal circumstances provide an overriding justification for the proposed works as they do not outweigh the harm that would result to the character and historic fabric of the listed building. Given that the building has been used as a single dwellinghouse without the need to construct such a large extension, it is also difficult to conclude that there is an overwhelming requirement for an extension of this scale in order to secure the future preservation of the building.

It has also been suggested that the extension is required in order to secure the future use of the building as a permanent family home rather than a second or weekend home. It should be noted however that it is beyond the scope of the planning system to deliver such outcomes. Approving a large extension to any property can neither ensure that existing occupants remain in situ nor ensure that, if sold, the property will be bought by a family or for use as a full time residence.

10. Conclusion

In spite of changes made to the scheme, the proposed extension is very significant in terms of scale, mass and location and would dominate the rear of this grade II listed building. The character of the existing building would be completely changed from modest workers cottages to a substantial 5 bed house. Assessments of the physical and structural impact of the scheme have not been fully worked up and the development would result in a loss of historic fabric. Consideration has been given to the applicant's personal circumstances, however, in this instance these do not provide an overriding justification for the harm that would be caused to the fabric and character of the protected building. The proposal therefore does not comply with Central Government planning policy set out in PPG15.

RECOMMENDATION

REFUSE

For the following reasons;

1. The proposed development, by reason of its size, siting and design, would dominate the rear elevation, disrupt the essential linear form and uninterrupted expanse of thatch, and fundamentally change the character of this pair of small-scale, humble, former workers dwellings to the detriment of their character and appearance and their recognised importance as historic grade II listed buildings. The proposal is therefore contrary to Central Government planning guidance set out in PPG15: Planning and the Historic Environment.
2. The proposed link would result in the loss a section of historic rear wall, wall plate, the base of rafters and an area of thatch resulting in loss of historic fabric. In addition, the proposal would remove the current rear staircase that records the form and layout of the late 18th/19th century arrangement of the building thereby significantly altering the buildings historic plan form. As such the proposal is considered harmful to this grade II listed building and contrary to Central Government planning policy guidance contained in PPG15.
3. The justification provided in support of this application is not sufficient to override the harm that would be caused to the fabric and character of this protected building. The proposal, therefore, does not comply with Central Government planning policy set out in Planning Policy Guidance note no. 15.
4. The application contains insufficient information to enable an accurate assessment of the impact of the proposed works on the listed building. In particular, no assessment of the outbuildings to be demolished has been submitted and no independent structural assessment of the building and its capability to accommodate the development or the implications of the redistribution of existing loads for the structural integrity of this fragile building has been provided. As such the proposal is contrary to Central Government planning guidance contained in PPG15: Planning and the Historic Environment.

REPORT TO THE EAST AREA PLANNING COMMITTEE

Report No.5

Date of Meeting	16 th April 2009
Application Number	E/09/0182/FUL
Site Address	21 & 22 Stokke Common, Great Bedwyn, Wiltshire, SN8 3LL
Proposal	Demolition of outbuildings and erection of two storey rear extension
Applicant	Mr S Stephens
Parish Council	Great Bedwyn
Grid Ref	426133 164636
Type of application	Full application
Case Officer	Miss G Salisbury

Reason for the application being considered by Committee

This planning application is associated with the previously reported application for listed building consent E/09/0180/LBC and is called in for the same reasons.

1. Purpose of Report

To consider the above application and to recommend that planning permission is refused for the development proposed for the reasons detailed below.

2. Report Summary

The following information is all as reported under E/09/0180/LBC;

- Site description
- Planning history

The description of the development is also the same with the exception that this application is for full planning permission for the erection of a two storey rear extension as opposed to an application for listed building consent.

The main issue to consider is:

- The impact of the proposal on the character, setting and special architectural and historic interest of this grade II listed building.

6. Planning Policy

The following policies are considered relevant to this proposal;

- Kennet Local Plan Policy PD1
- Central Government Planning Guidance Note 15: Planning and the Historic Environment

7. Consultations

Parish Council – No objection

Conservation Officer – Objection.

The proposed extension is very significant in terms of its scale, mass and location. The construction would completely dominate the rear of the historic building. The character of the property would be completely changed from that of a modest workers cottage set within its historic woodland setting, to a substantial five-bedroom dwelling. It is clear that the scheme will involve a loss of historic fabric.

8. Publicity

The application was advertised by site notice, press notice and neighbour notification.

Two letters of support have been received from neighbouring properties. The contents of these are set out in the previous report on the associated application for listed building consent.

9. Planning Considerations

The main consideration in respect of this planning application is the impact of the proposal on the character and setting of the listed building and its impact on the buildings historic fabric.

With regard to the impact that the proposed development will have on the character and setting of the listed building, the issues are the same as previously reported for the associated listed building consent, application E/09/0180/LBC. The Committee's attention is therefore drawn to the first section of the Planning Considerations comments for application E/09/0180/LBC.

In terms of policy, consideration must be given to Kennet Local Plan Policy PD1 as well as Central Government Policy PPG15: Planning and the Historic Environment (which has been covered in the previous report).

Policy PD1 of the adopted Kennet Local Plan requires a high standard of design in all new development to ensure that the character, appearance and environmental quality of the Kennet area is maintained or enhanced. Of particular relevance to this application are criteria B(2) and B(7) which requires all new development to adequately address matters relating to the scale, height and massing of development (B(2)) and its relationship to historic features (B(7)).

As previously reported, the size of the proposed extension is significant in terms of its scale and mass, and will virtually match that of the existing historic building resulting in an extension that will visually dominate the rear elevation of the property. In addition the siting of the extension to the centre of the rear roof slope will disrupt the linear form of the building and its largely uninterrupted expanse of thatch resulting in a development that will fundamentally change the character of the building and its relationship with its setting. The proposal therefore cannot be said to respect or compliment the existing context and is considered harmful to the character, appearance and setting of this grade II listed building for the reasons given above. As such the proposal is contrary to Kennet Local Plan Policy PD1.

In addition to the above, the proposed link between the existing cottages and extension will result in a loss of external historic fabric consisting of a section of thatch on the rear roofslope. This again is contrary to Policy PD1 B(7) in that it would be harmful to the historic qualities of this grade II listed building.

10. Conclusion

The proposed extension would have a significant impact in terms of scale, mass and siting and would dominate the rear of this grade II listed building. The character of the existing building would be completely changed from modest workers cottages to a substantial 5-bed house and the development would result in a loss of historic fabric. The proposal therefore does not comply with Kennet Local Plan Policy PD1 or Central Government planning policy set out in PPG15.

Recommendation

REFUSE

For the following reasons;

1. The proposed development, by reason of its size, design and location would dominate the rear of this historic building, disrupt the essential linear form and uninterrupted expanse of thatch and fundamentally change the character of this pair of small-scale, humble workers dwellings to the detriment of the character and appearance of this pair of grade II listed cottages. The proposal is therefore contrary Kennet Local Plan Policy PD1 and Central Government planning guidance set out in PPG15: Planning and the Historic Environment.
2. The proposed link would result in the loss of an area of thatch resulting in an unacceptable loss of historic fabric. As such the proposal is considered harmful to this grade II listed building and is contrary Kennet Local Plan Policy PD1 and to Central Government planning policy guidance contained in PPG15.

REPORT TO THE EAST AREA PLANNING COMMITTEE

Date of Meeting	16 th April 2009
Application Number	E/09/0120/FUL
Site Address	The Post House High Street Netheravon Wilts SP4 9QW
Proposal	First floor extension over garage/dining room to north west elevation.
Applicant	Mr C Orr
Town/Parish Council	NETHERAVON
Grid Ref	414698 148605
Type of application	Full Planning
Case Officer	Rachel Yeomans

Reason for the application being considered by Committee

The application has been called to committee by former Councillor Wood at a time when he was still the district council ward member.

1. Purpose of Report

To consider the recommendation that the application be refused.

2. Report Summary

The main issues to consider are:

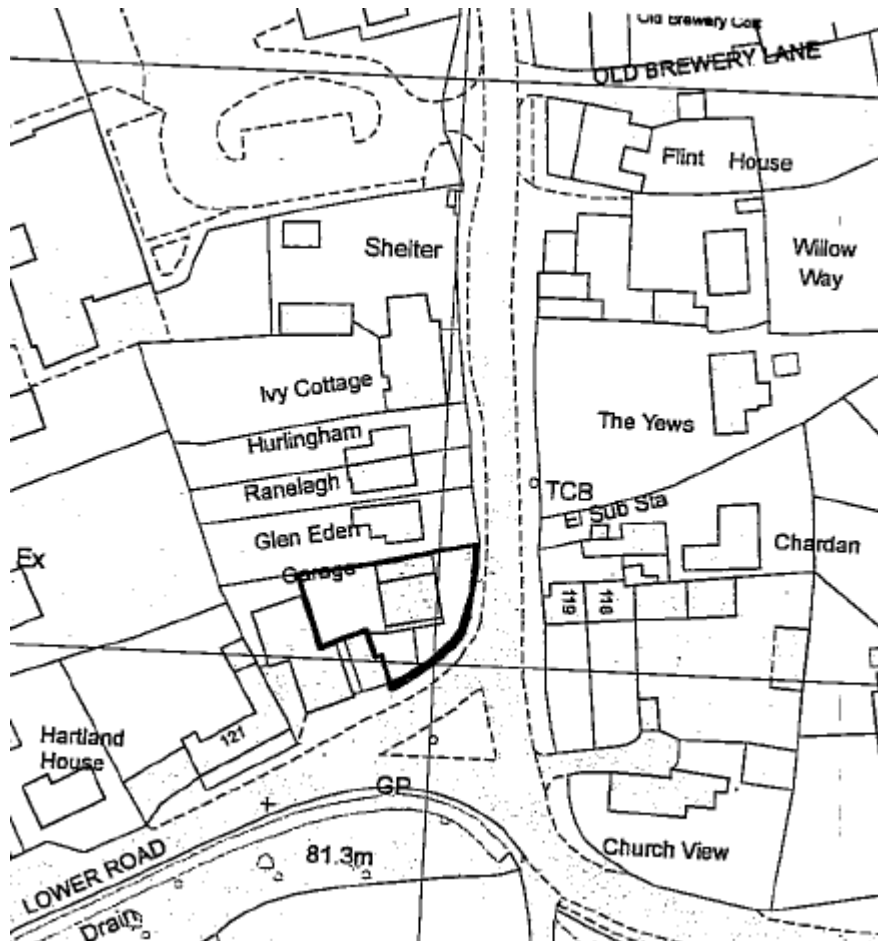
- Whether the proposal is in accordance with national guidance contained within Planning Policy Guidance Note 15: Planning and the Historic Environment; and policy PD1 of the Kennet Local Plan 2011. The key issues within these are;
 - The impact on the character and appearance of the conservation area
 - The impact on the amenity of the neighbouring property

3. Site Description

The application site is located towards the southern side of the village of Netheravon, and within the conservation area. The site can be accessed by proceeding south along the A345 from the direction of Devizes. After passing the Dog and Gun public house on the left, take the left turning into the village. At the triangle, bear left and the property can be found on the left, on the corner plot.

4. Planning History

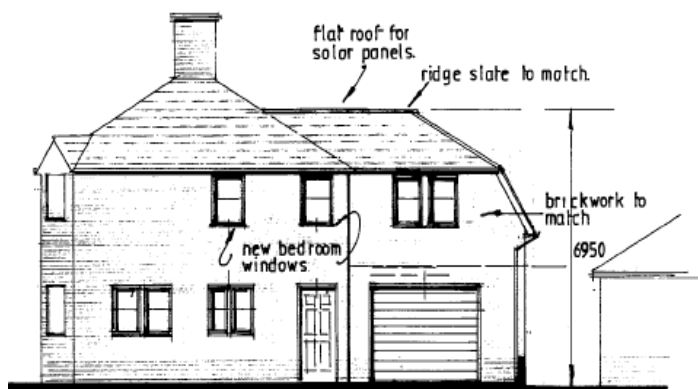
There are no relevant historical planning applications relating to this site.



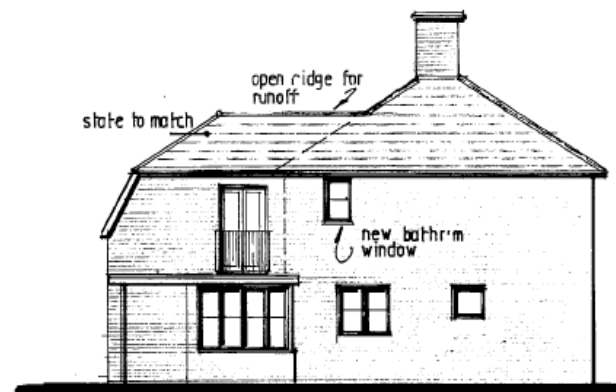
Site Location Plan

5. The Proposal

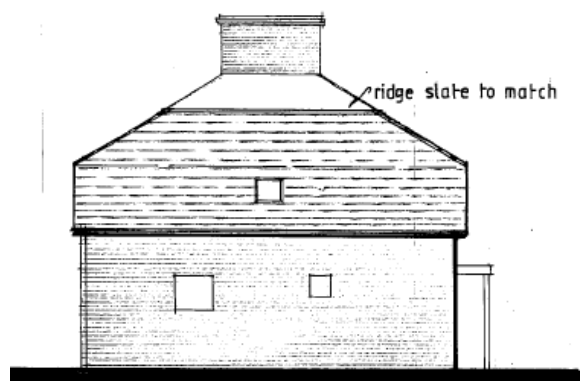
The application proposes a first floor mansard extension over the existing attached garage, finished in facing brick to match existing, with an area of flat roof and pitched roof finished in slate. It is understood that the applicant has agreed to amend the scheme to reflect concerns regarding impact on neighbour privacy; namely, to replace the Juliet balcony and double doors originally proposed to the rear elevation with a window.



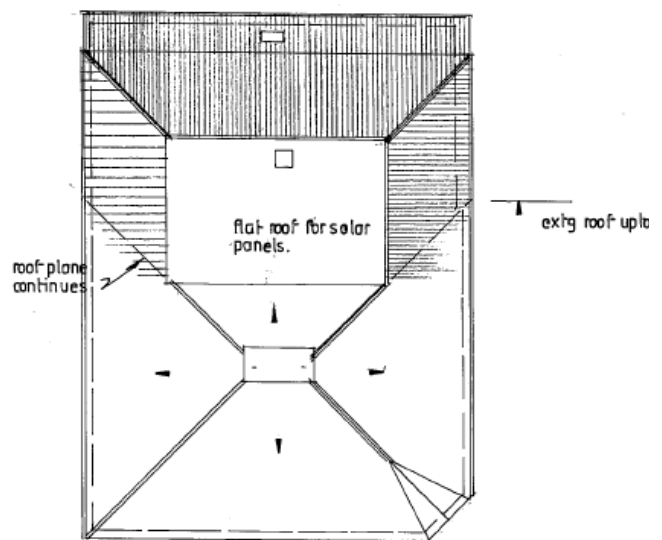
Proposed east elevation



Proposed west elevation



NORTH ELEVATION



ROOF PLAN 1 - 100

Proposed Elevation and roof plan

6. Planning Policy

Kennet Local Plan 2011 – policy PD1

Adopted Supplementary Planning Guidance – Netheravon Conservation Area Statement

National Guidance – Planning Policy Guidance Note 15: Planning and the Historic Environment

7. Consultations

Netheravon Parish Council - No objection

8. Publicity

The application has been advertised by press and site notices. Neighbour notification has also been undertaken.

No further representations have been received.

9. Planning Considerations

Policy PD1 sets out general development requirements including a high standard of design. Impact on residential amenity is also set out as an important consideration within this policy. Primary legislation and PPG15 set out a duty to preserve or enhance the character and appearance of the conservation area. The Netheravon Conservation Area Statement defines the Post House as a significant unlisted building within the conservation area, which is a firm termination of the High Street. It is described as an early 20th century villa, suitably designed for its corner position with fine stone architectural details.

Neighbour Impact

The proposed first floor extension would extend up to the boundary with the adjacent property, a detached bungalow known as 'Glen Eden'. The neighbouring property has a side access and openings facing towards the Post House. However, these appear to largely serve secondary areas or are secondary windows. The extension would not extend beyond the rear of the existing house and this together with the 'mansard roof' low eaves arrangement, means that the proposed extension is not considered to be overbearing on 'Glen Eden' which is the most affected neighbour.

The replacement of the originally proposed Juliet balcony to the rear first floor elevation, with a window would limit loss of privacy to the neighbour's rear garden at Glen Eden, and assuming amended plans are forthcoming, this would not be a reason for refusal.

The new bathroom window proposed to the rear first floor elevation would be permitted development and the only first floor opening proposed to the north elevation (the boundary facing Glen Eden) would be a rooflight. Four windows currently exist at first floor level to this elevation and so it is considered that the amended proposal would result in a net increase in neighbour privacy.

There are no further concerns regarding impact on neighbour amenity.

Visual Amenity & Impact on the Conservation Area

The existing property has pleasing geometric proportions and architectural detailing. It forms an attractive corner building that makes a positive contribution to the conservation area, as noted in the Conservation Area Statement. The proposed extension, by reason of its scale, bulk and design, would result in an extension which is unsympathetic and would be harmful to the character and appearance of the conservation area.

The subservient ridge height and mansard roofslope design are an attempt to minimise the bulky appearance of the resulting extended dwelling, but it is not considered that it achieves this successfully. The mansard roof is incongruous with the simple form of the existing hipped roof and formal character of the existing property. This would appear awkward in this prominent position in the High Street, especially when viewed from the front and when travelling south along the High Street.

10. Conclusion

Whilst the proposal would not result in significant harm to neighbour amenity (subject to the receipt of amended plans), the extension would result in significant harm to the appearance of the area and cannot be said to preserve or enhance the character and appearance of the conservation area. The application is therefore recommended for refusal.

RECOMMENDATION

Refuse, for the following reasons:

The proposed extension, by virtue of its scale, bulk and design, would be incongruous with the host dwelling. This would result in significant harm to the appearance of the area amenity and would be detrimental to the character and appearance of the conservation area. This is contrary to national Planning Policy Guidance Note 15: Planning and the Historic Environment and Policy PD1 of the adopted Kennet Local Plan 2011.

Appendices: None

Background Documents Used in the Preparation of this Report: Planning application file E/09/0120/Ful