

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION
14th December 2009

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

Items 1 and 2 – 09/01829/FUL and 09/01830/FUL

Land Off Calcutt Street, Cricklade, Swindon, Wiltshire, SN6 6AZ

Area Development Manager

A signed S106 agreement concerning the Public Open Space has not been received and any decision will therefore need to be used as a reason for refusal.

Since the previous refusal the Pitt Report on drainage has been published and this has materially altered the way in which drainage is viewed since the last refusal of 08/02047/FUL. The highways drainage network is known to be at capacity and any increase in run-off will lead to unacceptable additional drainage problems.

The Recommendation is therefore changed to REFUSAL for the following reasons:

1. The proposed development does not make provision for the satisfactory disposal of surface water from the site leading to an unacceptable burden on the local drainage network contrary to policy C3 and advice given in PPS25.
2. The applicant has failed to enter into a S106 agreement for contributions to Public Open Space contrary to policy CF3 of the North Wiltshire Local Plan 2011.

Senior Conservation Officer

States about both applications: "I can confirm that the proposals largely replicate the previous negotiated scheme. The principle of developing this unused piece of land at the heart of the conservation area is welcomed. The scale and design of the development are appropriate and will preserve the character and appearance of the Cricklade Conservation Area, together with the setting of the adjacent listed buildings. The imposition of appropriate conditions to control materials and joinery details will ensure that the quality of the development is commensurate with its setting".
