

PLANNING COMMITTEE

Planning Applications for Determination

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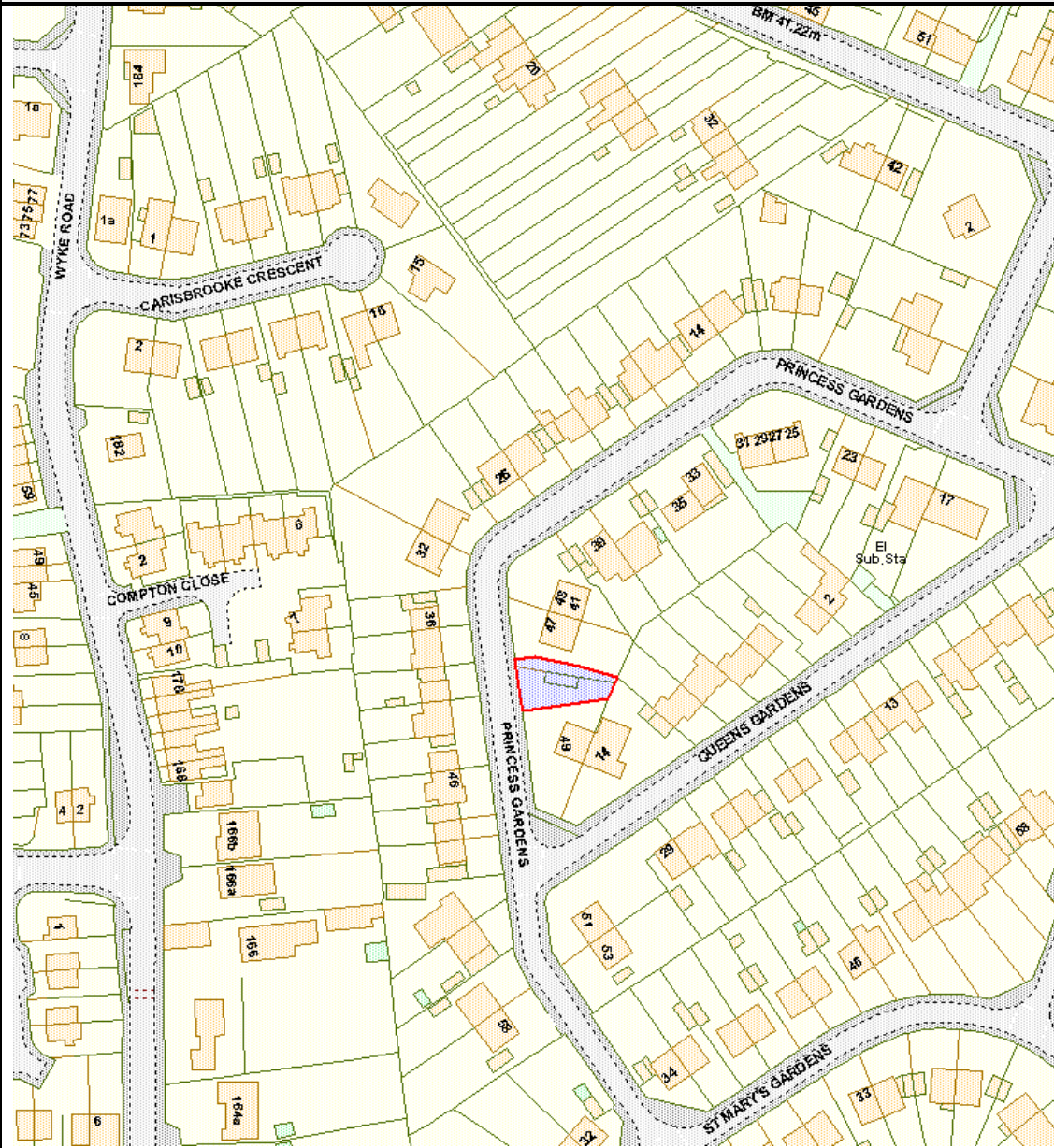
PLANNING COMMITTEE

11 May 2006

ITEM NO: 01

APPLICATION NO: 06/00646/FUL

LOCATION: Land Between 47 And 49 Princess Gardens Hilperton
Wiltshire



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www.westwiltshire.gov.uk

SLA: 100022961

01 Application: 06/00646/FUL

Site Address: Land Between 47 And 49 Princess Gardens Hilperton Wiltshire

Parish: Hilperton

Ward: Paxcroft

Grid Reference 386295 159965

Application Type: Full Plan

Development: Detached two storey house

Applicant Details: Silverwell Developments
Unit 31D Link Road West Wilts Trading Estate Westbury

Agent Details: Mr Peter Grist
Furlong House East Street Warminster Wilts BA12 9BZ

Case Officer: Miss Nicola Rogers

Date Received: 28.02.2006

Expiry Date: 25.04.2006

JUSTIFICATION REASON:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

RECOMMENDATION:

Planning permission be granted at a future date in the event of the Development Control Manager being satisfied as to the prior completion of a Legal Agreement to ensure the provision of a commuted sum towards affordable housing in the district in accordance with the Supplementary Planning Guidance - Affordable Housing.

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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 ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the appearance of the development is satisfactory.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 4 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 5 Before the development is occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 6 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

- 7 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U1A.

- 8 Sufficient space for one garage and one parking space (or two parking spaces) together with a vehicular access thereto shall be provided for the proposed dwelling and NO 49 Princess Gardens before the proposed dwelling is built, the said spaces shall not be used other than for the parking of vehicles or for the purpose of access.

REASON: In the interests of highway safety and to prevent vehicles parking on the road.

COMMITTEE REPORT

APPLICATION DETAILS

This application is presented to the Planning Committee as Hilperton Parish Council objects to the application and your Officers recommend permission.

This is a full planning application for one detached dwelling on land between 47 and 49 Princess Gardens. The proposed dwelling would be two-storey and would contain three bedrooms. Two parking spaces are proposed to the front of the property. This application would include the demolition of the existing garage on the site.

The application site is located within a predominantly residential area, mainly characterised by semi-detached dwellings and some bungalows on good sized plots.

CONSULTATION REPLIES:

- HILPERTON PARISH COUNCIL: Object to the application on the following grounds:
 - Overdevelopment of the site;
 - Insufficient garden;
 - Incompatibility with the existing buildings.

STATUTORY CONSULTATIONS

- HIGHWAY AUTHORITY: No objections subject to conditions.

INTERNAL WWDC CONSULTATIONS

- PLANNING POLICY: The site is located within the village of Hilperton. Within village policy limits development for residential purposes is permissible subject to the satisfaction of detailed criteria.
- HOUSING SERVICES: I can confirm that Hilperton is regarded as rural and as such the usual AH policy applies - 50% AH provided on site, preferably rented, on a nil subsidy basis, in perpetuity and managed by an RSL which is a member of the Council's Preferred Development Partnership. In this case, because that will result in half a house, we will take a commuted sum in lieu. We would therefore be seeking 50% of a commuted sum based on a 2-bed house. In Hilperton this figure would be in the region of £36,000, however, this is an indicative sum and we would encourage the applicant to contact us to discuss the commuted sum in more detail.

PUBLICITY RESPONSES

Three letters of objection have been received regarding the following points:

- Overlooking of 10 Queens Gardens;
- Loss of daylight to 10 Queens Gardens;
- Additional traffic & not enough parking.

RELEVANT PLANNING POLICY

Wiltshire Structure Plan 2016
DP8 Affordable Housing

West Wiltshire District Plan - 1st Alteration 2004
C31a - Design
C38 - Nuisance
H1 - New Housing Development
H2 - Affordable Housing within Towns and Villages
H17 - Village Policy Limits
H24 - New Housing Design
T10 - Car Parking
U1a - Surface Water Disposal
U2 - Foul Water Disposal

PPS1 Delivering Sustainable Development
PPG3 - Housing

Supplementary Planning Guidance - Affordable Housing

RELEVANT PLANNING HISTORY

04/01717/FUL - Demolition of existing garage to No 49 and construction of a pair of starter homes with parking, formation of alternative parking for No 49. Refused 02.11.2004 for the following reasons:

1) The proposal by reason of its siting, design and layout would result in a cramped form of development, which is out of character with the surrounding area and would adversely harm neighbouring amenity due to overlooking and a loss of privacy. The proposal is contrary to Policy H17 and C38 of the West Wiltshire District Plan 1st Alteration 2004.

2) This application does not include any affordable housing provision in an area of acknowledged local housing need, contrary to Policy H2 of the West Wiltshire District Plan 1st Alteration 2004.

KEY PLANNING ISSUES

The main issues in this case are the effect of the proposed dwelling on the amenity of the neighbours and the appearance of the street scene. The proposal must overcome the reasons for refusal given on the previous application on the site.

PLANNING OFFICER COMMENTS

The site is located within the Hilperton Village Policy Limit as identified by Policy H17 of the District Plan, where the principle of residential development would be acceptable, both in terms of Development Plan policies and Government guidance. However careful attention must be paid to the siting, layout, design, form and relationship of the proposed dwellings with neighbouring properties.

The proposed design and form of the dwellings would be in keeping with the character of the surrounding area, the materials and design would respect the character of the street scene and would be in proportion with the scale of the existing development. The existing plot is bounded by a tall close-boarded fence to screen the private amenity area of number 49. This is not an attractive element in the street scene and the erection of an additional dwelling, with appropriate landscaping would enhance the street scene at this point.

In this case, the proposed density of the development would make efficient use of the site. It would be at a density of 43 dwellings per hectare, well within the range recommended in PPG 3 (30-50 dwellings per hectare). This proposal would not overdevelop the site and would leave a respectable sized garden of at least 60m² for this family home. This proposal would therefore overcome the first reason for refusal given on the previous application.

The pair of two storey semi-detached dwellings would be located at an angle to the existing semi-detached development, and would look out at the rear towards properties on Queens Gardens. The distance from the rear elevation of the proposed property to the rear of the nearest house would be 20 metres. This is an appropriate distance to prevent any overlooking of the neighbouring property. The distance from the proposed property to the rear elevation of 10 Queens Gardens, the objector mentioned above, would be 23 metres. No loss of this amenity would be suffered by this property.

The neighbours to the development also make reference to an increase in traffic movements as a result of this proposal. This is a residential area, with roads of sufficient width to accommodate domestic traffic. The Highway Authority have raised no objection to the proposal.

The second reason for refusal refers to lack of provision of affordable housing. The applicants have been made aware of the need to provide affordable housing to the satisfaction of Housing Services through the completion of a Section 106 Agreement. This forms part of the officer's recommendation.

CONCLUSION

The proposal overcomes the earlier reasons for refusal given on the previous application and would have no impact on the amenity of the neighbouring properties.

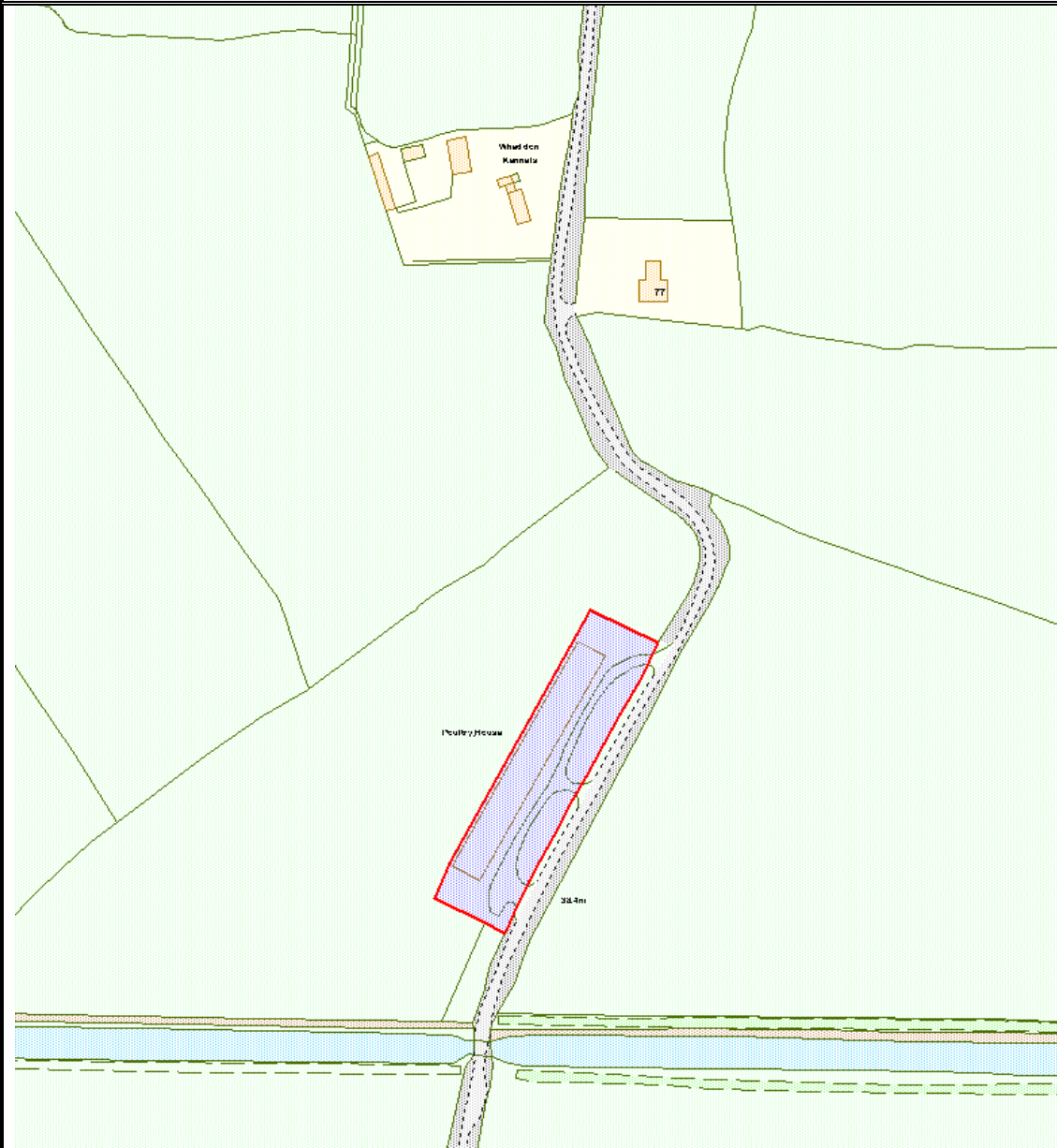
PLANNING COMMITTEE

11 May 2006

ITEM NO: 02

APPLICATION NO: 06/00633/FUL

LOCATION: Units 1 To 2 75 Whaddon Hilperton Wiltshire BA14 6NR



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SLA: 100022961

02 Application: 06/00633/FUL

Site Address: Units 1 To 2 75 Whaddon Hilperton Wiltshire BA14 6NR

Parish: Hilperton Ward: Paxcroft
Grid Reference 387930 160874
Application Type: Full Plan
Development: Change of use of agricultural building to domestic storage units
Applicant Details: Mr D Tucker
Whaddon Grove Farm Whaddon Lane Hilperton Trowbridge
Wiltshire
Agent Details: David R Pearce
Land Development And Planning Consultants Ltd Lavender Cottage
Nettleton Chippenham Wiltshire
Case Officer: Miss Nicola Rogers
Date Received: 23.02.2006 Expiry Date: 20.04.2006

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections on planning grounds.

RECOMMENDATION: Permission

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 The premises shall be used for the storage of domestic goods owned by the tenant(s) of the building and for no other purpose (including storage in connection with any commercial or industrial activity or any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: In order to protect the amenity of the surrounding area

POLICY: West Wiltshire District Plan 1st Alteration 2004 policy C38

- 3 Before the use hereby permitted is implemented the area between the nearside carriageway edge and an area extending 2 metres parallel to it over the entire site frontage shall be cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.

REASON: In the interests of highway safety

- 4 Each entrance shall be recessed, having a minimum width of 4.5 metres and they shall be constructed 4.5 metres back from the carriageway edge and the sides shall be splayed outward at an angle of 45 degrees toward the carriageway edge. The area between the entrances and the edge of the carriageway shall be properly consolidated and surfaced (not loose stone or gravel) to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety

- 5 The building shall not be subdivided into more than fifteen separate units.

REASON: In order to protect the amenity of the surrounding area

POLICY: West Wiltshire District Plan 1st Alteration 2004 policy C38

- 6 There shall be no outside storage or display of goods, materials, plant, machinery, equipment, waste or other items.

REASON: In the interests of the appearance of the site.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies E2, E4 & E6.

COMMITTEE REPORT

APPLICATION DETAILS

This application is presented to the Planning Committee as Hilpertown Parish Council objects to the application and your Officers recommend permission.

This is an application for the change of use of a poultry building to domestic storage units. The building is in an isolated location to the north of Hilpertown village, few residential properties are located nearby and agriculture is the predominant use in the vicinity.

The building appears to be in good structural condition and is of a similar design to the building subject to an appeal mentioned below.

It is the applicant's intention to divide the building into smaller units as per the other building.

The building is positioned approximately 16 metres back from the road and has the benefit of a substantial drive/parking area off the road, accessed at three separate points.

CONSULTATION REPLIES:

STATUTORY CONSULTATIONS

- HILPERTOWN PARISH COUNCIL: "We object to this application on the same grounds as our objections to the previous application (05/01085/FUL) on the following grounds:
 - a) environmental damage caused by vehicles,
 - b) inconvenience to pedestrians
 - c) inadequacy of the road system, with Whaddon Lane being narrow and without footways, having a substandard junction with the B3105 and the inadequacy and unsuitability of the road to serve the proposed development.
 - d) prejudicial to highway safety.

- HIGHWAY AUTHORITY: No objection. "When taking into consideration the approval given at appeal to a similar planning application at a nearby site (W05/1085), I would recommend that no highway objection be raised subject to ...conditions"

PUBLICITY RESPONSES

Three letters of objection have been received. The following points are raised:

- Increase in traffic numbers and size of vehicles
- Noise pollution resulting from storage uses
- Suspicion that commercial use will increase

RELEVANT PLANNING POLICY

West Wiltshire District Plan - 1st Alteration 2004

- C1 Countryside protection
- C38 Nuisance
- H21 Conversion of rural buildings
- E6 Rural employment
- E7 Farm diversification

RELEVANT PLANNING HISTORY

None on the site, but the following application is relevant to this case:

05/01085/FUL - Change of use of agricultural buildings to domestic storage at Whaddon Grove Farm, Whaddon Lane (refused 5/8/05 appeal allowed 19/12/05)

KEY PLANNING ISSUES

The main issues in this case are the suitability of the proposed use in this location, especially in relation to the highways situation and effects on the neighbouring residential uses.

A key material consideration on this application is the decision of the Inspector in respect of an appeal at Whaddon Grove Farm for an almost identical scheme. This site is to the north of the application site.

PLANNING OFFICER COMMENTS

It is accepted that the road is narrow and poorly aligned, being single track for much of its length. However, it was concluded by the Inspector in respect of the adjacent site that the proposed use would give rise to a modest number of additional daily vehicle movements, in comparison to the movements to and from the building when it was used for keeping poultry. As this scheme is almost identical to that which was granted at appeal, it is unlikely that the additional vehicle movements would be detrimental to highway safety, indeed, the Highway Authority have not objected to this application in the light of the Inspector's decision.

Whilst it is accepted that the road and the junction with the B3105 are both substandard, the low number of additional daily movements would not be prejudicial to highway safety. As the number of units is not specified at present a condition is recommended to limit the amount of separate storage units to 15. This is reasonable given the size of the building and that the adjacent building is 20 metres shorter and has permission for 12 units. It is hoped that this condition will limit the number of daily movements and would prevent the over intensive use of the building.

The comments of the neighbours in relation to industrial uses or commercial storage have been considered, however, this recommendation for permission is given on the provision that the building is used for domestic storage only, and a condition is recommended to ensure this remains the case.

The neighbouring residents also have concerns over increased noise pollution resulting from the change of use, however, it should be noted that the nearest residential property is located approximately 140 metres away from the building. It is unlikely that a significant loss of amenity would be suffered by any of the surrounding residential properties.

No structural statement has been submitted to show that the building is worthy of conversion, however, the building is in a very similar state to the building already permitted for conversion, on which the Inspector commented: "I consider that the proposal could be accommodated in this building without significantly altering its character or that of the surrounding countryside." The proposal is therefore in accordance with policy H21 of the West Wiltshire District Plan 1st Alteration 2004.

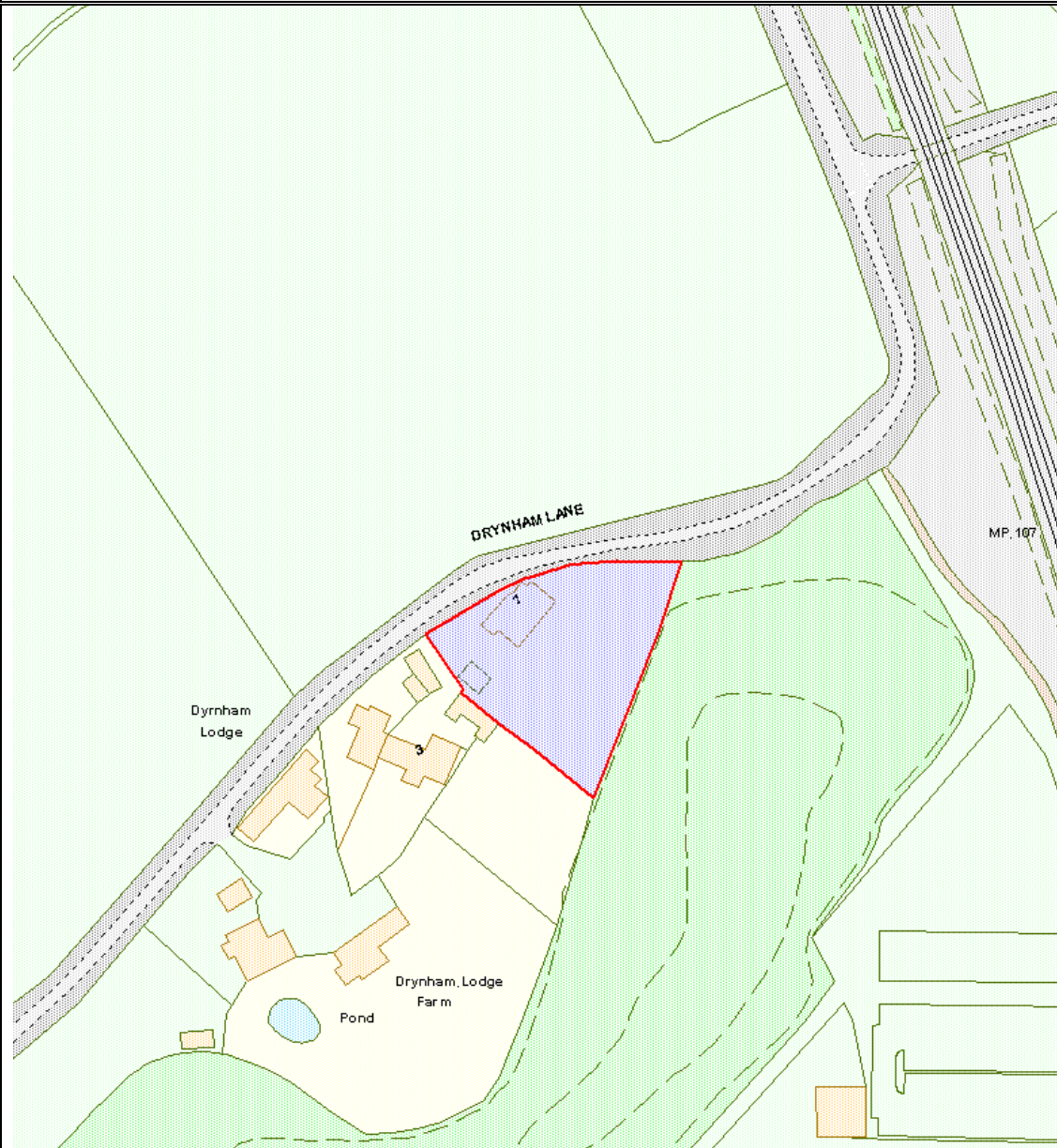
CONCLUSION

On balance, and in the light of the Inspector's decision on the adjacent site, the proposal is acceptable in terms of the effect on the highway network and the neighbouring properties.

ITEM NO: 03

APPLICATION NO: 06/00605/FUL

**LOCATION: 1 Drynham Cottages Drynham Lane North Bradley
Wiltshire BA14 0PL**



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SLA: 100022961

03 Application: 06/00605/FUL

Site Address: 1 Drynham Cottages Drynham Lane North Bradley Wiltshire BA14 0PL

Parish: North Bradley

Ward: Dilton Marsh

Grid Reference 386151 156226

Application Type: Full Plan

Development: Division of existing house into two self contained houses

Applicant Details: Mr D P Symons
C/o The Old Ride Bath Road Bradford On Avon Wiltshire BA15 2PB

Agent Details: Ashley Design Associates
The Old Ride Bath Road Bradford On Avon Wiltshire BA15 2PB

Case Officer: Miss Nicola Rogers

Date Received: 21.02.2006

Expiry Date: 18.04.2006

JUSTIFICATION REASON:

The proposal represents a departure from the development plan as there are material considerations, which exist to outweigh policy H19 of the West Wiltshire District Plan 1st Alteration 2004.

RECOMMENDATION:

The First Secretary of State be informed that the Council is minded to approve the proposals because of the material considerations that exist to outweigh policy H19 of the West Wiltshire District Plan 1st Alteration 2004

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 Before the sub-divisions of the dwelling hereby permitted are first occupied there area bet the nearside carriageway edge and a line drawn 2 metres parallel thereto over the entire site frontage shall be cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level, and thereafter maintained free of obstruction at all times.

REASON: In order to provide sufficient visibility.

- 3 The north eastern driveway/hardstanding shall be properly consolidated and surfaced (not loose stone or gravel) to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety

4 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

5 Any entrance gates erected shall be hung to open away from the highway only.

REASON: In the interests of highway safety

COMMITTEE REPORT

APPLICATION DETAILS

This application is presented to the Planning Committee as it represents a departure from the development plan, which your Officers are recommending permission.

This is an application for the sub-division of this large detached property into two semi-detached units. The rear garden would be similarly divided and each unit would have its own access, both existing on site at present.

The property is located outside the defined settlement limits for Trowbridge in a small cluster of houses to the north of the White Horse Business Park. The existing house is large, with five bedrooms and three reception rooms.

No alterations will be made to the external appearance of the building with the exception of the insertion of two new doors, one in the south west elevation and one in the north west elevation.

CONSULTATION REPLIES (SUMMARISED)

- PARISH COUNCIL: No objections were raised to this proposal

STATUTORY CONSULTATIONS

- HIGHWAY AUTHORITY: If your Council is minded to approve the sub-division I would advise that the south-western access is considered suitable, the north-eastern access has very limited visibility. There is scope to improve visibility to an acceptable level as the frontage affecting the visibility is within the applicant's control. No objections subject to conditions.

INTERNAL WWDC CONSULTATIONS

- LOCAL PLANS: The house is located outside Trowbridge town policy limits, between the town and the White Business Park. Despite this location, properties along Drynham Lane are in a relatively inaccessible location and the immediate area is rural in character. The subdivision of this property would, in effect, create a new dwelling unit within the countryside, although it would not involve new build. This may increase private car traffic movements along Drynham Lane. Planning policies aim to resist further unsustainable traffic movements outside of the towns. However, the development would not have a significant visual impact upon the countryside and it is questionable whether any increase in traffic movements would constitute demonstrable harm to sustainability aims. It would also involve making more efficient use of brownfield land.
Recommendation: Acceptable in policy terms.

PUBLICITY RESPONSES

- The proposal was advertised in the local press and via a notice posted at the site. No comments were received.

RELEVANT PLANNING POLICY

Wiltshire Structure Plan
DP9 Re-use of land and buildings

West Wiltshire District Plan - 1st Alteration 2004
C1 Countryside protection
C38 Nuisance
H19 Development in open countryside

PPS1 - Delivering sustainable development
PPS7 - Sustainable development in rural areas

RELEVANT PLANNING HISTORY

None

KEY PLANNING ISSUES

The main issues in this case are if the proposal is in accordance with the development plan, and if not, what material considerations are evident to outweigh the plan policy.

The key policy in this case is H19, which reads as follows:

New dwellings in the countryside and in settlements without Village Policy Limits will not be permitted unless justified in connection with the essential needs of agriculture or forestry.

PLANNING OFFICER COMMENTS

The subdivision of this property into two would, effectively, create a new dwelling in the open countryside. As this additional dwelling is not justified in connection with agriculture or forestry, it is clearly not in accordance with the above policy.

However, this proposal would not involve any new build and would have no visual impact on the surrounding rural area. It is the Officer's opinion that this is a material consideration, which would outweigh the policy in this case.

The policy is also designed to be in line with the Government's sustainable objectives to prevent an increase in unsustainable traffic movements. The subdivision of this property may increase private traffic movements in this location.

However, it is debatable as to whether the addition of one family home would generate excessive amounts of traffic movements in contradiction to sustainability aims. It is the Officer's opinion that this is a material consideration. Which would outweigh the policy in this case.

Turning to other material considerations in this case, the sub-division of this property would not give rise to any loss of neighbour amenity. No additional windows would be inserted into the building.

The Highway Authority are satisfied that, with alterations to the north eastern access point, the access, parking and visibility are satisfactory to accommodate an additional dwelling unit.

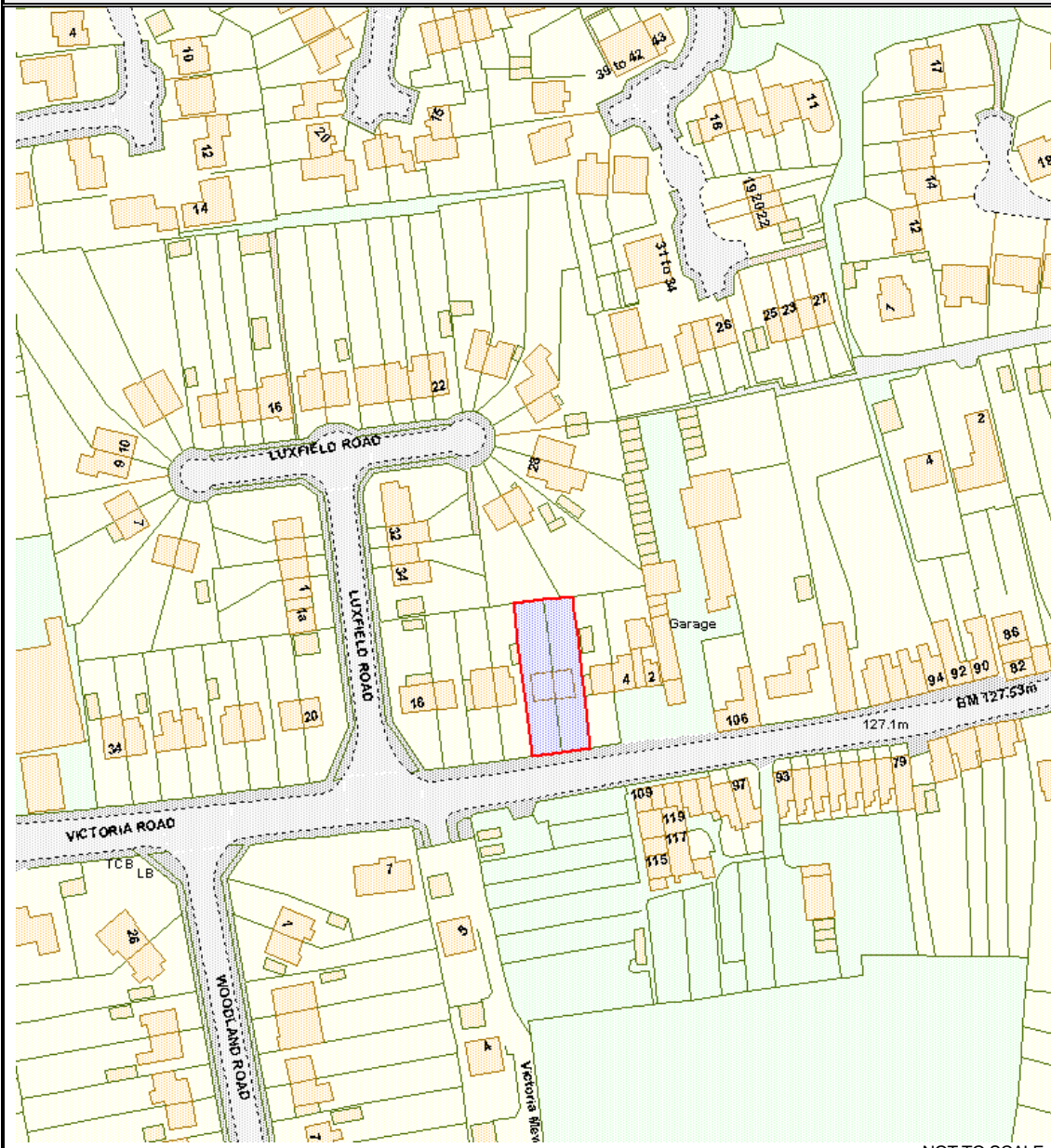
CONCLUSION

This proposal is contrary to policy H19 of the West Wiltshire District Plan 1st Alteration 2004, but other material considerations are sufficient to outweigh the policy in this case.

ITEM NO: 04

APPLICATION NO: 06/00692/FUL

LOCATION: 8 And 10 Victoria Road Warminster Wiltshire



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SLA: 100022961

04 Application: 06/00692/FUL

Site Address: 8 And 10 Victoria Road Warminster Wiltshire

Parish: Warminster Ward: Warminster West
Grid Reference 386283 144959
Application Type: Full Plan
Development: Extension and conversion of pair of semi-detached houses to form four flats
Applicant Details: Mr D Whitten
East Wing Penthouse Heytesbury Park Heytesbury Warminster Wiltshire
Agent Details: Horsfall & Norris
Chartered Architects Red Tuns Barn Trudoxhill Somerset BA11 5DR
Case Officer: Mr Matthew Perks
Date Received: 02.03.2006 Expiry Date: 27.04.2006

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

RECOMMENDATION: Permission

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

- 3 The parking and turning areas indicated on the approved plans together with the means of access thereto shall be properly consolidated and surfaced, and made available for use before the premises are occupied and shall be maintained as such thereafter.

REASON: To ensure that an adequate area for parking and/or servicing is available in the interests of highway safety.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy T10.

- 4 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

COMMITTEE REPORT

APPLICATION DETAILS

This is an application for full planning permission for the conversion of a pair of semi-detached dwellings at 8 and 10 Victoria Road, Warminster to create 4 flats. The proposal is for the creation of 2 x 1-bedroom flats at ground floor level, with 2 x 1-bedroom flats above. The scheme includes the provision of 6 parking spaces to the front of the property and amenity space totalling approximately 180m² to the rear. An extension is proposed to the rear of the building, matching an existing single storey lean to on the western unit. No alterations are proposed to the front elevation of the building. The overall property size is approximately 550m².

The building is located in a row of four similar properties. The pair to the east of the site has however been extended, and a vehicle sales yard is located to the front of the property at the eastern end of the row. Residential development in the broader surrounding area takes various forms including semi-detached and higher density terraced properties.

The proposal is a revision of an earlier scheme submitted under application reference 05/02322/FUL that was refused by Planning Committee on 05.01.2006 for the following reason:

"The proposal would result in an over intensive subdivision of an inadequate sized property contrary to Policy H16 of the West Wiltshire District Plan - 1st Alteration 2004."

The previous scheme proposed a 4m double storey extension to the rear to create of 2 x 2-bedroom flats at ground floor level, with 2 x 1-bedroom flats above. This proposal varies from the previous scheme in that four x 1-bedroom flats are proposed. The proposed extension to the rear has been reduced from double-storey to single-storey, with one half of this extension already in existence.

CONSULTATION REPLIES

- WARMINSTER TOWN COUNCIL: Objects.

"The members agreed with the speaker from the public that nothing had changed to counter their original objections to this application. The Civic Trust had also voiced their objections to this application. The Civic Trust had also voiced their objections to the plans. No reason was seen to change the original vote for refusal of the previous application. Voting was unanimous (4-0) in favour of refusal on the following grounds:

- contrary to 8/16 of the District Plan
- properties small and unsuitable for conversion
- out of character for the area
- increasing traffic problems in the area
- drainage problems."

- HIGHWAY AUTHORITY: No highway objection subject to conditions in relation to parking and the disposal of surface water.

PUBLICITY RESPONSES

Neighbours were notified of the proposal. 8 Letters of objection were received. Grounds for objection are as follows:

- development out of keeping with the surrounding properties;
- parking and traffic hazards on this main road;
- contrary to "Policy H16 of the WWDC Local Plan" which precludes the conversion of usable houses into flats. The policy presumes against conversion of this type of building;
- intolerable impact on local mains services;
- Loss of light to neighbouring property and noise disturbance;
- Removal of two houses from local stock with conversion to small flats;
- twice as many people would be living in the building
- Houses not suited to this conversion in terms of fire safety and sound insulation.

The Warminster Civic Trust also opposes the application. "It is out of keeping with the character of this part of Town. It is contrary to WWDC Policy H16, whose intention is for large, unusable old houses that require adaptation in order to provide suitable housing. The existing dwellings are already suitable for family occupation. There is a high probability of a domino effect if this plan is approved and WCT has already expressed its concern about the accumulative impact of all the piecemeal housing developments proposed for West Warminster. This proposal is yet another, albeit small development that will add to the pressure of traffic in West St and Vicarage St, and add to the pressure of cross- town traffic going through the centre of town that has to be contrary to WWDC Policy TC2 for improving the town centre environment. This proposal should be looked at with this view in mind and not in isolation. We would again urge that the planners produce an overall plan for Warminster against which each piecemeal development can properly assessed."

RELEVANT PLANNING POLICY

West Wiltshire District Plan - 1st Alteration 2004
 C31a - Design
 H16 - Flat Conversions
 T10 - Parking

SPG on house alterations and extensions.

RELEVANT PLANNING HISTORY

05/02322/FUL : Extension and conversion of pair of semi-detached houses to form 4 flats :
 Refused : 09.01.2006

KEY PLANNING ISSUES

The only issue relevant to this application is whether or not the revision to the scheme has overcome the reason for refusal of application 05/02322/FUL, specifically would the proposal result in an over-intensive subdivision of an inadequate sized property.

PLANNING OFFICER COMMENTS

The reduced scale of the development must be considered in terms of relevant Policy and Government Guidelines:-

Policy H16 of the West Wiltshire District Plan, 1st Alteration 2004 states that proposals for the conversion of properties into flats will not be permitted if they are any of the following:

- An unreasonable and over intensive sub-division of an inadequate sized property;
- Detrimental to the outward appearance of the building of which they form a part or the character of the local area;
- Have inadequate access or insufficient or inadequate car parking provision;
- Have inadequate or insufficient amenity space around the building;
- Detrimental to the amenity of neighbouring residents;
- Subject to flood risk.

The supporting text further states that "...it is Government policy to encourage housing opportunities involving both house ownership and various types of rented accommodation. There is a variety of houses, often in inner urban areas and typically, but not always, large and old which lend themselves to conversions to flats. The Council recognises that the conversion of houses to flats can enhance the range and increase the housing stock. Conversion can provide a practical and economical use of the accommodation in houses no longer suited to modern day living. In considering planning applications for residential flat conversions, the District Council will have regard to the following factors:

- 1 Reasonable Sub-Division
- 2 Outward Appearance and Local Character
- 3 Access and Car Parking
- 4 Amenity Space Around the Building
- 5 Amenity of Neighbours."

Government PPG3 guidelines for housing provision state that authorities should seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors. The Guidance also states that Local authorities should provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available.

The property is an adequate sized property. The building can accommodate the modest 1 - bedroom flats proposed. The rear extension now proposed would be single storey in height, would have no impact on neighbouring amenity, and would be wholly in keeping with Council's SPG on house alterations and extensions. There would be ±180m² of amenity space to the rear of the flats. Six off-street parking spaces are proposed, deemed to be acceptable given that all of the flats would be one bedroomed and in close proximity to town services. The highway authority does not object to the proposal. In this case the development would be within less than a mile of the centre of Warminster, alongside one of the primary access routes. The reduced scale of the proposed extensions would limit any possible impact of new building on neighbouring amenity.

CONCLUSION

It is concluded that the reduced scale of the proposal complies with development plan policy, and should not be considered over intensive subdivision of an inadequate sized property. There are no new material considerations to outweigh this and accordingly the application should be granted permission. The earlier reason for refusal has therefore been overcome.

PLANNING COMMITTEE

11 May 2006

ITEM NO: 05

APPLICATION NO: 06/00512/FUL

LOCATION: Land At Kingston Farm Holt Road Bradford On Avon
Wiltshire



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SLA: 100022961

05 Application: 06/00512/FUL

Site Address: Land At Kingston Farm Holt Road Bradford On Avon Wiltshire

Parish: South Wraxall Ward: Manor Vale

Grid Reference 384141 161034

Application Type: Full Plan

Development: Renewal consent for a temporary residential caravan

Applicant Details: Mr G K S Tucker
Manor Farm Staverton Road Holt Trowbridge Wiltshire

Agent Details:

Case Officer: Miss Nicola Rogers

Date Received: 10.02.2006 Expiry Date: 07.04.2006

REASON(S) FOR PERMISSION:

The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.

RECOMMENDATION: Permission

Condition(s):

- 1 The building hereby permitted shall be removed and the land restored to its former condition on or before the date of completion of the barn conversion permitted by application number 00/00871 or the date it expires, ie. 29/11/10, whichever is sooner, in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

REASON: Because this is a form of development which would not be appropriate on a permanent basis.

COMMITTEE REPORT

APPLICATION DETAILS

This application is presented to the Planning Committee as Bradford on Avon Town Council object to the application and your Officers recommend permission.

This is a full application for the renewal of permission for a caravan at this agricultural unit. The caravan was originally permitted by application number 94/00978) in 1994.

The caravan is sited within the main farmstead area adjacent to Holt Road and is visible from the road. The applicant has identified a need for the caravan, being the temporary accommodation for a herdsman to be used until the conversion of a barn is completed.

CONSULTATION REPLIES:

- SOUTH WRAXALL PARISH COUNCIL: No objections.

- BRADFORD ON AVON TOWN COUNCIL: "The Town Council very much regrets this repeat application for a caravan at this site when no progress appears to have been made in the conversion of the old barn, for which permission has been given. It recommends refusal, as the condition on 3.2.04 [03/02043/FUL] has not been complied with.

STATUTORY CONSULTATIONS

- HIGHWAY AUTHORITY: "A dwelling in this location would normally be subject to an objection on sustainability grounds, however if your Council is satisfied an agricultural need exists I have no highway objection to raise."

PUBLICITY RESPONSES

No comments received.

RELEVANT PLANNING POLICY

West Wiltshire District Plan 1st Alteration 2004

C1 Countryside protection

C38 Nuisance

PPS7 Sustainable development in rural areas

RELEVANT PLANNING HISTORY

94/00978/FUL - Provision of temporary residential caravan (permission 22/11/94)

98/00581/FUL - Provision of temporary residential caravan (renewal)
(permission 1/6/98)

00/00837/FUL - Renewal of a temporary residential caravan W98/0581 (permission 23/10/00)

00/00871/FUL - Conversion of barn to agricultural workers dwelling (permission 29/11/05)

01/01738/FUL - Consent for a temporary residential caravan (Renewal) (permission 27/11/01)

03/02043/FUL - Renewal consent for a temporary residential caravan (permission 03/02/04)

The barn conversion in question was permitted by application number 00/00871/FUL when the legal agreement was finalised. The decision notice was dated 29/11/05 and the applicants have until 29/11/2010 to commence the work.

KEY PLANNING ISSUES

The main issues in this case are the effect of the caravan on the amenity of the surrounding area and the existence of an agricultural need for the caravan.

PLANNING OFFICER COMMENTS

The above planning history shows that the caravan has been on this site for a number of years, it is visually unobtrusive and is screened from the road to a large extent by the building along the site frontage. The caravan has no effect on the appearance of the surrounding countryside or public amenity in this location.

The application 00/00871 for the conversion of an existing farm building to a single dwelling for an agricultural worker established that there was an agricultural need for a dwelling on this site, this was reinforced by the Council's external consultees. It is clear that this caravan is intended as a temporary dwelling to be used until the conversion is complete, for which there is an established agricultural need.

This application is therefore recommended for a temporary permission to last until the barn conversion is complete or 29/11/2010, whichever is the sooner. This is reasonable as the legal agreement for the conversion was only finalised in November 2005 and the existence of the caravan is directly linked to the completion of the conversion.

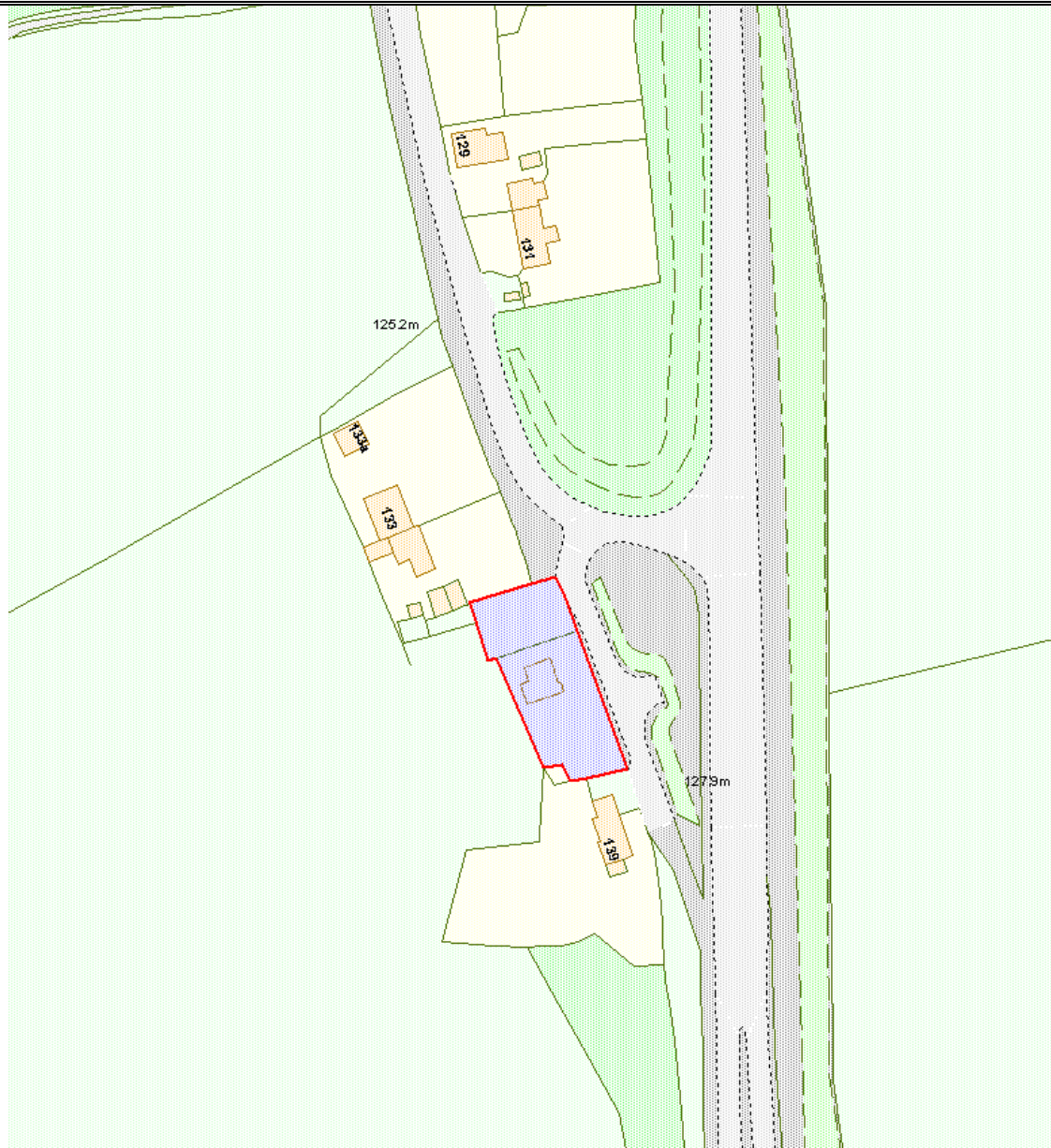
CONCLUSION

The caravan is a mobile, temporary building. The caravan has no effect on public amenity due to its unobtrusive location on the site and its relation to the existing buildings on the site. A further temporary permission would not have a detrimental effect on the surrounding countryside.

ITEM NO: 06

APPLICATION NO: 06/00564/FUL

LOCATION: 137 Fox Holes Crockerton Wiltshire BA12 7DB



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SLA: 100022961

06 Application: 06/00564/FUL

Site Address: 137 Fox Holes Crockerton Wiltshire BA12 7DB

Parish:

Ward: Shearwater

Grid Reference 386443 141755

Application Type: Full Plan

Development: Renovation and extension to dwelling and new detached garage

Applicant Details: Mr R Oram
7 Kingsdon Somerton Somerset TA11 7LN

Agent Details: Ian Pamplin Associates
Rugg Farm Stables Limington Yeovil BA22 8EQ

Case Officer: Mr James Taylor

Date Received: 15.03.2006

Expiry Date: 10.05.2006

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

RECOMMENDATION: Permission

Condition(s):

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

COMMITTEE REPORT

APPLICATION DETAILS

This application is brought to the Planning Committee because the Longbridge Deverill and Crockerton Parish Council object to the proposals.

The proposal is for the extension to the dwelling and creation of a new detached double garage. This is a renovation scheme to improve the existing dwelling and extend it to make it a contemporary family home. This would see the demolition of a dilapidated front porch, detached single garage and single storey rear scullery. The roof would be replaced with natural slate.

The side extension would be 6 metres wide and 9.1 metres long, extending 3.4 metres beyond the rear of the existing dwelling. It would have the same height roof as the host building and continue the front elevation's profile. A small porch, 2 metres by 2.6 metres, would be added to the side with a door facing onto the street. Additionally on the northern boundary a detached double garage is proposed, set 1 metre in from the boundary.

The host building is a one and a half storey dwelling, with a rough rendered elevations and concrete pantiles to the roof. It is set in a rural location and backs onto open countryside. It is set approximately 35 metres from the A350 within Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

The proposals have been revised as part of the planning process and the position of the garage amended.

CONSULTATION REPLIES:

LONGBRIDGE DEVERILL AND CROCKERTON PARISH COUNCIL

Objects to the proposal.

- The extension has a detrimental effect on the character of the existing cottage.
- The overall footprint of the extension is greater than the existing cottage and the front elevation is poorly fenestrated with no definition between the new extension and the old cottage.
- The double garage is proposed directly on the boundary of the adjoining property with the hedge being removed causing concern to the neighbours.
- It is a poor design and is not in keeping with an AONB.

PUBLICITY RESPONSES

Neighbours were notified and one letter of objection received. The scheme has been amended to address these concerns which related to the position of the garage in relation to the neighbouring dwelling.

RELEVANT PLANNING POLICY

West Wiltshire District Plan 1st Alteration (2004)
C2 Area of Outstanding Natural Beauty
C31a Design
C38 Nuisance

SPG - Planning Design Guidance on House Alterations and Extensions

RELEVANT PLANNING HISTORY

None

KEY PLANNING ISSUES

The main issues to consider regarding this proposal are its potential impact on the host building, the neighbouring amenity and the special landscape character of the Area of Outstanding Natural Beauty.

PLANNING OFFICER COMMENTS

There are no neighbours in close proximity to the main dwelling. The proposed garage is located within 1 metre of the northern boundary, with a gable facing the road. This is an amended arrangement following the issues raised in a letter of objection, expressing concerns about loss of light to the neighbours' garden. It is considered that the proposal would not significantly harm the neighbouring amenity and that the objection has been overcome.

The neighbour and Parish Council object to any proposals to uproot or remove the existing boundary hedge. There are no proposals shown on the application to do this, although it would not require any form of consent. It is therefore not considered to be a valid reason for objection.

The impact on the host building may now be considered. The host building is currently in a poor state of repair with incongruous concrete roof materials and dilapidated extensions existing. It is proposed to replace the roof with natural slates to harmonise with the other buildings in the locality. The roof is the most prominent feature of the building due to the high levels of vegetation that screen the dwelling from the public realm. The use of slate is considered acceptable and will significantly improve the visual amenity. It is proposed to finish the external surfaces with a roughcast painted render to harmonise with the existing building. This is in accordance with the development plan and the guidance in the Supplementary Planning Guidance on house alterations and extensions, which states that sympathetic, matching materials should be used.

The proposal will result in a substantial footprint, but there are no limitations on the size of household extensions in this area, as long as they are of a sympathetic scale and form to the host building. The extension would continue the form and scale of the host building and would utilise matching materials to help it harmonise with the existing built form. The seamless finish proposed is a positive attribute. It is considered that due to the siting and orientation of the extension that it is of a scale sympathetic and proportional to the host building.

The use of a dormer window has been limited to the rear of the building in accordance with policy guidance. It would not be visible from the public realm, and such features are evident on the local vernacular architecture. The dormer would result in no harm.

The new porch has been located on the side elevation of the extension, and is of a small and sympathetic form. It has incorporated a door facing onto the street, which creates a clear and distinct entrance to the house, which is currently not present.

The Parish Council has stated that they think the front elevation's fenestration is poor. The fenestration to the front is not uniform, due primarily to the variation in levels between the windows. However a mitigating factor of this is the mixed levels that exist in the existing house and the proposed extension due to the location of the dwelling on a slope. The new windows are of the same proportions, design, size and style as the existing. The arrangement of the existing windows is stepped and is characteristic of the existing dwelling. A further stepped arrangement reflects the existing relationship, and is characteristic of the dwelling due to the topography of the site. Although the dense boundary vegetation cannot be considered a permanent feature, the highway screening on the A350 serves a practical function and is highly unlikely to be removed, and as such the front elevation is not prominent in the street scene. Considering the above factors the stepped fenestration arrangement causes no significant harm.

Large detached garages are characteristic of the immediate locality. It has been sited in a sympathetic position and would be made of matching materials to the host building. It would therefore not dominate the street scene or cause harm.

The impact on the Area of Outstanding Natural Beauty can now be considered. The proposed extension and detached garage are clustered in the existing built form and are of a sympathetic design in terms of materials and scale. The most prominent element of the building is its roof, which is currently covered with incongruous concrete pantiles. It is proposed to replace these with slate tiles across the existing and proposed roof as part of the scheme. The proposal would cause no harm to the special landscape character of the area in light of these factors.

CONCLUSION

The proposal would not cause any harm to the neighbouring amenity, the host building, street scene, or the special landscape character of the AONB and conforms to local plan policy.

PLANNING COMMITTEE

11 May 2006

ITEM NO: 07

APPLICATION NO: 06/00157/FUL

LOCATION: Unit 13 Ashton Mills West Ashton Road Trowbridge
Wiltshire



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SLA: 100022961

07 Application: 06/00157/FUL

Site Address: Unit 13 Ashton Mills West Ashton Road Trowbridge Wiltshire

Parish: Trowbridge

Ward: Park

Grid Reference 386021 157662

Application Type: Full Plan

Development: Variation of condition to allow the continuation of use as a builders merchants

Applicant Details: Mr S D Tregelles
Unit 13 Ashton Mills West Ashton Road Trowbridge Wiltshire

Agent Details: David R Pearce
Land Development And Planning Consultants Ltd Lavender Cottage
Nettleton Chippenham Wiltshire

Case Officer: Mr Mark Reynolds

Date Received: 16.01.2006

Expiry Date: 13.03.2006

REASON(S) FOR PERMISSION:

Granting a temporary permission would accord with the development plan and the conditions attached to the permission overcome any objections to the proposal.

RECOMMENDATION: Permission

Condition(s):

- 1 The use hereby permitted shall be discontinued and the land restored to its former condition on or before 11.05.09, in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

REASON: Because this is a form of development which would not be appropriate on a permanent basis.

- 2 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%; or 25% of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground where possible, and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund. Full details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall only be carried out in accordance with the approved details.

REASON: To minimise the risk of pollution of the water environment.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U4.

- 3 There shall be no discharge of foul or contaminated drainage or trade effluent from the site into either groundwater or any surface waters, whether direct or via soakaways.

REASON: To prevent the pollution of the water environment.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - U3.

- 4 Details of lighting to the site (including measures to minimise sky glow, glare and light trespass) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The scheme shall only be carried out in accordance with the approved details.

REASON: In the interests of pollution prevention.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C35.

- 5 The storage of materials, goods, products, waste and goods for sale shall only take place in the areas shown on the approved plan in planning application No: 01/01592/FUL. The height of storage in these areas shall not exceed 2 metres.

REASON: In order to protect the appearance of the area.

- 6 The barrier shown on the approved plans of planning application 01/01592/FUL shall be installed and retained whilst the use is being carried out.

REASON: In order to protect the integrity of the listed building.

POLICY: West Wiltshire District Plan 1st Alteration 2004 Policies C27 and C28.

COMMITTEE REPORT

APPLICATION DETAILS

This application is brought to the planning committee because Trowbridge Town Council object to the proposal and Officers recommend permission.

This is an application made under Section 73 of the Town and Country Planning Act 1990 to develop land without compliance with condition 10 of planning application 01/01592/FUL at Ashton Mills, West Ashton Road, Trowbridge. The application site is currently being used as a builders merchants which has a temporary permission to operate until 31.1.07. The applicant in this case wishes to continue the current use on a permanent basis.

CONSULTATION REPLIES

TROWBRIDGE TOWN COUNCIL

Object - on the grounds that the land is for residential use in the District Plan, and not retail use.

STATUTORY CONSULTEES

HIGHWAY AUTHORITY

No objections

INTERNAL WWDC CONSULTATIONS

ENVIRONMENTAL HEALTH

No objections

PLANNING POLICY

Comment 'I am inclined to support the approach that was taken in the report on the previous application 01/01592.

As you know the adopted Plan identifies the delivery of the mixed use scheme at Ashton Mills during phase 2 (2006-2011). For the same reasons as was previously stated, I believe a 3 years temporary permission should be granted rather than a 5 years permission, as a 5 years permission could prevent a policy compliant scheme from coming forward before the end of the Plan period'.

PUBLICITY RESPONSES

The proposal was advertised by letters to the neighbouring properties, a site notice and through the local press. No comments were however received.

PLANNING POLICY

West Wiltshire District Plan 1st Alteration (2004)

H1 - Town Policy Limit

H4 - Mixed use brownfield sites

C31a - Design

C38 - Nuisance

U3 - Flood risk area

PPS1 - Delivering sustainable development

Circular 11/95 - Use of Conditions in Planning Permissions

RELEVANT PLANNING HISTORY

01/01592/FUL - Change of use, alterations and erection of buildings to form a builders merchant - PERMISSION

KEY PLANNING ISSUES

The key planning consideration in this case to consider is whether the proposal to vary condition 10 of 01/01592/FUL is acceptable.

PLANNING OFFICER COMMENTS

Section 73 of the Town and Country Planning Act 1990 states that on this form of application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted and -

(a) If they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

This proposal is to operate the existing builders merchants on a permanent basis. Planning application reference no: 01/01592/FUL was granted on a temporary basis so that the Local Planning Authority could retain control over the situation. The application site at Ashton Mills lies within an area allocated in the West Wiltshire District Plan 1st Alteration 2004 under Policy H4. Policy H4 identifies a site of about 0.84 hectares which is identified for conversion and redevelopment for a mix of uses including about 40 dwellings and any other of the following uses:- office, business, industrial, warehousing or leisure/arts.

The adopted Plan identifies the delivery of the mixed use scheme at Ashton Mills during phase 2 (2006-2011). For the same reasons as was previously stated the Policy team believe a 3 years temporary permission should be granted rather than a 5 years permission, as a 5 years permission could prevent a policy compliant scheme from coming forward before the end of the Plan period. On this basis a permanent permission would be unacceptable on the basis that it may prejudice the delivery of the above land allocation.

There are no further objections from other consultees and it is considered that a three year temporary permission may be granted for the builders merchants to continue to operate at the site.

The concerns of Trowbridge Town Council have been noted regarding the allocation of the land for residential use however your officers are aware of this and are therefore recommending a further temporary permission, rather than a permanent one.

CONCLUSION

The proposal for a permanent permission is not considered acceptable. However, a three year temporary permission is recommended as this should not prejudice the H4 land allocation of which the application site forms part.

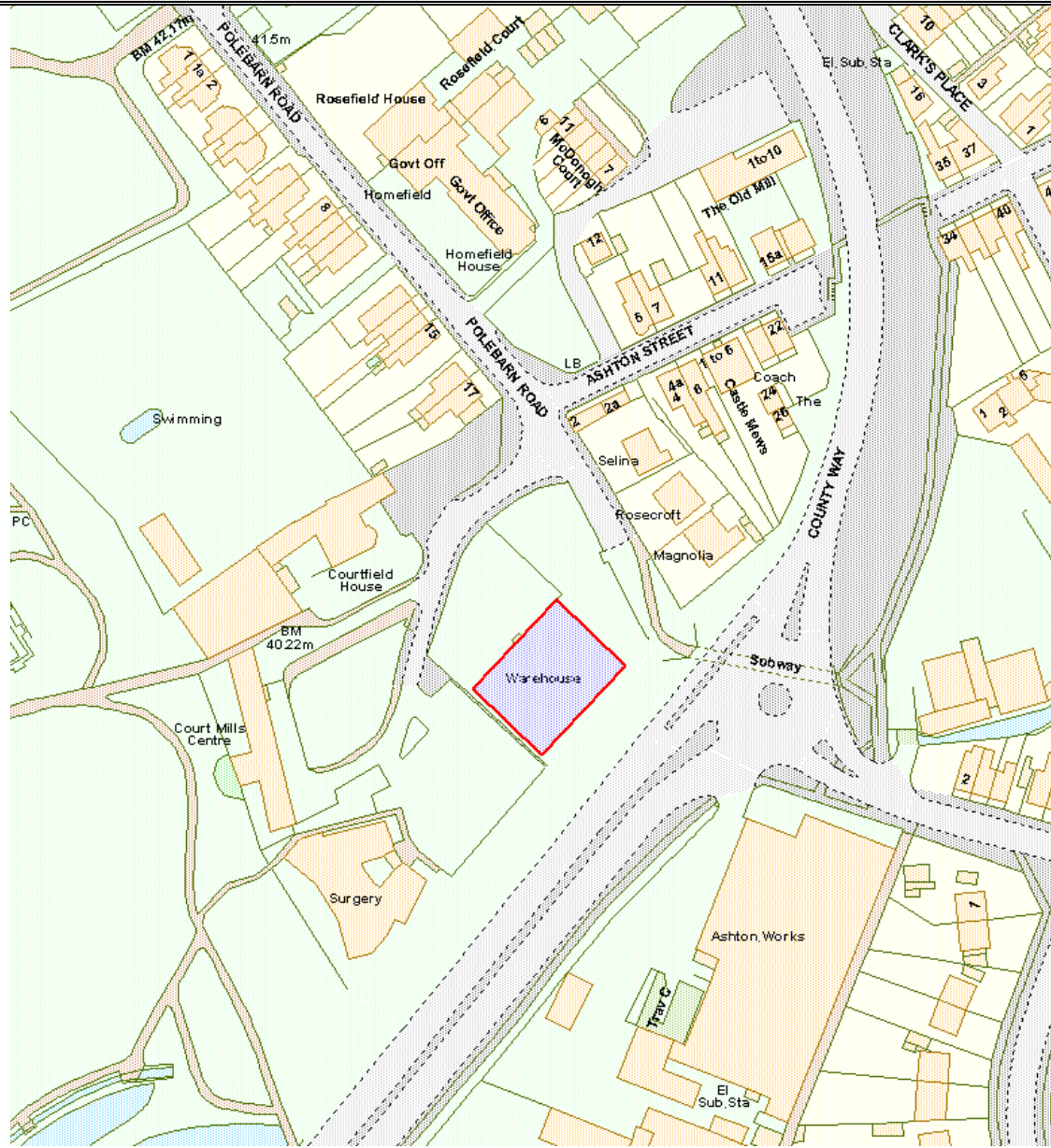
PLANNING COMMITTEE

11 May 2006

ITEM NO: 08

APPLICATION NO: 06/00716/ADV

LOCATION: Magnet Ltd Polebarn Road Trowbridge Wiltshire
BA14 7EG



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SLA: 100022961

08 Application: 06/00716/ADV

Site Address: Magnet Ltd Polebarn Road Trowbridge Wiltshire BA14 7EG

Parish: Trowbridge Ward: Park
Grid Reference 386024 157795
Application Type: Advertisement
Development: 4 fascia signs (2 externally illuminated)
Applicant Details: Magnet Ltd
Polebarn Road Trowbridge Wiltshire BA14 7EG
Agent Details: Escott Signs
378 Princesway T V T E Gateshead NE11 0TU
Case Officer: Mr James Taylor
Date Received: 06.03.2006 Expiry Date: 01.05.2006

REASON(S) FOR CONSENT:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

RECOMMENDATION: Consent

Condition(s):

- 1 The source of the illumination for the proposed illuminated signs shall not be visible to the users of the highway.

REASON: In the interests of highway safety.

COMMITTEE REPORT

APPLICATION DETAILS

This application is brought to the Planning Committee as Trowbridge Town Council object to the application.

The proposal is for the erection of 2 externally illuminated fascia panels 6.5 metres long by 1.8 metres high. One would be erected to the south east elevation adjacent to County Way and the other to the front of the store on the north west elevation. Additionally there would be 2 non-illuminated fascia signs on the north west elevation approximately 2 metres by 300mm.

The proposal site is a warehouse outlet for a DIY and trade retail outlet. It is made of a mix of red brick and clad to the front elevation by plastic coated corrugated sheeting, of a dark blue colour. The roof is pre-fabricated concrete sheeting. It is located within a Conservation Area, although the adjoining County Way is beyond the boundaries of this designated area.

CONSULTATION REPLIES:

TROWBRIDGE TOWN COUNCIL

'Strongly object to signs being displayed as magnet have already destroyed shrubs and trees belonging to WCC on County Way and spoilt the appearance of the roadside vegetation in order for their (existing) signs to be seen.'

STATUTORY CONSULTEES

HIGHWAY AUTHORITY

No objections subject to condition.

NON-STATUTORY CONSULTEES

TROWBRIDGE CIVIC SOCIETY: object to the proposal - 'Magnet Limited, have already illegally severely reduced the height of the landscaped screening of their building from County Way. The gap distracts drivers. A sign on this side of their building will be an even greater and highly dangerous distraction to drivers using County Way.'

PUBLICITY RESPONSES

The application has been publicised by site notice and press advertisement, to which there has been no response.

RELEVANT PLANNING POLICY

West Wiltshire District Plan 1st Alteration (2004)

C17 - Conservation Areas

C24 - Advertisements

C38 - Nuisance

PPG15 - Planning and the Historic Environment

PPG19 - Outdoor Advertisement Consent

RELEVANT PLANNING HISTORY

87/00165/ADV - Fascia signs (directional) - Refusal - 07/04/1987

87/00432/ADV - Illuminated and non-illuminated fascia signs - Consent - 10/11/1987

88/01248/ADV - Illuminated signs - Consent - 30/08/1988

06/00018/ADV - 4 No. Fascia Signs - Refused - 22/02/2006

KEY PLANNING ISSUES

Applications for advertisements can only be considered with regard to interests of amenity and public safety.

PLANNING OFFICER COMMENTS

This application is a resubmission of a recently refused advertisement control application. This was refused due to the method of illumination, an acrylic box illuminated sign, proposed harming the amenity of the locality, as it would be out of keeping with the character and appearance of the Conservation Area. The illumination has been altered to provide an external trough strip above the proposed signs. This would preserve the character and appearance of the Conservation Area and as such would cause no harm to the amenity of the area. Therefore the previous reasons for refusal have been overcome.

The Town Council and Civic Society have objected to the proposals due to the works that have taken place on the landscaping along County Way. This is an entirely separate matter and cannot be considered in the determination of this application.

Trowbridge Civic Society has also objected on the grounds of Highway Safety. This objection cannot be sustained in view of the existing advertisements on this elevation of the building which are similar in size and illumination and the Highway Authority comments. The Highway Authority has raised no objection to the application, subject to conditions. Provided that those conditions are attached to any consent then it is considered that no harm to highway safety would occur.

The painting of the front elevation does not require advertisement consent or full planning permission.

CONCLUSION

The proposed signs would cause no significant harm to Highway safety or the amenity of the locality. The previous reasons for refusal have been overcome and therefore consent is recommended.