

**West Wiltshire District Council
Planning Committee
6 December 2007**

Agenda item no. 8

**PLANNING APPEALS UPDATE REPORT
1 November 2007 – 19 November 2007**

New appeals received

Ref. no.	Site	Town/ Parish	Description	Del or Com	Officer recom	Appeal type
07/00129/FUL	23 Wiltshire Drive	Trowbridge	Extension/conversion to form two dwellings together with extension of lay by for one parking space	DEL	REF	WR
07/00996/OUT	Garage Block Adjacent To 22 Halifax Road Bowerhill	Melksham Without	Re-develop existing garage courtyard to provide two new bungalows (outline)	COM	PER	WR

Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or com	Officer recom	Appeal type	Appeal Decisn
07/00556/FUL	31 Winsley Road	Bradford On Avon	Proposed part two storey and single storey extension to provide extension to kitchen, new entrance and utility, bathroom at first floor and extension to loft bedroom	Com	PER	WR	ALLOW*
06/01652/FUL	Land Opposite The Laurels Hawkeridge Road	North Bradley	Site for travelling showmans equipment and residential caravans	DEL	REF	HRG	ALLOW*
06/02473/FUL	Land Between 47 And 49 Princess Gardens	Hilperton	Construction of three bedroom detached house with integral garage and alternative parking for 49 Princess Gardens	DEL	REF	WR	ALLOW

06/01711/OUT	Former Wincanton Site Bythesea Road	Trowbridge	Outline application for the mixed use redevelopment of the site for retail, B1(Office) residential development with associated servicing and landscaping	DEL	REF	INQ	WITH DRAWN
06/00789/FUL	Land Adjacent 5 Woodmand	Holt	New dwelling and demolition of existing garage and formation of parking spaces		NON DET	HRG	WITH DRAWN*

* additional notes on decision below

- I = Inquiry H = Hearing WR = Written Representations
- Del = Delegated decision Comm = Committee decision

❖ Points of interest arising from decisions

07/00556/FUL 31 Winsley Road, Bradford on Avon – The Inspector concluded that the design of the proposed extension would reflect the best qualities of the various house extensions in the terrace in terms of shape, scale and detail, would replace an existing unattractive single storey front extension and partially screen the incongruous two storey flat roofed front extension to the adjoining property. He felt that it would improve the appearance of the terrace and the setting of the conservation area.

06/01652/FUL Land Opposite The Laurels Hawkeridge Road, North Bradley – This appeal was for the use of the land for travelling show people, their equipment and caravans. The Inspector acknowledged that the proposal would be perceived to be a significant encroachment on the open countryside which would erode the prevailing rural character of the area. He noted that the location of the site for 5 households would be unsustainable but the use by travelling show people as a seasonal residential occupancy and lack of need to travel to work weighed in favour in sustainability terms. Wider benefits would be achieved by the provision of a settled base, reduced the need for long distance travelling and damage caused by unauthorised development, as well as easier access to health facilities and schools. The submission of this application indicated a need for such sites in the District which were not identified by the Council nor were there any plans to provide for suitable sites in the District. Current Government advice sets out transitional arrangements to meet the unmet demand which matches the circumstances in this case. He therefore granted a temporary permission for 5 years and limited the occupancy to 5 caravans.

06/00789/FUL Land Adjacent 5 Woodmand, Holt – Although this appeal has been withdrawn the appellants have submitted a claim for costs to the Inspectorate. This is one of the appeals for one dwelling in the village which originally required a contribution towards affordable housing. This has now been rescinded by the recent cabinet decision but the appellants claim that the Council have acted unreasonably and put the appellant to unnecessary expense.

Note

If Members of the Council wish to read any of the Planning Inspectors decision letters, please contact the Planning Office for a copy.

Forthcoming hearing or Inquiries

Ref. no.	Site	Town/ Parish	Description	Appeal type	Venue	Date
01/01971/OUT	Land Off Hackett Place	Hilperton	Residential development and associated roads	INQ	CC	4.12.07 + 5.12.07