

**West Wiltshire District Council
Planning Committee
4 December 2008**

Agenda item no. 7

**PLANNING APPEALS UPDATE REPORT
24 October 2008 to 14 November 2008**

New appeals received

Ref. no.	Site	Town/ Parish	Description	Del or Com	Officer recom	Appeal type
08/01373/FUL	22 Silver Street Lane Trowbridge	Trowbridge	Demolish existing garage and construct two storey side extension and conservatory	DEL	REF	WR
07/00146/USE_M	Land west of Fairfield Meadows Southwick	Southwick	Unauthorised use	ENFORCEMENT APPEAL		WR
06/00019/USE_L	Long Hedge Farm Chitterne Road Codford	Codford	Unauthorised use of barn	ENFORCEMENT APPEAL		INQ
08/00668/FUL	20 Manor Road Upton Lovell	Upton Lovell	Extension to provide additional accommodation and timber clad garaging	DEL	REF	WR
08/00670/LBC	20 Manor Road Upton Lovell	Upton Lovell	Two storey extension, timber garage and alteration including removal of staircase	DEL	REF	WR
08/01209/FUL	Land adj Hisomley Farmhouse Hisomley Dilton Marsh	Dilton Marsh	Siting of mobile home, day room and touring caravan	DEL	REF	HRG

NB – The appeal below has been re-started (so dates have been re-adjusted)

08/00076/USE_M	Land adj Hisomley Farmhouse Hisomley Dilton Marsh	Dilton Marsh	Alteration to access and site works	ENFORCEMENT APPEAL		HRG
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Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or com	Officer recom	Appeal type	Appeal Decisn
07/03224/FUL	School House 63 Westbury Road Edington	Edington	Provision of new access to highway with off street parking for 3 cars and turning space	COM	REF	WR	ALLOW
08/00672/OUT	Land Adjoining 64 Clay Close Dilton Marsh	Dilton Marsh	Two storey terraced house with integral garage	COM	PER	WR	ALLOW
07/01689/FUL	Land At Court Street Trowbridge	Trowbridge	Demolition of existing buildings and erection of one 4/5 storey building and one 2 storey building to provide office and retail uses	DEL	REF	INQ	WITHDRAWN
07/01694/CON	Land At Court Street Trowbridge	Trowbridge	Demolition of existing derelict buildings	DEL	REF	INQ	WITHDRAWN
08/00222/FUL	145 Chantry Gardens Southwick	Southwick	Conversion and extension to existing dwelling to form 4 one bedroom flats	COM	LEGAL	WR	ALLOW

* additional notes on decision below

- I = Inquiry H = Hearing
- DEL = Delegated decision

WR = Written Representations
COM = Committee decision

❖ Points of interest arising from decisions

07/03224/FUL - School House 63 Westbury Road Edington - Provision of new access to highway with off street parking for 3 cars and turning space

The Inspector was satisfied that the new access would not create highway safety problems. Although it was less than ideal research has shown that very few accidents involve vehicles turning into and out of driveways where there is a 30mph limit, even on heavily trafficked roads. Furthermore, the possible presence of parked vehicles within the vicinity would add to the necessary caution of emerging drivers, and despite the position of the nearby bus shelter and post box, emerging drivers could still interact safely with passing pedestrians.

08/00672/OUT - Land Adjoining 64 Clay Close Dilton Marsh - Two storey terraced house with integral garage

The Inspector concluded that the main issue was the effect of the proposed dwelling on the character and appearance of the area. He was satisfied that the proposal made efficient use of land on a brownfield site and would not harm the spacious character of the estate even though it would result in the loss of part of an open plan garden.

08/00222/FUL - 145 Chantry Gardens Southwick - Conversion and extension to existing dwelling to form 4 one bedroom flats

In allowing this appeal the Inspector drew attention to the Council's most recent housing needs survey which emphasises the need for small dwellings and considered that the proposal would positively contribute to the housing stock. He did not consider that a convincing argument had been made on highway grounds. He took the view that the scheme would only give rise to modest additional vehicle movements near the junction and the impact on highway safety would not be significant, nor would it compromise the safe movement and free flow of traffic. In conclusion he stated that he had given substantial weight to the advantages of the proposal in providing small homes in a sustainable location, the merits of which outweighed any perceived harm to highway safety and amenity.

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
07/03374/FUL	Land East Of Park Farm The Lodge Hoggington Lane Southwick	Southwick	Change of use of land and buildings to an equestrian training centre and erection of buildings	HRG	CR1	25.11.08
08/00226/FUL	The Lodge Hoggington Lane Southwick	Southwick	Removal of agricultural condition relating to the occupation of the lodge without compliance to condition 01 of application 76/00210	HRG	CR1	25.11.08
08/01494/ADV	Land North East Of A303 Chilmark Junction Stockton	Stockton	Advertisement board sign	HRG	CR1	09.12.08
06/00328/BLD_L	Land at Capps Lane Bratton	Bratton	Siting of mobile home onto land	INQ	CC	16.12.08 and 18.12.08
08/02137/EUD	Woolley Grange Farm 1 Woolley Green Bradford on Avon	Bradford on Avon	Certificate of lawful use for use of buildings and land for light industrial (B1) and storage use (B8)	INQ	CC	08.04.09