

**West Wiltshire District Council  
Planning Committee 5<sup>th</sup> October 2006**

**PLANNING APPEALS UPDATE REPORT  
31<sup>st</sup> August 2006 – 20<sup>th</sup> September 2006**

**New appeals received**

<b>Ref. no.</b>	<b>Site</b>	<b>Town/ Parish</b>	<b>Description</b>	<b>Del or Com</b>	<b>Officer recom.</b>	<b>Appeal type</b>
06/00778/FUL	66 Lowbourne	Melksham	Conversion of existing building into six flats; side extensions to give two additional flats and four maisonettes	COM	PER	WR
06/01205/FUL	Former Octagon Motors Site, George Street	Warminster	Redevelopment of site for 23 open market flats	COM	PER	INQ
05/03023/FUL	29/31 Deverill Road	Warminster	Demolition of existing retail units and construction of replacement retail unit with one bedroom flat over	DEL	REF	WR

**Appeal Decisions Received**

<b>Ref. No.</b>	<b>Site</b>	<b>Town/ Parish</b>	<b>Description</b>	<b>Del or comm</b>	<b>Officer recom.</b>	<b>Appeal type</b>	<b>Appeal Decisn</b>
04/01063/OUT	Land East Southview Farm	Trowbridge	Outline application for residential development, recycling mini bank, open space, equipped childrens play area, provision of landscaped flood protection area and associated infrastructure	DEL	LEGAL	INQ	ALLOW
05/00501/FUL	62 Murhill	Limpley Stoke	Rear conservatory and alterations to basement and side entrance (an application for costs against the council failed and no awrd of costs was made against the council)	DEL	REF	HRG	DISMISS
04/02307/OUT	Land at New Terrace and Marina	Staverton	Residential development and associated works	COM	LEGAL	INQ	ALLOW

\* additional notes on decision below

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

### ❖ Points of interest arising from decisions

#### **04/01063/OUT - Outline application for residential development, recycling mini bank, open space, equipped childrens play area, provision of landscaped flood protection area and associated infrastructure - land at Southview Farm, Trowbridge**

In approving this call in appeal the Secretary of State commented on the key issues of this appeal as follows:-

The relationship of the proposal to the adopted regional Spatial Strategy and the District Plan

Trowbridge is designated as a town to have an enhanced role and to be one of the primary foci for growth in the south west with an increased proportion of new development, particularly housing, to be delivered. Therefore there should be a presumption in favour of continued housing growth at Trowbridge. The application site is a key component of the provision in the District Plan for housing growth in the town and accords phasing strategy in that plan. The proposal is supported by both the approved and emerging Regional Spatial Strategy and accords with the District Plan.

The relationship of the proposal to the housing land supply requirements of the Structure Plan

Further allocations of housing land in Trowbridge will almost certainly be allowed to meet the annual average requirement of 250 dwellings per annum to 2026. The direction of travel for indicated by draft PPS3 is that a continuing and high level of housing supply is needed to overcome problems of shortage and affordability, and to build mixed and sustainable communities. The proposal would not conflict with the rate of housing growth allowed for in the development plan

The relationship of the proposal to the provision of affordable housing

The provision of 47% of affordable housing arising through planning policy and district council land interests at the site is a compelling benefit of the scheme that would make a significant contribution to meeting identified affordable housing need in the district

The likelihood of harm

The development of the site is needed to ensure that the District Plan is implemented and to ensure that Trowbridge is able to offer a range of housing to support its economic expansion and to play its current role. No harm would be caused by the approval of the application

Through planning obligations and conditions the scheme secures.

- 300 dwellings on a 10 hectare site at a density of 30 per hectare
- 47% affordable housing shared between affordable housing in accordance with development plan policies and the PFI housing scheme
- contributions towards offsite highway works, offsite pedestrian and cycleways and public transport

- contributions towards secondary education
- an extension to the River Biss Country park
- play space and sports pitch
- open space maintenance contribution
- contribution towards flood management

**04/02307/OUT - Residential development and associated works - land at New Terrace and Marina, Staverton.**

The appeal was allowed and an award of costs made against the council

A copy of the decisions is appended to these papers

At the time of preparing this report the level of costs was not yet known. These will be reported to the committee in due course.

**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
05/01262/FUL	6 Butts Lane	Keevil	Demolition of bungalow and erection of a new dwelling	Hearing	CR2	17 Oct
05/00859/OUT + 05/00681/REM	147B Westbury Leigh	Westbury	Renewal of outline planning permission for residential development (00/01349/OUT)  Proposed development of 5 residential units with associated parking, landscaping and private drive	Inquiry	CC	8 Nov
04/02303/FUL + 04/02156/FUL	Land At Staverton Triangle + Land North Of Victoria Road, Warminster	Staverton + Warminster	Residential development and associated works  Application for outline planning permission for residential development and associated infrastructure	Called in Inquiry	CC	28 Nov  for 4 days
05/01654/FUL	Area R14 Westbury Leigh	Westbury	Erection of 68 dwellings, associated public open space, road infrastructure and works to Black Horse Lane	Inquiry	CC	13/14 Decemb.