

**West Wiltshire District Council
Planning Committee
4 January 2007
PLANNING APPEALS UPDATE REPORT
23 November 2006 – 13 December 2006**

New appeals received

Ref. no.	Site	Town/ Parish	Description	Del or Com	Officer recom	Appeal type
06/00962/FUL	21 Farleigh Rise,	Monkton Farleigh	Construction of garage/store	DEL	REF	WR
06/01652/FUL	Apple Tree Farm, Hawkeridge Road,	Heywood	Site for travelling showmans equipment and residential caravans	DEL	REF	Hearing
06/02370/FUL	Long Cottage, 230 Winsley Road,	Bradford on Avon	Conversion of existing single dwelling to 2 no. dwelling houses	DEL	REF	WR
06/01219/FUL	112 Church Street,	Hilperton	Variation/change of conditions to allow the coach house to be let separately	DEL	REF	WR
06/00379/FUL	Whaddon Grove House, Berryfield Lane	Melksham	Second storey extension	DEL	REF	WR
05/03022/LBC	Black Swan Public House, Adcroft Street,	Trowbridge	Conversion of public house to 4 no apartments	COM	PER	Hearing
05/01561/FUL	Black Swan Public House, Adcroft Street,	Trowbridge	Erection of 4 (no) terraced houses and conversion of public house to apartments	COM	PER	Hearing
06/01083/LBC	42 Portway,	Warminster	Replacement (UPVC) windows on rear elevation	DEL	REF	WR

Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or com	Officer recom	Appeal type	Appeal Decisn
06/01057/OUT	Land adj 27 Ludlow close	Warminster	Detached dwelling	DEL	REF	WR	Dismiss
06/00630/FUL	Land rear of 4 Green Lane,	Westbury	Erection of bungalow and construction of parking bay	COM	PER	WR	Dismiss*
06/00332/FUL	220/221 Forest Lane	Lacock	Dwellinghouse	DEL	REF	WR	Dismiss

* additional notes on decision below

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

❖ Points of interest arising from decisions

06/00630/FUL Land rear of 4 Green Lane, Westbury - Outline permission has already been granted on the site for a dwelling with 2 on site parking spaces for both the proposed and existing bungalows access from The Tynings. The Inspector had no reason to disagree with this. She agreed with the Council that the main issue in this case was the effect on highway safety of the proposed parking bays located to the front of the existing bungalow on Green Lane. She noted that they would be situated in the front garden, which is elevated above the road level by about 1.2 metres, little of the existing retaining wall would remain, the limited visibility on either side of the parking bay would not allow clear view of cars or pedestrians in Green Lane and the poor street lighting adds to the lack of visibility. She also noted the physical characteristics of the road, that Highways did not object and there were no records of accidents in this road. However she concluded that the proposed parking bay would be likely to reduce highway safety by increasing the likelihood of accidents on Green Lane as a result of vehicles slowing to enter the bay and reversing into and out of the bay. It was therefore contrary to policy H1 which permits housing subject to the safe and convenient connection to the existing highway. She also considered that, if allowed, it would make it more difficult for the Council to resist similar proposals in the future where the principle of residential development in these long gardens has been accepted. Furthermore, similar parking bays would have a harmful effect on the character and appearance of the street scene. A copy of the decision has been sent to the Highway Authority for their information.

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
05/02904/OUT	Land Rear of 104 The Butts	Westbury	Erection of a bungalow	Hearing	CR1	09 January 2007
06/01205/FUL	Octagon Garage 21 George Street	Warminster	Redevelopment of site for 23 open market flats	Inquiry	CC	10 January 2007
05/01807/FUL	Land East Of 6 Lower Marsh Road	Warminster	Three x 4 bedroom detached dwellings with garages	Hearing	CR1	23 January 2007