

Regulatory

10th March 2005

Planning Services

List of Applications for Consideration

1 K/50362/F (page 13)

Full Planning Permission for : Demolition of existing buildings and erect 118 dwellings, garages and road ways.

Former Pewsey Hospital, Vale Road, PEWSEY, Wilts.

RECOMMENDATION: Defer & Delegate to Planning Services Manager to grant full planning permission, subject to prior completion of legal agreement(s)

2 K/50740/F (page 28)

Full Planning Permission for : Redevelopment of former Cromwell House site to provide affordable housing comprising of 1 bungalow, eight houses and eight flats Cromwell House, Springfield Road, ROWDE.

RECOMMENDATION: Grant Full Planning Permission

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Full Planning Permission for : New covered yard, cow shed and silos Townsend Farm, POULSHOT

RECOMMENDATION: Grant Full Planning Permission

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Full Planning Permission for : Erection of detached double garage September Cottage, MANNINGFORD BRUCE

RECOMMENDATION: Grant Full Planning Permission

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Full Planning Permission for : Siting of single mobile classroom Woodborough C E Aided Primary School, WOODBOROUGH

RECOMMENDATION: Grant Temporary Planning Permission

Item 1:

APPLICATION:	K/50362/F
PARISH:	PEWSEY
APPLICATION TYPE:	Full Planning Permission
PROPOSAL:	Demolition of existing buildings and erect 118 dwellings, garages and road ways.
SITE:	Former Pewsey Hospital, Vale Road, Pewsey,
GRID REF:	15830 60367
APPLICANT:	Bloor Homes (Swindon)
AGENT:	Tetlow King
DATE REGISTERED:	24th June 2004
CASE OFFICER:	Mr R C Cosker

SITE & LOCATION

The site lies to the north-west of the village centre between Wilcot Road and the A345 Marlborough Road. Coming out of Pewsey on the Wilcot Road members should access the site members by turning right into Vale Road just after the railway bridge, the site then lies behind and beyond the 'Little Island' development.

The site formerly comprised part of the Pewsey Hospital site and four former hospital buildings remain on the site, these are not listed and it is proposed to demolish those. Much of the site is relatively level but the northern most part of the site falls quite steeply down to the Old Hospital Road and the site has a large numbers of trees within it and on its boundaries which are protected by a Tree Preservation Order.

Former hospital buildings to the west, which are listed, have been converted to dwellings whilst the remaining parts of the old hospital site were redeveloped for housing mostly in the 1990's. Existing residential development therefore forms the western boundary to the site, whilst to the north is Old Hospital Road, to the South is the railway line and to the east is a paddock which is allocated for employment use in the Kennet Local Plan 2011.

SITE HISTORY

The planning history of this site relates to the former hospital use none of which are considered relevant to this proposal. As stated above, former hospital land to the west of the site has previously had planning permission for various residential developments.

DESCRIPTION OF DEVELOPMENT

The proposal has been submitted as a full application and originally 120 dwellings were proposed comprising 102 houses and 18 flats in two blocks. The application has since been amended to 100 houses and 18 flats. Vehicular access to the site would be from Vale Road whilst an emergency access (which would also provide pedestrian and cycle access), is proposed from Old Hospital Road. Further pedestrian accesses are proposed from Wheeler Close and Wilcot Road. Two equipped play areas would be provided, a larger one in the centre of the site would be equipped for 6-12 year old children and a smaller one for under 6's adjacent to the existing small play area which lies to the west of the site on 'Little Island'. The applicant also proposes a small neighbourhood recycling area within the site.

PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION

The application has been amended twice during the process and the main changes were;

1. The number of dwellings reduced to 118.
2. The reduction in the number of 3 and 2 ½ storey dwellings on the site.
3. Changes to the layout and size of the dwellings on the northern sloping part of site.
4. The introduction of a neighbourhood recycling site and the subsequent repositioning of this away from its original position at the junction of Vale Road and Wheeler Close
5. Movement of buildings and other construction further away from protected trees.
6. Introduction of acoustic fence and alterations to designs of dwellings along the southern boundary.

ADDITIONAL STATEMENT BY THE APPLICANT

The applicant has submitted various ecology reports, a site noise assessment report and further additional drawings concerning street elevations, proposed materials, proposed play areas, and a landscaping scheme in support of the application. These are available for inspection on the working file.

PARISH COUNCIL COMMENTS

Pewsey Parish Council – At the time of the original plans the parish council raised objections concerning the following points;

- The house designs were unimaginative and unsympathetic to the rural surroundings.
- Too many 3 storey dwellings which will look out of proportion.
- Inconsistency with the plans.
- 2 ½ storey houses on the northern boundary were unacceptable due to mass and bulk.
- Social housing not properly integrated.
- Can any help be given to local GP surgery?
- What help is being provided for education?
- Funding is needed for the leisure centre as a community facility.
- No obvious control of excess water e.g. retention ponds.

Following receipt of the first set of amended plans the parish were still opposed to the development for the following reasons;

- The proposed site for the recycling facility is not appropriate due to noise, pollution, traffic hazard and close proximity to houses in Wheeler Close as well as sub-station, bus stop and TPO trees.
- House number 22 still overlooks properties in Wheeler Close.
- Concern remains over noise levels from scrap yard and railway.
- A pavement is required from end of Old Hospital Road to the north entrance of the station along the west side of the A345.
- Assurance is needed that affordable housing is offered to genuinely local applicants and houses remain affordable.
- Appropriate traffic information signs are required for the Vale Road/Old Hospital Road junction, and greater visibility at the Old Hospital Road/A345 junction, a roundabout would help.
- A pedestrian crossing is required on Vale Road.
- The houses adjacent to the Listed Building are not arranged in a sympathetic manner.
- The large play area should be for 6-12 year old children.

- The Development Brief stated “around 110 dwellings will be built”, the plans show 120, an increase of ten. This figure must not now be exceeded.
- There is a phone mast at the railway station which is close to the site.

Following the receipt of the second set of amended plans the parish council has stated that they continue to oppose this application for the following reasons;

- Strongly request a pedestrian crossing at Vale Road to facilitate children to and from school and play areas.
- The houses adjacent to the listed building are not arranged in a sympathetic manner.
- A pavement is required from the end of Old Hospital Road to the north entrance of the station along the west of A345.

CONSULTATIONS

County Highways (Mr Wiltshire/Mr Postlethwaite) – Following receipt of amended plans detailed on-site issues have been overcome and the layout is considered acceptable. With regard to off-site highway improvements they have confirmed that the following will need to be covered in a section 106 agreement;

- Installation of mini-roundabout at Old Hospital Road/A345 junction to improve egress with Wilcot Road being made one-way.
- Alterations to existing traffic lights over the railway bridge to include pedestrian crossings and to include footway widening.
- Upgrading, including street lighting, of the footpath from Rawlins Road to Goddard Road/North Street.
- Contribution towards traffic calming measures along Wilcot Road.
- Contribution towards the up-grading of the footpath link from Wilcot Road to the railway station.
- Payment for Traffic Orders to affect any of the above.

Environment Agency – No objection subject to conditions being imposed requiring details of the following to be submitted and approved prior to the commencement of development;

- Surface water drainage incorporating sustainable drainage principles.
- Contaminated land survey and mitigation measures if necessary.
- Water efficiency measures to reduce abstraction needs.

KDC Housing development manager – Satisfied with the numbers, mix and location of affordable housing units.

English Nature – No objections raised following submission of ecological surveys provided recommendations are adhered to.

County Education Authority – Require a contribution of £1350 per dwelling towards primary school improvements, no contributions are required for secondary education.

KDC Environmental Health – Requested further noise assessment to be carried out and are satisfied with the proposed mitigation measures now proposed.

REPRESENTATIONS

Four letters of observation were received from local residents at the time of the original application (one of which was on behalf of the Little Island Residents Association) and the following points were made;

- Three storey houses overlook and are too close to my property seriously affecting my privacy and outlook.
- The three storey buildings facing Old Hospital Road are out of character with the existing properties in the area.
- Three storey dwellings on plots 116 and 117 will overlook existing gardens and houses.
- Concerned that proposed dwelling will put increased pressure on local primary school.
- Other local infrastructure, including doctors and dentists will not be able to cope with extra families.
- 1.5 spaces per dwelling are not enough and will result in on street parking.
- Concern that occupants of new houses on plots 76-85 will park in Little Island.
- The pathway leading to Wilcot Road could be a safety issue for our children playing on the Little Island play area.
- The woodland area to the rear of 73, 74 and 75 needs to be securely fenced off from the railway line.
- Who will be responsible for road safety and maintenance of the road leading from Vale Road.
- Who will maintain the trees and green space left on the site?
- Buildings should match listed buildings.
- 15-21 Little Island all have rear access into the back gardens, on the development plans there are no defined lines to show if the rear accesses are maintained.
- Three properties east/west properties will overlook the rear of our house and garden. We are the only house that has this relationship and we advised Bloor Homes of this at their 'introduction event' and are disappointed they have disregarded our comments.
- All other developments on the hospital site have been separated by roads, why is this development right up to the boundary of properties in Wheeler Close.
- The junction of Old Hospital Road and the A345 is an accident blackspot.
- Building work will need to be controlled to prevent noise and dust.

Following the receipt of the first set of amended plans eleven letters of representation were received raising the following further points;

- The proposed recycling facility is totally in the wrong place, too close to properties in Wheeler Close and would encourage people to park at a busy junction and will result in people reversing in this area. It will harm the amenities of the area resulting in rubbish being dumped alongside it.
- There is an electricity sub-station where they want to site the recycling area.
- Why were local residents not consulted on such a major issue as a recycling facility.
- Who will maintain the recycling area in the future?
- To have a play area on two sides of my property would be a considerable disturbance to my privacy. I Would hope this suggestion is reconsidered as I understand Pewsey Parish Council had previously stated that they did not want to take on another play area. There are already two play areas in the vicinity that are not used much.
- We own our rear fence and we are disappointed this will be used as a boundary for the rear houses, we want to ensure the existing trees planted by Wilcon area retained.

- Surely there is a need for more than one vehicular access to a site which is at least twice as big as the existing Wilcon site.
- Who will be responsible for the Wheeler Close fences and the hedging to be planted behind them?
- It appears that one of the protected trees is to be removed, if it is not protected it is recommended that it is.

Following receipt of the second amended plans two further letter of objection has been received stating;

- Object to the many new houses built close to our homes, at the moment children can safely play out and everybody has privacy, to have that volume of people and traffic would be detrimental to our lives.
- The demolition of Holly Lodge will effect our boundary fence and garden.
- Clause 1.28 of policy PD1, B2 states that new development should respect its neighbours and potential problems such as overlooking, we therefore expect the density to be no greater than the average new properties built along the Wheeler Close boundary. Clearly it is as the mass of plots forms a terrace not in character with our own detached property.
- As policy HC2 states about 110 dwellings the issues on plots 21-23 could be resolved and Bloor Homes could still build 116 houses.
- The planting along the boundary with Wheeler Close cannot be retained for more than 5 years so will offer little protection.
- The Pewsey School will not be able to cope with the increase in children, the head teacher and governors know nothing about improvements to the school, they should be consulted.

POLICY CONSIDERATIONS

Kennet Local Plan 2011 - Policies PD1, HC2, HC5, HC7, HC29, HC30, HC32, HC34, HC37, HC42, HC43, HH10 and AT9 are considered relevant to the determination of this application.

Policies HC2 and HC17 specifically relate to the allocation of this site for residential development: Policy HC2 allocates land for housing at Pewsey Hospital Phase II for 'about 110 dwellings'. Policy HC17 states that:

"The Local Plan allocates land for housing on a 3.7 ha site at Pewsey Hospital as shown in Inset Map 7. Development of this site should respect the setting of the adjacent listed buildings".

PLANNING OFFICERS COMMENTS

As stated above, policies HC2 & HC17 of the Kennet Local Plan 2011 allocate this site for development of 'about 110 dwellings'. A subsequent adopted planning brief also re-affirms the principle of residential development on this site. Much has however been made of whether the applicants original proposal of 120 dwellings conformed to the wording of policy HC2. In fact, the applicants did lodge an objection at the time of the Local Plan Inquiry in an attempt to amend the policy to 'about 120 dwellings'. The local plan inspector accepted that with 120 dwellings the development would have a density of 40 dwellings per hectare which, "...would be fully in conformity with government policy, as it could reasonably be applied to this site". However as it was unclear at that stage what the net area for development would be an element of flexibility was required with the wording and he concluded that, "the phrase 'about 110' would enable 120 houses to be constructed, other things being equal". It is therefore your officer's opinion that the application as now proposed for 118 dwellings complies with the policies HC2 and HC17.

As part of the consultation process for the planning brief and the planning application a number of key issues have been raised by the parish council, local residents and consultees and it is intended to address each of these in turn in this report.

Layout and design

Whilst the site lies within the built up area of Pewsey, it is contextually remote from its historic centre and separated from the older development on Wilcot Road, which was historically a separate hamlet, by the railway line. The site is therefore mainly seen in the context of the previous residential development on the hospital site which includes conversions of listed buildings and new dwellings some of which reflect the form of the historic buildings whilst others are in the form of detached dwellings. Therefore whilst the proposed development should have regard to the historic buildings and development patterns of Pewsey the development also offers the opportunity to link together these existing developments.

The site is generally not very prominent in views from outside the site and is largely screened by existing development that has already occurred on the hospital site and the mature trees that exist on and around the site, there are however a number of close up views into the site whilst the main long range view is from the countryside to the north and from the A342 Marlborough Road. The proposed development on the northern sloping part of the site will be particularly prominent in views from the north.

The context, setting and characteristics of the site represented a range of constraints and opportunities which have led to the proposed layout which has further evolved through the planning brief and application process. The layout incorporates dwellings generally built up against the back edge of the pavement or has a small area of defensible space in front of them, very much reflecting the historic development in Pewsey. Many of the dwellings are in terraces or blocks, and in particular the buildings adjacent to the listed buildings in Little Island have been laid out more formally to reflect the 'institutional' character of those buildings and include a small formal square. It is considered that the proposal builds on the original concept plan submitted as part of the planning brief and would respect the setting of the listed buildings. Elsewhere, particularly towards the northern end of the site and adjacent to Wheeler Close, detached dwellings and smaller blocks of houses are used to reflect the adjacent developments. The mature trees within and around the site are a particular characteristic that provide an instant mature landscape setting for the development and it is considered that this has been fully exploited by the large central public open space and the other areas of incidental open space retained around other key trees. The trees on the northern sloping part of the site are also important in filtering the views of the development from the north.

Concerns were raised that the proposal incorporated too many 2 ½ and 3 storey dwellings and that the design of the dwellings were bland and unsympathetic to the rural setting. There was particular concern about the dwellings proposed on the northern slope of the site. The amendments negotiated have resulted in the majority of the buildings now being 2 storey with the increase in scale being retained only for the flats, a block of four dwellings around the 'square' at the centre of the site and for four other dwellings in the site which provide landmark features at the end of a vista. The dwellings on the northern slope now consist of two short terraces of 'cottage' proportions running along the contours of the slope providing an attractive, but not dominating, gateway feature. It is considered that the number and position of these two storey plus buildings is now appropriate. With regard to design the applicant has, since the original public meeting, provided 'street elevation' drawings

and indications of the type of materials proposed for the dwellings. It is considered that these further details demonstrate that the proposed dwellings will have the appropriate detailing and variety in their design and materials, whilst maintaining a harmonious streetscape which will reflect the established character of Pewsey.

Highway issues

As stated earlier vehicular access to this site will be off Vale Road with that access also serving Little Island. An emergency access will be provided from the north of the site onto Old Hospital Road. Pedestrian access from the site will be gained directly onto Wilcot Road, Old Hospital Road, Vale Road and provision is made for a pedestrian access towards the railway station across the vacant employment site to the east should the opportunity arise. The highway authority has raised no objections to the proposal subject to a number of off site highway improvements, which are listed above in the summary of their consultation response. These will be secured by way of a section 106 legal agreement, further details of which are given below in the 'planning obligations' section. It is however noted that there are two further matters that the Parish Council wish to see addressed that do not form part of the highway authorities requirements, the first being a footpath along the west side of the A345 between the north entrance to the station and Old Hospital Road and the second being a pedestrian crossing on Vale Road. The first matter was investigated in detail during the process of the planning brief where the conclusion was given that it was not possible due to insufficient space being available within the highway limits. With regard to the second matter the highway authority have stated that under phase 1 a pedestrian crossing was proposed across Vale Road. The highway authority has recently consulted on the form that that crossing would take and it is likely that it would be a pedestrian refuge rather than a controlled crossing.

Following the consultation process for the planning brief the car parking requirement was raised from 1.5 per dwelling to 1.75 per dwelling with each dwelling having a minimum of 1 space, whilst there was a further requirement for 1 visitor space per 5 dwellings. The applicant has achieved all of these requirements. It is considered that the level provided is more than adequate particularly having regard to the council's own maximum car parking standards. Officers further consider that the requirement for further spaces will inevitably result in the loss of landscaping to the detriment of the visual amenities of the development.

Impact on amenities of occupiers of adjacent dwellings

The areas where impact can occur are along the boundaries with the existing properties in Wheeler Close and Little Island. Along the eastern boundary of Wheeler close plots 32 and 18 present a gable wall to the Wheeler Close properties that back onto the boundary, in both instances the separation distance is approximately 14 metres with the proposed dwellings being built approximately 4 metres inside the boundary. These separation distances exceed those normally expected in this situation and are considered to be sufficient to ensure that the proposed dwellings would not have a significantly detrimental overbearing effect. A condition can be imposed to prevent any overlooking windows in the gable walls of these dwellings. Concern has also been expressed by the occupier of a property adjacent to plots 21-23 that the siting of these properties would result in the loss of privacy to his house and garden. Certainly the backs of these dwellings would have bedroom windows overlooking his garden but those windows would be approximately 12 metres from the side boundary of his garden, no less a distance than some existing properties in Wheeler Close (including his own) have where they have similar relationships. Your officers have raised this issue with the applicants who have been unable to re-orientate those dwellings; they have however increased the distance of the dwellings from the boundary. Whilst it is acknowledged that these proposed dwellings will reduce the level of privacy in the garden of the

adjacent dwelling the relationship is not untypical of those on modern housing estates where there is always a large degree of mutual overlooking, it is for this reason your officers advise that the impact in this situation is not sufficient to warrant a reason for refusal. Elsewhere around Wheeler Close and Little Island accepted separation distances are achieved.

Further issues raised concerning neighbour amenities relate to the position of the proposed recycling area and the large equipped play area. The first issue has been resolved by the recycling area being re-sited away from existing dwellings in Wheeler Close but concern still remains about the play area having an adverse impact on the occupiers of adjacent properties in Wheeler Close. Clearly the large group of protected trees is an appropriate place to locate the main play area for the development but clearly this will also bound the side and rear boundaries of a couple of existing properties. The proposed landscaping plan does however show a wide swathe of dense planting against the boundary fences, in order to create a buffer, whilst the play equipment itself will be the a minimum of 15 metres away from those boundaries with the protected trees between them. It is on that basis that it is considered that the location of the play area is acceptable.

Noise from railway line and scrap yard

The applicants submitted a noise assessment concerning the impact of the above at the time of the local plan inquiry. This concluded that the scrap yard use did not harm the potential of the site for housing and it indicated that a 10 metre setback of buildings from the boundary with the railway line would prove sufficient to mitigate against potential noise disturbance. Those buildings proposed along the railway line are in fact approximately 18 metres from the boundary due to the position of the protected trees on that boundary. Nonetheless, following advice from the council's environmental health department a further more detailed noise assessment was carried out. This concluded that in order to mitigate the impact of the scrap yard, an acoustic fence needs to erected along part of the southern and eastern boundaries. In addition, where possible, the uppers floors of those houses should have only secondary rooms facing the scrap yard. The council's environmental health department are satisfied with these measures. Whilst there will be some public views of the acoustic fence, which will be 3 metres in height in parts, it is considered the its visual impact would be minimised by its position in front of the retained trees and by use of a dark stain.

Ecology

As part of the application a number of ecological surveys were carried out of the remaining buildings and the open areas of the site. The reports prepared following the surveys state that bats and barn owls were found in the buildings whilst both the common lizard and grass snake were also present. The submitted reports also set out proposed mitigation measures including the provision of replacement roosts and nesting boxes in existing trees and the new buildings, it is also proposed to trap and relocate the reptiles to the land at Ford Brook. English Nature raise no objections to the proposal and are satisfied with the proposed mitigation measures.

Planning obligations

Through the planning brief process, and in accordance with local plan policies, a number of items to be included in a section 106 agreement for the site have been outlined. These are set out below and will form the 'heads of terms' for the legal agreement to be completed if members are minded to resolve to grant planning permission;

- 1) Education – An earlier section 106 on the hospital site means that contributions have already been made towards 51 houses and as such the education authority

is seeking a contribution of £1350 for each of the remaining 67 dwellings, a total of £90,450. This contribution is towards primary education only as the secondary school catchment area can accommodate the children likely to arise from this development.

- 2) Off-site highway works and sustainable transport contributions –
 1. Installation of mini-roundabout at Old Hospital Road/A345 junction to improve egress with Wilcot Road being made one-way, alterations to existing traffic lights over the railway bridge to include pedestrian crossings and to include footway widening.
 2. Upgrading, including street lighting, of the footpath from Rawlins Road to Goddard Road/North Street.
 3. Contribution towards traffic calming measures along Wilcot Road.
 4. Contribution towards the up-grading of the footpath link from Wilcot Road to the railway station.
 5. Payment for Traffic Orders to affect any of the above.
- 3) Affordable housing – 30% subsidised and 20% low cost market.
- 4) Public open space – provision of 2 equipped play areas and the payment of a commuted sum of £70,771 in lieu of providing equipped casual play space on site.
- 5) Local recycling facilities – this is to be provided on site as shown on the layout drawing and equipped with the necessary bins as required by Kennet District Council.
- 6) Community facilities – The applicant has offered the payment of £50,000, together with a 10% contingency fund of £5,000 if the money is used for an extension, towards improving community facilities in Pewsey.

All of the above are considered acceptable by officers of Kennet District Council and Wiltshire County Council, having regard to policies of the local plan and the Government guidance on the use of planning obligations in Circular 1/97.

With regard to the payment towards community facilities, policy HC42 of the Kennet Local Plan 2011 requires the local planning authority to provide evidence to demonstrate that the community needs of the new residents of a development cannot be met by existing infrastructure if it is to seek appropriate provision to meet those needs. In this instance it has been demonstrated that the 3 main community buildings in Pewsey (Bouverie Hall, Methodist Church Hall and the Scout Hut) are at capacity. The draft 'Community Benefits from Planning' supplementary planning guidance (SPG) initially set out a method of calculating the level of contribution by taking the cost of a community hall of a size Sport England considered was needed for 500 dwellings (£400,000) to produce a pro rata cost of £800 per dwelling. Therefore in this instance the payment would have been £94,400.

The applicant has advised that they consider this figure to be excessive and question whether it could be considered reasonable as required by the guidance on the use of section 106 agreements. They state that if the money is used for extending or improving an existing building then the costs will be much lower as works associated with a new building, such as drains, sewers and other services, will not be required. The extension of the Bouverie Hall to provide a new small/medium size meeting room of about 50sq/m has therefore been suggested as an option. The applicant has costed this using industry build costs of £1000 per sq/m hence the £50,000 commuted sum. This option to calculate commuted sums

in this way has in fact now been incorporated into the latest draft SPG on community benefits.

Officers have attempted to reach a consensus with the parish council and other local groups as to the best option but none has been forthcoming. Whilst a study has been currently being carried out by Voluntary Action Kennet the findings will not be complete for some time. Officers therefore consider that, in this instance, the option proposed by the applicant to provide a commuted sum to allow the construction of a 50sq/m extension would, it is considered, adequately deal with the potential demand from future occupiers of the proposed new housing. Members should note that whilst the option to extend Bouverie Hall has been used to calculate the commuted the sum the legal agreement would allow the £50,000 to also be used for community facilities within 2km of the site.

Further issues raised concern the possible inclusion of financial contributions towards the leisure centre and health care within the legal agreement. With regard to the former the £70,771 commuted sum in lieu of equipped casual play space on the site could potentially be spent at the leisure centre. The final decision will be a matter for discussion with the Council's Leisure Services Manager. Turning to health care, unlike education and other matters subject of the agreement, there is no local plan policy relating to this matter, neither is the issue within the planning brief. It is therefore consider that the matter cannot be included within the legal agreement.

To conclude, it is considered that the proposal as amended is acceptable and that planning permission should be granted, subject to the completion of legal agreements to cover the points set out above.

RECOMMENDATION

Grant Full Planning Permission, subject to the prior completion of the legal agreement(s) and subject to the conditions set out below: -

1 - The development hereby permitted shall be begun before the expiration of five years of the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 - INFORMATIVE TO APPLICANT:

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the *****.

3 - This permission relates to the scheme of development as submitted except insofar as amended by the revised plans; PH/SL.1 Rev K received on 21/12/04, house type drawing booklet received on 21/10/04 and HT.MA3.4 received on 28/10/04; together with the additional plans 080703 FL-A and FL-B received on 2/7/04, 02PH001, 080703 TL.01, PL.080703 SE.01, 080703 ML.01 received on 21/10/04, AF/01 received on 15/11/04, 581 Lap PL/3a, 581/PL/1c, 581/PP/1, 581/PP/2 and 58/Tr Prot/1b received on 10/1/05.

REASON:

For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

4 - No development shall take place until details of the materials to be used for the external walls and roofs (including samples if requested) 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 secure harmonious architectural treatment.

5 - Prior to the commencement of development details of all eaves, verges, windows (including head and sill details), doors, rainwater goods, chimneys, dormers and canopies to be used have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with those approved details.

REASON:

To secure a harmonious architectural treatment.

6 - Before the construction of any boundary wall, fence or other means of enclosure is commenced details of the height position and materials of which they are to be constructed shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity.

7 - Details of lighting, bollards and other street furniture shall be submitted to and approved in writing by the local planning authority before being constructed on site.

REASON:

To secure a harmonious architectural treatment.

8 - All soft landscaping comprised in the approved landscaping scheme shall be carried out in accordance with a scheme of phasing to be agreed in writing by the local planning authority before development commences on the site. The soft landscaping shall be carried out in the first planting and seeding season following occupation of the buildings or the completion of the development, whichever is the sooner within that particular phase; any trees or plants which within a period of five years, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON:

To ensure a satisfactory landscaped setting for the development.

9 - Construction details (including surface finishes) of all road, footpaths, access ways, garage/parking courts and drives shall be submitted to and approved in writing by the local planning authority before being constructed.

REASON:

To secure harmonious architectural treatment.

10 - The trees on the site which are protected by a Tree Preservation Order or shown as retained shall, before any work commences, be enclosed at the outer edge of the overhang of their branches (as shown on the drawing 581/Tr Prot/1b) by a protective fence details of which shall first be approved in writing by the local

planning authority. Once the protective fencing has been erected, it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including stacking of soil, shall be allowed within it.

REASON:

To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

11 - No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed changes to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON:

To ensure a satisfactory landscaped setting for the development.

12 - Before any work commences on site the ground floor slab levels of all proposed buildings shall be agreed in writing with the local planning authority. The development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity.

13 - Prior to the commencement of development detailed plans shall be submitted to the local planning authority showing the position of all pipes, drains, sewers, and public services, including gas, electricity, telephone and water in relation to existing and proposed landscaping. Once approved there shall be no departure from these positions without the prior approval of the local planning authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order) no such runs or services shall be dug or laid into the ground subsequently without the prior written consent of the local planning authority.

REASON:

To ensure existing trees on the site are retained and proposed landscaping is able to be carried out in the interests of visual amenity.

14 - Only 'no dig' construction shall be carried out between the stage 1 protective fencing and the stage 2 (construction) protective fencing, as shown on drawing 581/Tr Prot/1b received on 10/1/05. No work shall be carried out in that area and the stage 1 protective fencing shall not be moved until a method statement concerning that work has been submitted to and approved in writing by the local planning authority. The method statement shall provide details of the timings of the works and movement of the protective fencing together with details of the method of construction. The works shall be carried out in accordance with the approved method statement.

REASON:

To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

15 - Any trees within the submitted landscaping scheme planted within 2 metres of an adoptable highway area shall be provided with a root barrier to prevent root growth into the highway area.

REASON:

To ensure proposed trees can mature without damaging the adjacent roads and footpaths.

16 - No dwelling shall be occupied until the parking space(s) shown for it on the approved plans, together with the access thereto, have been provided.

REASON:

To ensure that adequate parking space and access has been provided before the occupation of any dwelling in the interests of highway safety and the amenity of future occupants.

17 - The footpath and emergency access links from the site onto Old Hosiptal Road and Wilcot Road shall be provided in accordance with the details first submitted to and approved in writing by the local planning authority prior to the occupation of the 50th dwelling.

REASON:

To ensure convenient pedestrian access and the necessary emergency accesses are provided to the site.

18 - The garages on plots 61, 62, 63, 64 and 65 shall not be fitted with doors and shall be maintained as open fronted car ports thereafter.

REASON:

In the interests if highway safety and convenience.

19 - Notwithstanding the details shown on the approved site layout plan, the footpath running in front of plot 50 and the parking spaces to plots 49 and 50 shall be constructed up to the site boundary with no intervening landscaping strip.

REASON:

To enable a possible future footpath link east towards Pewsey Station should the opportunity arise.

20 - Prior to the first occupation of the dwellings on plots 53 to 67 a close boarded acoustic fence shall be erected in accordance with the details shown on the approved drawing AF.01 received 15/11/04 and shall be stained dark brown. The fence shall also be erected in accordance with a method statement, detailing the means of construction, first submitted to and approved in writing by the local planning authority. The fence shall be retained in that form thereafter.

REASON:

To ensure sufficient mitigation measures are provided to future residents against the acitivity noise form the adjacent scrap yard.

21 - Details of the means of disposal of foul sewage from this site shall be submitted to and approved by the local planning authority in writing before development commences on the site. The development shall be carried out in accordance with the approved details.

REASON:

To ensure satisfactory foul water drainage.

22 - No development shall commence on the site until drainage details, incorporating sustainable urban drainage systems and an assessment of the hydrological context of the development, have been submitted to and approved by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details.

REASON:

To ensure satisfactory surface water drainage and prevent the increase in flooding.

23 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no windows, doors or other openings, other than those shown on the approved plans shall be inserted above ground floor level in the west elevations of plots 18, 28 and 32, the south elevations of plots 20, 83 and 116 and the north elevation of plot 24.

REASON:

In the interests of the privacy of the neighbouring properties.

24 - No development approved by this permission shall be commenced until a scheme to investigate and deal with possible contamination of the site has been submitted to and approved in writing by the local planning authority. This scheme shall include an investigation and assessment to identify the extent of the contamination, the mobility of the contamination (using leachability tests) the remediation measures proposed and the validation of the remediation measures employed. Development shall not commence until measures approved in the scheme have been implemented.

REASON:

To prevent pollution of surface and groundwaters.

25 - Prior to the commencement of development details of water efficiency measures to be incorporated into the design of the buildings shall be submitted to and approved in writing by the local planning authority. The water efficiency measures shall be carried out as approved.

REASON:

The proposed development is located within the Hampshire Avon catchment where there are concerns regarding the impacts of existing levels of abstraction upon river flows.

26 - The windows at first floor level shown on the approved plans on, the west elevations of plots 28, 32 and 116 and the south elevation of plot 83, shall be glazed with obscured glass and shall be so maintained.

REASON:

In the interests of the privacy of neighbouring properties

27 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting or amending that order with or without modification) no fences, walls or other means of enclosure shall be erected forward of any wall fronting a road, footpath, access way or amenity area, other than those shown on the approved plans or approved under condition 6.

REASON:

In the interests of visual amenity.

28 - No external construction work shall be carried out before 0800 or after 1800 on Monday to Friday or before 0800 and after 1300 on Saturdays and there shall be no external working at any times on Sunday or Bank Holidays.

REASON:

In the interests of residential amenity.

29 - Prior to the demolition of the existing buildings a detailed method statement and mitigation strategy, to deal with the bats and barn owls present in those buildings, shall be submitted to and approved in writing by the local planning authority. These details shall include a requirement to carry out pre-demolition surveys (to confirm the absence of bats and barn owls), the provision of replacement bat and owl boxes and bat roosts in suitable trees and new buildings and details of the timing of the proposed mitigation. The development shall be carried out in accordance with the approved details.

REASON:

To ensure the existing bat and barn owl populations, which are protected under the Wildlife & Countryside Act 1981 (as amended) are protected.

30 - Prior to the commencement of development a method statement shall be submitted to and approved in writing by the local planning authority giving details of the re-location of the reptiles from the development site to the receptor site (as identified in the submitted reptile survey). The method statement shall include details of the means of re-location, the timing of the re-location and details of the habitat management works proposed for the receptor site. The development shall be carried out in accordance with the approved details.

REASON:

To ensure the existing reptile population, which are protected under the Wildlife & Countryside Act 1981 (as amended) are protected.

31 - INFORMATIVE TO APPLICANT:

The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1, HC2, HC5, HC7, HC17, HC29, HC30, HC32, HC34, HC37, HC43, HH10 and AT9.

Item 2:

APPLICATION:	K/50740/F
PARISH:	ROWDE
APPLICATION TYPE:	Full Planning Permission
PROPOSAL:	Redevelopment of former Cromwell House site to provide affordable housing comprising of 1 bungalow, eight houses and eight flats
SITE:	Cromwell House, Springfield Road, Rowde.
GRID REF:	98160 62510
APPLICANT:	Sarsen Housing Association
AGENT:	Mr N Dyer
DATE REGISTERED:	24th August 2004
CASE OFFICER:	Mrs C Coombs

SITE & LOCATION

The site is located towards the eastern side of Rowde, off Springfield Road. The site is now vacant following the demolition of Cromwell House, a former residential home operated by Sarsen Housing Association.

SITE HISTORY

There have been two previous planning applications on this site (K/44534 & K/44991) submitted by Sarsen. Both applications sought the redevelopment of the land for housing. These applications were withdrawn following the receipt of various consultation responses and officer discussions over the unsatisfactory layout proposed.

Consent to demolish Cromwell House was given in 2003 and the building was demolished shortly afterwards (DD/1/03 refers).

DESCRIPTION OF DEVELOPMENT

The application proposes the redevelopment of the site by Sarsen Housing Association. The development will provide for 100% affordable housing which will comprise of a mix of shared ownership and rented accommodation. The units comprise of 1 bungalow, a two storey block of flats containing eight units, and eight houses.

PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION

This application has been subject to significant amendment since it was originally submitted as a result of officer negotiations. The revisions have resulted in a complete reworking of the layout and house types. The original scheme provided for 15 houses and 1 bungalow. This has been changed to accommodate 8 houses, 1 bungalow and a block of flats. The frontage of the site has been subject to the most change in order to allow for more space for landscaping and the protection of two trees now covered by Tree Preservation Orders.

PARISH COUNCIL COMMENTS

The Parish Council object to the proposal due to the lack of playing space being provided on site to serve the development. They also query whether there are any existing dropped kerbs at the entrance of the site into Springfield Road.

CONSULTATIONS

The comments of Wiltshire County Council (Highways) are awaited in respect of the revised plans. They have previously stated that they have no objections in principle to the proposal but required slight adjustment to some of the parking spaces to enable sufficient turning space to be achieved. These details have been adjusted by the agents and comments from the County Council are awaited in respect of the changes made.

Wessex Water – no objections.

REPRESENTATIONS

Five letters of objection have been received from local residents. Their reasons for concern are summarised below:

- The development will be out of character with the area.
- Concerned that one of the trees subject to a TPO has been incorrectly plotted on the plans. The developer should be made aware of the correct position of the tree so to avoid any future damage.
- Impact of the development upon the living conditions of the properties located in Paradise Lane. The ground level is higher on the site than in Paradise Lane and any building on the site will dominate the adjacent cottages.
- Concerned about increased traffic and vehicle emissions.
- Design statement contains incorrect information regarding the facilities available in Rowde.
- Impact of the proposal upon the living conditions of Nos 105-118 Springfield Road.
- Concerns over the expansion of Rowde as a result of this proposal and the other schemes permitted in connection with the relocation of the School. Concerned about the cumulative impact of the additional housing on the village in terms of traffic generated.
- Plots 15-17 have vehicular access via the far end of Springfield Road. There are parking problems in this area and the development will result in the loss of space for residents to park. Access to the site should be taken from the original entrance to Cromwell House.
- Concerned about the loss of trees/ shrubs which will have an adverse impact on the environment of Springfield Road and will result in a loss of habitat.

POLICY CONSIDERATIONS

Kennet Local Plan 2011 -The site lies within the limits of development for Rowde. Policies HC22, HC32 and PD1 are relevant.

PLANNING OFFICERS COMMENTS

This application gives rise to a number of issues which are considered in turn below.

Principle of the development

Rowde is identified in the Kennet Local Plan 2011 as being a village with limited facilities. Policy HC22 allows for limited residential development within the defined limits of development. The term 'limited' has been interpreted as sites involving less than 10 houses. As the application proposes the erection of 17 units, this would not accord with the term 'limited' as defined by this policy. However given that this proposal amounts to the redevelopment of an existing housing site which previously provided 30 units of accommodation, this needs to be given significant weight in considering the principle of this development. KDC's Housing Development Manager has commented that there is a need for further affordable housing in the area and that this scheme provides a better mix of housing which will consist of rented and shared ownership than the former Cromwell House.

While comments have been raised over the cumulative impact of proposed residential schemes in the area, this proposal has to be considered on its own merits. The scheme replaces the former Cromwell House site with a more suitable form of affordable housing. It does not amount to the development of a new site not previously used for housing. As such it is considered little weight can be attached in this instance, to this concern.

Layout & Design

The layout and design of the site has been subject to extensive officer negotiation. The layout has been amended to enable more space to be freed up to create a more spacious setting for the proposal. The proposed units are a mix of terraced and semi-detached dwellings and a block of flats. The houses are of simple design, being brick under a tiled roof.

Concerns have been raised over the impact of the layout upon existing residential properties. The properties most affected by this scheme are: 67 Springfield Road, a bungalow located alongside the front of the site; the maisonettes at 107-110 Springfield Road which lie on the eastern boundary of the site and Paradise Villa to the northern corner.

Impact of the proposal upon the living conditions of 67 Springfield Road

The amended layout provides a 9 metre gap between the side wall of the bungalow and the gable end of plot 1. It is considered that there is sufficient space between these two dwellings to ensure that no loss of amenity will result to the residents of 67 Springfield Road. The development will in part be screened by the two TPO trees that are alongside the boundary with this property. While concerns have been raised about the change in dwelling types from bungalow to a two storey house in terms of the impact on the streetscene, it should be noted that there is a mix of house types in this area and that the large gap between plot 1 and the bungalow will assist in this transition.

Impact of the proposal upon the cottages in Paradise Lane

Of the cottages in Paradise Lane, Paradise Villa is the closest to the site and the most affected. The amended layout ensures that the nearest proposed unit, plot 15 is over 11 metres away from the wall of Paradise Villa. The houses are angled away from Paradise Villa and it is considered that the outlook of this property will not be significantly harmed.

Concerns have been raised with regards to routing of the proposed footpath. This footpath replaces a former footpath that ran through the Cromwell House site. The footpath ends at the edge of the highway adjacent to Paradise Cottage. Occupiers of that property are concerned that users of the footpath will jump over the fence that

exists in this location to get into Paradise Lane and to the High Street. The removal of this footpath is requested.

The proposed footpath links the rear part of the site through to the front part of the site. This means that the houses that have vehicular access from the rear are able to walk from their properties through to the front of the site without having to go around Springfield Road. It is considered that the possibility that the fence could be jumped would not be a ground for refusing this scheme particularly given that the footpath replaces one that existed on the site before. There are no obvious alternative routes that the path can take through the site.

Impact of the proposal upon 107 -110 Springfield Road

107 – 110 Springfield Road are located to the east of the site. These dwellings form the central two units of maisonettes in a terrace of 4. Plot 17 is located at close proximity to these properties. The maisonettes have limited depth gardens of approximately 8.5 metres. Plot 17 is located approximately 11 metres away from the rear wall of these maisonettes.

Concerns have been raised over the impact of Plot 17 upon the living conditions of these properties. The gable end of plot 17 is located so that it is centrally located between the two properties. Each of the maisonettes will see half of the gable wall of Plot 17 at the end of their gardens. Given that the entire width of garden is not taken up by the gable wall and the wall is 11.5 metres clear, on balance it is considered that this will not result in a significant loss of amenity to the occupiers of these maisonettes.

Traffic generation

Various third parties have raised the issue of traffic generation and the impact of the proposal upon parking in the area. Wiltshire County Council has been consulted and have raised no concerns subject to minor adjustments. As such it is considered that these concerns cannot be substantiated and it should be borne in mind that 30 residential units existed on this site until recently.

Drainage matters

KDC's Engineering and Design Manager has commented that there is an existing culverted drain that runs in the vicinity of plot 1. Concerns have been raised over the impact of the development on this private drain.

The need to ensure that the development makes provision for this infrastructure is primarily a matter for the developer. However in order to safeguard this drain, a condition could be attached should the committee be resolved to grant permission to require details of the protection of the culvert to be submitted and approved prior to the commencement of development.

Other concerns raised such as the lack of detail in respect of surface water drainage could also be dealt with by means of a condition.

Lack of recreation land

The Parish Council have commented that the proposal does not make provision for recreational space. Policy HC35 of the Kennet Local Plan requires small housing sites to make provision for land for children's recreation.

Two issues arise here in considering the requirement to make provision on or off site. The first is that this is not a new housing site. It is the rationalisation of a former Sarsen property which did not have any open space to provide a different format of

Sarsen owned property. The scheme delivers 100% affordable housing and the finances involved in terms of grants are tight. Given the circumstances of the site, it is considered that it may not be reasonable to insist additional play space is provided or request commuted sums. There is already a benefit to the community in providing 17 units of affordable housing.

In summary it is considered that this scheme now presents an acceptable layout and will secure further affordable housing for the area.

RECOMMENDATION

Approve with Conditions

1 - The development hereby permitted shall be begun before the expiration of five years of the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 - This permission relates only to the scheme of development shown on the revised plans: 22010/SITE-01 Rev M, 22010/02 Rev D, 2010/03 Rev D, 22010/04 Rev C, 22010/05 Rev C, 22010/06 Rev C received on the 2 February 2005.

REASON:

For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

3 - No development shall take place until details of the materials to be used for the external walls and roofs (including samples if requested) 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 secure harmonious architectural treatment.

4 - No development shall take place until there has been submitted to and approved by the local planning authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

REASON:

To ensure a satisfactory landscaped setting for the development.

5 - All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development whichever is the sooner; any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON:

To ensure a satisfactory landscaped setting for the development.

6 - The trees on the site which are protected by a Tree Preservation Order shall, before any work commences, be enclosed at the outer edge of the overhang of their branches, by a chestnut paling or Heras fence. Before the fence is erected its position shall be agreed with the local planning authority and after it has been erected, it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including stacking of soil, shall be allowed within it.

REASON:

To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

7 - Before any part of the development hereby permitted is first occupied the access, turning area and parking spaces shall be completed in accordance with the details shown on the approved plans, and shall thereafter be maintained for these purposes.

REASON:

In the interests of highway safety.

8 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), no additions to, or extensions or enlargements of, the buildings hereby approved shall be erected.

REASON:

To enable the local planning authority to retain control over the enlargement of the buildings in the interests of the proper planning and amenity of the area.

9 - Details of the means of disposal of foul sewage shall be submitted to and approved by the local planning authority in writing before development commences on the site.

REASON:

To ensure satisfactory foul water drainage.

10 - Plans of the means of the disposal of surface water from roads, paved areas and roofs, shall be submitted to and approved by the local planning authority before work commences on site.

REASON:

To ensure satisfactory surface water drainage.

11 - No development shall take place until details of the measures to safeguard the private drain which runs alongside the boundary of the site with 67 Springfield Road, has been submitted to and approved by the Local Planning Authority. The development shall be built in accordance with the details approved.

REASON:

To ensure that existing land drainage infrastructure is protected.

12 - INFORMATIVE TO APPLICANT:

The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1, HC22, HC32.

13 - INFORMATIVE TO APPLICANT

The attention of the applicant is drawn to the contents of the attached letter from Wessex Water and dated the 28 January 2005.

Item 3:

APPLICATION:	K/51571/F
PARISH:	POULSHOT
APPLICATION TYPE:	Full Planning Permission
PROPOSAL:	New covered yard, cow shed and silos
SITE:	Townsend Farm, Poulshot
GRID REF:	96456 59029
APPLICANT:	E W White & Co Ltd
AGENT:	Mr C Sault
DATE REGISTERED:	28th January 2005
CASE OFFICER:	Miss V Longdon

SITE & LOCATION

This report relates to an application at Townsend Farm, an established agricultural holding on the outskirts of Poulshot, at Townsend. It can be found on the right hand side of the Worton Road near St.Peter's Church.

SITE HISTORY

K/16254 – permission granted in 1990 for the erection of a cattle feed store.
K/20526 – permission granted in 1993 for alterations to an existing dung store.
K/30225 – permission granted in 1994 for the erection of a bulk feed hopper.
K/33826 – permission granted in 1997 for an extension to a farm building.
K/39692 – permission granted in 2000 for a cow house.
K/50476 – permission refused in 2004 for the conversion of an existing coach house and stables to an agricultural workers dwelling.

DESCRIPTION OF DEVELOPMENT

This application proposes:

- (a) The erection of a covered yard attached to an existing farm building.
- (b) The demolition of an existing shed and erection of a new cow shed.
- (c) Extension to existing silos.

ADDITIONAL STATEMENT BY THE APPLICANT

The applicant has not submitted an additional statement in support of the application.

PARISH COUNCIL COMMENTS

Raise no objection to the scheme but would like to be assured that if permission were to be granted then appropriate nuisance control measures will be adopted in line with the environmental protection acts. The Parish Council also refer to a number of neighbour objections (which are detailed in the relevant paragraph below).

CONSULTATIONS

Environmental Health (KDC) – no objection
Wiltshire County Council Archaeological Services – no objection

REPRESENTATIONS

Five letters of representation have been received: One in support of the application and four letters of objection.

The objections are summarised as:

- (a) The proposed silos will be too near the adjacent residential properties, exacerbating noise and smell nuisances as well as rodent habitation/activity.
- (b) Operation of the silos will increase the activity of heavy agricultural machinery near the boundaries of the residential properties.
- (c) During silage periods, it is common practice for heavy machinery to work after hours of darkness. This will result in increased noise pollution and disturbance to residential properties.
- (d) The silos should be located on the other side of the farm, further away from residential properties and therefore minimising visual and environmental impact.
- (e) There have been a large number of accidents at Townsend in the past year and the increase in transport needed to maintain the new silos will therefore be dangerous.

POLICY CONSIDERATIONS

Kennet Local Plan 2011 - The farm lies partly within the Poulshot Conservation Area. Policies PD1 and HH5 are therefore pertinent to the consideration of this application.

PLANNING OFFICERS COMMENTS

Townsend Farm is an established agricultural holding covering an extensive area of land within Poulshot. It is considered that the key issues when determining this application are the visual impact of the proposal/impact upon the conservation area and the impact upon the amenities of the nearby residential properties.

Visual Impact

Although the farm covers a large area of land, all of the farm buildings are concentrated in the complex situated on this site. The proposed buildings are also to be sited within this existing farm complex. It is not considered, therefore, that any of the proposals would result in an adverse visual impact as they will appear as part of the existing farm buildings both from the main road running through the village and in long distance views of the site. In terms of scale and design, the proposed buildings are in keeping with the appearance of the existing farm. The proposals are also considered acceptable in terms of their relationship with the Conservation Area.

Neighbour Amenity

In terms of amenity, representations have been received objecting to the smell/environmental impact, in particular the silos. Whilst the silos will be brought nearer to the neighbouring residential properties, it is not considered they will have an adverse impact, particularly in comparison to the existing situation. A sufficient distance (between 12 and 20m) will still be maintained between the silos and the boundary of neighbouring properties, which all possess long rear gardens. Furthermore, Environmental Health has not raised any objection to the proposal.

As it is an existing farm complex, it is also not considered reasonable to object to the proposals on the grounds of highway safety.

In conclusion, it is considered that the proposed buildings will not have an adverse impact upon visual amenities within the surrounding area or upon the character, appearance or setting of the conservation area. In terms of neighbour amenity, there has been a longstanding relationship between the farm complex and the nearby residential properties and it is not considered that the proposals would significantly alter this or lead to a significant adverse impact in comparison to the existing situation.

RECOMMENDATION

Approve with Conditions -

1 - The development hereby permitted shall be begun before the expiration of five years of the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 - No development shall take place until details of the materials to be used for the external walls and roofs (including samples if requested) 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 secure harmonious architectural treatment.

3 - INFORMATIVE TO APPLICANT:

The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policies PD1 and HH5.

Item 4:

APPLICATION:	K/51480/F
PARISH:	MANNINGFORD
APPLICATION TYPE:	Full Planning Permission
PROPOSAL:	Erection of detached double garage
SITE:	September Cottage, Manningford Bruce, Pewsey, SN9 6JW
GRID REF:	13881 58457
APPLICANT:	Mr and Mrs M Lund
AGENT:	Acorn Builders
DATE REGISTERED:	14th January 2005
CASE OFFICER:	Mr P Horton

SITE & LOCATION

September Cottage is located on the western side of the road that runs north from the A345 Upavon–Pewsey road to the village of Manningford Bruce and is less than half a mile from the junction with the A345. It is a detached house set back from the road and contains another property, the former school, within its curtilage. This was granted planning permission for a change of use to a dwelling in 1978.

SITE HISTORY

Planning permission for a single storey kitchen extension & conservatory was approved at September Cottage in 1989 (K/14802). The former school was granted planning permission for a change of use to a residential dwelling in 1978 (K/78/0153) and a further permission for an extension, also in 1978 (K/78/0801).

In November 2004 the Regulatory Committee refused planning permission for the erection of a detached double garage with store over in view of its large size and harmful impact on the character and appearance of the area.

DESCRIPTION OF DEVELOPMENT

The proposal is for the construction of a detached double garage. This would be constructed on an overgrown area adjacent to the hardstanding to the north of September Cottage and east of the former school house. The building would be 7.9 metres in width, facing down the drive and would have a length of 6.3 metres. A 1.1 metre gap would be retained between the side boundary of the property and the existing public footpath that leads to the fields to the rear. The garage would have a ridged roof with half hips, and a maximum height of 5.3 metres. The materials would be clay plain tiles on the roof and rendered walls (September cottage is also rendered).

This proposal differs from the previously refused scheme in that the overall size of the building has been reduced and the first floor store room and dormer window removed. Previously the proposed garage measured 8.6m by 6.6m by 5.4m high, and was to be sited on the common boundary with the footpath.

The property already has a double garage as an integral part of the northern end of September cottage. However, the applicants wish to convert this to a home office, accessed from the main house. This conversion work does not require planning permission from the council as it is permitted development.

PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION

There have been none.

ADDITIONAL STATEMENT BY THE APPLICANT

There is no additional statement from the applicant.

PARISH COUNCIL COMMENTS

Manningford Parish Council: Whilst the Parish Council considers this second proposal to be an improvement, a number of concerns remain:

- the loss of mature trees;
- the height of the garage still exceeds the height that is suitable for an outbuilding of this type and would, therefore, significantly alter the appearance of the area from the road and block lines of sight to the old school building;
- it is not in keeping with the property on either side of the garage.

REPRESENTATIONS

An objection has been received on behalf of the owners of the house to the north, known as the White House. The points raised are:

- The proposal does not overcome the previous reasons for refusal being similar in overall size;
- Removal of first floor storage space means that roof pitch could be further reduced;
- Design and materials are out of keeping with surrounding development – thatch may be more appropriate;
- Contrary to Policy PD1.

POLICY CONSIDERATIONS

The site lies within the area of outstanding natural beauty. September Cottage and the old school house are not listed buildings, although the White House to the north is (Grade II).

Kennet Local Plan 2011 – policy PD1 is relevant.

PLANNING OFFICERS COMMENTS

As in the previous application, the proposal raises two issues – the impact on the appearance of the area and the impact on the amenity of the nearby dwelling.

In terms of the impact on the appearance of the area, the proposed garage would be set back some 28 metres from the road frontage, close to the line of the rear of September Cottage. In this position, it would not be widely visible in the landscape and would be set within what is already a well established domestic curtilage. The materials proposed are in keeping with this end of September Cottage, which already has a rendered appearance and a north end roofed in plain tiles. The height is below that of the ridge of the gable end of the old school house to the rear. Taken in isolation the reductions to the width, length and height of the building are not significant, but considered together with the other design changes (namely, the half-hipped roof, the re-siting off the boundary, and the removal of the dormer window) are considered to ensure a less bulky appearance and subordinate scale appropriate for a domestic outbuilding in this location.

In terms of the impact on the amenity of the nearby property, The White House, this is separated from the site by a public footpath. In the revised scheme a gap would be retained to the existing boundary line. This re-siting, together with the intervening gap with the neighbouring property, would ensure no adverse impact on residential amenity. A condition is recommended to ensure no openings are put in the roof of the building.

In conclusion it is considered that this revised scheme, by reason of the reduced size and amended design, now addresses the earlier objections and consequently approval is recommended.

RECOMMENDATION

Approve with Conditions

1 - The development hereby permitted shall be begun before the expiration of five years of the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 - No development shall take place until details of the materials to be used for the external walls and roofs (including samples if requested) 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 secure harmonious architectural treatment.

3 - Notwithstanding the permitted development provisions of the Town and Country Planning (General Permitted Development) Order (and any Order revoking or re-enacting that Order), no windows, rooflights or other openings shall be inserted in the roof of the garage hereby approved unless first agreed in writing by the local planning authority.

REASON:

To safeguard the amenities of the locality.

4 - INFORMATIVE TO APPLICANT:

The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1.

Item 5:

APPLICATION:	K/51133/F
PARISH:	WOODBOROUGH
APPLICATION TYPE:	Full Planning Permission
PROPOSAL:	Siting of single mobile classroom
SITE:	Woodborough C E Aided Primary School, Woodborough, Pewsey SN9 5PL
GRID REF:	10780 59772
APPLICANT:	Salisbury Diocesan Board Of Education
AGENT:	Dolman
DATE REGISTERED:	28th October 2004
CASE OFFICER:	Mrs C Coombs

SITE & LOCATION

The site is located adjacent to an existing mobile classroom on land at Woodborough School. The School is located on the south western side of the village, close to the railway bridge.

SITE HISTORY

There have been a number of planning applications at the school, the most relevant being:

- K/30005: Siting of mobile building to provide additional classrooms – planning permission granted 24 May 1994.
- K/35565: Single storey classroom and library extensions – planning permission granted 30 April 1998
- K/36140: Extension to existing car park – planning permission granted 21 September 1998
- Erection of single storey ICT suite extension – planning permission granted 22 January 2002

DESCRIPTION OF DEVELOPMENT

The application proposes the siting of a mobile classroom at the site. The classroom is approximately 9.1 metres long and 7.4 wide. It is proposed to site the classroom immediately to the east of the existing double mobile classroom.

PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION

The plans have been amended slightly to move the classroom further to the north so to ensure that an existing horse chestnut tree on the site can be retained.

ADDITIONAL STATEMENT BY THE APPLICANT

The Parish Council's concerns were conveyed by your officers to the agent, who has provided further information on the need for the mobile classroom. This statement confirms that:

- The present roll number at the school is 136 pupils.
- The current teaching area within the school is 48 square metres below the Department for Education and Skills guidelines.

- The proposed mobile provides 50 square metres of teaching space which will bring the school up to the minimum requirement for basic teaching area.
- The proposed mobile classroom will meet the needs of the existing pupils and is not intended to increase the capacity of the school.

PARISH COUNCIL COMMENTS

The Parish Council objects to the proposed development for the following reasons:

1. The quality of the facilities for the children will be depleted by the addition of a further mobile classroom. The playing field is rapidly disappearing and the school is outgrowing its site.
2. Concerned about the impact of the development upon traffic and parking in the area. Query whether additional parking facilities could be provided.
3. Mobile classrooms are unattractive given the AONB status of the area.

The Parish Council is also concerned about the lack of a long term strategy for the school. The mobile classroom should only be considered as a temporary requirement as they are unattractive when considering the main traditional school building. If the PC knew more about the school's long term plans when it comes to pupil numbers, building projects, traffic and parking and a solution to the problem that the site is rapidly becoming overdeveloped, then support may be given.

CONSULTATIONS

Wiltshire County Council Highways: no objection subject to a condition requiring the submission of a Travel Plan.

Wiltshire Fire Brigade: no objection.

POLICY CONSIDERATIONS

Kennet local Plan 2011 - The site lies in the North Wessex Downs Area of Outstanding Beauty. Policies NR7, NR8 and PD1 are applicable.

PLANNING OFFICERS COMMENTS

The proposed mobile facility is planned to meet a current shortfall in teaching floorspace at the school rather than cater for an anticipated increase in pupil numbers. Comments raised in relation to increased traffic generation directly resulting from this proposal can therefore be given little weight. Wiltshire County Council has raised no objections to the proposal but do require the submission of a Travel Plan as a condition of the planning permission to cover the management of the school as a whole. However, given the fact that there will be no increase in numbers arising as a result of the development, this cannot be justified on this occasion.

Mobile classrooms are undoubtedly unattractive but they have been used widely within the district to provide temporary answers to a lack of teaching space. Funding issues predominantly affect the provision of more appropriate permanent solutions. It is regrettable that schools have to rely on such provision but it is considered that the ability and need of the school to operate within government set guidelines must be given significant weight when considering these proposals.

The proposed mobile has been sited sensitively. It is immediately adjacent to the existing mobile classroom and enables the retention of a young horse chestnut tree that will serve to assist the integration of the building into the landscape. The

council's Countryside and Landscape Officer has been consulted and is satisfied with the amended plans.

A temporary planning permission for this building is therefore recommended. This approach allows the immediate operational requirements of the school to be met while ensuring that the current situation can be reviewed on expiration of the consent.

RECOMMENDATION

Approve with Conditions

1 - The development hereby permitted shall be begun before the expiration of five years of the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 - This permission is for a temporary period expiring on 17 February 2010 on or before which date the use shall cease and the land shall be restored to its former condition in accordance with a scheme of work submitted to and approved by the local planning authority.

REASON:

This permission is granted solely to meet the needs of the present applicant, and in order to enable the local planning authority to review the situation at the end of the period specified.

3 - INFORMATIVE TO APPLICANT:

The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1.

