

AGENDA SUPPLEMENT (1)

Meeting: Northern Area Planning Committee
Place: Council Chamber - Council Offices, Monkton Park, Chippenham,
SN15 1ER
Date: Wednesday 10 December 2014
Time: 3.00 pm

The Agenda for the above meeting was published on 2 December 2014. Additional documents were available at the meeting and are now published as this agenda supplement.

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6 **Planning Applications** (*Pages 1 - 6*)

DATE OF PUBLICATION: 11 December 2014

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

10 December 2014

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

Item 6a - 14/09769/OUT- Land at Former Blounts Court Nursery, Studley Lane Studley

Late Representations

Received 08/12/2014- Housing

Further to earlier correspondence I have amended my original planning consultation response to include the 6 households in need of affordable housing in 'Calne Without'. This figure is taken from Q1 2014/2015 Housing Register data and does not include those in 'bronze' band (of which there are an additional 11 households – some of whom may potentially be able to purchase a shared ownership property).

Government Pipeline and Storage System

No objection.

Received 08/12/2014- Education Comments:

The development generates a need for 8 primary infrastructure and no developer contributions towards secondary infrastructure as there is still sufficient space to accommodate the proposed demand. The current cost multiplier for primary places is £16768 per place. A sum of £134144 towards primary education infrastructure is required.

Received 08/12/2014- Landscape Comments:

The comments made on the previously submitted scheme still stand and are as follows:

The site lies within Landscape Character Area 12 – Bowood and Bowden Parkland ⁽¹⁾ an elevated rolling hill landscape of parkland, woodland and enclosed pasture higher than surrounding areas within the former North Wiltshire District. This landscape character area has a significant impact on the landscape character areas surrounding it, rising above valleys and providing a backdrop to much of the area to the north.

The proposed development site itself is largely visually contained. Short, medium and longer distance views are screened from the north by an established perimeter tree belt and by the large Vastern Sawmill buildings, to the west by young and mature trees planted on the adjacent land with established woodland further west. The sites southern boundary is currently open to close views from the A4 road, which sits slightly elevated above the site, while some glimpse views are likely to be achieved to varying degrees from some upper floor windows of the new housing opposite (Chapel Street) through gaps in an existing line of Horse Chestnuts over the A4. This potential inter-visibility is likely to be more evident during winter months . The greatest and most obvious change effects will be perceived by residents from the adjacent 3 dwellings along Studley Lane (Eastcourt and no's 83, 84 Studley Lane) and users of Studley Lane, who will experience a change resulting from the removal of existing trees and vegetation and close views of new residential frontage at

Studley Lane including the proposed road widening and highway access's. Longer distance receptors from the east will see upper levels of the new development with the three existing dwellings at Studley Lane and their rear gardens in the foreground, with the adjacent Saw Mill buildings also associated in the same view.

From reading submitted information I note that an issue has been identified during pre-application Public /Parish consultation exercises, in relation to the potential effects of proposed development on the separate and individual character of the neighbouring villages of Derry Hill & Studley. I understand The main issue appears to focus on whether the proposed development will be perceived to be associated with Derry Hill, thereby extending the influence of Derry Hill across the A4 road towards Studley.

Even without the benefit of an accompanying Landscape Assessment it is my opinion that the greatest permanent visual change effects will be localised and restricted to residential receptors opposite the proposed site entrance, transient views from the A4 road and for local users of Studley Lane accessing Studley Village and exiting Derry Hill at the A4 Junction. Proposed development at this site is unlikely to result in any wide reaching landscape or visual effects which would generate significant harm to the wider countryside character or views.

There is little doubt in my mind that the existing settlement, north of the A4 (Studley side) comprises a far looser (lower density) and linear urban grain than to the south of the A4 (Derry Hill Side). Derry Hill exhibits a more urban character which has evolved at a greater pace over recent years to include larger incremental infill blocks of urban and residential development which is typically accessed from a wider road with formal road kerbs and footway provision, on street parking and road marking, traffic calming measures and street lighting etc. which all add to the sense of urban character and a decline in rural character. Studley is more rural in character and has much less of these urbanising elements. The proposed development will introduce additional urbanising elements and permanently alter the character along this section of Studley Lane.

Existing Trees

The submitted tree report, identifies that the existing taller Poplar trees growing along the sites northern boundary, are reaching the end of their safe useful life and should be considered for careful removal (while leaving other maturing native trees to provide an effective screen) prior to any form of residential development. I make this same observation independently, and therefore support the suggested approach in Sharple's report. The tree report also identifies trees which are of sufficient quality and which would merit consideration for retention within a final design layout. While the current illustrative layout shows the retention of the northern and western belts of established planting, it does not illustrate that other individual trees (i.e. T2-Beech & T69-Gleditsia) within the site will be retained, and I have not found an explanation to why they are not proposed for retention. The successful retention of these trees should be requested, but may have an impact on the final deliverable number of houses achievable at this site, which I assume is the only reason why these trees are not currently proposed for retention? The LPA should take this into consideration in relation to saved NWDLP Policy NE14 when considering this outline application.

Design and layout

The current layout although indicative appears very regimented in layout, and introduces inappropriate design elements such as the urban square? and a formal footway fronting Stanley Lane, which in my opinion are uncharacteristic and overly urban features in this rural context?

The main landscape issues include:

- The principle of more intensive urban residential use north of the A4, which is also likely to give the impression of driving through the settlement of Derry Hill.
- The potential visual effects of any necessary noise attenuation mitigation structures are currently unknown. These should be established so the LPA can understand the potential effects they may generate and ensure that this mitigation has been appropriately mitigated in terms of local views and character. i.e. the proposed southern boundary treatment fronting the A4? which I understand may include a requirement for 3M high noise barrier?) if this is the case, this boundary should be completely screened with a more substantial tree belt etc. which would require more space and could reduce envisaged housing numbers etc.
- Submitted information states "*Studley Lane should be widened and a new footway provided*" which will permanently change the character of Studley Lane (north). I suggest the LPA will need to consider whether this is potentially damaging to, or incrementally erodes the existing character of Studley Village.
- The removal of the existing Poplar trees growing along the sites northern perimeter within the development proposal.
- Appropriate future management arrangements and implications for Public Open Space, and adopting authority if the existing Poplar trees are not removed as part of the development proposal etc.
- Successful incorporation of existing site tree reference numbers; T2 and T69 within any final development layout proposals?

S106 contributions:

At the present time, given the outline nature of the scheme, the following Heads of Terms have been agreed in respect of the proposal:

- 30% affordable housing
- Provision of noise mitigation measures in accordance with the submitted noise report prior to the first occupation of any residential unit.
- On-site provision of 1920m², of public open space of which 216m² allocated as specific play provision, to be subject to a commuted fee to cover maintenance;
- Off-site financial contribution of £ £18,123 to satisfy the Sport and Recreation requirement of Planning Policy C2.
- A sum of £134,144 towards primary education infrastructure
- A sum of £112 per unit towards residential refuse bins

- TRO for the reduction of speed limit from 60mph to 40mph to be completed prior to the occupation of any units on site.

Amended & Additional Conditions:

The following alterations and amendments to the proposed conditions are required:

Prior to the occupation of the first dwelling on the site, a controlled pedestrian crossing and a 2 metre wide footway shall have been provided on the A4 in accordance with details which shall first have been submitted to and agreed by the local planning authority.

Reason: In the interest of highway safety

OR

Prior to the occupation of the first dwelling on the site, improvements to the uncontrolled refuge crossings on the A4 shall have been provided in accordance with a scheme of local junction area improvements which shall first have been submitted to and agreed by the local planning authority. The scheme of local area junction improvements could include additional lighting, refuge improvement, road markings and general informatory signs and visual prompts to highlight the potential pedestrian movement.

Item 6b – 14/04658/FUL- 9 A Malmesbury Road, Chippenham

~~No comments have been received in relation to the amended plans. The comments made by English Heritage must therefore be treated as an objection. Should the committee vote to grant planning permission the application would first have to be referred to the Secretary of State in order to enable the Secretary of State to consider whether or not he wishes to call in the application for his own determination.~~

~~It is emphasised that, whatever resolution is reached by the Committee in respect of the Decision, the Council may not now approve the application unless instructed to do so by the Secretary of State, who will advise in due course or if English Heritage support or raise no objection to the proposal.~~

Late Representations

Received 10/12/2014- English Heritage

Summary

The application proposes the demolition of St Paul's Church Hall and its replacement with five terraced dwellings. The hall sits within a conservation area and adjacent to the grade II* listed St. Paul's Church. English Heritage considers that the loss of the church hall is harmful to the significance of the conservation area. The level of harm does not, however, lead us to object, and we advise that the harm should be balanced against any public benefits brought about by the scheme.

English Heritage Advice

The hall dates from the early C20 and is of a simple design with some Arts and Crafts style detailing to the main facade, facing Malmesbury Road. We consider that the Design and Access statement submitted with the application does not adequately assess the significance of the existing building. In our view, the hall makes a positive contribution to the character and appearance of the conservation area by virtue of its design and history, and its

demolition is therefore harmful in the terms of the National Planning Policy Framework (NPPF) paragraph 132.

The revised documentation provides a justification for the proposal in terms of declining use of the hall and the future aspirations for the church. The proposed replacement development consists of five terraced dwellings, stepped back towards the II* church in order that the view down Malmesbury Road be opened up. The Design and Access Statement sets out the character of the local area, which consists largely of terraced houses of a mostly consistent scale, but with varying details, with St Paul's Church being the dominant building in the area. The proposed design is of a modern style but appears to respond to this character and scale, although we would query whether the roof terraces are appropriate in this area.

Recommendation

English Heritage considers that the loss of the church hall will cause some harm to the significance of the conservation area, and that this should be weighed against the public benefits of the proposal, in accordance with NPPF paragraph 134.

Should consent be granted, we recommend that a suitably worded condition be put in place requiring the recording of the hall before demolition.

S106 contributions

At the present time, given the outline nature of the scheme, the following Heads of Terms have been agreed in respect of the proposal:

- £29,100 in offsite Open Space Contribution to be used to upgrade facilities at John Coles Park.

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