

# AGENDA SUPPLEMENT (1)

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**Meeting:** Northern Area Planning Committee  
**Place:** Council Chamber - Council Offices, Monkton Park, Chippenham  
**Date:** Wednesday 11 March 2015  
**Time:** 3.00 pm

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**The Agenda for the above meeting was published on 3 March 2015. Additional documents are now available and are attached to this Agenda Supplement.**

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This Agenda and all the documents referred to within it are available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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7 **Planning Applications** (*Pages 3 - 4*)

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| DATE OF PUBLICATION: 11 March 2015 |
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## NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

11<sup>th</sup> March 2015

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.

### **7 a) 14/11318/VAR - Wiltshire Golf & Country Club, Vastern, Royal Wootton Bassett, Swindon, SN4 7PB**

#### **Late Representations**

##### Local Resident

As it is one development with 44 leases for phase one and 5 leases for phase two already in operation, despite two separate applications for the retirement option for usage, I believe it would make more sense to make the decision on the development as a whole. Many of my neighbours are over 55 and fully retired so from the owners point of view it would appear discriminatory to consider phase 2 for the retirement usage option and deny phase 1 due to Council procedures. Surely it would be possible to agree on a figure for the affordable housing aspect at this late stage for the whole of the development and take into consideration the views of the many owners who would like to spend more time in the village if that option was available.

Two separate applications were received in respect to this site relating to the two separate phases, it is therefore considered appropriate to consider these applications separately. This representation does not change to officers recommendations in respect to this application.

### **Item 7 b) 14/12103/FUL - St Andrews Church, West Street, Castle Combe, Wiltshire, SN14 7HT**

#### **Late Representations**

The application has been withdrawn by the applicant confirmed by correspondence received today (11/03/15). Officers are in the process of arranging a meeting with the applicant team to discuss revised scheme proposals.

### **Item 7c) 15/00267/FUL- Land Rear of Bay Tree Cottage, The Butts, Biddestone, SN14 7DT**

#### **Late Representations**

Neighbour Representations- 3 additional neighbour representation letters have been received. A summary of additional concerns is set out below:

- unacceptable impact on the privacy
- The proximity of the corner of the proposed dwelling is unacceptably close to the boundary fence dividing our respective properties.
- The third bedroom window to be located on the first floor, will overlook and intrude on the whole length of the garden
- Overbearing proportions and scale of the dwelling

- Form and scale of the dwelling is inconsistent with the function of the property
- The Design Access Statement states the application looks to placing a, “small vernacular cottage. This is not a “small vernacular cottage”.
- The two storey design of the dwelling will conflict with the street scene and the addition of this dwelling, with multiple car use, will place an ever increasing load on an historic country lane
- The proposal will stand out and in stark contrast to the surrounding houses, bear no architectural compatibility with the immediate area and which will be out of keeping with the village street scene.
- The proposal is ill-fitting orientation within the plot, it will stand out
- the listing criteria is that it includes outhouses and boundary walls which would by default, include the shed that is claimed in the applicant’s correspondence not to be impacted.
- No acknowledgement to the huge (and detrimental) change to the views enjoyed from the Grade 2 listed cottage
- the revised location will now prevent builders and future occupants from walking around the house without trespassing
- the revised house location is a fundamental change to the application that should require filing of a new application
- Drg. No 436/PL/3c is not shown on the website

#### Additional Condition

Before the development hereby permitted is first occupied the window in the first floor east elevation shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

**Item 7d) 13/01483/FUL- 1 Chestnut Road, Chippenham, SN14 0EY**

#### Late Representations

Neighbour Representations- 2 further representation letters received, including one from the new occupier of no.1 Chestnut Road, setting out concerns in respect of the following:

- Impact on adjoining properties in terms of overbearing, overlooking and overshadowing; and
- Current limitations and associated impact on parking in the area.

**There is also a slight error in the paragraph headed ‘S106 contributions’ in the report; the change to the NPPG came into force on 28 November 2014, rather than October as stated. The implications for the development proposal remain unchanged.**