

# AGENDA SUPPLEMENT (1)

**Meeting:** Western Area Planning Committee

**Place:** Online Meeting

**Date:** Wednesday 19 August 2020

**Time:** 3.00 pm

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**The Agenda for the above meeting was published on 11 August 2020. Additional documents are now available and are attached to this Agenda Supplement.**

Please direct any enquiries on this Agenda to Jessica Croman, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718504 or email [kieran.elliott@wiltshire.gov.uk](mailto:kieran.elliott@wiltshire.gov.uk)

Press enquiries to Communications on direct lines (01225)713114/713115.

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 - 74)**

The committee presentation for the meeting is attached.

DATE OF PUBLICATION: 19 August 2020

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# Western Area Planning Committee

19<sup>th</sup> August 2020

**7a) 20/01219/FUL & 20/02055/LBC - Manvers House, 3 Kingston Road Bradford On Avon BA15 1AB**  
Alterations and extensions to existing office building including erection of mansard roof on north wing to accommodate additional B1 office floor space and the change of use of central building and southern wing from B1 offices to form 2 dwellings (C3).

**Recommendation: Approve subject to conditions**



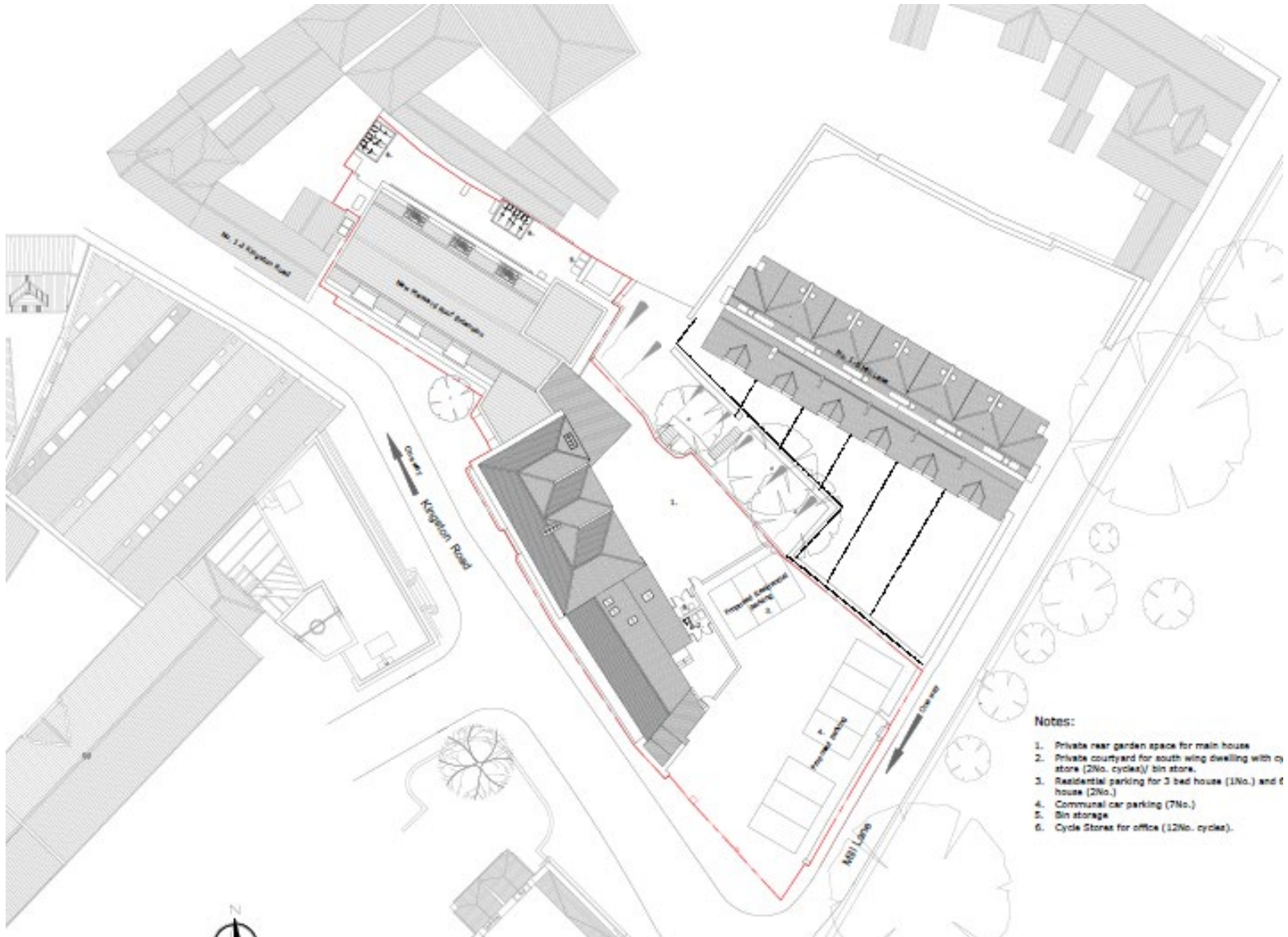
Site Location Plan



Aerial Photography



# Proposed Site Plan



### Notes:

1. Private rear garden space for main house
2. Private courtyard for south wing dwelling with cycle store (2No. cycles)/ bin store.
3. Residential parking for 3 bed house (1No.) and 4 house (2No.)
4. Communal car parking (7No.)
5. Bin storage
6. Cycle Storage for office (12No. cycles).

# Southwest Elevation



Proposed Street Elevation

1:100  
Proposed

Page 6



Existing Street Elevation

1:100  
Existing

# Northeast Elevation



# Proposed

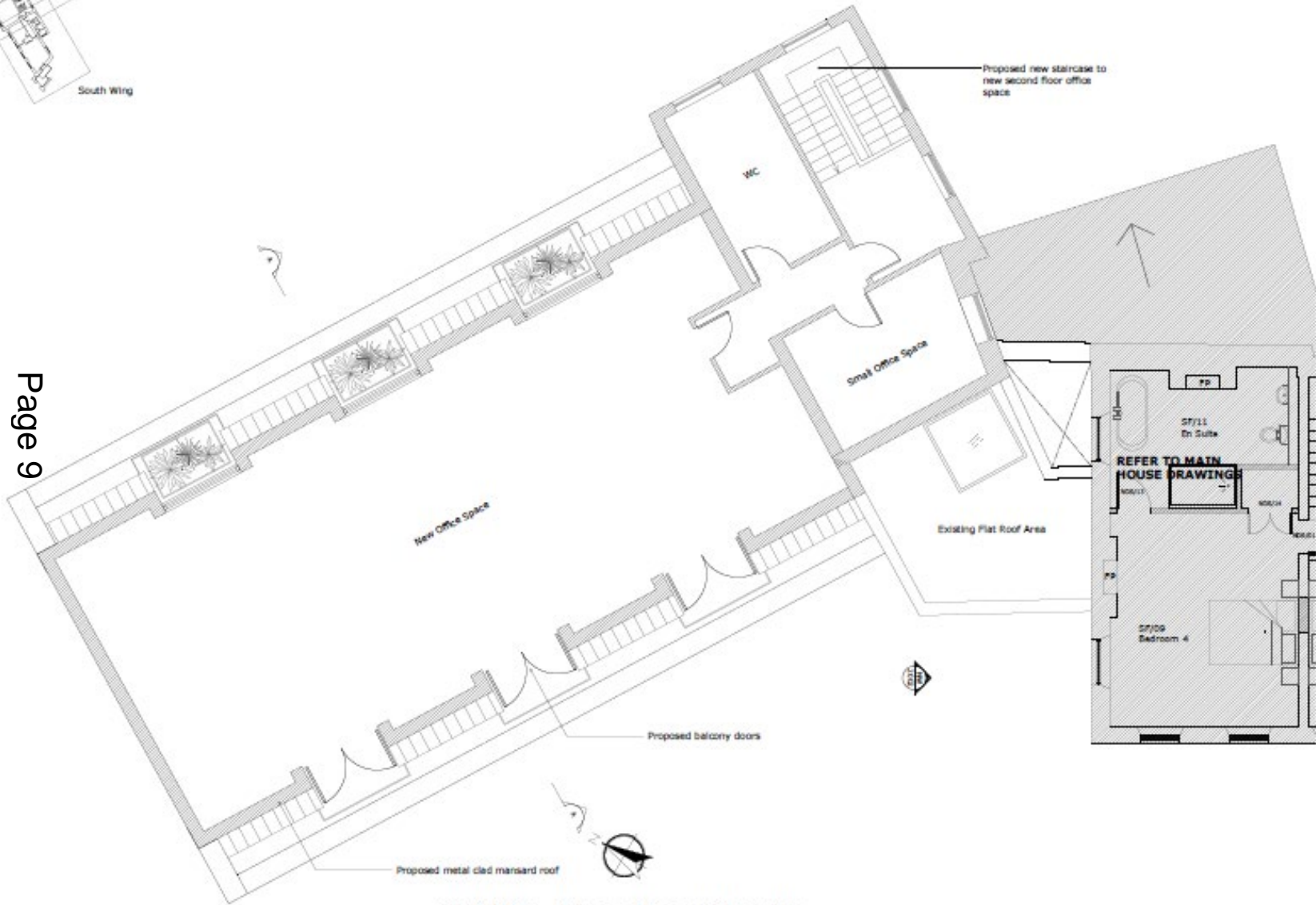


# Existing

Existing Rear Elevation



# Proposed Plan: New Second Floor to North Block



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North Wing - Proposed Second Floor Plan

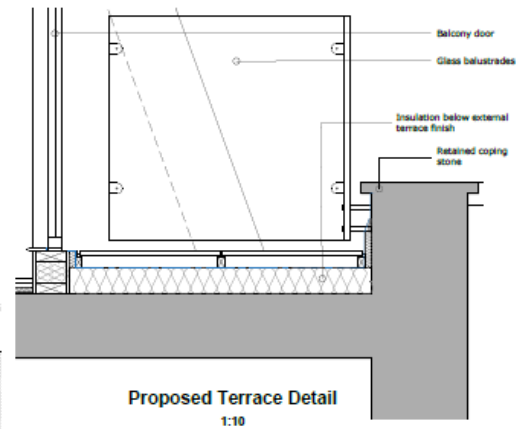
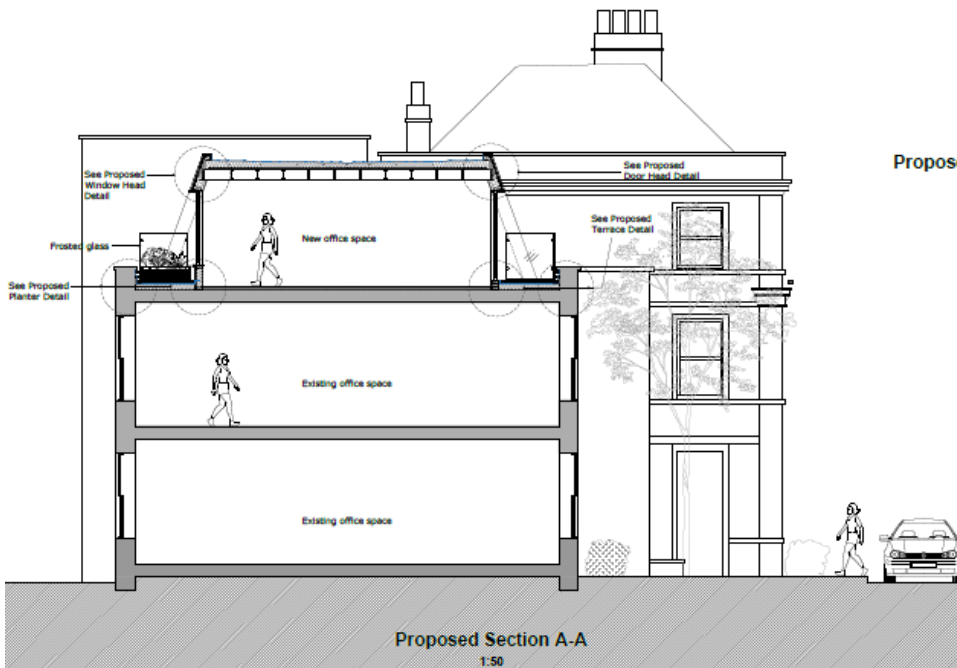
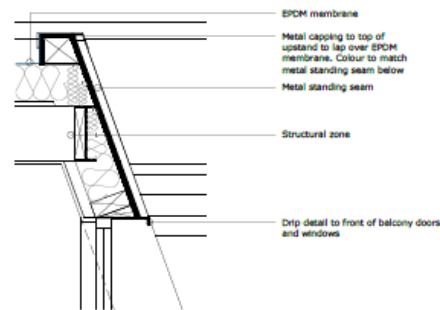
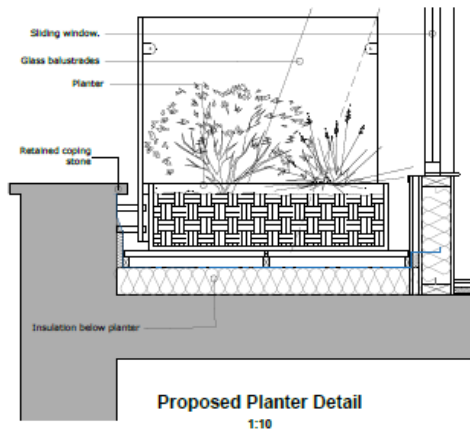
1:50

C  
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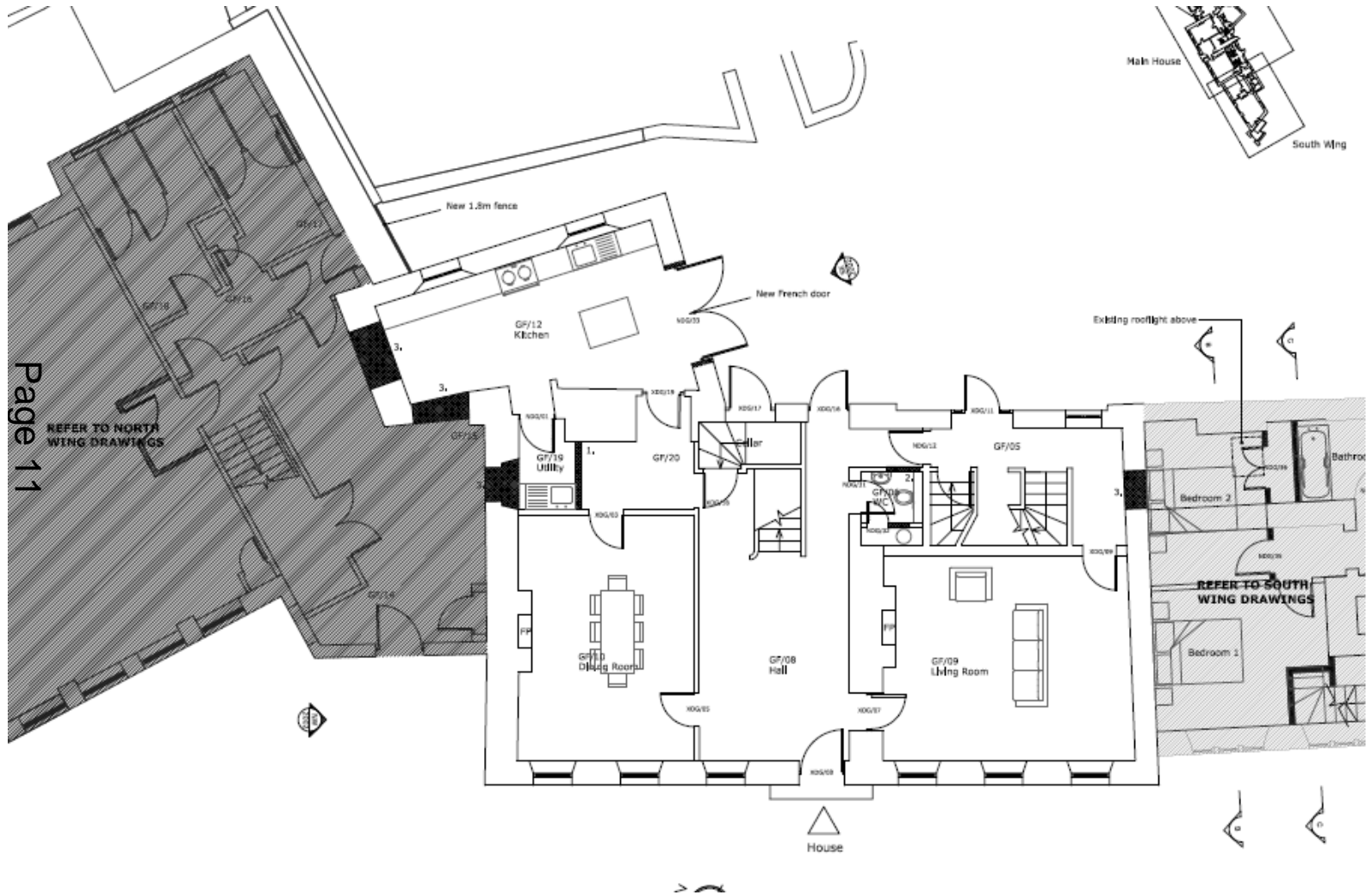


# Proposed Plan: Cross Section New Second Floor to North Block

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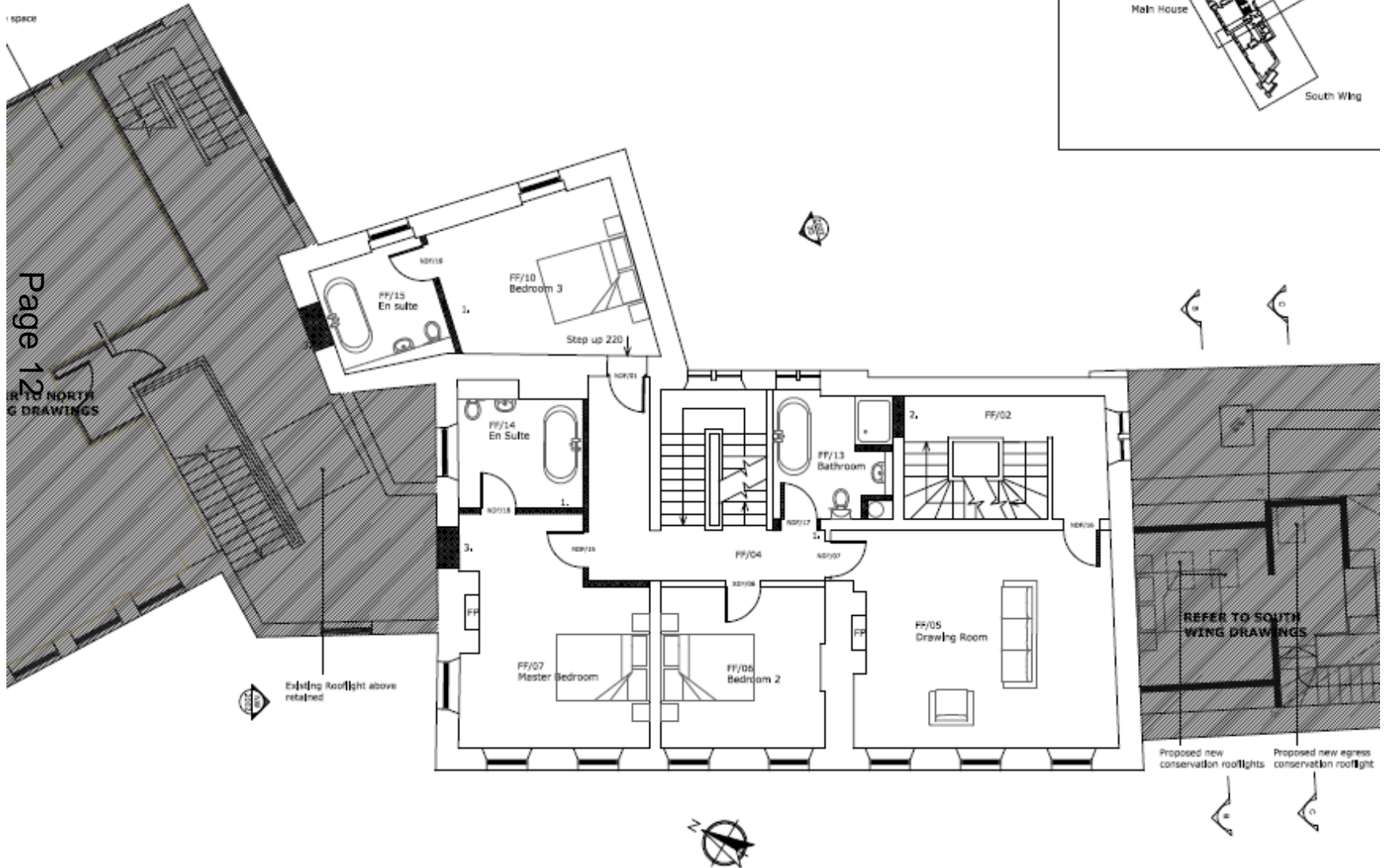


# Proposed Plan: Ground Floor Main Block

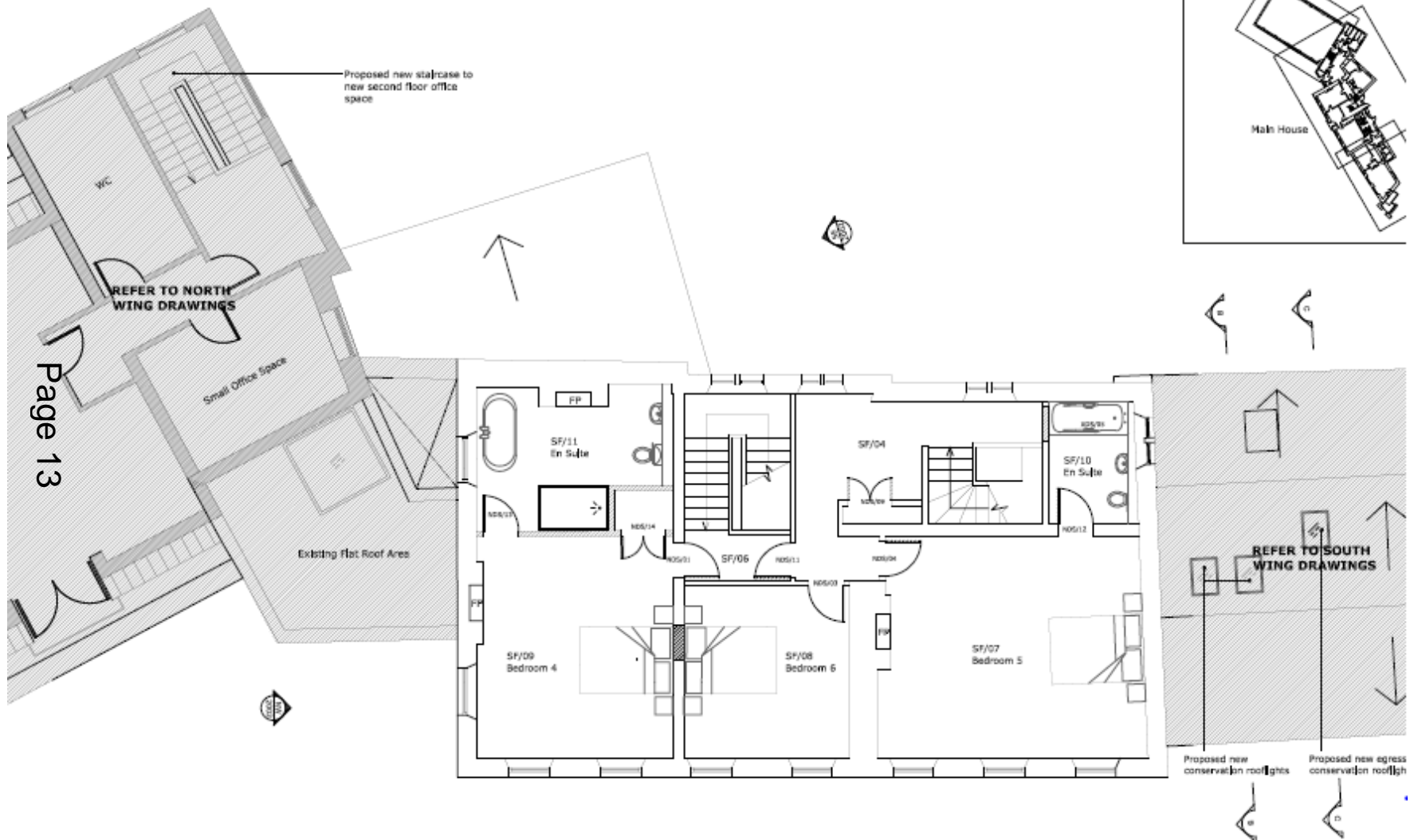


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# Proposed Plan: First Floor Main Block



# Proposed Plan: Second Floor Main Block

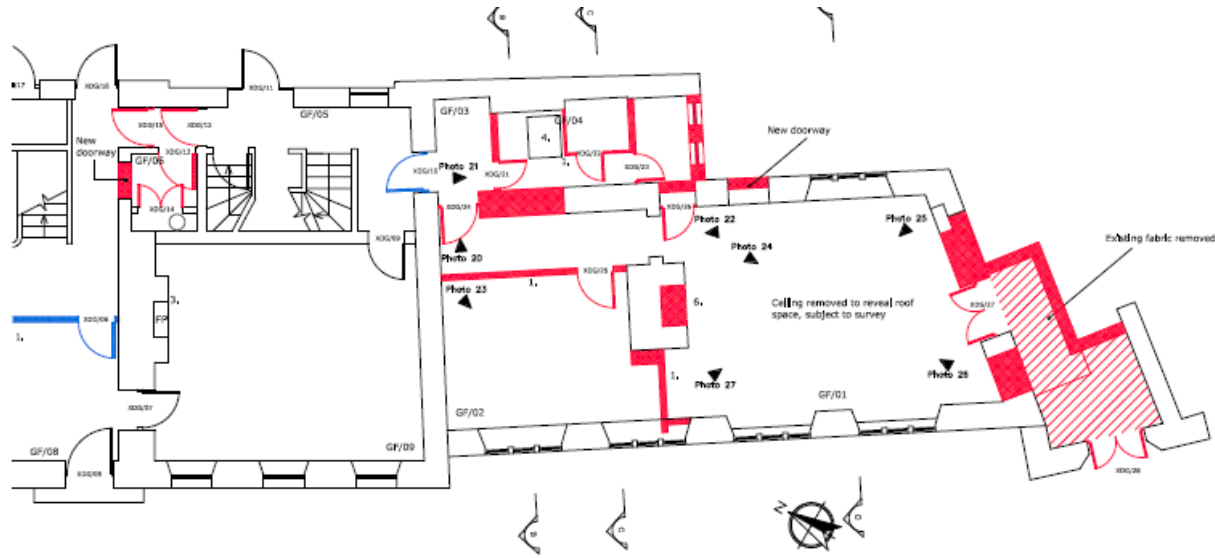


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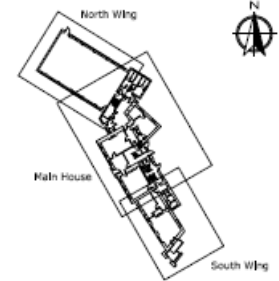


# Proposed Plan: Ground Floor South Wing

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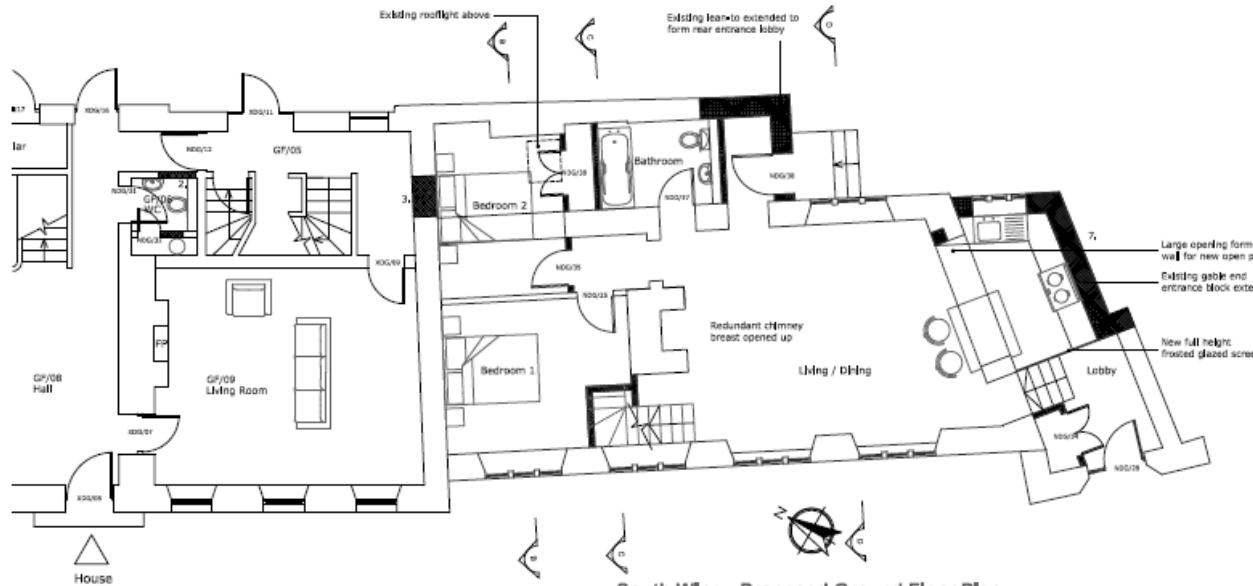


South Wing - Existing Ground Floor Plan  
1:50



- Key:**
- Secondary walls removed
  - Original fire place opened up to expose recesses
  - Existing fire place
  - Existing door removed
  - Existing walls
  - Fabric to be removed
  - Fabric to be removed - Consented under application 1804559/LBC

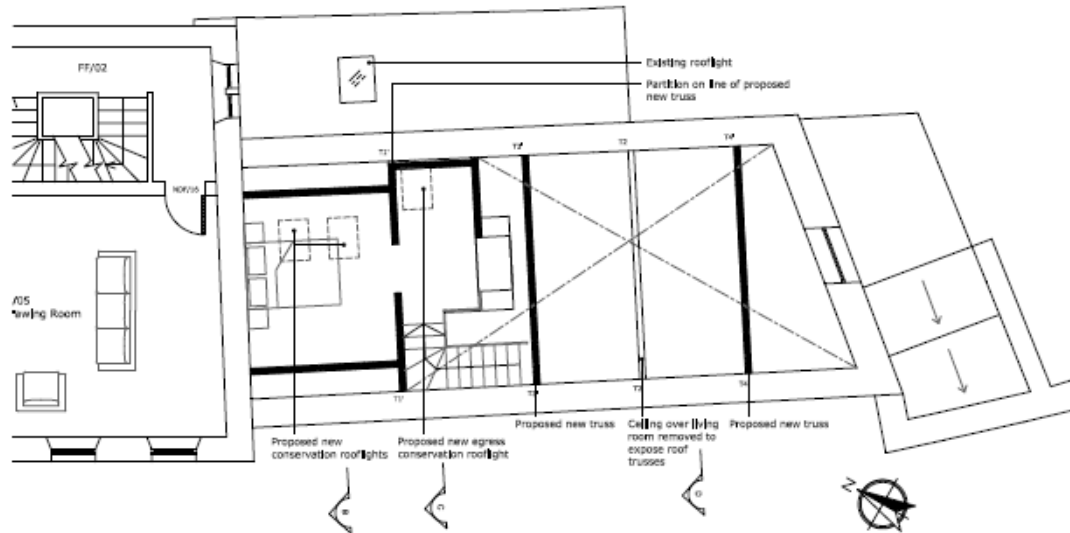
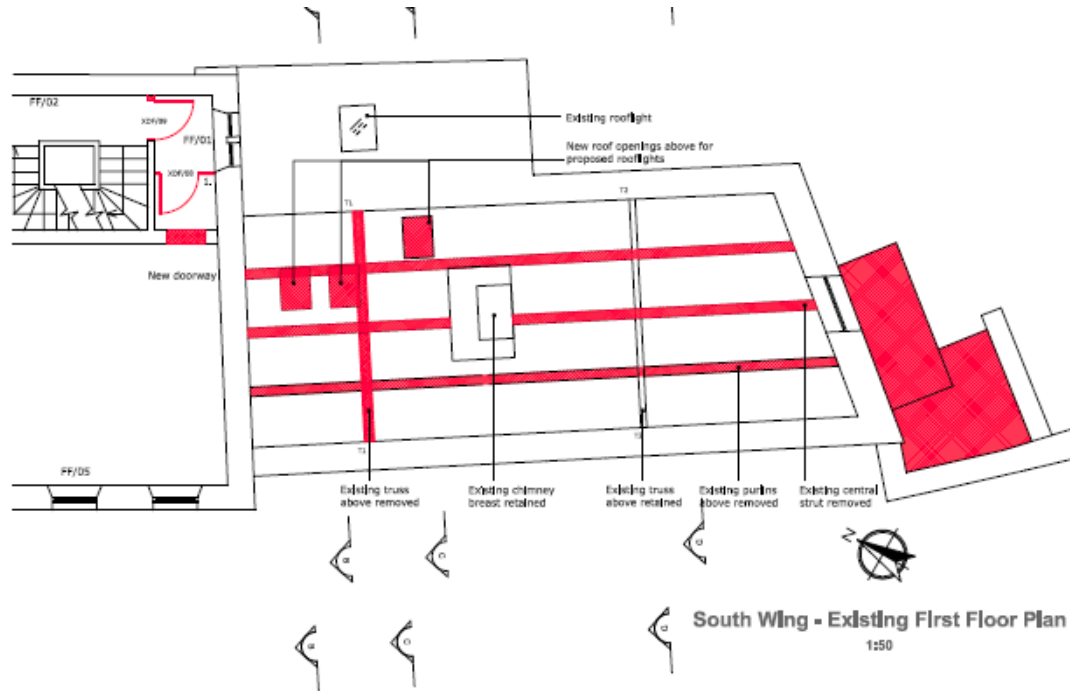
- Notes:**
1. Existing partitions removed
  2. New full height partitions
  3. Opening blocked up
  4. Rooflight above
  5. New masonry wall
  6. Fireplace opened up subject to investigations work
  7. New masonry wall



South Wing - Proposed Ground Floor Plan  
1:50

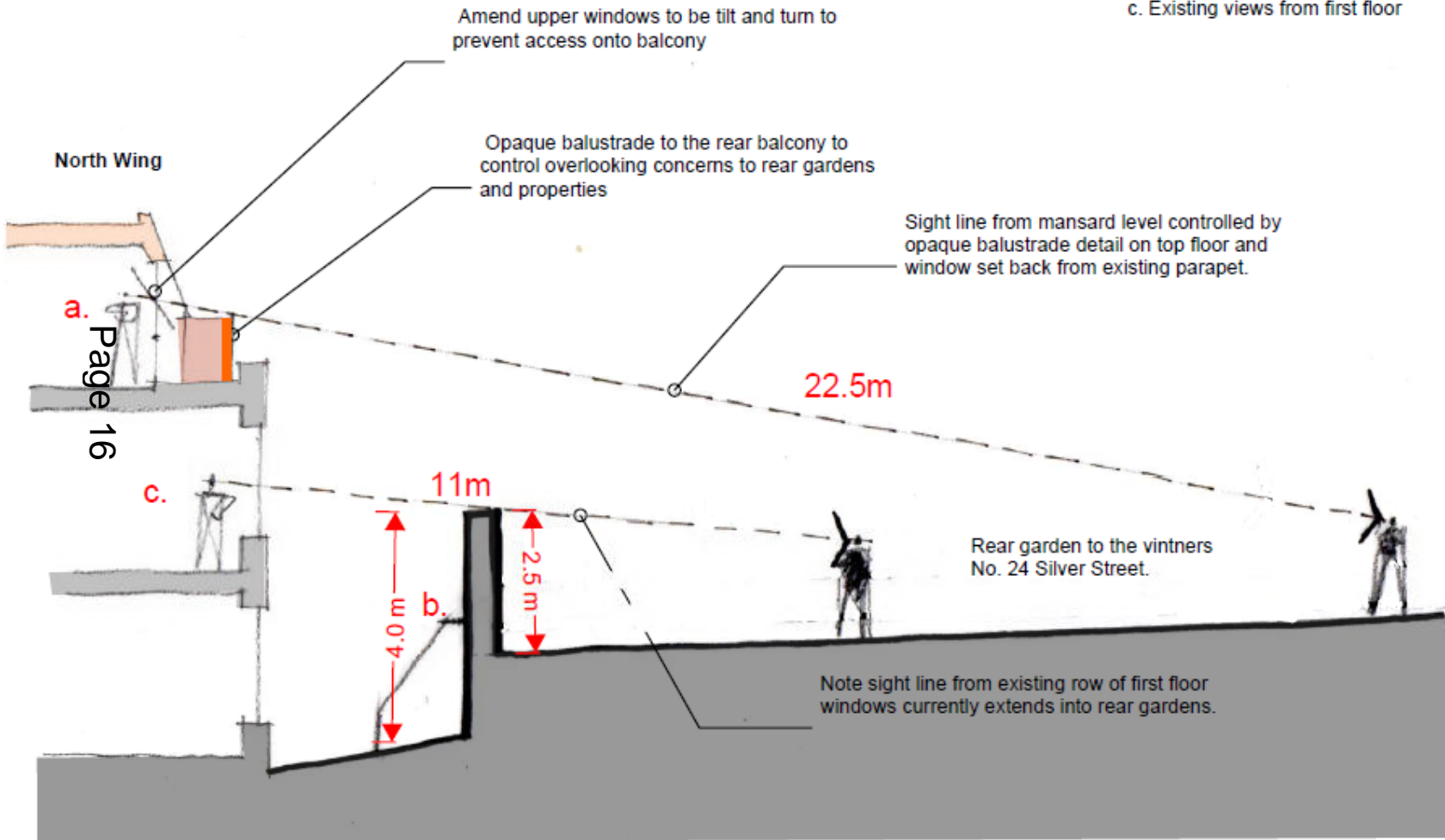


# Proposed Plan: First Floor South Wing



**Key:**

- a. Proposed mansard level
- b. Existing 4m high retaining wall
- c. Existing views from first floor

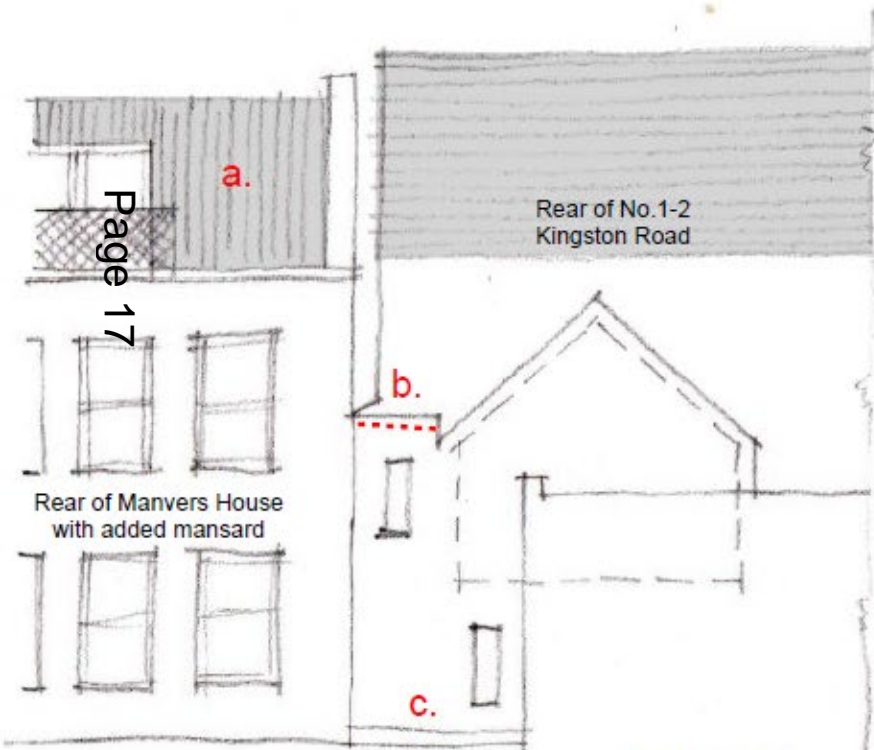


North Wing, Manvers House.  
Rear sightlines

**Key:**

- a. Proposed additional mansard level
- b. Position of skylight in roof valley  
dashed red line
- c. Rear court yard to north wing

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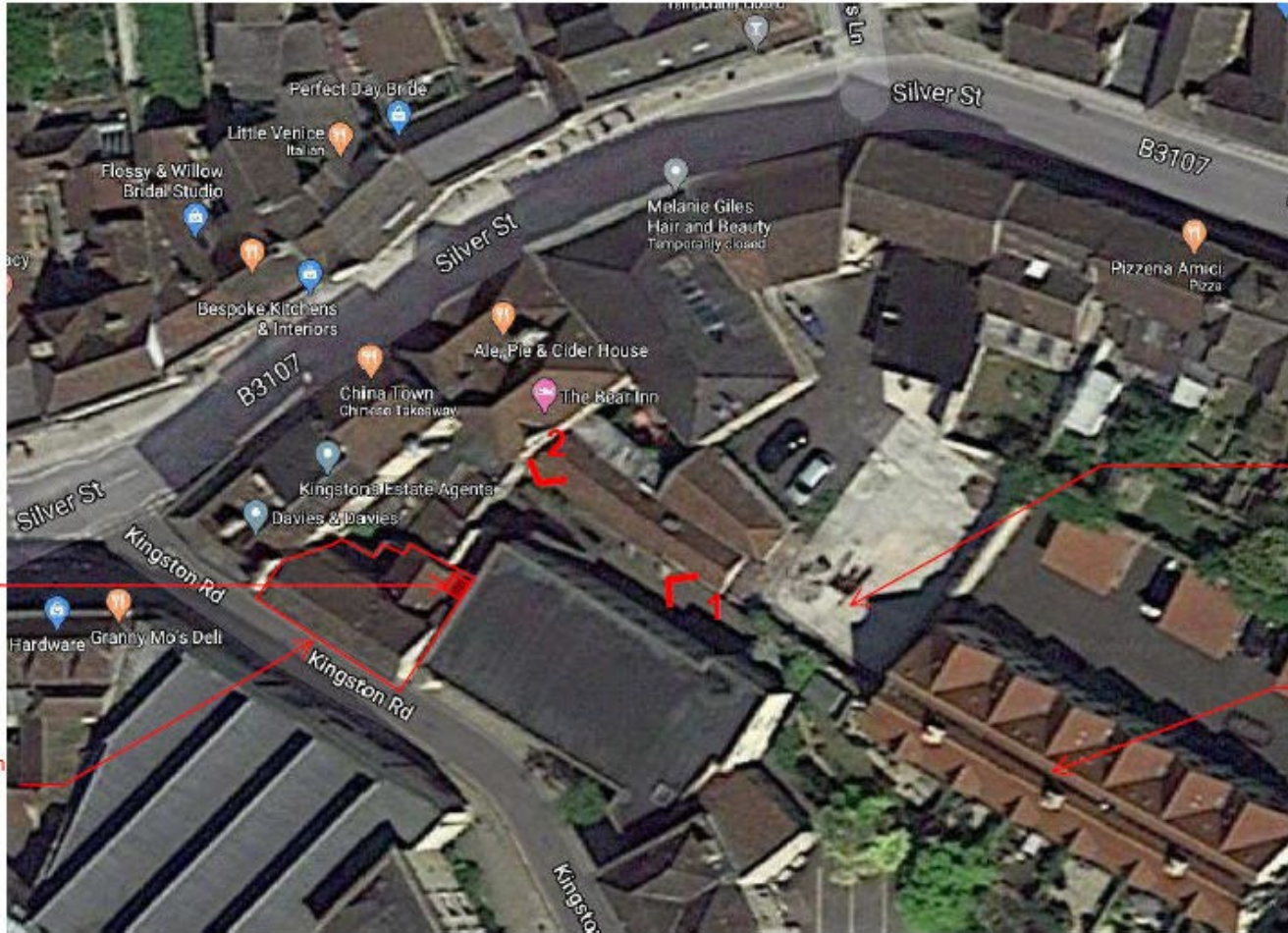


**Section AA**



North Wing, Manvers House.  
Skylight to No. 1-2 Kingston Rd.





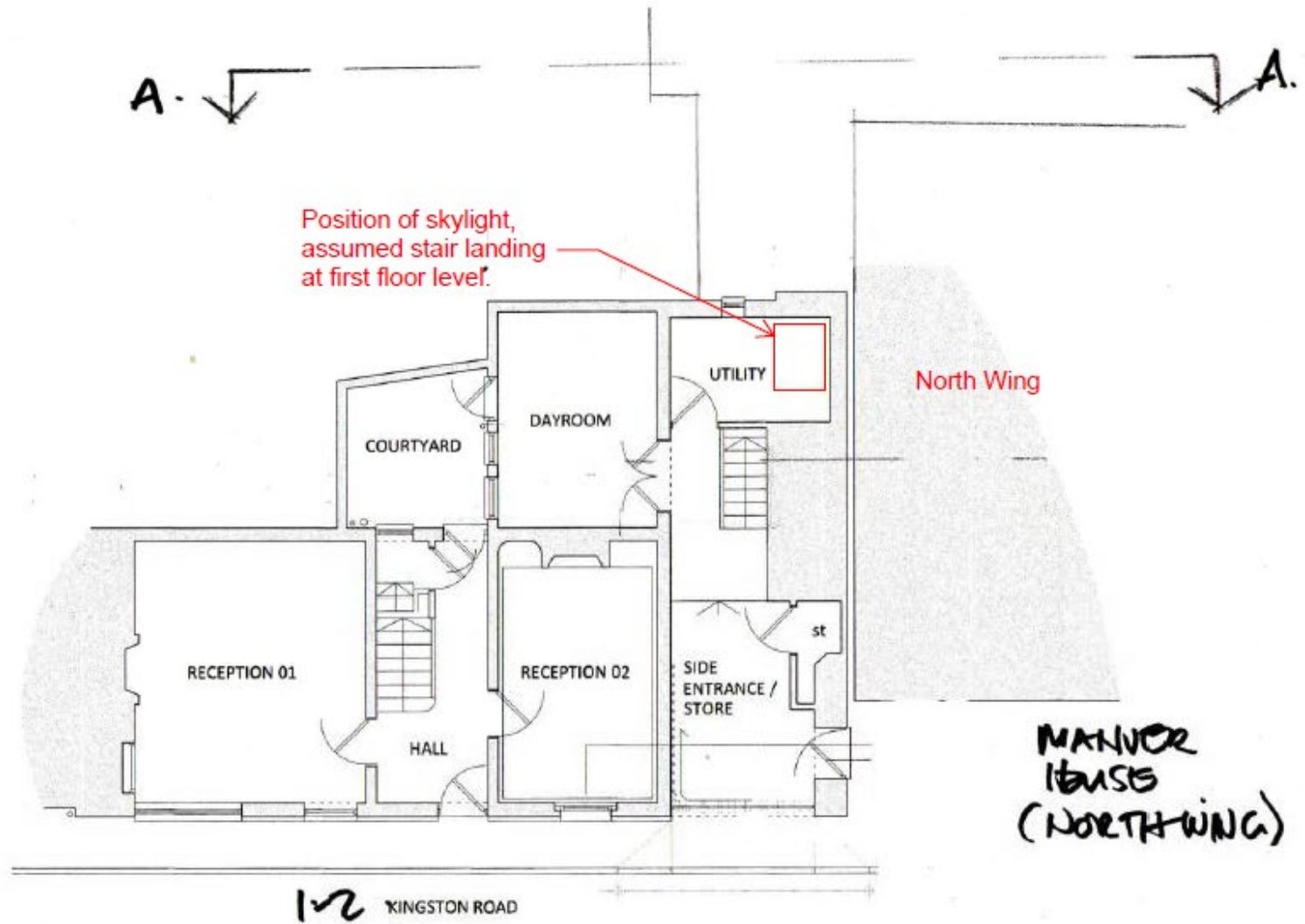
The views into this garden from the mansard level will be distant ie over 20m+ away, with the modifications to the rear balcony design. The end terrace property ( 6 Mill Lane ) looks directly into this garden anyway. Note the stair block to North wing can have frosted glass to avoid privacy concerns.

The comments from Mill lane terrace properties 2-5 appear irrelevant as the mansard cannot be viewed from their front or rear windows.

Position of skylight to No.1-2 Kingston Road

Outline of to No.1-2 Kingston Road

North Wing, Manvers House.  
Google Image mark up



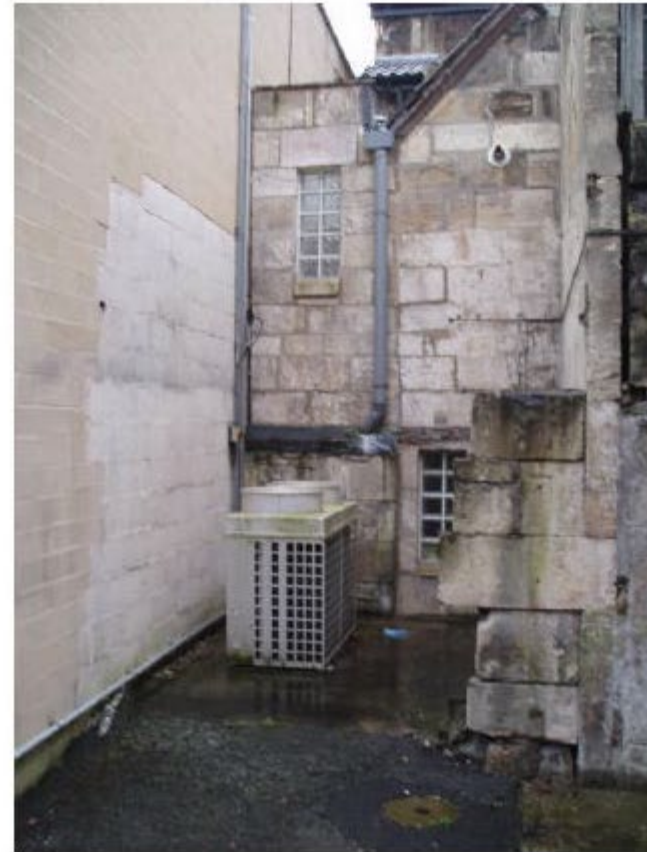
GROUND FLOOR PLAN - scale 1:50

Extract mark up of ground floor layout to No.1-2 Kingston Road.

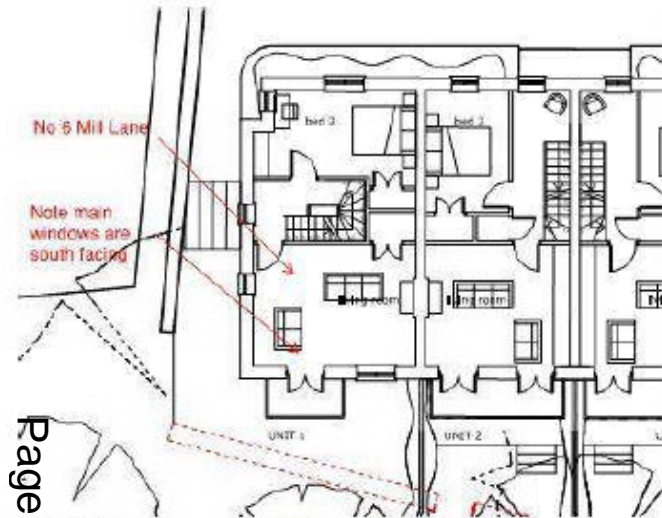




View 1- 4m high retaining wall on rear boundary to the Vintners ( see SK/120 )



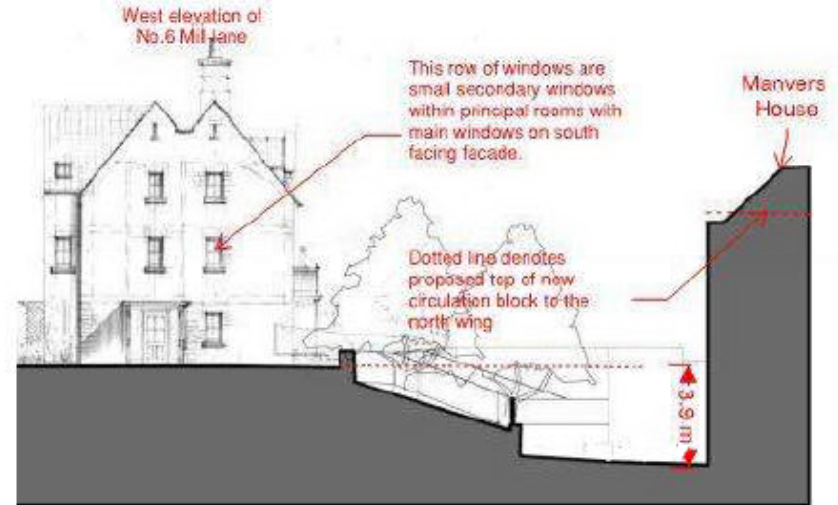
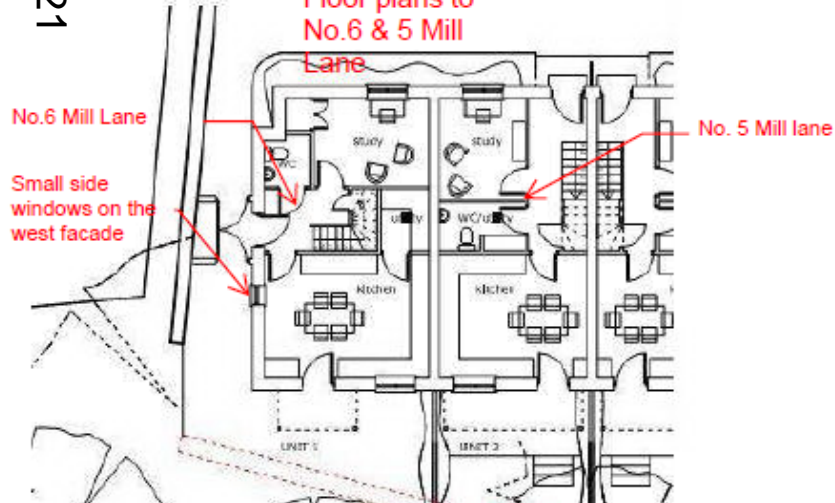
View 2- Rear view of No.1-2 Kingston Road. (See sections AA on SK121 )



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First Floor Plan

Floor plans to  
No.6 & 5 Mill  
Lane



North Wing, Manvers House.  
No.6 Mill Lane, west elevation windows



# Photos: North Block, Main Block and South Wing of Manvers House viewed from Kingston Road





# Photos



Car Park off Kingston Road



Rear of 1-6 Mill Lane



# Photos

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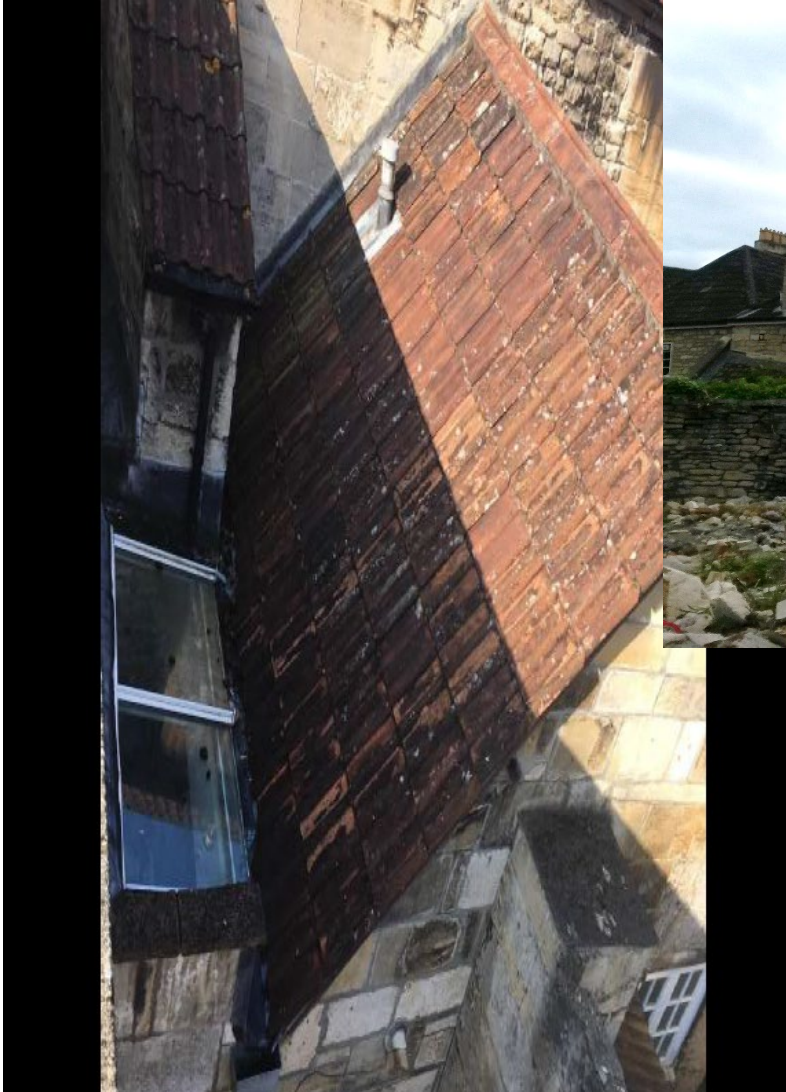
Rear of Manvers House from car park



Rear No. 6 Mill Lane looking towards rear of Main Block and NE elevation



## Photos



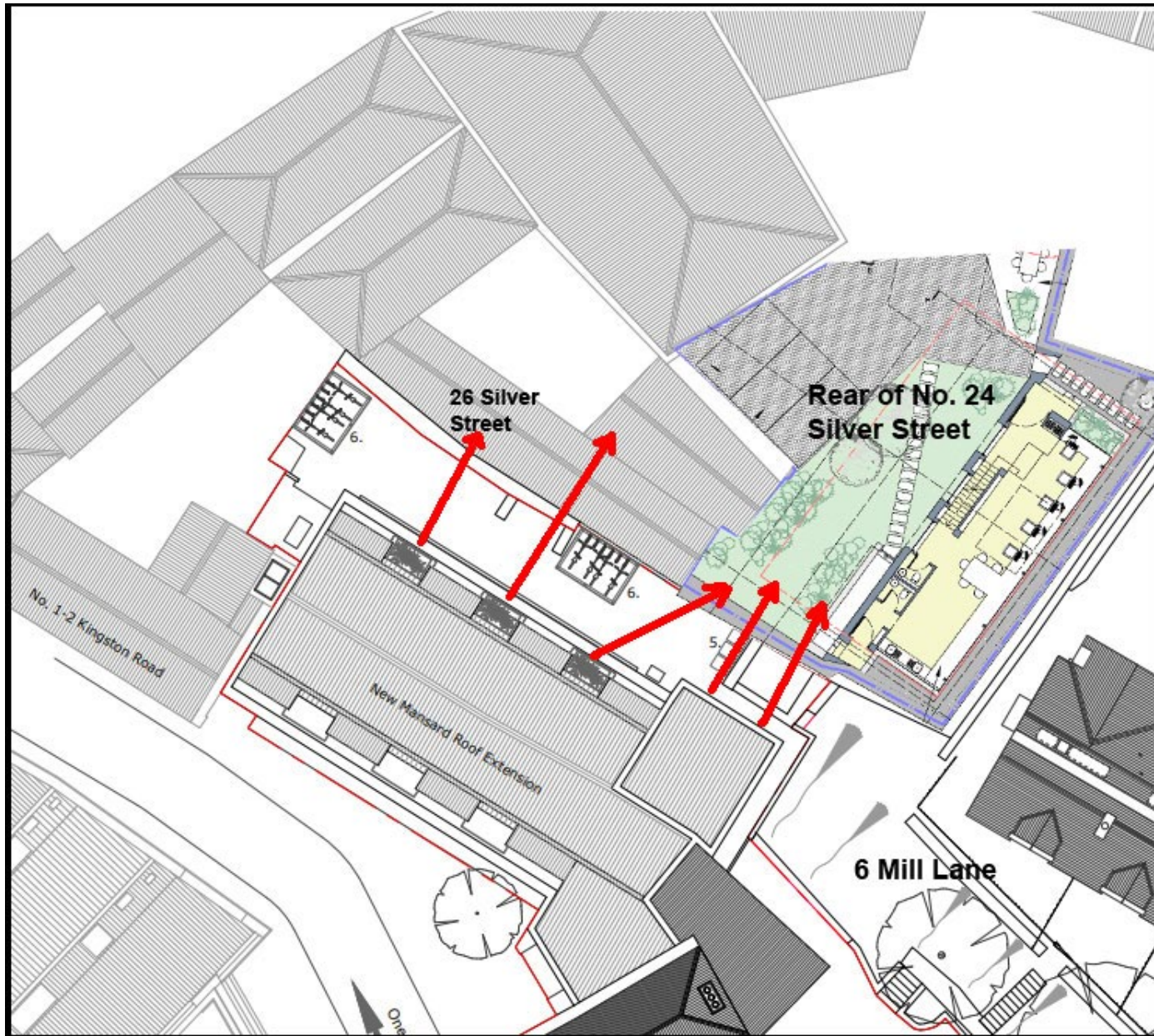
Rear rooflight to 1-2 Kingston Road



View of rear of North Block from No. 24  
Silver Street

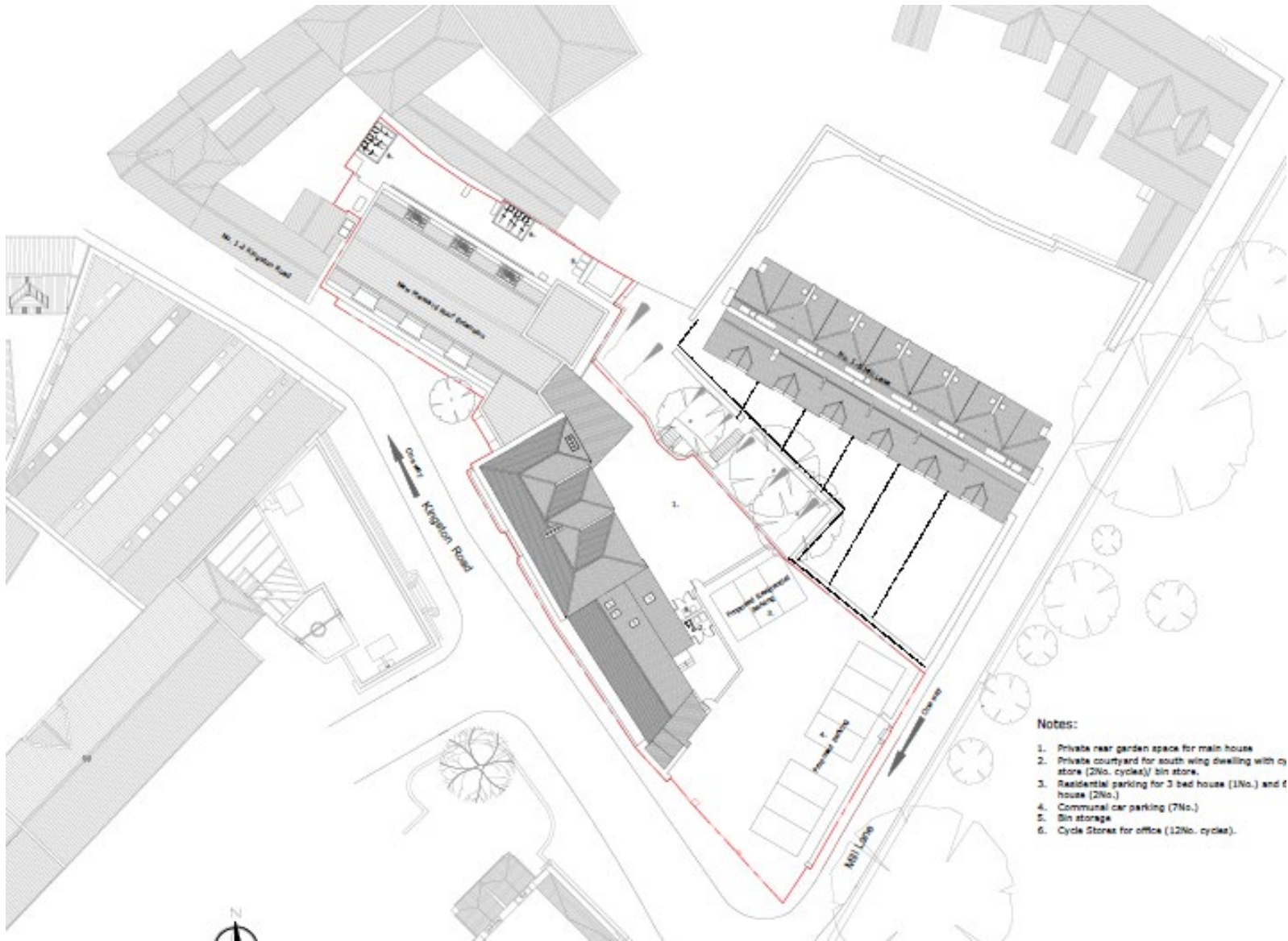
# Proposed new roof to North Block and impact on adjacent residents including overlay of development at rear No. 24 Silver Street

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# Proposed Site Plan



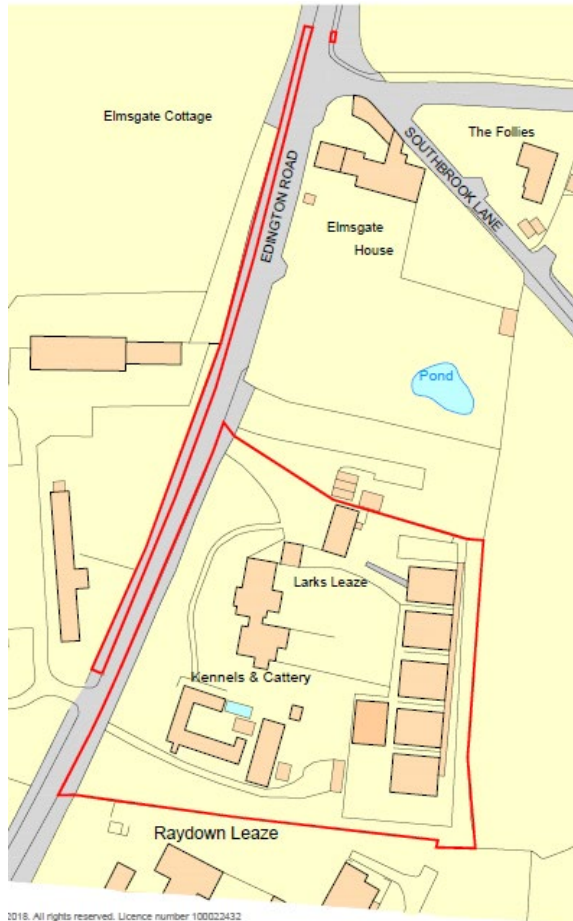
**Notes:**

1. Private rear garden space for main house
2. Private courtyard for south wing dwelling with cycle store (2No. cycles)/ bin store.
3. Residential parking for 3 bed house (1No.) and 4 house (2No.)
4. Communal car parking (7No.)
5. Bin storage
6. Cycle Stores for office (12No. cycles).

**7b) 19/02719/OUT - Steeple Ashton Kennels And Cattery, Edington Road, Steeple Ashton, BA14 6HP**  
Outline planning application for the demolition of existing buildings/structures, and residential development (Class C3) of up to 9 no. dwellings; with associated car parking, turning, landscaping, private amenity space, access arrangements, and provision of footway - External access not reserved (Re-submission of Application No. 18/07416/OUT).

**Recommendation: Refusal**

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Site Location Plan



Aerial Photography

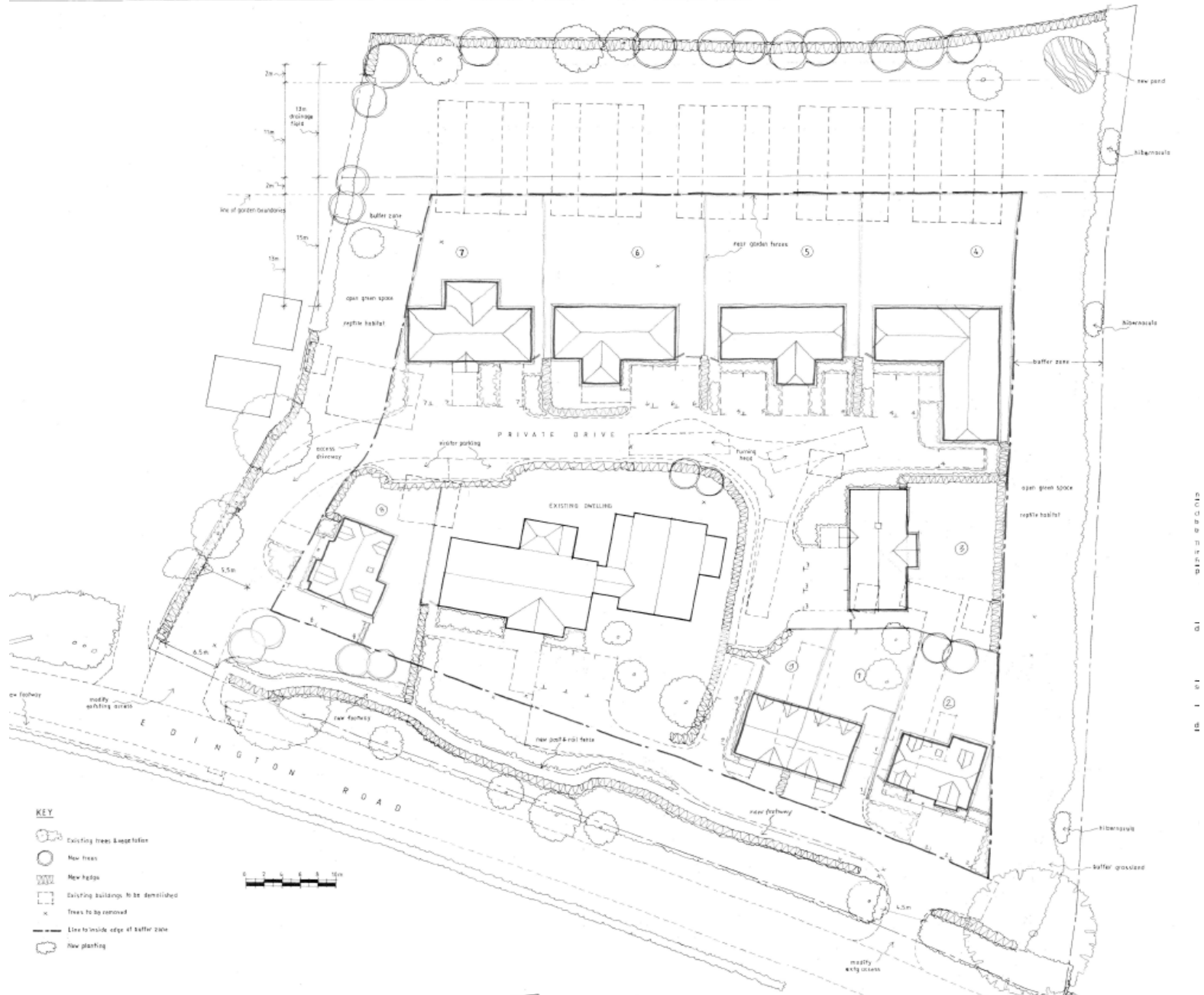


# Existing Site Plan





# Proposed Site Plan (indicative)





Steeple Ashton

Application site



View across fields towards site from village



# View of existing northern main access

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# View of main vehicular site access and western boundary of the site



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# View from Northern access looking to Steeple Ashton – new footpath proposed on left side of the road



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# View of adjacent log business vehicular entrance and site





# View of along the main road with the site on the right viewed from south



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# View of existing southern vehicular access with grassed apron





# The Larks Leaze property within the site



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View from eastern boundary looking across fields towards 'Elmhurst'

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# View from Southbrook Lane

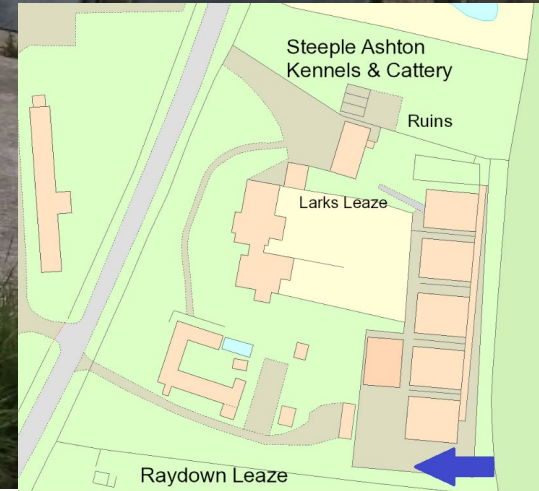




View from south eastern corner of the site (with southern boundary on left)



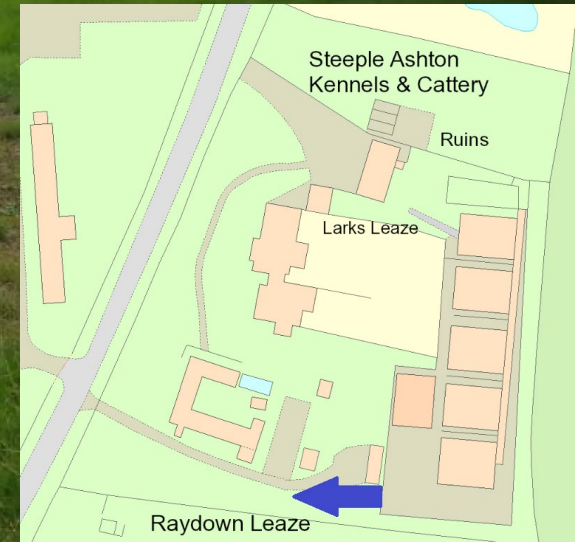
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# View from approximately the centre of the southern boundary of the site

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# View within the site looking north towards the Lark Leaze annex



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# View of south eastern corner of the site



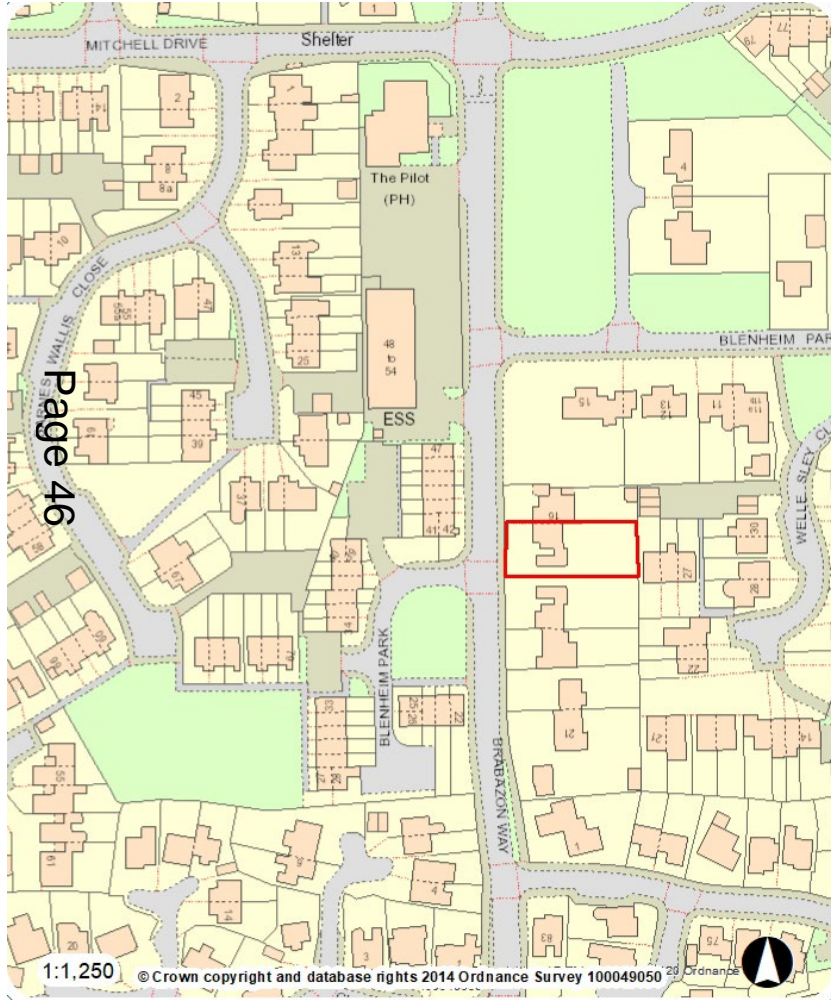
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# 7c) 20/04037/FUL - 17 Blenheim Park, Bowerhill, Melksham, Wiltshire, SN12 6TA

Demolition of existing garage to side and replace with new dwelling

**Recommendation: Approve subject to conditions**

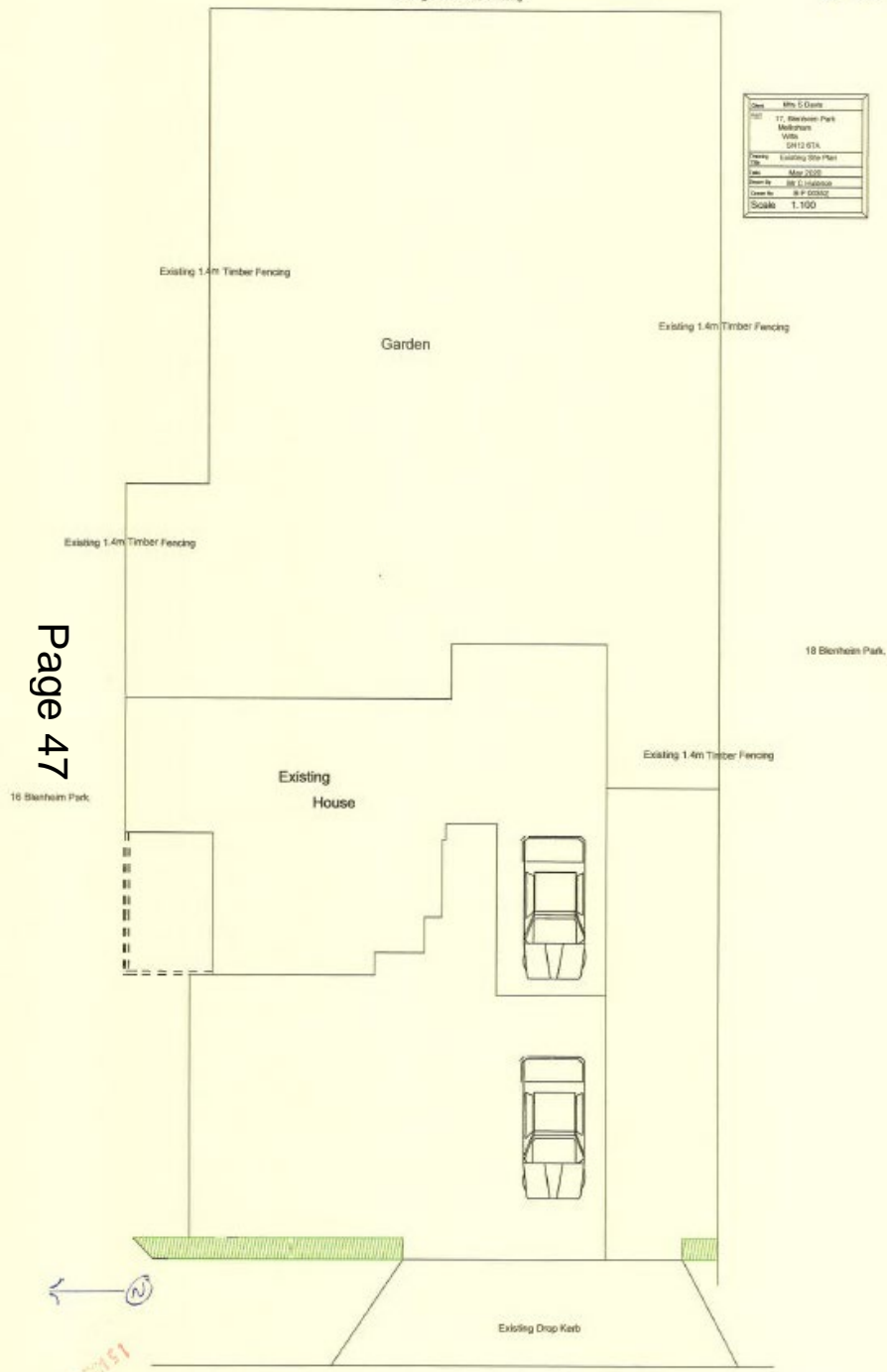


Site Location Plan



Aerial Photography

Date	18/05/2011
Site	17, Blenheim Park Melbourn Vale DN12 0TA
Project	Existing Site Plan
Drawn by	Walter J. O'Connell
Checked by	Walter J. O'Connell
Scale	1:100

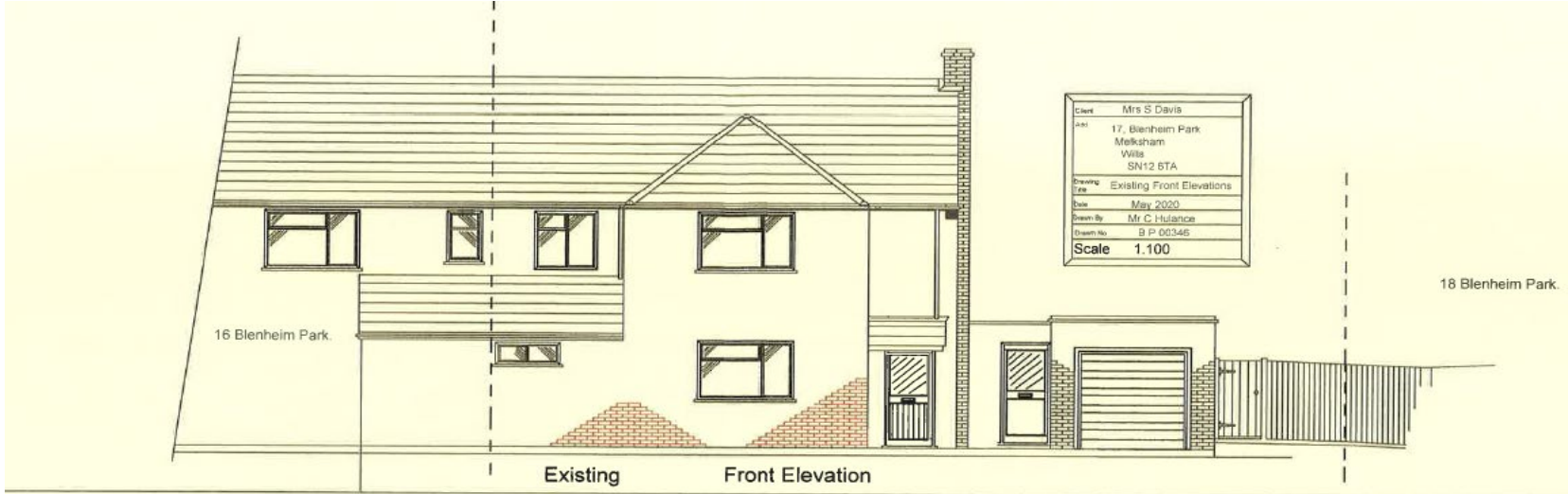


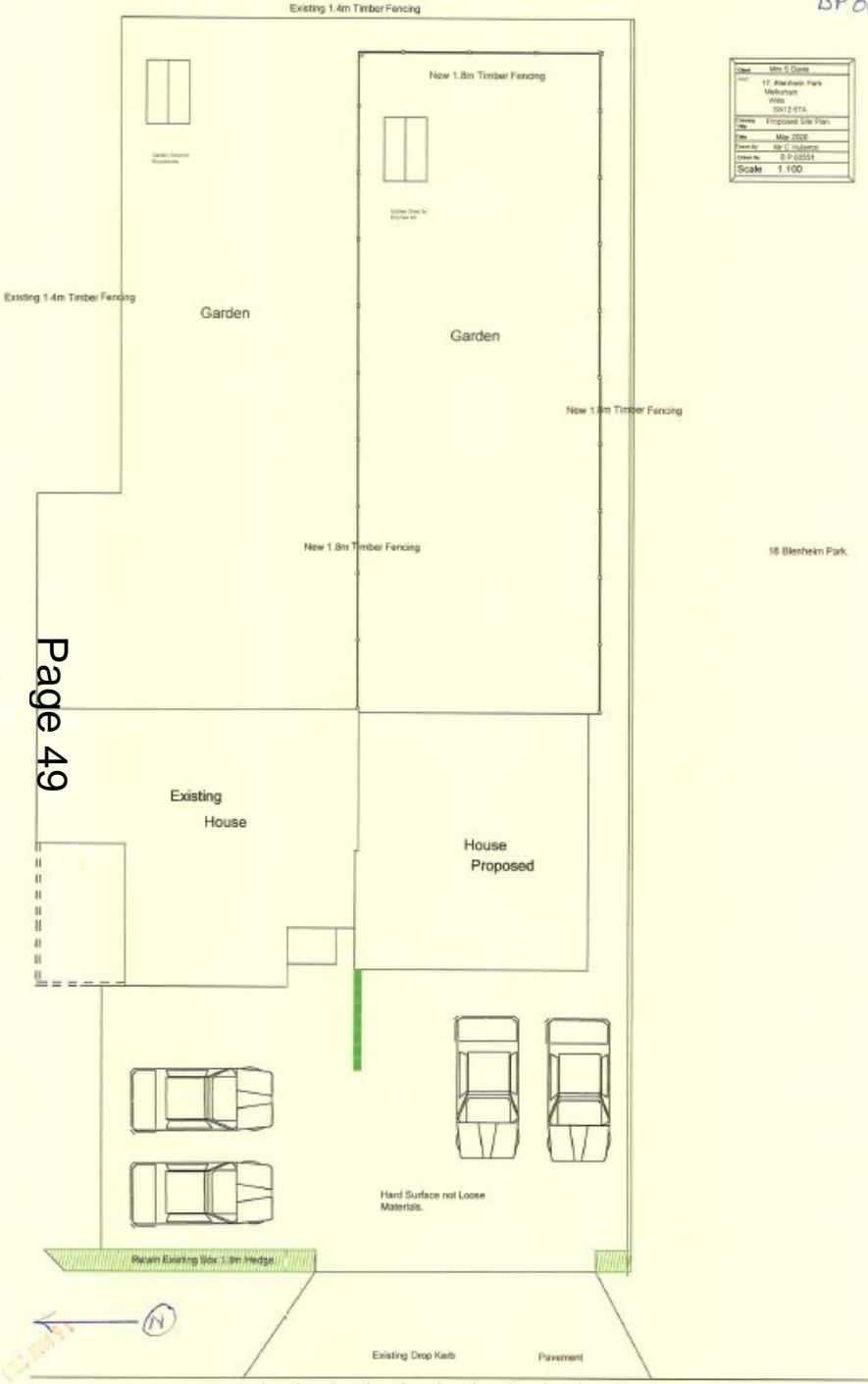
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# Existing Site Plan



# Existing Elevations





Client	Mrs S. Davis
Site	17, Blenheim Park Malden WA 5012 474
Project	Proposed Site Plan
Date	Mar 2010
Drawn by	Mr C. Chapman
Checked by	S.P. (2010)
Scale	1:100

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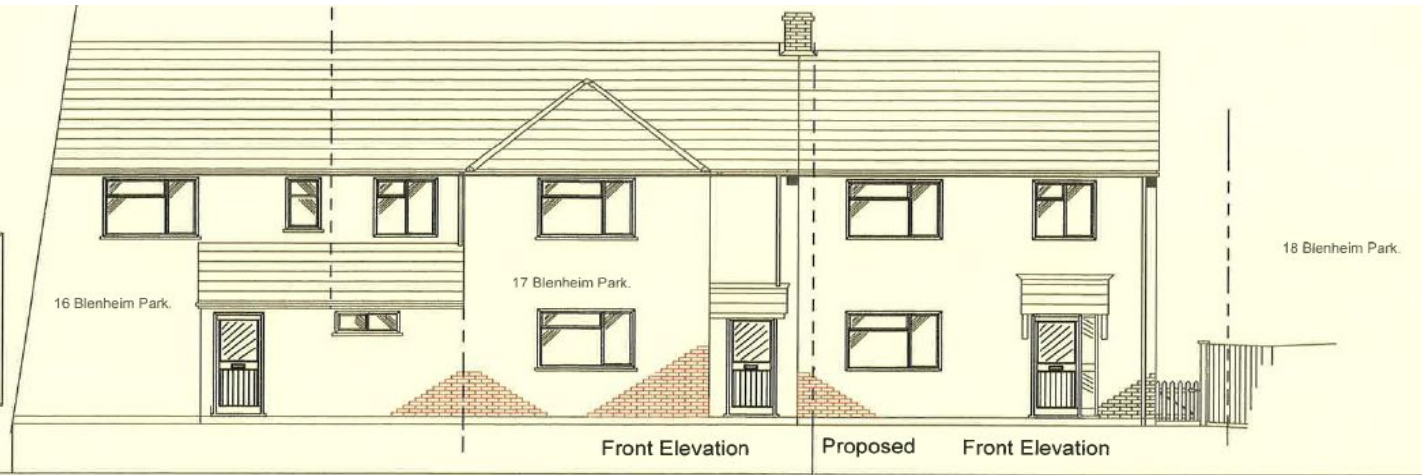
# Proposed Site Plan



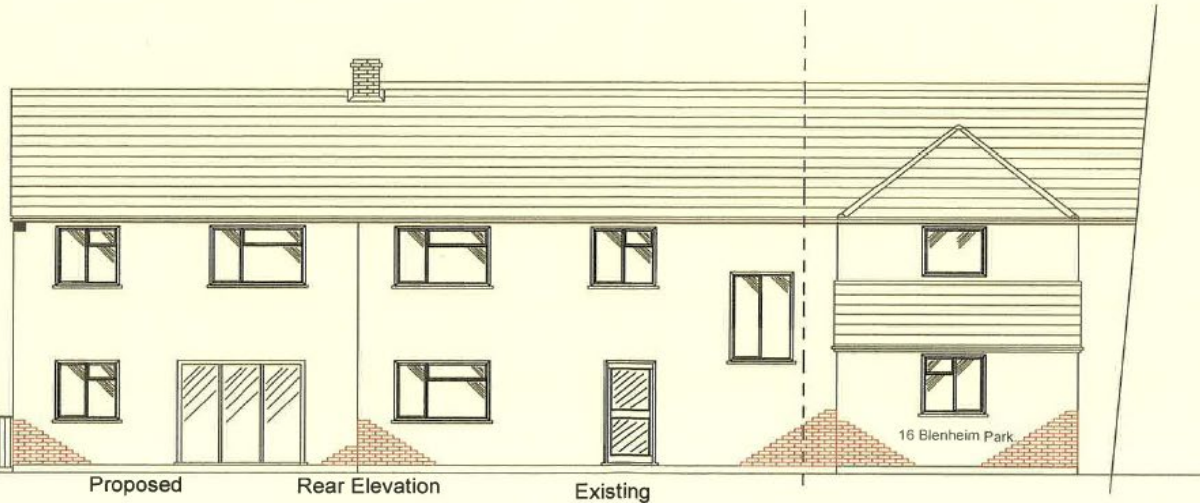
# Proposed Elevations

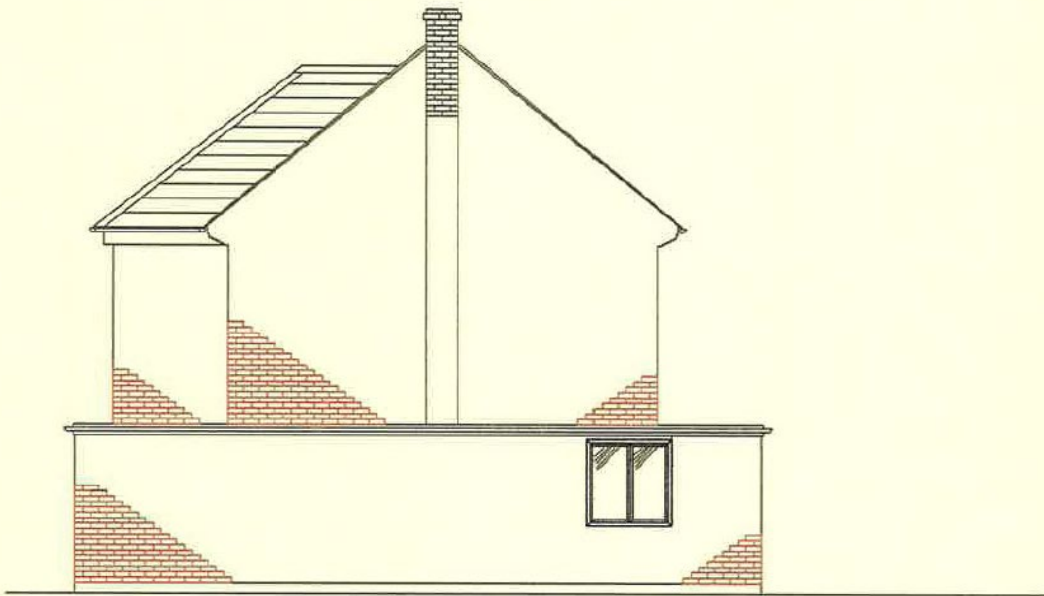
Client	Mrs S Davis
Address	17, Blenheim Park Melksham Wiltshire SN12 6TA
Drawing Title	Proposed Front Elevations
Date	May 2020
Drawn By	M C Hulance
Checked By	P P 00348
Scale	1:100

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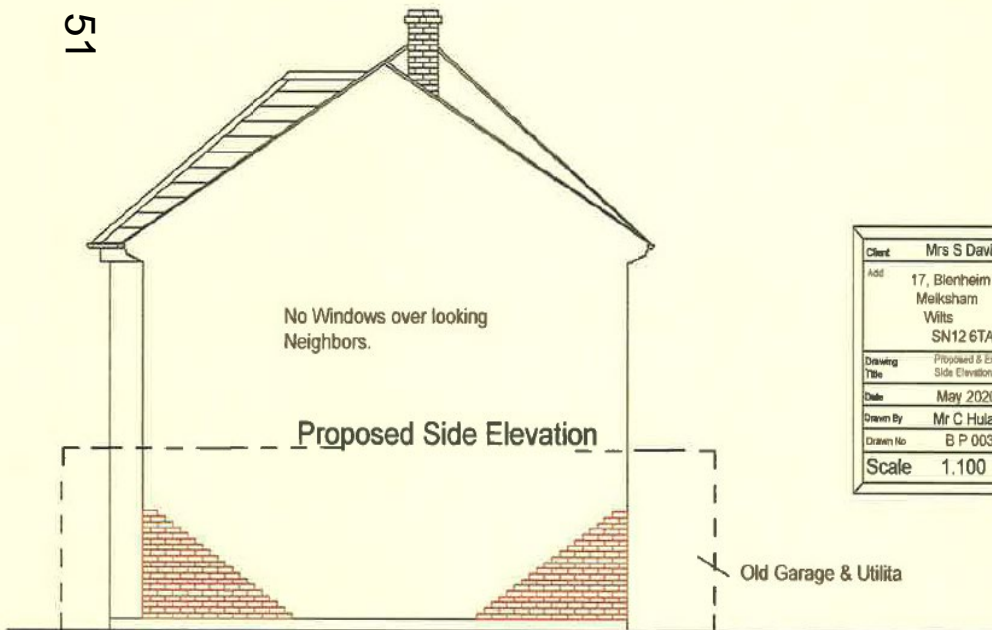
Client	Mrs S Davis
Address	17, Blenheim Park Melksham Wiltshire SN12 6TA
Drawing Title	Proposed Rear Elevations
Date	May 2020
Drawn By	M C Hulance
Checked By	P P 00348
Scale	1:100





Existing Side Elevation

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No Windows over looking  
Neighbors.

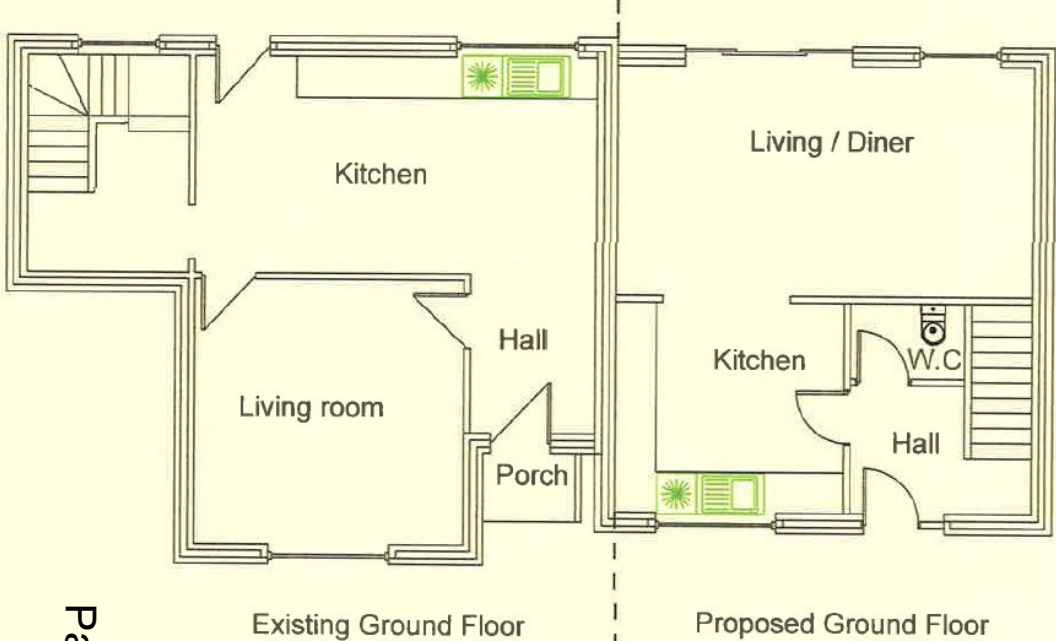
Proposed Side Elevation

Old Garage & Utilita

Client	Mrs S Davis
Add	17, Blenheim Park Melksham Wilts SN12 6TA
Drawing Title	Proposed & Existing Side Elevation.
Date	May 2020
Drawn By	Mr C Hulance
Drawn No	B P 00350
Scale	1.100

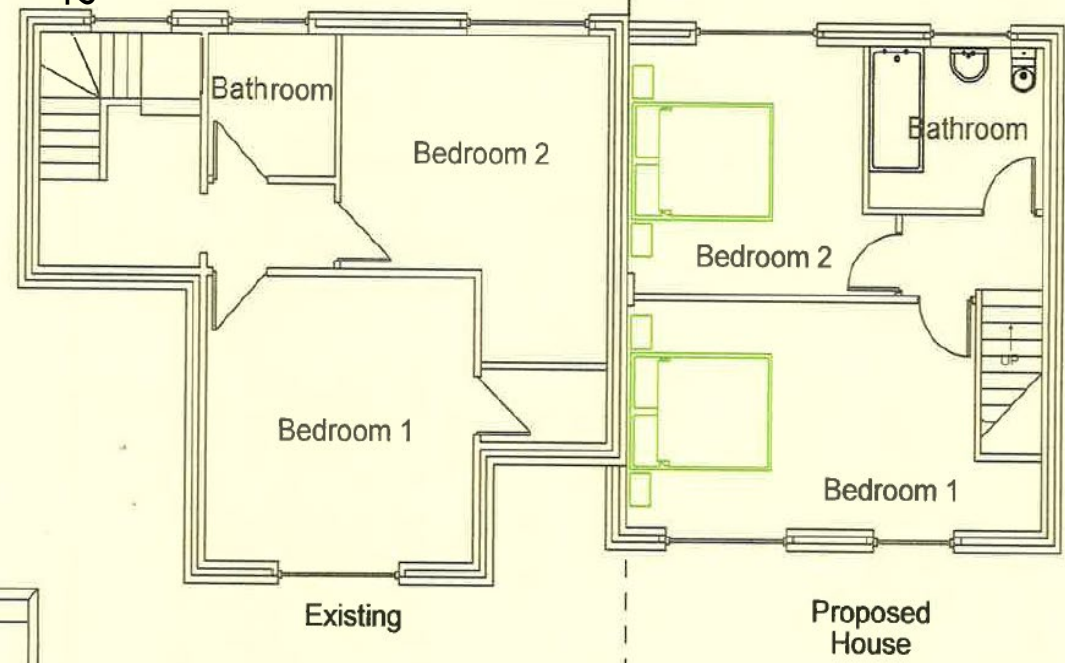
## Existing & Proposed Side Elevations





Existing Ground Floor

Proposed Ground Floor



Existing

Proposed House

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# Proposed Floor Plans

# Existing Dwelling

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# Photo showing existing garage and link extension

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Existing street scene with gap shown between 17 and 18 Blenheim Park



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Neighbour immediately adjacent to the site (number 18)

50% of the grass area is owned by the Applicant with the other 50% belonging to the neighbouring property - number 18.

Photo showing existing single and two storey extensions within the existing street scene



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## Further existing extensions in the street scene



# Terraced dwellings opposite the site





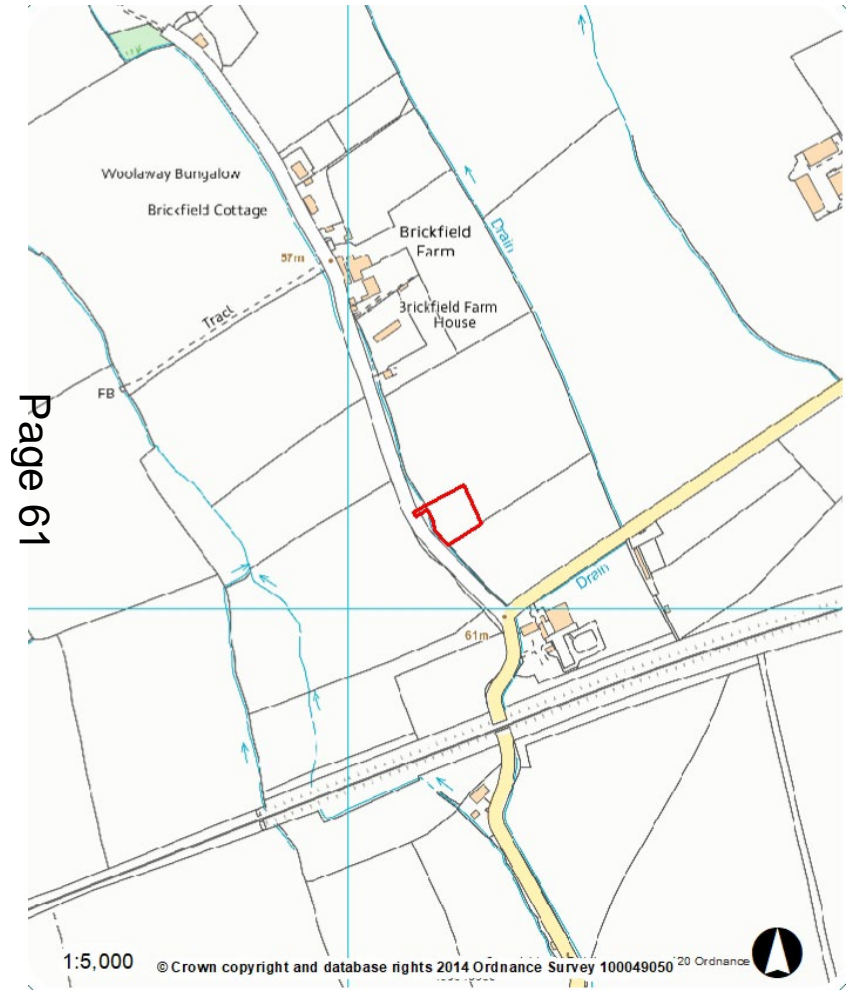
# Existing green space opposite the site



# 7d) 20/01681/FUL - Land Adjacent Brickfield Farm House, Stokes Marsh, Coulston, BA13 4NZ

Change of use of agricultural land to mixed use equestrian and agricultural use and construction of barn with associated access track, hardstanding, turnout area, manure clamp and creation of a landscaped bund

**Recommendation: Approve subject to conditions**



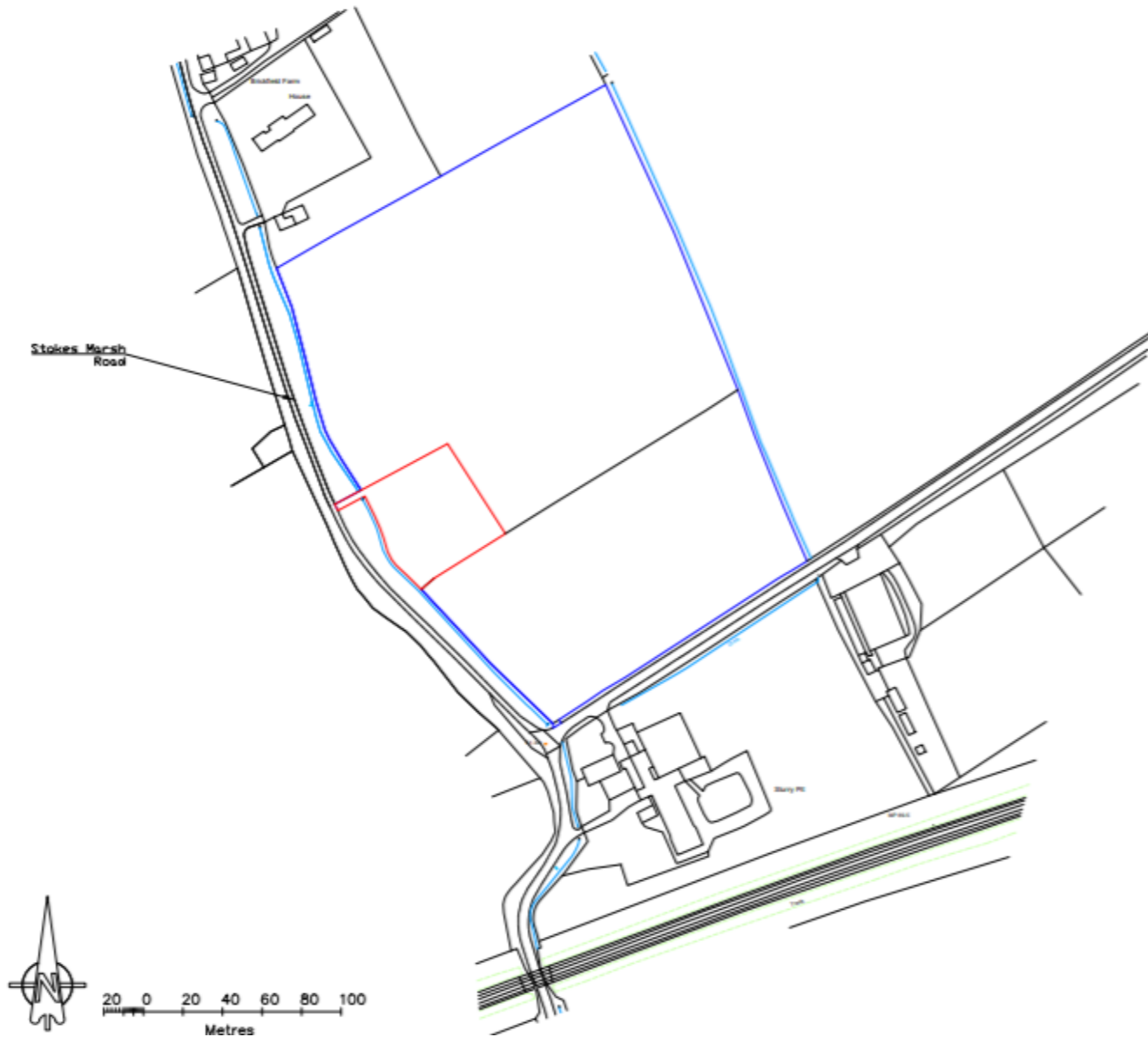
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Site Location Plan



Aerial Photography

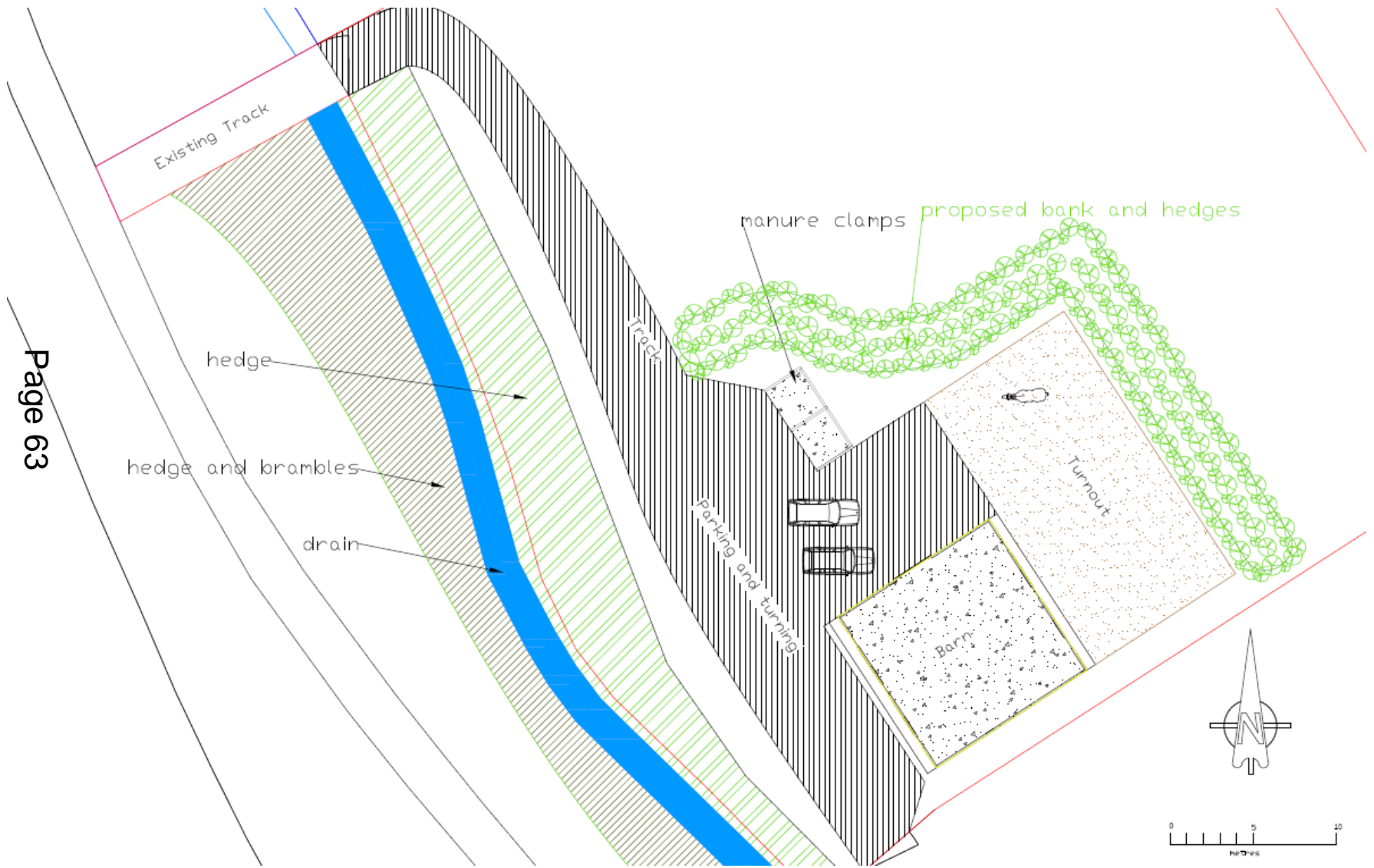




Site of barn (red) and other land owned by the applicant (blue)

# Proposed Block Plan

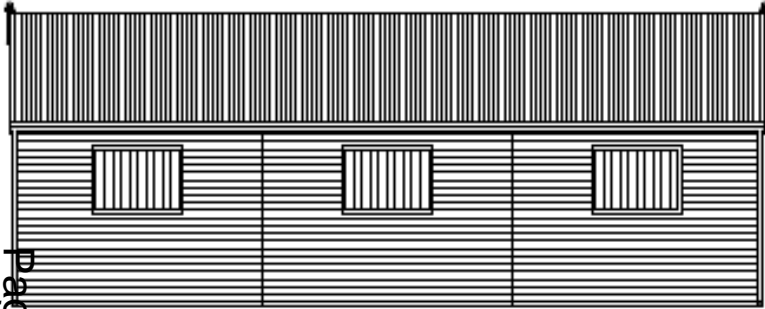
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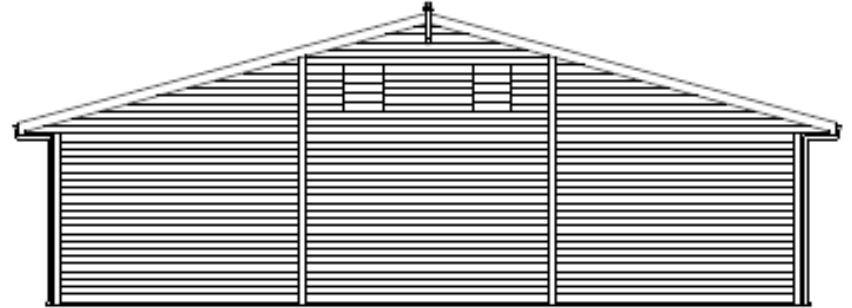


# Proposed Barn Elevations

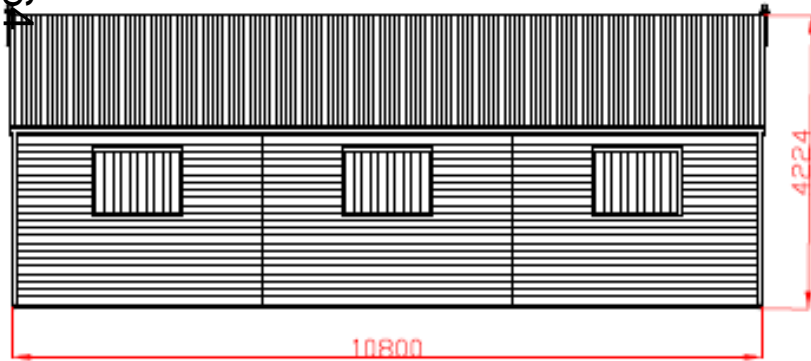
A



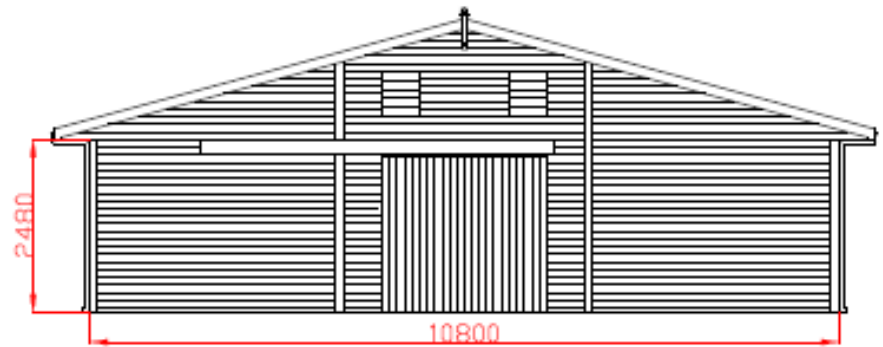
B



C

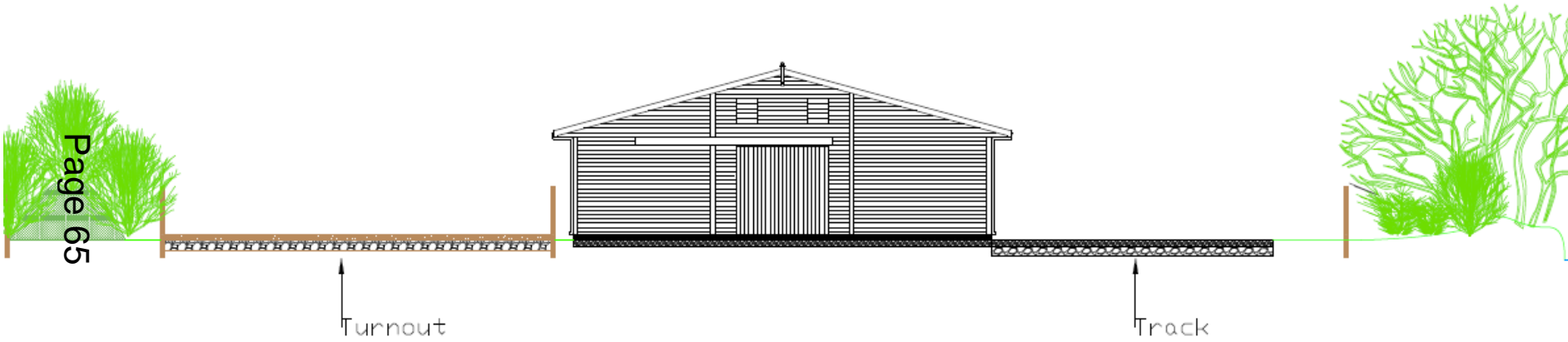


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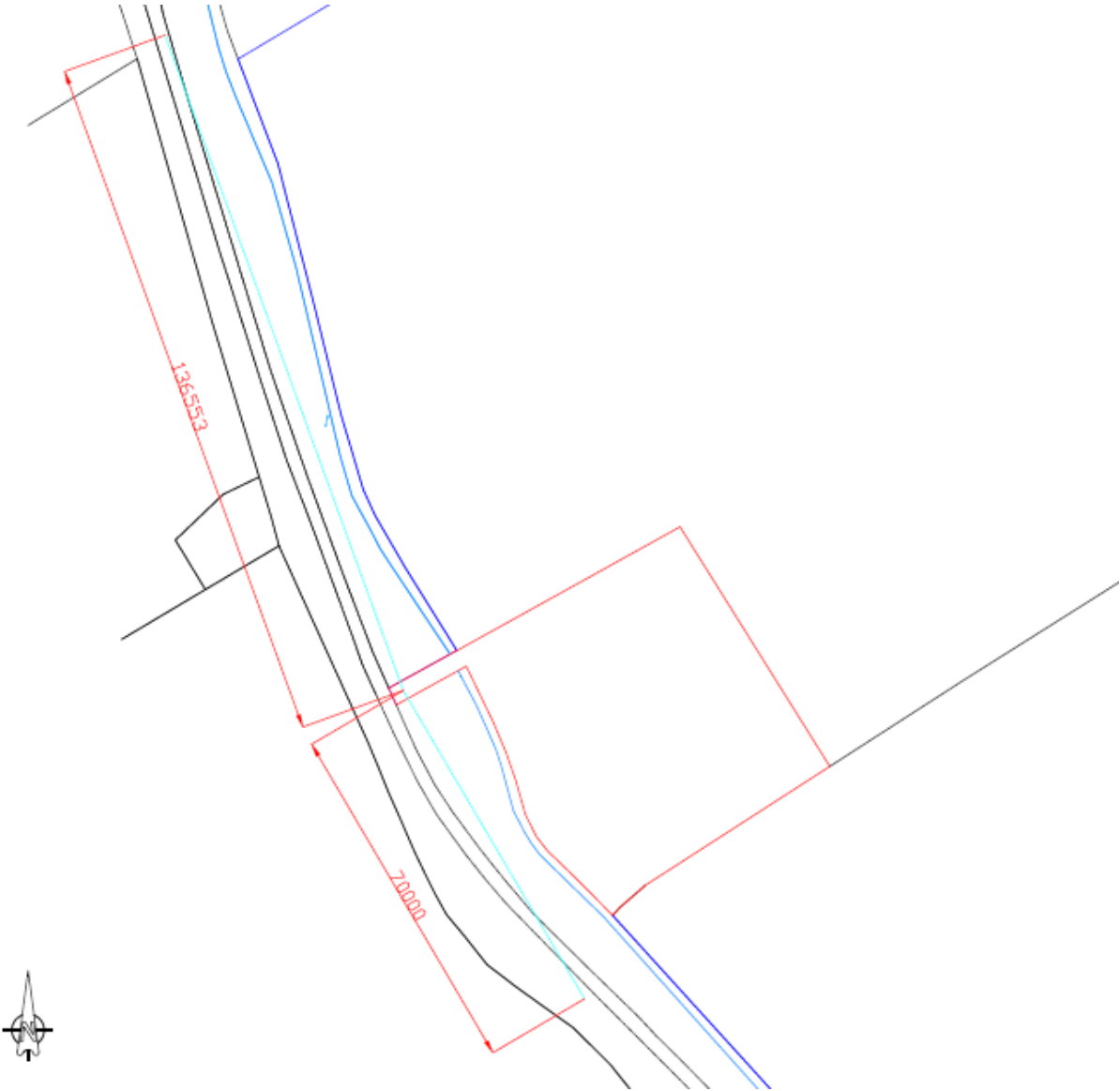
# Proposed Cross-Section showing existing hedging and proposed planted bund





# Visibility splays at existing access

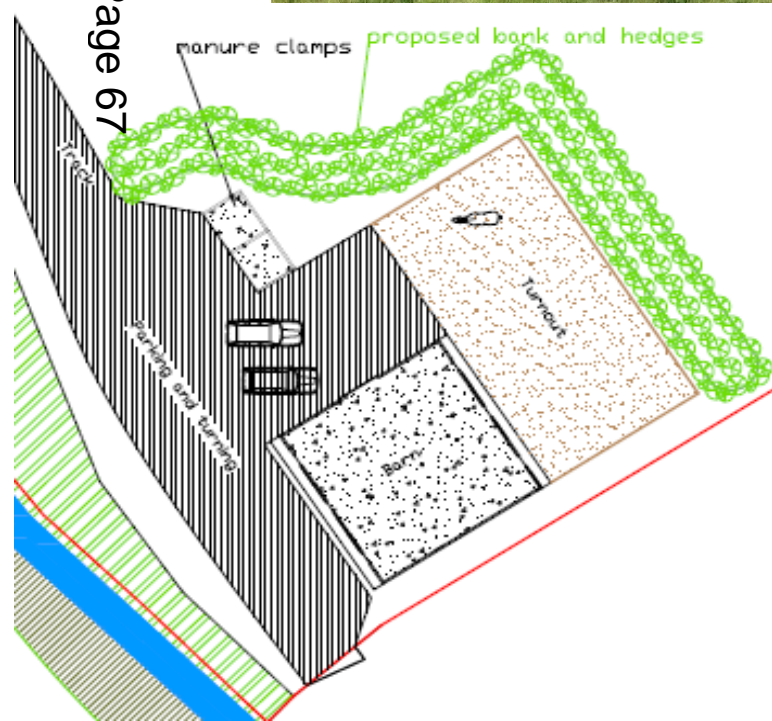
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# Photo facing application site and site layout plan



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# Photos of existing access at Stokes Marsh Lane



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# Visibility facing north from existing access



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# View facing south at existing access

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# View of site facing south from Stalls Marsh Lane





# View of site facing north from Stalls Marsh Lane



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# View of site from existing field access along New Road





# Western Area Planning Committee

19<sup>th</sup> August 2020