

# AGENDA SUPPLEMENT (1)

**Meeting:** Western Area Planning Committee

**Place:** Online Meeting

**Date:** Wednesday 28 October 2020

**Time:** 3.00 pm

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The Agenda for the above meeting was published on 20 October 2020. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Kieran Elliott, 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 - 32*)

A committee presentation is attached.

DATE OF PUBLICATION: 26 October 2020
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# Western Area Planning Committee

28 October 2020

## 7a ) 20/02178/VAR - Land Adjacent Hatch House, Up Street, Upton Lovell

Variation of consented application 18/01841/FUL and condition 2 (which granted a 2-year temporary use) to allow for the permanent change of use from agricultural land to a dog exercise area with the retention of small paddock for agricultural use

**Recommendation – Approve subject to conditions**

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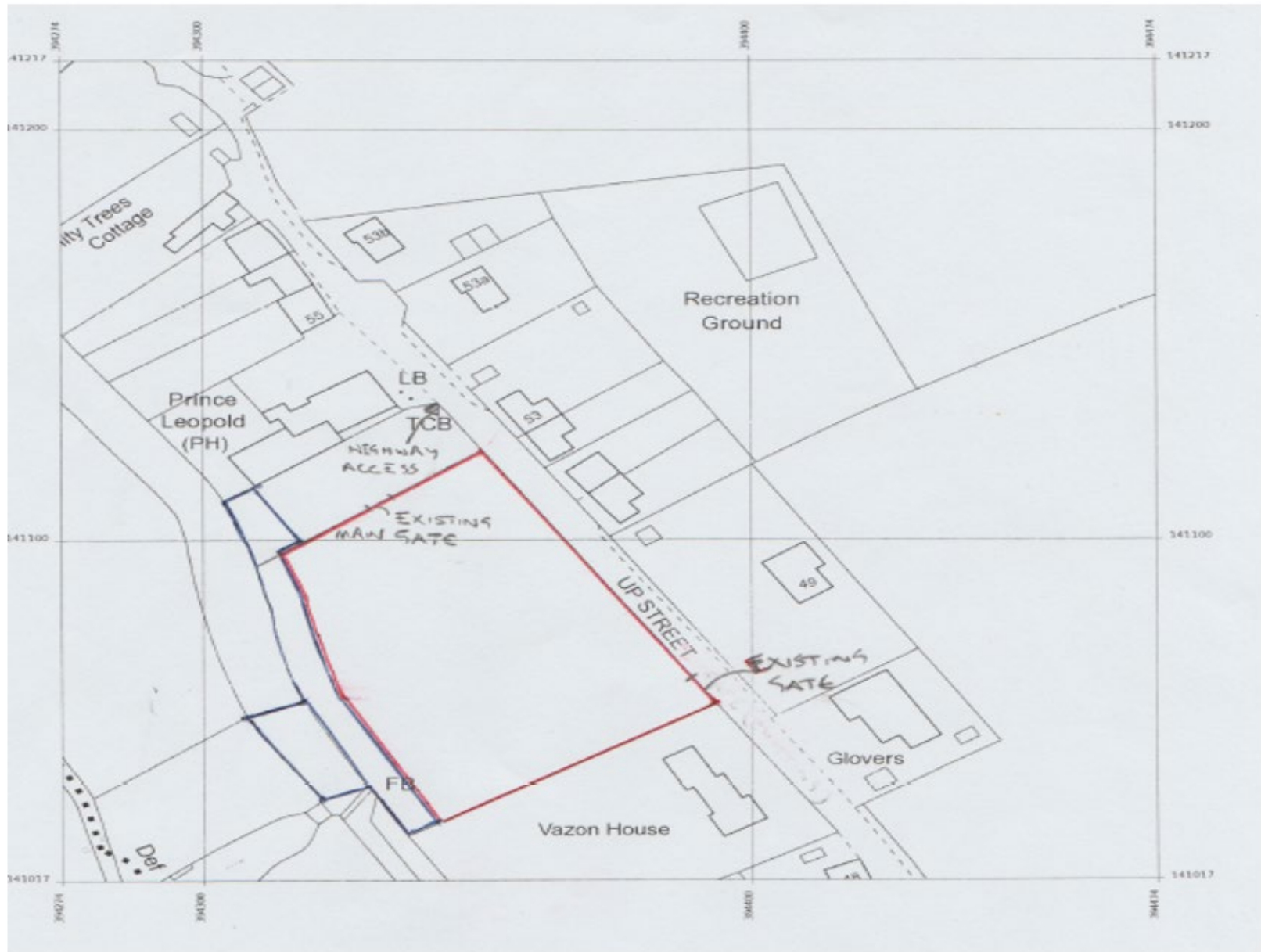
Site Location Plan



Aerial Photography

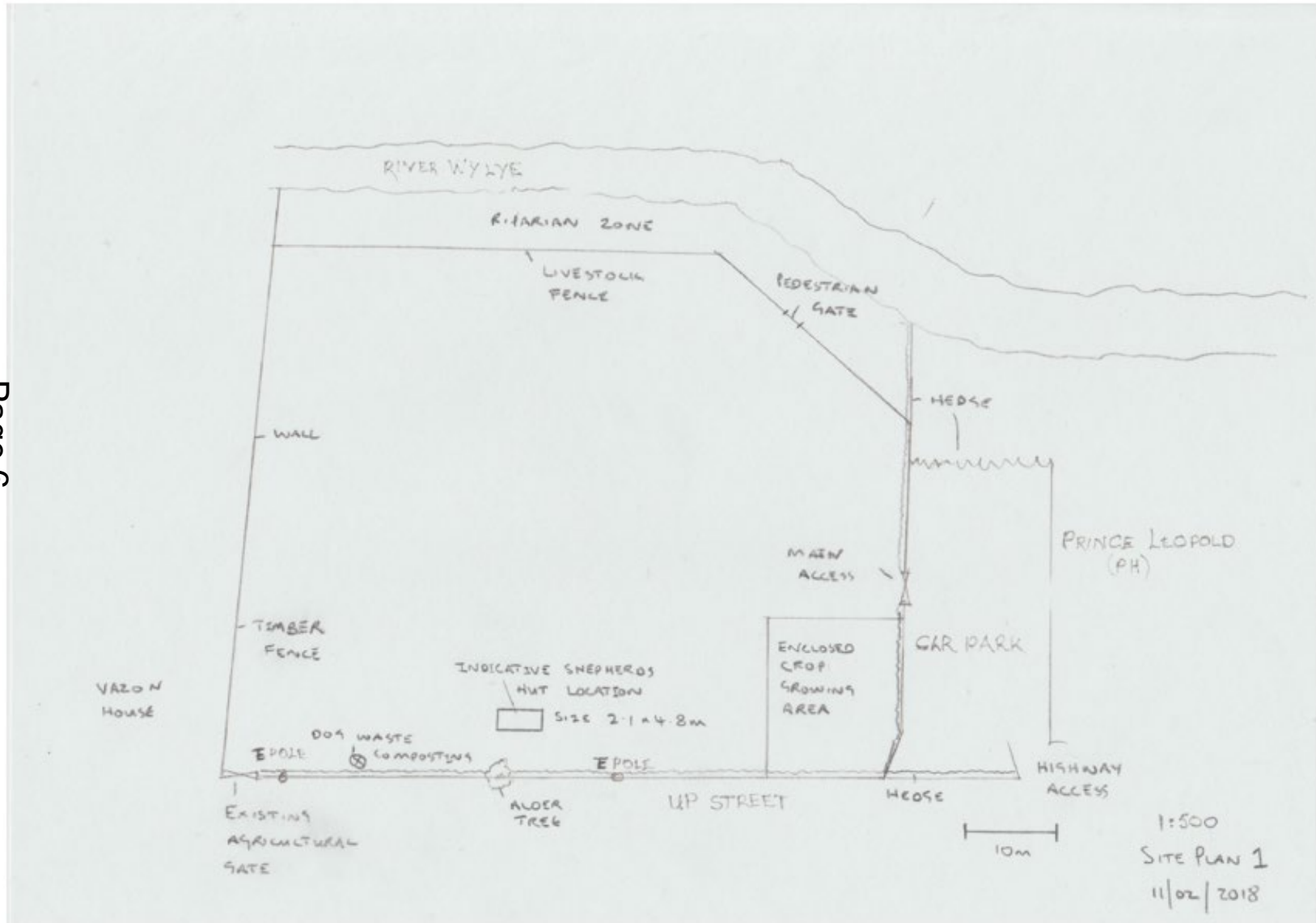


# Site Location Plan



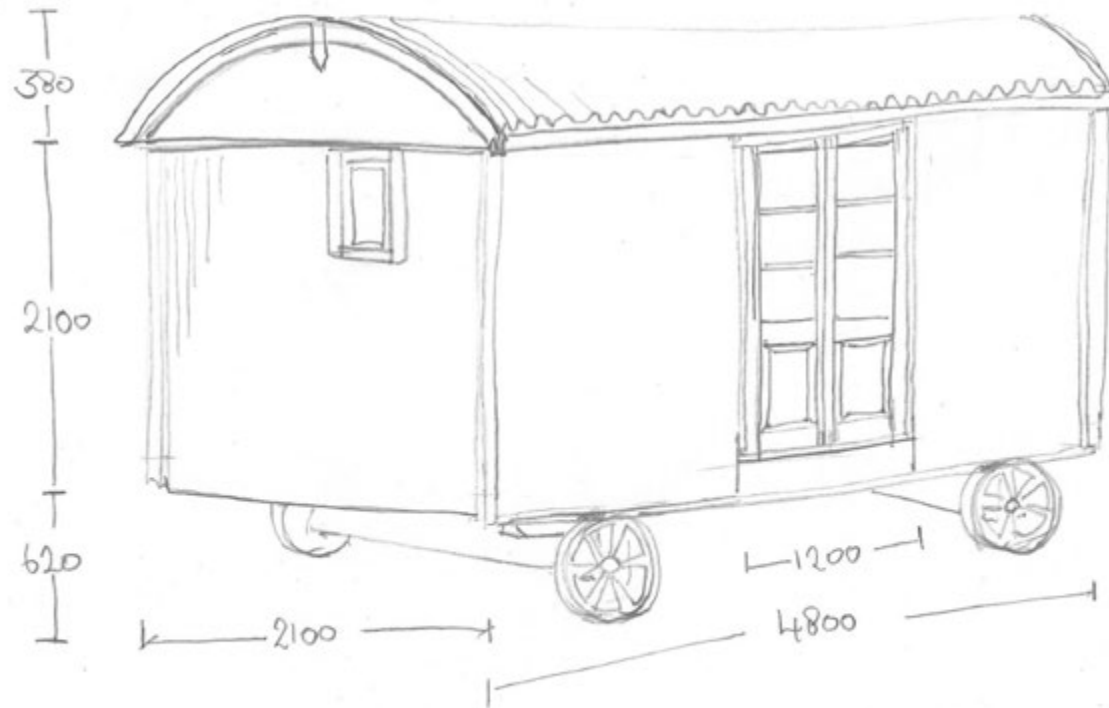
# Block Plan

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## Existing On-Site Mobile Shepherds Hut

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## View of site from Up Street

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## View from agricultural gate (towards river and public house)





## Sheppard's Hut

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## View towards Vazon House from the site

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## View towards Public House from the site

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## Applicants Westbury home address – rear garden

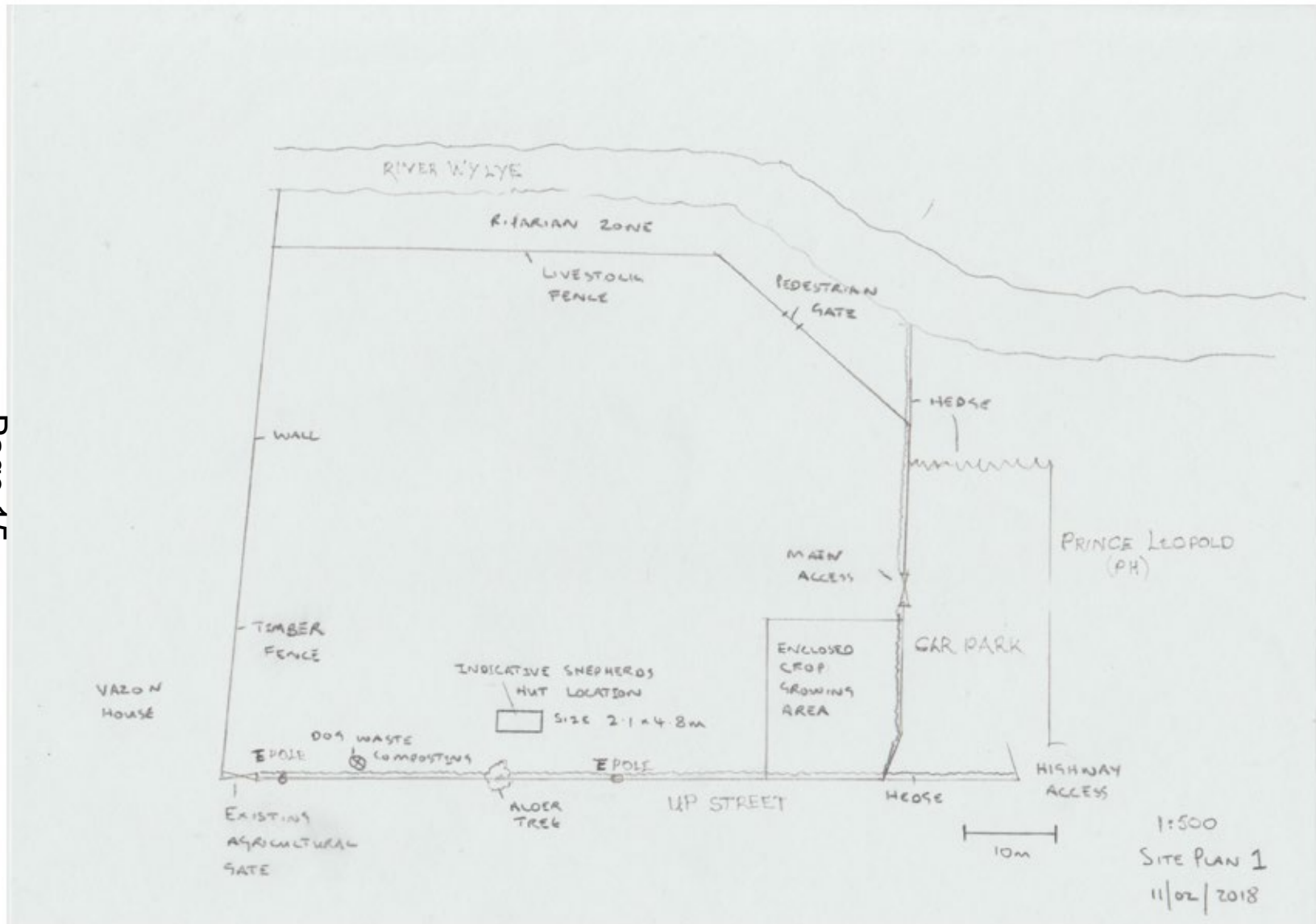




## Applicant's rear garden in Westbury



# Site Plan





**7b) 19/07647/REM - Land North West of Boreham Mill, Bishopstrow Road, Warminster, Wiltshire**

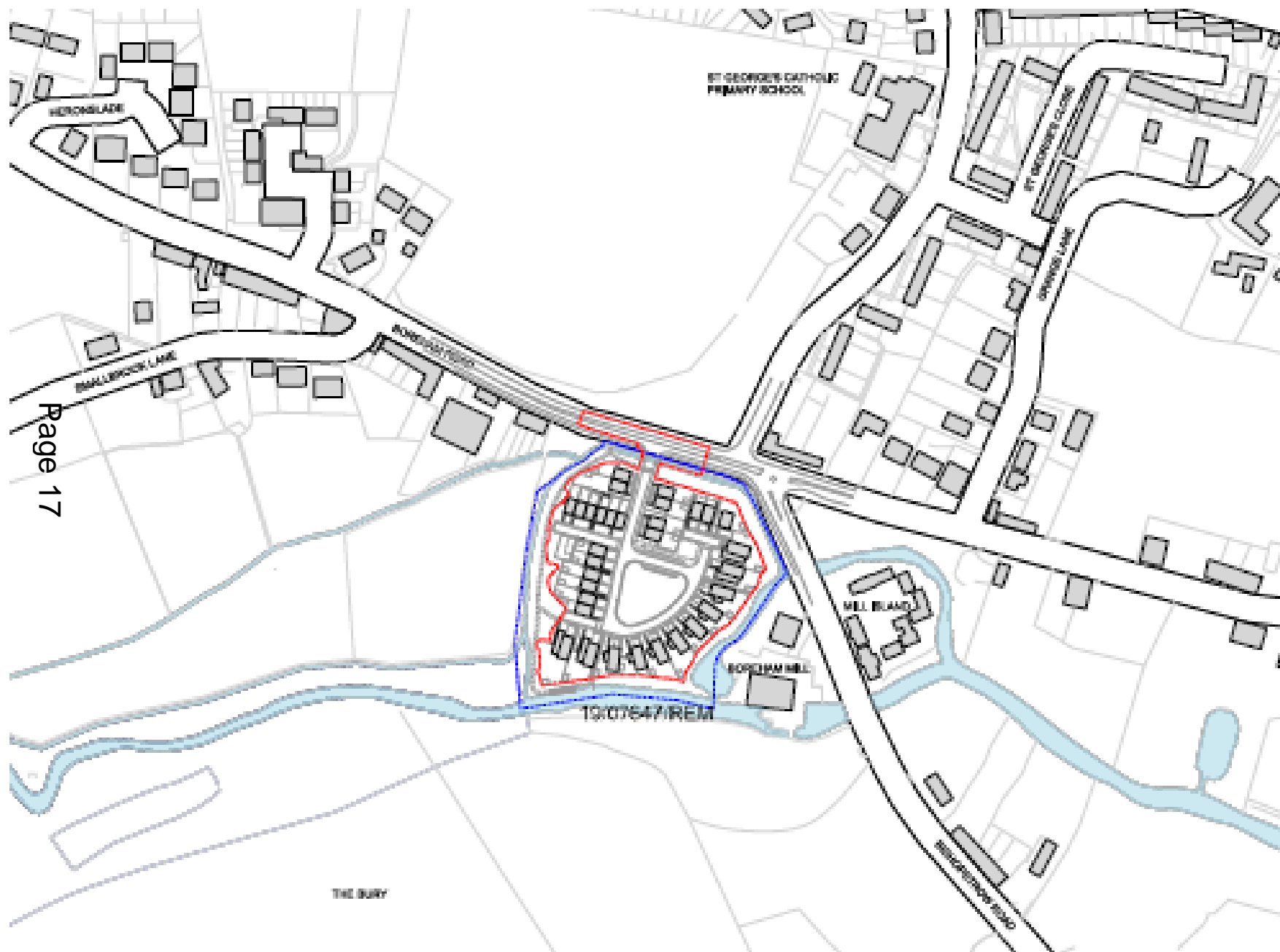
Reserved matters application for: layout, scale, appearance and landscaping pursuant to outline permission 13/06782/OUT

**Recommendation: To defer and delegate approval subject to conditions following the completion of an HRA Appropriate Assessment**

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# Site Location Plan



# Site History & Land Allocation



- The principle of the proposed development has been established by outline planning permission ref 13/06782/OUT granted by the Secretary of State for the erection of up to 35 Custom Build Residential Dwellings with access from Boreham Road.
- The site is now allocated for residential development by the Council within the adopted Wiltshire Housing Site Allocations Plan (Policy H2.8 Boreham Road).



# Proposed Site Plan

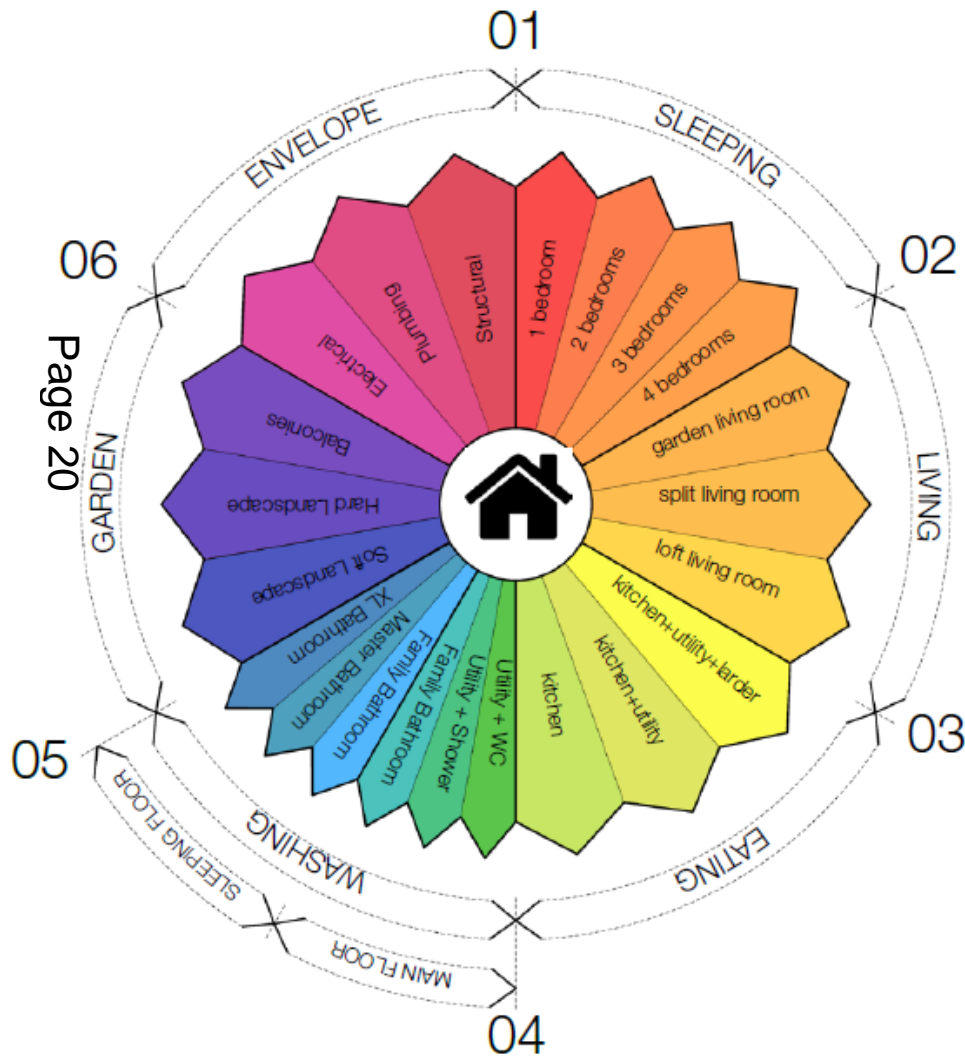
- The application seeks reserved matters approval for the 'reserved' matters of 'appearance', 'landscaping', 'layout' and 'scale' for the erection of 34 custom build dwellings, pursuant to outline application ref 13/06782/OUT.

24 open market homes (70%).

- 10 affordable homes (30%).
- mixture of one, two, three and four bed dwellings.



# Custom Build Dwellings

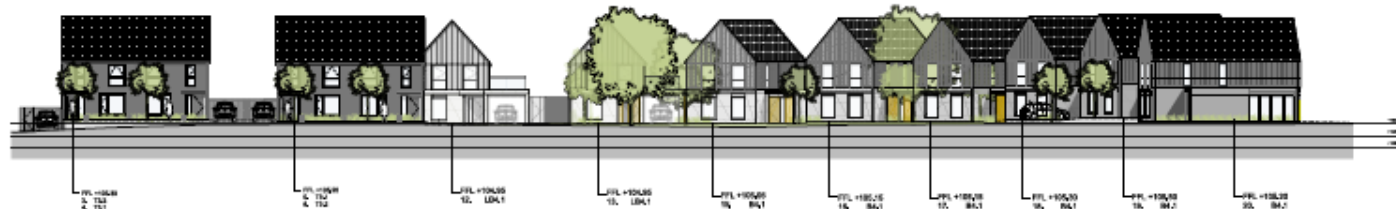


- Custom Build allows choice of design, quality and configuration from purchase as identified within the adjacent 'rose' diagram.
- The outline planning permission defines 'Custom Build' as:-
  - "the Residential Units built to a shell and the finishing design commissioned by individuals or groups of individuals for their own use being non-speculative housing with an identified end-user owner/occupier directly involved in the post-shell design process".



# Proposed Cross Section Plans (north - south)

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REF



REF  
PLAN 14/01/19 Approved to commence  
PLAN 14/01/19 Approved to commence  
PLAN 14/01/19 Approved to commence

CONSULTANTS	NAME
ARCHITECT	ARCHITECT
PLANNING CONSULTANTS	PLANNING CONSULTANTS
ENVIRONMENTAL CONSULTANTS	ENVIRONMENTAL CONSULTANTS
TRANSPORT CONSULTANTS	TRANSPORT CONSULTANTS
LANDSCAPE ARCHITECTS	LANDSCAPE ARCHITECTS

NOTES:  
1. The proposed development is shown on the site plan and is not to be construed as a guarantee of the development.  
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ALLFORD HALL MONAGHAN MORRIS

PROPOSED ROAD ELEVATIONS - ELEVATIONS AA & BB

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PROPOSED ROAD ELEVATIONS - ELEVATIONS AA & BB



# Artist Impression of Proposed Development



# 3D Visualisation of Proposed Development



View looking west over the central area of open space



# 3D Visualisation of Proposed Development



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View looking south from the entrance off Boreham Mead



# Photograph of existing access onto Boreham Road

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2019. 8. 19 16:05





# Photograph within the site looking towards Boreham Mill





# Photograph within the site looking south

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2019. 8. 19 16:04



# Photograph of the site frontage onto Boreham Road

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2019. 8. 19 16:08



# Photomontage of Proposed Development from Boreham Road





# Western Area Planning Committee

28 October 2020