

AGENDA

Meeting: Northern Area Planning Committee
Place: Council Chamber - Council Offices, Monkton Park, Chippenham
Date: Wednesday 13 May 2015
Time: 3.00 pm

Please direct any enquiries on this Agenda to Libby Beale, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718214 or email elizabeth.beale@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

Membership-subject to agreement by Annual Council on 12 May :

Cllr Tony Trotman (Chairman)	Cllr Sheila Parker
Cllr Peter Hutton (Vice Chairman)	Cllr Toby Sturgis
Cllr Christine Crisp	Cllr Philip Whalley
Cllr Mollie Groom	Cllr Terry Chivers
Cllr Chris Hurst	Cllr Howard Marshall
Cllr Mark Packard	

Substitutes-subject to agreement by Annual Council on 12 May:

Cllr Desna Allen	Cllr Dennis Drewett
Cllr Glenis Ansell	Cllr Howard Greenman
Cllr Chuck Berry	Cllr Jacqui Lay
Cllr Mary Champion	Cllr Linda Packard
Cllr Ernie Clark	Cllr Graham Wright
Cllr Bill Douglas	Cllr George Jeans

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AGENDA

1 **Changes to the membership**

To note any changes to the membership of the Committee.

2 **Apologies**

To receive any apologies or substitutions for the meeting.

3 **Minutes of the Previous Meeting** (*Pages 5 - 22*)

To approve and sign as a correct record the minutes of the meeting held on 1 April 2015.

4 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

5 **Chairman's Announcements**

To receive any announcements through the Chair.

6 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person **no later than 2:50pm on the day of the meeting.**

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this **agenda no later than 5pm on Wednesday 6 May 2015.** Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

7 **Planning Applications**

To consider and determine planning applications as detailed below.

7a **14/8912/OUT -Vale of The White Horse, Minety** (*Pages 23 - 32*)

7b **14/08917/FUL- Vale of The White Horse, Minety** (*Pages 33 - 38*)

7c **14/07749/FUL- Manor Farm, North End, Ashton Keynes, SN6 6QR**
(*Pages 39 - 46*)

8 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency.

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 1 APRIL 2015 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Sheila Parker, Cllr Toby Sturgis, Cllr Philip Whalley, Cllr Terry Chivers and Cllr Bill Douglas (Substitute)

32 Apologies

Apologies for absence were received from Cllr Howard Marshall and Cllr Mark Packard who was substituted by Cllr Bill Douglas.

33 Minutes of the Previous Meeting

Resolved:

To confirm as a true and correct record the minutes of the meeting held on 11 March 2014.

34 Declarations of Interest

There were no declarations of interest.

35 Chairman's Announcements

The Chairman explained that items on this agenda were to be re-determined as work on site had not yet commenced and changes to the Planning Practice Guidance had been made since the applications were originally determined.

36 Public Participation and Councillors' Questions

The Committee noted the rules on public participation.

37 **Planning Applications**

37a N/13/01868/FUL- 52 Corn Gastons, Malmesbury, Wiltshire, SN16 0LY

John Harris spoke in support of the application.

The planning officer introduced the report which recommended that planning permission be approved, subject to the conditions in the report and attention was brought to the late items. It was explained that the application was considered by Committee in 2014, at which time Members resolved to delegate authority to Officers to approve the application subject to conditions and completion of a Section 106 legal agreement. However since that time, changes to the National Planning Practice Guidance relating to planning contributions warranted reconsideration of the application.

There were no technical questions.

Members of the public then addressed the Committee as detailed above.

In the debate that followed the Committee expressed its continued support for the development.

Resolved

To grant planning permission, subject to the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 3802/01A and 04A, 3802/50A and 51.**

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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: In the interests of visual amenity and the character and

appearance of the area.

4. Prior to the commencement of development details of the drainage of the site must be submitted and approved by the local planning authority. If the water will discharge to Wessex Water sewer then the applicant must submit a copy of the agreement to the council. If not then a SuDS scheme will need to be submitted to and approved by the local planning authority, these details to be accompanied by BRE 365 percolation tests and soak away calculations.

REASON: In the interest of ensuring the site is adequately drained.

5. No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The surface treatment of the parking areas to be a consolidated surface. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

7. Prior to any works commencing on the site the hedge along the northern boundary of the access to the site shall be trimmed and cut back to ensure that the maximum width of the driveway is available to ensure safe use by vehicles and pedestrians. The hedge shall be maintained as such thereafter to ensure adequate visibility and safe passage for all users.

REASON: In the interests of highway and pedestrian safety.

8. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall

include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) wheel washing facilities;
- e) measures to control the emission of dust and dirt during construction;
- f) a scheme for recycling/disposing of waste resulting from construction works; and
- g) hours of construction, including deliveries; has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

INFORMATIVES:

1. The applicant is advised to consult with the Head Teacher and School Governors of Malmesbury School adjacent to the site in respect of any future proposals to erect gates or other enclosures to the site access.

37b N/13/01296/FUL - Land Adjacent to Sedgewick House, Old Hardenhuish Road, Chippenham, Wiltshire SN14 6HH

Matthew Stephen encouraged that the original conditions applied to the consent be transferred to a new resolution.

The planning officer introduced the report which recommended that permission be granted, subject to the conditions in the report, as amended by the late observations. It was explained that the application had originally been to Committee in July 2014 however due to changes in National Planning Practice Guidance a Section106 legal agreement was no longer required and the application was to be re-determined.

There were no technical questions.

Members of the public then addressed the Committee as detailed above.

In the debate that followed, Members expressed support for the officer's

recommendation, and requested that the local member be advised of the amendment to condition 15. However, the Committee commented it was unfortunate that the community would lose the financial contributions.

Resolved:

To grant planning permission, subject to the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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: In the interests of visual amenity and the character and appearance of the area.

- 3. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
(a) indications of all existing trees and hedgerows on the land;
(b) details of any to be retained, together with measures for their protection in the course of development;
(c) hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
(d) finished levels and contours;
(e) means of enclosure;
(f) hard surfacing materials;**

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 4. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.**

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 and the protection of existing important landscape features.

5. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

6. The existing hedge between Nos 12 and 14 Bythebrook and the application site shall not be removed and shall be retained at a height of at least 3:00 metres. Should any section of the hedge be removed or die it shall be replaced with appropriate planting during the next planting season.

REASON: To preserve the visual amenity and privacy of the development.

7. Prior to the commencement of development details of any proposed retaining walls to be built on the site shall be submitted to and approved in writing by the local planning authority and implemented and maintained strictly in accordance with the approved plans.

REASON: To safeguard the visual amenity of the area and in the interests of highways safety.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

9. No part of the development hereby permitted shall be first brought into use/occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

10. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in

accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

11. The development hereby permitted shall be carried out in accordance with the approved Flood Risk assessment dated September 2012 by PBA and the following mitigation measures detailed in the FRA:

1. Finished floor levels are set no lower than 68.25 above Ordnance Datum (AOD)

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

12. No development shall commence on site until details of the works for the disposal of sewerage have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage.

13. The mitigation measures in paragraphs 5.4 and 5.6 of the approved Ecological Assessment prepared by BSG Ecology and received 8th May 2013 shall be carried out in full prior to the first occupation of the development and/or in accordance with the timetable detailed in the Ecological assessment.

REASON: To mitigate against the loss of existing biodiversity and natural habitats.

14. No development shall be undertaken within 8 metres of the bank of the Hardenhuish brook which would restrict access for the purposes of maintenance by the water authority.

REASON: To safeguard access for maintenance of the watercourse.

15. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;

- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h) measures for the protection of the natural environment
- i) hours of construction, including deliveries;
- j) construction traffic may only access the site from Old Hardenhuish Lane via the entrance to Sedgwick House;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 16. Prior to the occupation of the development the proposed dwellings an area from which refuse bins can be collected shall be agreed in writing by the local planning authority.

REASON: In the interests of public and visual amenity.

- 17. Notwithstanding the submitted plans planning permission is not granted by this decision for the erection of gates at the proposed entrance to the site at Bythebrook.

REASON: In the interests of amenity and the appearance of the area.

- 18. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site Location plan
 - P538-01-01
 - Tree Survey
 - T12/0128/p/0014; T12/0128/p/01-0001 through T12/0128/p/01-000113

**P538-01-03
P538-01-04
P538-01-05
P538-01-06
P538-01-07
P538-01-10
P538-01-13
P538-01-14
Design and Access Statement
All dated 22/5/13
P538-01-02A
P538-01-09A
P538-01-08A
All Dated 09/10/13**

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES:-

- 1. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.**
- 2. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.**
- 3. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.**

37c 11/02514/FUL and 11/03731/LBC - Scarrott's Yard, adjacent to 6 Old Court, Royal Wootton Bassett

Chris Wannell spoke in support of the application and suggested some of the conditions on the permission originally granted were excessive.

The planning officer introduced the report which recommended that permission be granted for both the planning permission and listed building consent subject to the conditions in the report. It was explained that due to changes in the National Planning Practice Guidance, a Section 106 legal agreement was no longer required and the application was to be redetermined.

There were no technical questions.

Members of the public then addressed the Committee as detailed above.

The local member, Cllr Chris Hurst, gave his condolences to the applicant's family and questioned the severity of condition 8.

The planning officer advised that condition 8 was in place as the site was subject to storage use by the applicant which constrained use for general residential purposes and that the applicant could apply to vary the conditions.

In the debate that followed the Committee supported the officer's recommendation. Some members felt that some conditions applied under delegated powers had not been appropriate and hoped an application to vary these conditions could be decided by officers. The planning officer confirmed that an application to vary the condition would not go to Committee unless it was called in.

Resolved:

To grant permission for both applications, subject to the following conditions:

11/02514/FUL

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2. No development shall commence on site until an investigation of**

the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been undertaken and until:

a) The Local Planning Authority has been provided with written confirmation that, in the opinion of the developer, the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment. Details of how this conclusion was reached shall be included.

b) If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.

c) In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

3. Notwithstanding the approved drawings, no development/works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

(1) Full details of the design, colour and materials for all new external doors, windows, dormers, stairs, gates and railings including cills, reveals and setback details for doors and windows shown on elevations at a scale of no less than 1: 5 (1:10 doors & gates) and sections to at a scale of no less than 1:2 (1:5 doors & gates).

(2) Full details of the new roofs, including sections, eaves & verge details at 1:5.

(3) Full details of the new chimneys, including elevations at no less than 1:5.

(4) Full details of the new service routes, flues, vents and mechanical extracts, including exit points. Items 1 to 4 shall be completed prior to the commencement of any works. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the conservation area and Listed Building.

4. No development/works shall commence on site until a sample panel for the brickwork, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area and the Listed Building.

5. No development/works shall commence on site until details and samples of the materials to be used for the external walls and roofs 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: In the interests of visual amenity, the character and appearance of the area and the Listed Building.

6. No development/works shall commence on site until a sample panel of the render to be used on the external walls has been made available on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity, the character and appearance of the area and the Listed Building.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

8. The dwellings hereby permitted shall not be occupied at any time other than by members of the Scarrott family in association with the use of the adjacent yard, known as Scarrotts Yard.

REASON: The dwellings are sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit dwellings in conjunction within the retained business use of the yard in which the dwellings are located.

9. The car ports hereby permitted shall not be converted to a garage. There shall be no erection of doors/gates or lockable device against the car port.

REASON: to ensure that adequate car parking is provided at the site in the interest of highway safety.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), The carports hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

11. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application. Dwg no: 2011-11-1, 2, 3A, 4A, 5 and 6 dated 25 July 2011

REASON: To ensure that the development is implemented as approved.

INFORMATIVES:

1. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
2. The applicant's attention is drawn to the contents of the attached letter from Wessex Water received 3 August 2011.

3. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

In respect of 11/03731/LBC

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plans: Dwg no: 2011-11-1, 2, 3A, 4A, 5 dated 25 July 2011 2011-11-6 6 dated 31 October 2011

REASON: To ensure that the development is implemented as approved.

3. Notwithstanding the approved drawings, no development/works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (1) Full details of the design, colour and materials for all new external doors, windows, dormers, stairs, gates and railings including cills, reveals and setback details for doors and windows shown on elevations at a scale of no less than 1: 5 (1:10 doors & gates) and sections to at a scale of no less than 1:2 (1:5 doors & gates).

- (2) Full details of the new roofs, including sections, eaves & verge details at 1:5.

- (3) Full details of the new chimneys, including elevations at no

less than 1:5.

(4) Full details of the new service routes, flues, vents and mechanical extracts, including exit points.

Items 1 to 4 shall be completed prior to the commencement of any works. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the conservation area and Listed Building.

4. No development/works shall commence on site until a sample panel for the brickwork, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area and the Listed Building.

5. No development/works shall commence on site until details and samples of the materials to be used for the external walls and roofs 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: In the interests of visual amenity, the character and appearance of the area and the Listed Building.

6. No development/works shall commence on site until a sample panel of the render to be used on the external walls has been made available on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity, the character and appearance of the area and the Listed Building.

38 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 3.25 pm)

The Officer who has produced these minutes is Libby Beale, of Democratic Services, direct line 01225 718214, e-mail elizabeth.beale@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	13 May 2015		
Application Number	14/08912/OUT		
Site Address	Vale of The White Horse, Minety		
Proposal	Erection of 8No Dwellings		
Applicant	Mr Denman		
Town/Parish Council	Minety PC		
Electoral Division		Unitary Member	Cllr Berry
Grid Ref			
Type of application	OUTLINE		
Case Officer	Kate Backhouse	01249 706684	

Reason for the application being considered by Committee

The application has been called in to consider the merits of the case in light of local support and the support of the Parish Council.

1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED.

The Parish Council support the application.

163 – letters of support / petition names

3 – letters of objection

11 – General comments

2. Main Issues

The main issues in considering the application are:

- Principle of development Policies CP1, CP2, CP13, CP57, CP61, CP62
- Size, scale and design of proposal
- Impact on the amenity and living conditions of local residents
- Highways
- Planning contributions
- Other matters

3. Site Description

The Vale of the White horse is a public house located on the outskirts of Minety. The public house is set into an embankment with a railway line to the north of the site. Surrounding the property is a large parking area. Onsite there is a large building which is utilised by the squash club. To the south of the site is a substantial pond surrounded by planting. The site is located on the outskirts of the village and is poorly related to the centre of the village and its amenities such as the school and playing fields with no footpath to connect them.

An application has been submitted ref 14/08917/FUL for the conversion of part of the lower bar area to letting rooms and is the subject of a separate report on this agenda.

4. Relevant Planning History

11/02501/FUL – Provision of additional Accommodation and Associated Works – PER
14/03728/OUT – Erection of 12 dwellings and Formation of 8 Apartments - WDN

5. Proposal

Initial plans were submitted for the erection of 12No dwellings on site consisting of two rows of terraces and detached dwelling / semi-detached dwelling surrounding the pond.

Following concerns raised in respect of size, scale and design and in order to reduce the number of dwellings under the 10No threshold which would make the development liable for Section 106 contributions, revised plans were submitted reducing the number of dwellings to 8, omitting the row of dwellings set against the embankment. Further plans were submitted to demonstrate parking and private amenity space.

6. Consultations

Parish Council
Highways
Environmental Health
Ecology
Drainage
Network Rail
Tree Officer
Spatial Plans
Urban Design

Consultation Responses

Parish Council Support

Environmental Health. No objections however request conditions in respect of hours of construction and require a noise report to consider the impact of the elevated road and the railway on the new dwellings

Highways Following the submission of revised plans Highways Officers are satisfied that sufficient spaces have been provided and have withdrawn their initial objection to the scheme.

Ecology Confirm that there is no in principle objection to very small impacts on development surrounding the lake following the submission of revised plans. An updated ecological report would need to be provided which demonstrated that any harm caused by the development would be mitigated should consent be granted.

Drainage – No objection subject to conditions

Network Rail – Offer standing advice

Tree Officer No objection subject to conditions

Spatial Plans - Development should be in accordance with the development plan unless there are material considerations indicate otherwise. The proposal is considered contrary to saved policy H4 of the North Wiltshire Local Plan and CP2 of the Core Strategy for Wiltshire in that it represents new development in the countryside. There is not an urgent need for housing in the area, nor is

the application for affordable housing which is recognised as a serious shortcoming of the proposal.

Urban Design – Objection. The proposals represent poor quality design and are in conflict with the requirements of CP57 WCS or Buildings for Life 12.

The proposed buildings would not enhance the character and local distinctiveness of the area required by CP57 (represented by the intrinsic local vernacular:

The terrace is both of excessive scale (height and mass) and its rigid form and appearance is distinctly urban in character and out of place with the intrinsic local vernacular that represents local distinctiveness. This is from its high eaves and parapet to achieve a second floor and the uncharacteristic roof terrace, the repetition and proportion of openings, and universal use of render for example in comparison to the neighbouring similarly long and deep barn like buildings that line the B4040 to the north and west of the site.

It is also not clear at what level the terrace building will be set in relation to the road. While it may be set down from this placed close to the boundary with the railway the long elevation would be prominent from the bridge particularly as it would appear that most of the current vegetation partially screening the site is on the embankment within the railway demise, the long roofline would rise above this and the vegetation could be cut back or removed particularly with the reducting of the track being considered. There is no room for significant planting on this boundary within the site and this gap and the rear of the building would look particularly harsh with the likely high metal security fence that would be required by the railway along this side.

The proposed houses generally appear to have no particular character and extensive use of modern renders and other finishes with rudimentary detailing such as Upvc box fascia eaves, would exacerbate this whereas the intrinsic character is represented by the use of stone walling, clay pantiles and natural slates.

The rear gardens facing into and towards the pond and road would be a visually poor backdrop with the absence of active and accessible frontage particularly with the inevitable high garden fencing, and proprietary sheds and conservatories that may appear.

My following points indicate there would appear to be a poor level of amenity for occupiers of the proposed development and that additional space would be necessary to satisfactorily address these matters. This could impact on the ability to accommodate the size and quantity of accommodation proposed.

-Without track plot(s) it is not clear that the proposed car parking layout would leave adequate or convenient turning for refuse and delivery vehicles within the site if bays are occupied.

-There would appear to be inadequate manoeuvring space to conveniently enter and exit the car bays 28 to 33 inclusive requiring protracted reversing and multiple turns.

-The positioning of car bays 30 to 33 would appear to leave insufficient space to practically and conveniently access the front doors of dwellings 6, 7 & 8.

-The positioning of car bays 7 to 12 would allow no room across the rear or between to access the gardens of dwellings 1 & 2 or draw refuse bins and cycles past.

-The size shown for the gardens to all dwellings would appear to be particularly inadequate including accommodating washing lines, family sitting out areas and play space, the refuse bins, garden storage, and circulation space between these, and the required secure cycle storage. Building for Life 12 Q 12 recommends that the size of rear gardens should at least equal the footprint of the dwelling.

There is no site plan showing the site as existing in order to clearly establish: the exact boundaries of the application site (no red line); canopy of trees and other vegetation; the size of the pond; or comparable existing and proposed site and building levels/ adjacent ground lines marked on the plan or elevations which would appear particularly significant to clearly establish the appreciable visual mass and relative height of the housing terrace in the street scene in juxtaposition with the public house, at the railway bridge and on the approaches to the site in both directions along the B4040.

Without comparison perimeter areas shown for the pond with an illustration of the degree of regrading, retaining walls and/or banking that may be necessary for further containment of the pond it is not possible to establish this would not detract from or appear out of character in its setting. The Design & Access Statement indicates the development would require an increase in water capacity for the pond. Comparison of the proposed layout for the site with the aerial view (which suggests the existing pond extends up to the western boundary and is near the southern boundary) suggests the resulting earthworks and retaining structures could be visually substantial as the surface water area could be significantly reduced: in order to raise the ground levels along the western site boundary (which the Design & Access Statement explains would be necessary); by proposed plots 6,7 & 8 which appear to encroach on the existing pond; the retention of these frontages and the proposed car parking bays 43 to 50 backing directly onto the pond edge.

7. Publicity

The application was advertised by site notice and neighbour consultation.

The Parish Council support the application.

163 – Letters of support / petition names

3 – Letters of objection

11 – General comments

Summary of key relevant points raised in support:

- Provides affordable homes for individuals who wish to live in the village
- Ensures the long term survival of the public house
- Retains jobs of the staff
- Enables the conversion of the letting rooms to support the public house

Summary of key points raised in objection:

- Overdevelopment of site
- Contrary to planning policies
- Impact on pond
- Will cause flooding
- Highway safety

8. Planning Considerations

Planning principle

The principle of the proposal is considered to conflict with the settlement strategy for Wiltshire in that the development is on the outskirts of a small village, poorly related to the core of the village and in a location where new development is only considered acceptable if it is for small scale infill within the existing built area. Mitigating factors have been presented which identify that the redevelopment of the site will provide funding for the provision of letting rooms onsite.

Consideration has been given to whether the scheme has mitigating factors which outweigh the underlying planning policy objection to the scheme. With regard to supplementing land required for

housing development, the WCS has been recently adopted and there is already an identified supply of deliverable land for housing for at least five years. Additional requirements for housing land over the plan period are being met through the preparation of a Housing Site Allocations DPD following a plan-led approach as advocated by the NPPF. There is no basis to justify setting aside development plan policies to supplement a deliverable supply of land for housing.

Statements in the supporting material imply that the future of the public house is in jeopardy. Funding realised by the proposed development will underwrite investment that can help to support it as a going concern. Notwithstanding that it is not considered possible to secure funding for a scheme which is outside of the parameters of this application, there is no confirmed method of quantifying or securing the funding as financial contribution from the development. As such this cannot be given any significant weight as it may not occur and is outside of any form of control.

It is therefore not considered that there are any mitigating factors which outweigh the overwhelming in principle objections to the scheme.

Size, scale and design

Revised plans show a row of 3 storey dwellings set against the railway line. The design of the dwellings is not considered to reflect any local architectural styles and is considered particularly at odds with the rural locality. In respect of the semi-detached and detached dwellings the design is again not considered of a high standard as required under CP57. Revised plans show alterations to fenestration details and a reduction in height of the terraced properties however the design remains unacceptable with disproportionate detailing, blank elevations and a lack of detailing. The side elevation of the terraced dwellings highlights the different roofscapes which are considered especially unsuccessful and they remain particularly at odds with their rural location. The resulting dwellings are not reflective of any particular style of dwelling in the locality nor of a high standard and quality of design that is expected for new builds.

The revised plans now show amenity space to the front of the row of terraced dwellings. The gardens are all to the front of the properties and this is considered an unsatisfactory relationship with the parking lot in terms of residential amenity. The roof terraces, whilst they provide some private amenity space this is tempered by their proximity to the railway line, the road and the parking forecourt.

In respect of the dwellings surrounding the lake, apart from small pontoons to the rear of the dwellings, there is very little amenity space particularly for plots 6 and 7. The proposed dwellings have 3 bedrooms and therefore a reasonable amount of amenity space is considered essential which this scheme does not provide. As discussed above the site is located on the outskirts of Minety, a settlement with small village status, and as such the development is not considered sustainable. The lack of amenity space provided for the dwellings puts more pressure on the locality in terms of off-site amenity requirements and this therefore further reinforces the unsustainability of the site.

The Council's urban Design Officer objects to the scheme proposals. Detailed comments are set out under section 6 above.

Impact on residential amenity

The positioning of the units onsite are not considered to be in such close proximity to existing dwellings that they would impact on the living conditions in respect of overlooking and loss of privacy. Core policy 57 however is clear in that appropriate levels of amenity should be achieved within the development site itself as well as having due regard to the compatibility with surrounding uses. The forecourt parking arrangements in front of the terrace properties is not considered acceptable in this respect and whilst sufficient spaces have been provided onsite for the number of proposed units, spaces 32 and 33 are right outside the front doors of plots 6 and 7 and spaces 30 and 31 will require a degree of manoeuvring to utilise which will be to the detriment

of occupiers of the proposed dwellinghouses. The lack of private amenity space further exacerbates the impact the parking spaces will have on future residents.

Highways

Highways Officers raised objection to the original proposal due to the lack of parking provision. The amended scheme requires less parking provision and Highways Officers are satisfied that the proposal now provides sufficient spaces for the public house and new dwellings. Officers have raised no concerns in relation to highways safety.

Planning contributions and CIL

Extensive financial reports have been submitted for both the original proposal and also for the revised proposal for 8No dwellings citing the schemes un-viability should a contribution be required. The number of dwellings proposed has been reduced so that the proposal is under the threshold of ten units which would attract section 106 contributions. The development would however be liable for CIL contributions following its adoption and the Council has taken the position that CIL payments are non-negotiable regardless of the planning merits of a proposal and therefore CIL is payable. Notwithstanding the above CIL is separate from the issuing of any planning decision and therefore is not a matter for consideration within the determination of this application. The application has been submitted in outline and any reserved matters application would also be CIL liable.

Other matters

The proposals have received a large amount of public support in the form of petitions and letters of support. Whilst many are supportive of the redevelopment of the public house to ensure its long term viability, this application will not guarantee this, nor are there any mechanisms in place to ensure that profits made by redevelopment will be utilised to facilitate the conversion of the basement to letting rooms as per application 14/09917/FUL. The applications are separate and therefore even if the scheme were supported, this is not technically possible. There does also appear to be some confusion over the nature of the dwellings proposed. To be clear, the application is not for affordable housing for local people, the units are market housing which will not be secured for local families on a housing waiting list, they will be available to anyone at a valuation to be determined by the developer and the market.

9. Conclusion

The proposal is considered to conflict with the settlement strategy for Wiltshire in that it does not represent small scale limited development within the built area of this small village and having given due consideration to the full merits of the scheme it is not considered that there are any material factors which outweigh the in principle objections to the scheme. The scheme is not for affordable housing for local people where other policy considerations could be taken into account however notwithstanding this, the scheme is considered unacceptable in respect of the design of the proposed houses, lack of private amenity space and the parking arrangements which are considered to impact on the amenities of future occupiers.

As noted above consultees have requested an updated ecology report and a noise report however given that the scheme attracts an in principle policy objection and this has been clear from the start, it was considered unreasonable to put the applicant to further expense.

10. Recommendation

Planning Permission be REFUSED for the following reasons:

The proposal is for 8No new dwellings in the open countryside with no material considerations or special justification which outweigh the overwhelming policy objection. The development does not represent 'limited infill' and is thus contrary to saved policy H4 of the North Wiltshire Local Plan

2011, Core Policies 1, 2 and 13 of the Wiltshire Core Strategy and Paragraph 55 of the National Planning Policy Framework.

The proposal is not considered to be of a high quality design and the private amenity space is wholly insufficient for proposed houses and results in an inadequate level of residential amenity for future occupants of the proposed dwellings. The proposed development is wholly out of character with the form, scale, bulk, mass and detail of existing dwellings in the locality resulting in harm to the character and appearance of the locality. Parking provision, immediately adjacent to the semi detached and detached dwellings is considered to give rise to an unacceptable impact on the living conditions of future residents in respect of noise and disturbance. The development as a whole is considered contrived and representative of overdevelopment of the site. The development therefore is contrary to Core Policy 57 of the Wiltshire Core Strategy. And paragraphs 14 and 17 of the National Planning Policy Framework

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14/08912/OUT
The Vale of the White Horse Inn
Station Road
Minety
Malmesbury
SN16 9QY



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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	13 May 2015		
Application Number	14/08917/FUL		
Site Address	Vale of The White Horse, Minety		
Proposal	Convert Part of Bar in Basement to 3No Guest Accommodation Rooms		
Applicant	Mr Denman		
Town/Parish Council	Minety PC		
Electoral Division		Unitary Member	Cllr Berry
Grid Ref			
Type of application	FUL		
Case Officer	Kate Backhouse	01249 706684	

Reason for the application being considered by Committee

The application is connected to application 14/08912/OUT which has been called in for committee determination by Councillor Berry and is reported on this agenda. It is being argued that the granting of the application for 8No dwellings onsite will enable the works to the basement to create additional B & B accommodation. Parking arrangements are also common to both applications.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

The Parish Council support the application.

137 letters of support / petition signatures have been received

2. Main Issues

The main issues in considering the application are:

- Principle of development Policies CP39, CP40, CP49 and CP57
- Highways
- Other matters

3. Site Description

The Vale of the White horse is a public house located on the outskirts of Minety. The public house is set into an embankment with a railway line to the north of the site. Surrounding the property is a large parking area. Onsite there is a large building which is utilised by the squash club. To the south of the site is a substantial pond surrounded by planting.

A related application has also been submitted ref 14/08912/OUT for the erection of 8No dwellings and this is reported elsewhere on this committee agenda.

4. Relevant Planning History

**11/02501/FUL – provision of additional Accommodation and Associated Works – PER
14/03728/OUT – Erection of 12 dwellings and Formation of 8 Apartments - WDN**

5. Proposal

The proposal seeks to convert part of the basement of the public house which is currently used for occasional functions and has a skittle alley (which will not be affected) into 3 No letting rooms.

6. Consultations

Parish Council – No objection
Highways – No objection
Environmental Health – No objection

7. Publicity

The application was advertised by site notice and neighbour consultation.

The Parish Council support the application.

137 letters of support have been received which whilst are mostly concerned with the redevelopment of the site to provide an additional 8 dwellings (planning ref 14/08912/OUT) also offer support due to the size of the existing pub, citing that the conversion of a small part of it will help maintain viability.

8. Planning Considerations

Planning principle

Principle of development Policies CP39, CP40, CP49 and CP57

Core Policy 39 supports proposals for tourist facilities within or adjacent to small villages within existing buildings. Consideration should be given to whether the proposal meets objectives of improving the financial viability of the attraction. Proposals for B & B facilities are supported in accordance with Core Policy 40 where proposals are of an appropriate scale and character.

As discussed in Core Policy 49 local facilities and services are considered a vital part of the small settlements of Wiltshire and as such should be protected. The public house is an existing facility and the proposed conversion of a relatively small area of the basement area to a use which supports the vitality and viability of the principle use is not considered to have a harmful impact on the operation of the facility or to be unacceptable in principle.

Highways

Revised parking plans have been submitted which relate to both this application and also the application for the 8No dwellings which Highways Officers are satisfied with as offering suitable parking provision.

Design and Residential Amenities

Core Policy 57 expresses the requirement for ensuring good design. The proposed works are internal and therefore there are no concerns regarding the design of the proposal, the internal partitioning will not impact on the windows. The use as B & B accommodation is not considered to

impact on the public house in respect of amenities as the proposal is ancillary and therefore connected to the principle use.

Other Matters

It is important to note that this application can be considered separately from the application for 8No dwellings ref 14/08912/OUT

The only link between the two applications is that they share a parking plan. There is no method in place of ensuring that revenues gained from the application for market housing is secured to facilitate this development.

9. Conclusion

The proposal is for the conversion of a small part of an existing public house to 3No letting rooms which is not considered to impact on the overall viability of the public house. The proposal enhances rural tourist facilities and is therefore in accordance with policies CP39, CP40 and CP49 of the Core Strategy for Wiltshire and the aims and objectives of the National Planning Policy Framework

10. Recommendation

Planning Permission be **GRANTED** subject to conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing attic floor plan and elevations
Proposed semi-basement floor plans
Location and site plan
Existing semi-basement floor plan
Existing ground floor plans and elevations
FRA
DAS
Received 19.10.14

Parking Plan – received 20.03.15

REASON: For the avoidance of doubt and in the interests of proper planning

3. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

4. The three guest bedrooms hereby approved shall be used for visitor accommodation falling within Class C1 and no other use.

REASON: To ensure that the development is only occupied as visitor accommodation because the site is within an area where the local planning authority would not normally permit new dwellings.

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14/08917/FUL
The Vale of the White Horse Inn
Station Road
Minety
Malmesbury
SN16 9QY



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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	13 May 2015		
Application Number	14/07749/FUL		
Site Address	Manor Farm, North End, Ashton Keynes, SN6 6QR		
Proposal	Car Restoration Workshop & Showroom Extension		
Applicant	Mr Bowley		
Town/Parish Council	Ashton Keynes PC		
Electoral Division		Unitary Member	Cllr Berry
Grid Ref			
Type of application	FUL		
Case Officer	Kate Backhouse	01249 706684	

Reason for the application being considered by Committee

The application has been called into committee by Councillor Berry to consider the impact the application will have on highways.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

The Parish Council have objected in relation to the impact on the road network.

1 letter of objection has been received in relation to the increase in traffic and staffing and the generation of additional noise

2. Main Issues

The main issues in considering the application are:

- Principle of development Policies CP1, CP2, CP13, CP34, CP35, CP48, CP57, CP61, CP62
- Impact on the character and appearance of the area
- Impact on the amenity and living conditions of local residents
- Impact on highway safety
- Impact on community

3. Site Description

The site is located within an established industrial estate. The Old Brickyard consists of numerous industrial units and is adjacent to the existing business premises for AKVR. The site is within Ashton Keynes Conservation Area. The southern boundary of the site is defined by heavy planting and a bund. The proposed building is to be sited on land which has in the past been used for outside storage.

4. Relevant Planning History - None

5. Proposal

Permission is sought for the erection of a car restoration workshop and showroom extension at Manor Farm, North End, Ashton Keynes.

AKVR operates as a vintage car restoration company and have been located at the site for a considerable time. The current buildings can accommodate up to 8 cars at one time. The proposed new building would accommodate up to 16 work bays and would enable the expansion of the existing business to restore both classic and vintage cars. In addition to the new workshop, it is proposed to extend and convert the existing garage and store buildings to provide a showroom and office space.

The site is located on the B4696 on the outskirts of the village. Access is currently gained from this road. To the west of the site lie residential properties with 'The Old Brickyard, a mini industrial estate to the north.

6. Consultations

Highways – No objection subject to conditions

Environmental Health – No objection subject to conditions relating to hours of operation

7. Publicity

The application was advertised by site notice and neighbour consultation.

1 letters of letters of objection received

Summary of key relevant points raised:

- Impact on traffic through village
- Relocated access onto dangerous road
- Amenity issues

Ashton Keynes Parish Council object to the revised access on highways grounds and comments are summarised below;

- Additional lorry traffic on Cox's Hill will be dangerous for existing road users and pedestrians
- A new access will encourage traffic through the village
- The new access will be hazardous and traffic coming from the south would have to take a dangerous turn
- The existing access is satisfactory

8. Planning Considerations

Principle of development - Policies CP1, CP13, CP2, CP34, CP35, CP57, CP61

As discussed in Core Policy 2, the underlying principles of the delivery strategy are to ensure that communities have a better balance of jobs, services and facilities, and homes., it is recognised that in some settlements new jobs have not necessarily been delivered alongside new homes. The delivery strategy therefore seeks to strengthen communities, wherever possible by allowing appropriate growth to provide for the most sustainable pattern of development within Wiltshire

which seeks to reduce the need to travel and help redress the imbalance between jobs and homes. (para 4.18)

Strategic Objective 1 – delivering a thriving economy identifies the need to deliver resilient rural communities. Core Policies 34 and 35 emphasise the importance of the retention of existing employment uses outside the principal employment areas and confirm that existing rural based businesses within or adjacent to large and small villages and their expansion will be supported in principle.

Core Policy 60 and 61 address matters of Highways importance.

The principle of small scale expansion of the site is therefore supported through the adopted core strategy.

Impact on the character and appearance of the conservation area

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. The proposed building is to be no higher than the existing buildings on site and indeed when viewed will be seen against the backdrop of the existing industrial buildings. The design is fairly typical of an industrial unit with profile sheet walls and roof similar to the adjacent buildings and will be fairly unobtrusive given its context.

The conversion and adaptation of the existing outbuildings for showroom and storage / office consists of an extension to link the two existing buildings and external alterations consisting of a replacement slate roof and the insertion of timber framed doors and windows which is considered acceptable subject to the suitable use of materials. It is not considered that the proposals result in harm to the character and appearance of the area.

Impact on the amenity and living conditions of local residents

The conversion of the buildings closest to residential properties as a showroom and offices are considered an appropriate use of the buildings that are best suited to this locality rather than additional workshop space given the proximity of neighbouring residential properties. The Councils' public protection team have been consulted and offer no objection subject to conditions restricting hours of opening. Given the proposed use and the suggested conditions it is not considered that the proposals will result in significant harm to existing residential amenities.

Impact on highway safety

Prior to submission of the application pre-application advice was sought into the proposed scheme which received in principle support. On submission of the application however and further investigations by the Highways Officer, it was established that the existing access is substandard and therefore a new access from Cox's Hill is proposed with the existing access to be stopped up. This has raised concerns with the Parish Council which our Highways Officer has reviewed and are discussed below;

With regard to the existing access to the site, the visibility splay at the access in the southern direction approximately measures 9m. When set against the standards for a 40mph road, guidelines outline a requirement of 120m. The radius of the access is also sub-standard. This clearly indicates that any additional movements related to this access would be utilising a sub-standard access arrangement.

With regard to the above objection the applicant submitted a proposal for a new access that would represent a significant improvement on the existing visibility splays.

With regard to the existing traffic that utilise Cox's Hill, I do not consider the additional traffic associated with the proposal to represent significant additional movements. It also needs to be noted that large coaches currently use this route. I therefore do not consider

that there is a significant additional risk to users of Cox's Hill and this is not a reasonable reason to object to the proposals.

With regard to traffic through the village, due to the nature of the business and location of the site in close proximity to the B4696, it is considered very unlikely that large delivery vehicles or even LGVs will have any benefit or reason to travel through the Village of Ashton Keynes. In the event that there were issues the council will have the powers to introduce a weight restriction. But at this stage I do not consider it is reasonable to require the developer to provide.

With regard to the layout of the access I am satisfied with the details provided and visibility splays being provided.

With regard to the traffic using the B4696 and approaching from the south and having to conduct a right turn. A balanced judgement is required that this is an existing junction with a level of vehicular movements. The proposal will not significantly add to these movements. It has to be considered the existing access has a more restricted level of visibility in the southern direction.

The Councils' Highways Officer is therefore satisfied that the proposal represents an improvement over the existing arrangement and there are no grounds for refusal.

Impact on community

As discussed above the opportunity to provide additional employment on this site is supported in principle. It is anticipated that an addition 10 jobs will be created by the development which not only supports the Councils position on reducing the need to travel, but also redresses the balance between homes and jobs.

Para 1.4 of the Wiltshire Core Strategy states that planning for job growth and meeting the needs of business are central to this strategy. It further confirms that existing business uses will be safeguarded and that potential barriers to investment, such as inadequate infrastructure, are overcome.

Wiltshire Councils Business Plan 2013-2017 places an importance on attracting investment which will create high value skilled jobs such as those involved in the restoration of vintage / classic cars.

The Swindon and Wiltshire Local Enterprise Partnership focuses on inward investment, economic growth, job creation and economic infrastructure. Stimulating growth on a business and economic level, is a top priority for the Swindon and Wiltshire LEP.

9. Conclusion

The proposed development is for the small scale expansion of existing employment premises which is supported through policies in the Core Strategy for Wiltshire. In visual terms the new building is not considered to be unduly prominent in its position having due regard to the adjacent buildings. The conversion and alterations of the existing buildings to show room and offices is considered appropriate and acceptable subject to suitably worded conditions. In respect of Highways matters raised it is acknowledged that these points have been of concern to the Parish Council. The existing access is substandard however and given that the Councils' Highway Engineer has confirmed that the proposed revised access is considered an improvement over the existing access, no objection is raised in this respect. The applicant has agreed to conditions restricting the use to personal and to stop up the existing access to allow the LPA to further consider a different industrial use of site which wouldn't normally need consent. This is considered necessary due to the nature of the business and the current relatively infrequent nature of traffic movements onsite.

10. Recommendation

Planning Permission be GRANTED subject to conditions;

1. (WA1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. (WM13) The development hereby permitted shall be carried out in accordance with the following approved plans:

DAS
14340-5
14340-4
14340-3
14340-1

Received 12.08.14

Site location plan – received 17.10.14
14340-2 Rev B – received 23.10.14

Received

REASON: For the avoidance of doubt and in the interests of proper planning

3. (WD11) No development shall commence on site until details of the stopping up of all existing accesses, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. That stopping up shall take place in accordance with the approved details within one month of the first occupation of the development. No later than one month after the first occupation of the development, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

4. (WD17) No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 90 metres to the north direction and 120 metres to the south direction from the centre of the access in accordance with the approved plans 'Proposed Block Plan' numbered 14340-2 Rev B. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 1m above the level of the adjacent carriageway. In order that the visibility splay is achieved I require that 1m beyond the back of the splay is suitably trimmed and cut back, in order seasonal growth does not obstruct. This will require the hedge line to be suitably set back.

REASON: In the interests of highway safety.

5. (WD20) No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

6. (WG2) No development shall commence on site until a scheme for the discharge of surface water from the site access to prevent discharge onto the highway has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

7. (WD13) No development shall commence until details of a consolidated and surfaced vehicle turning space has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first brought into use until that turning space has been completed in accordance with the approved details. Such turning space shall thereafter be retained and kept clear of obstruction at all times.

REASON: To enable vehicles to enter and leave the site in forward gear in the interests of highway safety.

8. The car showroom shall be limited to the use of applicant only and shall be limited to the use stated in the application. The car showroom will not be a sales area and not open to the general public. Clients by appointment. The showroom shall be used to display restored vehicles prior to collection.

REASON: In the interests of residential amenity

9. The occupation of the site hereby permitted shall only be by the business operating as 'AKVR'

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for occupiers which may have increased traffic movements, having regard to the circumstances of the case.

10. WF11

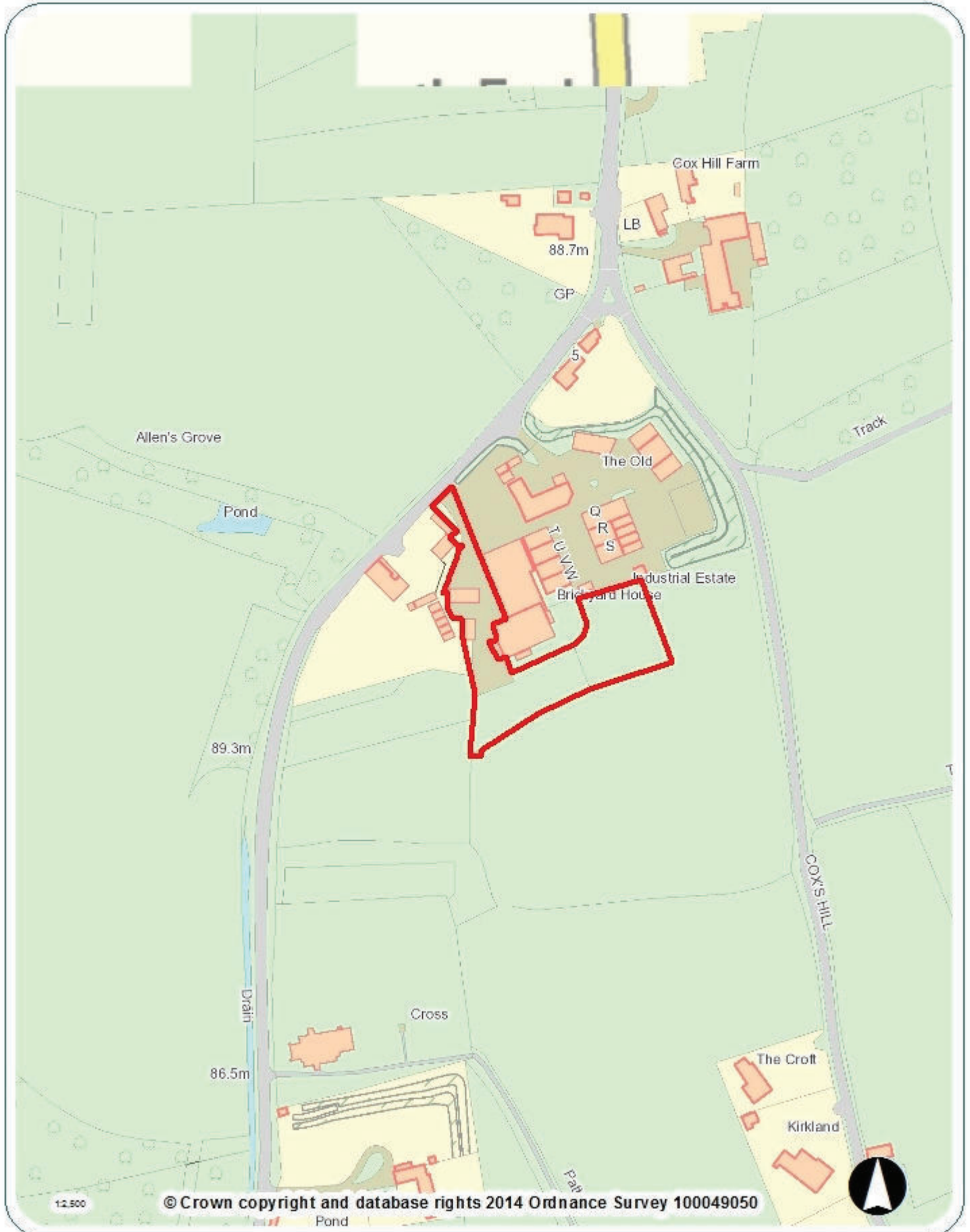
The use hereby permitted shall only take place between the hours of Monday to Friday 0800-17:00 and 08:00-13:00 Saturday with no opening on Sundays and Bank or Public Holidays.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

11. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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: In the interests of visual amenity and the character and appearance of the area.

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