

AGENDA

Meeting: Northern Area Planning Committee
Place: Council Chamber - Council Offices, Monkton Park, Chippenham
Date: Wednesday 3 June 2015
Time: 3.00 pm

Please direct any enquiries on this Agenda to Fiona Rae, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 712681 or email fiona.rae@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:

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

Substitutes:

Cllr Philip Whalley	Cllr Dennis Drewett
Cllr Desna Allen	Cllr Jacqui Lay
Cllr Glenis Ansell	Cllr Linda Packard
Cllr Mary Champion	Cllr Graham Wright
Cllr Ernie Clark	Cllr George Jeans
Cllr Bill Douglas	Cllr Melody Thompson

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AGENDA

1 **Apologies**

To receive any apologies for absence.

2 **Minutes of the previous Meeting** (*Pages 5 - 12*)

To approve and sign as a correct record the minutes of the meeting held on 13 May 2015.

3 **Declarations of Interest**

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

4 **Chairman's Announcements**

To receive any announcements through the Chairman.

5 **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 27 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.

6 **Planning Applications**

To consider and determine planning applications as detailed below.

- 6a **14/04593/FUL - Land at Colbourne Street, West Sevington, Grittleton, Chippenham, Wiltshire, SN14 7LB** (*Pages 13 - 20*)
- 6b **15/01159/OUT - Stones Farm, West Mill Lane, Cricklade, Wiltshire, SN6 6JL** (*Pages 21 - 38*)
- 6c **15/02477/FUL - 10 Reybridge, Lacock, Chippenham, Wiltshire, SN15 2PB** (*Pages 39 - 46*)

7 **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 13 MAY 2015 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Mark Packard, Cllr Sheila Parker, Cllr Toby Sturgis, Cllr Philip Whalley (Substitute) and Cllr Chuck Berry.

39 Changes to the membership

Following the Full Council meeting on Tuesday 12 May 2015, a number of changes were made to the Northern Area Planning Committee membership with immediate effect:

Cllr Whalley was now a substitute member.
Cllr Berry and Cllr Greenman were now full members of the Committee
Cllr Melody Thompson was now a substitute member.

40 Apologies

Apologies for absence were received from Cllr Tony Trotman and Cllr Howard Greenman. Cllr Greenman was substituted by Cllr Whalley.

41 Minutes of the Previous Meeting

Resolved:

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

42 Declarations of Interest

There were no declarations of interest.

43 Chairman's Announcements

The Chairman welcomed Fiona Rae as the new Democratic Services Officer supporting the Committee and thanked Libby Beale for her services to the Committee.

44 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

45 **Planning Applications**

45a **14/8912/OUT -Vale of The White Horse, Minety**

Jamie Denman, Brian Peckham, and Martin Snook spoke in support of the application.

Cllr Charles Cook, Chairman of Minety Parish Council, spoke in support of the application.

The Planning Officer introduced the report which recommended that planning permission be refused for the reasons set out in the report. The application was for the construction of 8 dwellings and related to an application for consideration under item 7b of the agenda. Attention was drawn to the late observations which highlighted comments on drainage implications and the level of public support for the development. It was explained that the argument that the development would support the retention of the public house and provide affordable housing could not be given significant weight as there was no legal agreement linking the finance from the development to the retention of the public house and the housing constructed would be market housing. The Planning Officer explained the suggested reasons for refusal, highlighting conflict with the policies of the adopted Wiltshire Core strategy; that the scale of the development was not appropriate in the location, there were poor levels of amenity space and the design was out of character for the locality.

There were no technical questions.

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

The Planning Officer responded to comments from the public to confirm that whilst the application was an outline planning application consent was sought for details of access, scale, layout and appearance and only landscaping was a reserved matter.

The local member, Cllr Berry spoke in support of the application, underlining the strong local support for the development.

In the debate that followed, members commented that there was no legal agreement in place to ensure the application would be an enabling development therefore this was not a material consideration. Members sympathised with the owner of the public house but could not support this development as it contravened the Wiltshire Core Strategy. The Committee sought advice from officers on whether the development of an enabling agreement and selection of building materials could be delegated to officers. Officers advised that materials could be controlled by condition but the application sought approval for the scale, layout and appearance of the development now and these could not be conditioned as reserved matters for future approval. Potentially preparation of a legal agreement to tie the residential development to the enhancement of the Public house could be delegated to officers but extensive additional information submissions were required in that respect and the applicant had already been advised of the requirement in advance of revisions to the application and had not addressed the matter comprehensively to date. The Committee expressed support for the principle of development on the site subject to linking this to enhancements to the public house to secure its retention and encouraged the applicant to submit a revised scheme. It was confirmed that the applicant could withdraw the application before a decision notice was issued.

Resolved:

To REFUSE planning permission for the following reasons:

- 1. The proposal is for 8 No 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.**
- 2. The application 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.

45b 14/08917/FUL- Vale of The White Horse, Minety

The Planning Officer introduced the report which recommended that planning permission be granted subject to the conditions outlined in the report. The application was for the conversion of part of a basement to 3 guest accommodation rooms.

There was no public participation.

The Chairman informed the Committee the proposal had the support of the Parish Council and the local member. The proposal had been called in due to its connection with item 7a (14/8912/OUT – Vale of The White Horse, Minety).

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:**

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.

45c 14/07749/FUL- Manor Farm, North End, Ashton Keynes, SN6 6QR

Cllr Dave Wingrove, Ashton Keynes Parish Council spoke in objection to the application.

The Planning Officer introduced the report which recommended that planning permission be granted subject to conditions. The application was for the erection of a car restoration workshop and showroom extension, the location of the site and its existing access was shown. The Committee was advised that an alternative access would be needed to ensure safety.

The Committee then had the opportunity to ask technical questions and it was confirmed that Cox's Hill was a rural 40mph road where vehicles could pass side by side.

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

The Planning Officer responded to comments from the public, explaining that moving a 7.5 tonne weight limit to ensure that Heavy Goods Vehicles would not drive through the village centre would require a Traffic Regulation Order, this could not be controlled by a condition. The officer highlighted that this would have been recommended by the Highways Officer if it was considered necessary.

The local member, Cllr Berry, questioned whether current access to the site could be altered with restrictions dealing with entry and exit of vehicles and suggested local views be given more consideration.

In the debate that followed, councillors discussed the current and proposed access to the site developed by Highways officers and agreed that, should permission be granted, an informative be included with a recommendation from the Committee for interested parties to investigate and consider proposals for alterations to the location and extent of the weight limit restriction on Cox's Hill via the Community Area Transport Group (CATG) in

order to reduce the number of vehicles going through the village.

Resolved:

To GRANT planning permission subject to the following 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

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.

INFORMATIVE: The Council recommends that interested parties, including the Applicant and Parish Council, investigate and consider proposals for alterations to the location and extent of the weight limit restriction on Cox's Hill via the Community Area Transport Group (CATG).

46 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 4.05 pm)

The Officer who has produced these minutes is Fiona Rae, of Democratic Services, direct line 01225 712681, e-mail fiona.rae@wiltshire.gov.uk

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

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Date of Meeting	03 June 2015
Application Number	14/04593/FUL
Site Address	Land at Colbourne Street West Sevington Grittleton Chippenham Wiltshire SN14 7LB
Proposal	Change of use of land to keeping of horses; 5 wooden stables with tack room and haystore; area of hardstanding; access and parking area; access.
Applicant	Mr Phillip Parish
Town/Parish Council	GRITTLETON
Division	BY BROOK- Cllr Scott
Grid Ref	386278 178835
Type of application	Full Planning
Case Officer	Charmian Burkey

Reason for the application being considered by Committee

The application has been called to planning committee to allow Members to assess the impact of the proposal on the Area of Outstanding Natural Beauty.

1. Purpose of Report.

To consider the application and recommend that Planning Permission be GRANTED subject to conditions.

2. Main Issues

The main issues are:

- Principle of development
- Impact on the character and appearance of the AONB
- Impact on the residential amenities of adjoining properties
- Design of the buildings.

3. Site Description

The application site is a relatively flat 6 acre field in the Cotswolds Area of Outstanding Natural Beauty. The application is partly retrospective and has been amended several times since its first submission.

The field is bounded to the east by The Street (Grittleton) and to the North by Colbourne Street. Across one field to the north is the M4 motorway. To the south west is a wooded area known as Lucknow Plantation.

The stable buildings currently on site are sited in the far western corner with an unauthorised gate into the field nearby.

4. Planning History

13/05923/FUL Construction of Menage and Associated Fencing

14/01191/PREAPP Mobile Stables and Temporary Facilities

5. The Proposal

The proposal has been amended since its original submission to be a proposed gate and parking area off Colbourne Street and a revised stabling complex to the west consisting of 5 wooden stables and associated hard standing, tack room and feed store; a change of use of the land to allow the keeping of horses; the creation of a new access and hard standing to the east of the stables and a fully mobile field shelter (which would be sited against the wood in summer and on the hard standing in winter).

The stables are designed with a small sloping roof to lessen their impact and the hardstanding is principally to allow the disabled owner easy access and would measure approx 15m x 25m. There are no foundations to the stables

6. Planning Policy

Wiltshire Core Strategy:

CP10- The Spatial Strategy: Chippenham Community Area

CP51- Landscape

CP57- Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2014:

Achieving sustainable development – Core Planning Principles

Chapter 7- Requiring Good Design

Chapter 8- Promoting healthy communities

Chapter 11- Conserving and enhancing the natural environment

7. Consultation Responses

Grittleton Parish Council: Maintained their objection to the proposal throughout its changes but state that should permission be granted that there should be conditions about: good quality fencing; limit on the number of horses/donkeys to 5-6; there should be no more than 6 stables and 1 feed shed; the caravan should be removed from the site and a waste management plan and farmyard management plan should be put in place.

Highways: Unhappy with the sight lines from the existing unauthorised access, but are happy with the latest revision which shows the access and parking approx 80m east of the proposed reconfigured buildings.

8. Publicity

One local resident has objected on the grounds that the site notice was on the opposite side of the road; the application makes no mention of the caravan, which has been on site since the land changed hands; the land is over stocked and poorly fenced; vermin control is a great concern; The proposals are out of character with the area; the fact that the enterprise started without planning permission does not bode well for the future; the access is in a frost pocket.

9. Planning Considerations

Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act states that “*determination must be made in accordance with the plan unless material considerations indicate otherwise*”.

This is the starting point from a policy point of view. The Wiltshire Core Strategy forms the local component of the current development plan. Policies CP10 which seeks to, amongst other things, ensure development has an acceptable landscape impact and promotes access to the countryside; Policy CP51 seeks to ensure that landscape character is enhanced or at least not harmed and Policy CP57 which seeks high quality design.

The advice in the NPPF follows a similar theme and in chapter 8 promotes outdoor recreation in working towards healthier communities.

It is considered that taking into account the arguments set out below, that this proposal accords with all these policies and the principle of a modest equestrian development in this location is acceptable.

Setting of the AONB

This part of the Cotswolds Area of Outstanding Natural Beauty is characterised by relative flat grazed pasture land with the M4 running east to west very close to the site. There are other nearby locations where horses are kept. The keeping of horses in such a landscape designation is established and subject to the changes secured through negotiation and the conditions suggested, it is considered that the proposal will not adversely affect the setting of this part of the Area of outstanding Natural Beauty.

Design and impact on the Character of the Area

The proposal is partly in retrospect but has been amended since it was first submitted and is not as it is on the ground at the moment. The land is also currently fallow. The revisions are now the result of protracted negotiations. There is a caravan on site and this will need to be removed by way of a planning condition.

Whilst the siting of the parking some 80m from the stables is not wholly desirable, it is necessary for highway safety and to keep the buildings in the least conspicuous location. This is especially important since the site lies in the Cotswolds Area of Outstanding Natural Beauty, where the landscape quality should be preserved. The preservation of landscape quality does not negate buildings in the area, but their siting and design is very important. The design of the stables is not ideal, but they are wooden and low key and now that the number has been reduced to 5 (from 12) with associated storage, the impact is considered to be less. The stable buildings themselves will measure 10.5m x 3.6m at a height of 2.7m (max) on one wing and in an L-shape to another wing measuring 8.9m x 3.6m at the same height. These stables are to be sited against the trees to the south and a haystore, measuring 5m x 2m and a maximum height of 2.2m is proposed to the north of this.

The proposal also includes a single field shelter measuring 7.2m x 3.6m and 2.7m in height is also proposed. This can and will be moved around dependent on ground conditions. All the buildings proposed are on skids and capable of being moved. The site is visible from both The Street and Colbourne Road, but due to the siting of the buildings, views are considered to have been minimised, particularly as the land gently slopes down to the west.

The land was overstocked last year but the applicant is willing to accept a condition limiting the number of horses or donkeys to 6 (1 per acre as per the British Horse Society standard). This will help ensure that the land does not become poached again in very wet weather and that the landscape quality of the area is preserved.

Given the alterations to the proposal since its first submission, it is considered that with conditions, the proposal is now acceptable and satisfactorily retains the landscape quality of this part of the Cotswolds Area of Outstanding Natural Beauty, thus complying with CP51 of the Wiltshire Core Strategy and advice in the NPPF.

10. Recommendation

Planning permission be GRANTED subject to conditions;

1. Within 6 months of the date of this permission, the existing stables, hardcore and ancillary buildings shall be completely removed from the site unless those buildings and hardcore form part of those buildings approved by condition 4 of this approval in the layout so approved.

REASON: In the interests of the landscape quality of the Area of Outstanding Natural Beauty.

2. Within one month of the date of this permission the caravan on site shall be completely removed from the site.

REASON: In the interests of the visual amenity of the site.

3. Notwithstanding the approved plans, within one month of the date of this permission, the existing access to the site in the western corner, shall be stopped up, the gate and hard standing removed and post and rail fencing installed to match the existing.

REASON: In the interests of highway safety.

4. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan received 27th May 2014; elevations and block plan (as amended by condition 3) received 3rd November 2014 and sight line diagram received 18th March 2015.

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

5. No fences or jumps shall be erected on the site without the prior approval in writing of the Local Planning Authority.

REASON: In order to protect the rural character of the area.

6. Within in one month of the date of this permission details for the storage of manure and soiled bedding (including the location of such storage) and its disposal from site (including frequency) have been submitted to and approved in writing by the Local Planning Authority. Before the development is first brought into use, the works for such storage and disposal shall be completed in accordance with the approved details and shall subsequently be maintained in accordance with the approved details. No storage of manure and soiled bedding shall take place outside of the storage area approved under this condition.

REASON: In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

7. The development hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed and shall at no time be

used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

REASON: In the interests of highway safety.

8. There shall be no parking of horse boxes, caravans, trailers or other vehicles during the hours between dusk and dawn on the site.

REASON: In order to protect the living conditions of nearby residents and/or the rural character of the area.

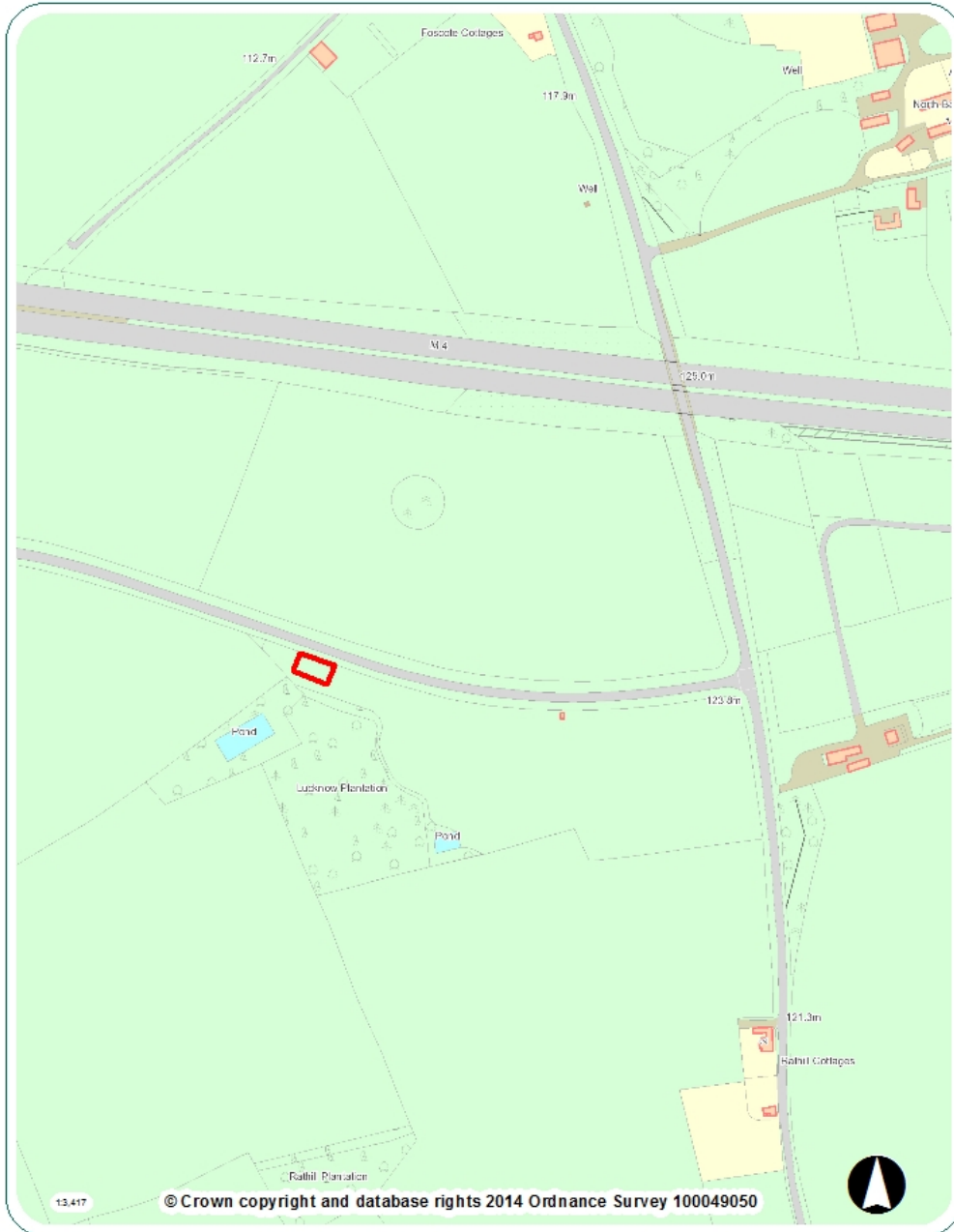
9. There shall be no more than a total of 6 horses, ponies or donkeys kept on the site at any one time.

REASON: To prevent overgrazing affecting the landscape quality of the Area of Outstanding Natural Beauty.

10. No portable buildings, van bodies, trailers, vehicles or other structures used for storage, shelter, rest or refreshment, shall be stationed on the site without the prior approval in writing of the Local Planning Authority.

REASON: In order to protect the rural character of the area.

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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Date of Meeting	03/06/2015
Application Number	15/01159/OUT
Site Address	Stones Farm West Mill Lane Cricklade Wiltshire SN6 6JL
Proposal	Outline Planning Application For 25 Dwellings & Associated Works (with all matters reserved except for access)
Applicant	Mr Chris Smith and Helen Nicholls.
Town/Parish Council	CRICKLADE
Division	CRICKLADE AND LATTON- Cllr Bob Jones
Grid Ref	409336 193889
Type of application	Full Planning
Case Officer	Alex Smith

Reason for the application being considered by Committee

The application has been called into committee by Cllr Jones on the grounds of:

- Scale of Development
- Visual Impact upon the Surrounding Area
- Relationship to Adjoining Properties
- Design – Bulk, Height and General Appearance
- Environmental / highways Impact

1. Purpose of Report

To consider the application and DELEGATE authority to the Area Development Manager to grant outline planning permission subject to planning conditions and completion of the required legal agreement.

2. Report Summary

- Principle of Development;
- Impact to the visual amenities and character of the surrounding area;
- Impact to the residential amenity of the adjoining occupiers;
- Highways Impacts & Parking;
- Affordable Housing
- Planning Obligations & CIL
- Ecology

- Drainage and Flood Risk
- Sustainability
- Archaeology

3. Site Description

The application relates to the site of Stones Farm and is a roughly rectangular plot of land measuring approximately 0.75 hectares in size. The site consists of a various agricultural buildings which once formed the farmyard of Stones Farm, with a small area of sheep pasture at the southern and northern ends of the site.

The site is bordered to the south, east and west by residential dwellings on Reeds, Middle Ground and West Mill Lane and is located approximately 800 metres north of the Town Centre. The majority of the site is located within the designated framework boundary of Cricklade, as identified in the policies map saved as part of the Wiltshire Core Strategy 2015. A small strip at the northern end of the site does fall outside of this boundary, however, a boundary review is currently underway as part of the Housing Site Allocations DPD. The proposed revised boundary was subject to informal consultation in the summer of 2014 and this strip falls within the revised boundary.

To the southwest of the application site is the two storey stone cottage of Stones Farmhouse, which is accessed via a crossover on the western side of the highway of West Mill Lane. The main access into the farmyard is via a single width driveway between No. 6 and 8 Reeds. Directly to the west of site is a terrace of four single storey cottages, which are accessed via a private driveway off West Mill Lane, just to the north of the bend where this road meets Hallsfield. The site is not within a Conservation Area and the buildings are not Listed.

4. Planning History

N/03/02484/OUT – Residential Development (15 Dwellings) – Refused

N/04/03130/CLE – Storage of Caravans – Approved

5. The Proposal

The application seeks outline planning permission with all matters reserved except for access for the erection of 25 dwellings within the site. The submitted plan shows the layout for 25 dwellings with a mixture of detached, semi-detached and terraced properties, although the masterplan is only illustrative.

The proposal would also introduce a new access road from the highway of West Mill Lane with alterations made to the highway to accommodate the new access road, with the single storey dwelling Cosy Corner being demolished to accommodate the new access road. The existing vehicular access into the Stones Farmhouse would be stopped up as part of the proposal. The existing vehicular access into the site from the highway of Reeds would be altered to provide only pedestrian and cycle access into the site.

6. Planning Policy

Emerging Wiltshire Core Strategy (submission Draft as proposed to be amended April 2014):
CP1 – Settlement Strategy
CP2 – Delivery Strategy
CP3 – Infrastructure Strategy

CP19 - Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area
CP41 - Sustainable construction and low carbon energy
CP43 – Affordable Housing
CP50 – Biodiversity and Geodiversity
CP51 – Landscape
CP56 – Contaminated Land
CP57 - Ensuring High Quality Design and Place Shaping
CP60 – Sustainable Transport
CP61 – Transport and Development
CP67 – Flood Risk

North Wiltshire Local Plan 2011:
NE18 – Noise and Pollution;

National Planning Policy Framework 2014:
Chapter 6 - Delivering a wide choice of high quality homes
Chapter 7 – Requiring Good Design.

7. Consultations

Cricklade Town Council: Cricklade Town Council feel they cannot support this outline application due to the lack of information provided;

- i) The proposed number of houses (25) would appear to be over development of the site and not in keeping with the neighbouring developments CP57 (xiii refers);
- ii) The provision for affordable homes is welcomed, but gives no indication on allocation or tenure (CP45 refers);
- iii) As this is an outline application the details of the type, mix and size cannot be guaranteed e.g. no provision for garages on the site is not seen as good design and will not provide storage for garden equipment and refuse bins. (CP45 refers);
- iv) The highways access to the development and the 'emergency' access road needs greater understanding. How will this be enforced and could lead to an access from the development into Reeds. (CP57 (ix) and CP61 (i, ii and iii refers);
- v) If permission is granted Cricklade Town Council request that a section 106 agreement be arranged for an off site open space contribution. We understand that negotiations are currently underway.
- vi) Cricklade Town Council notes that the indicative site plan has a “hammerhead” road layout at the northern end. And note that paragraph 3.5 of the Design & Access Statement entitled “Opportunities and Constraints” lists as addressing one of the constraints “to ensure that development takes place in a manner that does not fetter the future development of the land to the north of the site.

The Town Council objects for the reasons stated above.

Spatial Plans: Wiltshire Core Strategy Core Policies 1 and 2 state that sustainable development at Wiltshire’s settlements is to take place within adopted framework boundaries. The framework boundary for Cricklade is set out on the Wiltshire Core Strategy policy map for the community area. A boundary review is currently underway as part of the Housing Site Allocations DPD. The proposed revised boundary for Cricklade and was subject to informal consultation in the summer of 2014.

It can be seen that the proposed development falls predominantly within the adopted framework boundary. It can also be seen that the northernmost part of the application site is situated outside the adopted framework boundary but it is still within the proposed revised boundary. While the outcome of the review process should not be fettered unnecessarily, it is nonetheless clear that the proposal broadly accords with Core Strategy core policies 1 and 2 as the site falls within the adopted and proposed revised framework boundary. Overall, the proposal for 25 dwellings would contribute to meeting the residual requirement for the remainder of the community area and given Cricklade's status as a Local Service Centre, and historic delivery rates, this would be considered an appropriate level of growth.

Highways: The application is accompanied by a Transport Statement. The transport statement has been reviewed and the methodology is correct and the conclusion that the development will not have an unduly adverse effect on the highway network is considered to be accurate. The access is located on the outside of the bend between West Mill Lane and Hallsfield and can provide visibility splays in accordance with published standards. The continuation of West Mill Lane forms a separate but adjacent junction. There are no highway concerns over this arrangement. A footway is to be provided only on the southern side of the access road which will be on the main desire line. A footpath link/emergency access is shown from the southern end of the site to Reeds. It is noticed that objections have been raised in respect of this latter link. The number of dwellings proposed does not warrant the provision of a separate emergency access and this could be omitted or downgraded to a footpath link only with a width of 2.5m. Bollards could be provided at each end to prevent use by vehicles. Overall there is no highway objection to this application, subject to conditions.

Public Protection: The character of the area and proposed development would not indicate any great concerns regarding noise, apart from during the demolition and construction phase. The nearby dwellings should be protected via conditions to restrict hours of construction and prevent burning on site during this phase. The site currently consists of disused farm buildings and there is no mention of potential contamination which may be associated with such sites in the available documentation. Former agricultural use of the site/buildings may have given rise to potential sources of land contamination e.g. oil storage, pesticides or herbicides. It is suggested that a condition relating to contaminated land is added.

Former agricultural use of the site/buildings may have given rise to potential sources of land contamination e.g. oil storage, pesticides or herbicides. As it is now intended to use the site for residential purposes a statement/letter report must be provided which confirms the historical uses of the site/buildings and how development works will address any potential for land contamination which may exist.

Drainage: Based on the additionally submitted drainage strategy and letter the application is for outline I am now happy to change the drainage team's recommendation to support with conditions.

Thames Water: Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed.

"Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the

strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community

Housing: In line with current policy approaches; the adopted Core Strategy; Core Policy 43 (CP43) a 40% affordable housing on-site contribution would be sought based on current evidence and demonstrable local need for affordable housing. The breakdown of proposed Social Rented Housing as set out in the application meets the need of those seeking Affordable Housing in Cricklade, however the application only proposes 30% affordable housing, in line with the adopted Core Strategy this site will be seeking 40% Affordable Housing, of which the tenure split would require 80% Affordable Rented and 20% Shared ownership (mix of houses not flats). All affordable homes would need to be built to, at least minimum Code for Sustainable Homes Level 3 and to meet the minimum size and Design Quality Standards as set out by the Homes and Community Agency. It should also be noted that at least 10% of the affordable homes would need to be built to Lifetime Homes Standards. The affordable homes would need to be transferred to a Registered Provider, approved by the Council on a nil subsidy basis and secured via a s106 Agreement.

Education: An assessment of this application has been done and we can accommodate the pupil product at both primary and secondary levels, so are not seeking developer contributions here.

Public Open Space: The site would either have to provide onsite amenity land or as it generates an Open Space requirement of less than 0.2Ha, it would be more appropriate for a contribution to improve local existing amenity land and or play. The proposal would represent a requirement for 0.1446 Ha of open space which equates to an Offsite Contribution of £62,750

Indoor Facilities: For this development, working on 2.3 people per dwelling the Calculator recommends the following contribution:

Halls	£7,628
Indoor Bowls	£890
Artificial Turf Pitches	£970
Total	£9,488

It is proposed that the contribution is used on the following projects:

The provision of a new/upgraded changing accommodation at Cricklade Leisure Centre and or A more local Indoor Leisure Facility project within the vicinity of the development.

Ecology: An 'Ecological Surveys' report dated September 2014 by Elizabeth McKay has been submitted, which comprises a baseline survey carried out on 11th August 2014 and a full bat survey of two of the buildings on site with potential for use by roosting bats. Section 6 of the report makes recommendations for mitigation and enhancement of the site for biodiversity. Based on information within these reports, no objections are raised subject to conditions.

Sustainability: The requirements of Core Policy 41 are clear both for the Sustainable Energy Strategy and the minimum benchmarks. This application, although Outline, makes no reference to the above standards, even though it refers to sustainability 19 times in the Design and Access statement.

The scheme is technically a Major application and should explore how to reduce energy consumption and carbon emissions as a whole. Using CfSH 4 as the benchmark it should be relatively simple to calculate the energy requirements of 25 houses.

Landscape: No landscape or visual issues which are likely to generate any significant harmful effects are considered to occur. There are no landscape or visual reasons why the principle of development could not be successfully accommodated at this application site, subject to landscaping conditions.

Archaeology: There is no heritage assessment submitted with the application. However, it is considered that there will not be any implications for below ground archaeology so no need for a condition, in this regard.

8. Publicity

The application has been advertised by site notice and neighbour consultation. This resulted 19 consultation responses in objection from neighbouring occupiers and 1 which commented on the application. The objections can be summarised as follows:

- i) Harm to the character and appearance of the area / overdevelopment of the site;
- ii) Harm to the residential amenity of adjoining occupiers;
- iii) Harm to highway safety from the proposed junction and increased vehicle movements;
- iv) Flood risk and drainage issues;
- v) Lack of information regarding ecological impacts;
- vi) Proposal is not consistent with WCS and National Housing Policies;
- vii) Development is not supported by the Neighbourhood Plan;
- viii) Site has not been carried forward as an option in the Housing Site Allocations DPD consultation.

9. Planning Considerations

Principle of the Development

Core Policy 2 of the WCS states that within the defined limits of development, in this instance the Local Service Centre of Cricklade, there is a presumption in favour of sustainable development. Core Policy 19 of the WCS states that a provision of 113 dwelling is required to be provided in the remainder of the strategy area (excluding Royal Wootton Bassett). The Council's latest Housing Land Supply Statement (July 2014) states that the requirement for the remainder of the plan period remains at 113 dwellings.

It is noted that a small northern strip of the site lies outside of the current designated framework boundary, however, a boundary review is currently underway as part of the Housing Site Allocations DPD. The proposed revised boundary was subject to informal consultation in the summer of 2014 and this strip falls within the revised boundary.

The proposed development would see the re-use of a brownfield site within the framework boundary of Cricklade and the presumption in favour of development would apply. As such, the proposal would be considered to comply with Local, emerging Local and National Planning Policy and, therefore, is acceptable in principle.

The Cricklade Neighbourhood Plan is still at an early stage with the second public consultation being sent out in Autumn 2014 and the results of this was published in 2015. However, the progress of this neighbourhood plan is not sufficiently advanced and very limited weight can only be attributed to it.

On 31st March 2015 an informal consultation period on Housing Site Allocations was closed. One of the documents listed in this consultation was a stages of assessment map for Cricklade. The application site was identified on this map as excluded by strategic criteria / assessment. However, the original designation in the stages of assessment included both the application site and the field to the north of the site as one development option. As the northern field was a Greenfield site outside of the framework boundary and formed the majority of the land for this option, it was excluded on these grounds. The southern area has since been re-assessed in isolation and added back into consideration as an allocated site. Furthermore, the Policy Team have returned no objection to the use of this land for residential use.

Impact to the Visual Amenities and Character of the Surrounding Area

The application site is located at the northern end of the conurbation of Cricklade and was last in agricultural use, containing a number of dilapidated agricultural buildings. The site is bordered to the south, east and west by residential dwellings, with agricultural land to the north. Whilst the application is in outline and the masterplan submitted is illustrative, the overall impact on the character of the area from any form of residential development needs to be considered.

The dwellings to the east and west have an established northern building line, with open agricultural fields to the north. The proposal would infill the existing agricultural site and would not project much further to the north into the open countryside than the neighbouring residential developments. The parameters of the building form would, therefore, maintain the established northern building line of this area of Cricklade and is considered acceptable.

The Town Council raised an objection as they believed that the proposal represents an overdevelopment of the site. However, the applicant has submitted a plan which compares the density of the proposal, at 33.3 dwellings per hectare, to the neighbouring residential area. The plan shows that the density of the development is not dissimilar to the built form of the surrounding area and is considered acceptable in this regard.

It is noted that the masterplan does have some urban design issues, mainly the terrace of residential properties on the western side of the site. However, the masterplan is only illustrative at this stage and it is considered that the site is sufficiently sized to provide a development of 25 dwellings and would have an acceptable impact on the character and appearance of the surrounding area.

Impact on the Residential Amenity of the Adjoining Occupiers

The application is in outline only and the layout of the buildings is not for consideration as part of this application. Given the overall size of the site, it is considered that the 25 dwellings could be provided within the site and retain sufficient distance from the dwellings to the east, west and south to ensure no significant harm would occur in terms of loss of light, loss of outlook or loss of privacy. However, the final details of this would be considered at reserved matters stage.

Neighbouring occupiers living on the Reeds have raised an objection to the original scheme, due to the potential for residents within the site to 'rat-run' through the emergency access on Reeds, causing noise disturbance to these neighbouring dwellings. After discussions with the Highways Officer and the applicant, the scheme has been amended to remove the emergency vehicular access from the Reeds and replace this with a pedestrian and cycle access. This alteration would ensure the proposal would have an acceptable impact to the residential amenity of these adjoining occupiers in terms of noise disturbance.

There is a concern that the site can currently only be accessed via the entrance from Reeds and that any construction traffic would need to use this access during building works. Therefore, to protect the residential amenity of these occupiers, a condition will be added that construction traffic cannot use the Reeds access point to gain access to the site. A temporary road or the full access road could then be provided from West Mill Lane to access the site during construction.

Given the overall size of the site and the illustrative masterplan. The site is considered capable of accommodating 25 dwellings and achieving a layout which would provide an acceptable standard of living for future occupiers of the dwellings.

Highways Impacts & Parking

The applicant has submitted a transport statement as part of the application which has been considered by the Council's Highways Officer. The transport statement outlines that 14 and 17 vehicle movements associated with the development would occur in the AM and PM Peaks respectively. The Highways Officer has considered the impact of this increase in vehicular movement and is satisfied that the proposal would not adversely impact the capacity of the surrounding highways network.

The application also seeks approval for access into the site. The plans submitted show that Cosy Corner, West Mill Lane, would be demolished and a new access road would be provided running along the footprint of the dwelling and connecting with the bend between West Mill Lane and Hallsfield. The Highways Officer has reviewed the junction which would be created and considers that the access would be acceptable and would provide the required visibility splays. It is noted that a full width footpath would only be provided on the southern side of the access road. However, this would be the main desire line for people exiting the site and no objection is raised to the provision of the footpath on the southern side of the site only.

The application is in outline only, therefore, the provision of parking in line with the adopted parking standards would be considered at reserved matters stage. However, the size of the site is considered suitable to provide 25 units alongside parking to meet the Council's adopted standards and the illustrative masterplan demonstrates that this is feasible.

Affordable Housing

Core Policy 43 of the Wiltshire Core Strategy states that on sites of 5 or more dwellings at least 40% of dwellings should be provided as affordable housing in the 40% affordable housing zone. The Council's Housing Team has been consulted and has confirmed that the site lies within the 40% affordable housing zone. The applicant has agreed to meet this requires, therefore, a legal agreement is in the process of being drawn up to deliver 40% of the units within the site as affordable housing. The housing will be provided on a 80% Affordable Rented and 20% Shared ownership (mix of houses not flats), tenure split, with 10% of the dwelling being Lifetime Homes Complaint.

Planning Obligations

The Council has adopted its CIL charging schedule as of 18th May 2015. The application was submitted prior to this date so consultation responses have been received from internal consultees seeking contributions towards public open space, leisure facilities and waste and recycling facilities. None of these requirements are site specific and under the Council's

Planning Obligations SPD, these pooled contributions would now be collected under CIL and would not be required to be taken as part of a legal agreement.

The site is not a strategically important site and falls in charging zones 1, 2 & 3. Therefore, CIL will be charged at £85 per square metre, with affordable housing being exempt.

The Council's open space officer has advised that, as the overall size of the open space requirement is less than 0.2 ha, it would be appropriate for an off-site payment (in this case through CIL) to be taken, rather than provide an on-site area of open space.

The Council's Education team have reviewed the capacity of the schools in the surrounding area and considers that the primary and secondary school requirements created by the development could be accommodated within the existing capacity. Therefore, no obligations towards educational facilities are sought.

Ecology

The Council's Ecologist was originally consulted on the development and raised a concern about the potential for harm to protected species as part of the development. Therefore, the developer submitted an Ecological Surveys Report dated September 2014 by Elizabeth McKay, which comprises a baseline survey carried out on 11th August 2014 and a full bat survey of two of the buildings on site with potential for use by roosting bats. Section 6 of the report makes recommendations for mitigation and enhancement of the site for biodiversity. Based on information within these reports, the Council's ecologist is satisfied that no harm would occur to a protected species / wildlife and their habitats, subject to conditions relating to the mitigation measures and enhancement contained within the ecological surveys report.

Drainage & Flood Risk

The Council's Drainage Officer raised an initial concern over the lack of information submitted with regards to the proposed drainage at the site. Therefore, the applicant has submitted a drainage strategy diagram and letter. The Council's drainage officer has reviewed this information and noted some details with regards to the run off rates, which they believe to be excessive. However, they have confirmed that they raise no objection to the development subject to conditions for detailed designs of the foul and surface water drainage systems to be provided by condition.

Thames Water has been consulted with regards to foul water discharge from the site. They have noted in their response that they have identified an inability of the existing waste water infrastructure to accommodate the needs of this application. However, their response has also suggested that the application can be determined with a Grampian style condition which requires the developer to provide details of the foul water drainage systems prior to the commencement of development at the site. This would ensure that the impact to the surrounding waste water infrastructure would be acceptable, prior to the commencement of development at the site.

It is noted that the site is located outside of Flood Zone 2 & 3 and is not considered to be at increased risk of flooding.

Sustainability

The site is mainly located within the framework boundary within Cricklade, where the principle in favour of sustainable development is supported. The site is located approximately 800 metres from the town centre of Cricklade which has 4 basic facilities namely a church, primary school, shops and a surgery but no supermarket or secondary

school. There is also a leisure facility to the south of the application site. Given the proximity to the town centre and setting within the framework boundary, the development is considered to form sustainable development.

The Council's Energy Policy Officer raised an initial concern in relation to meeting the requirements of Core Policy 41, which requires all dwellings to be built to Code for Sustainable Homes (CfSH) Level 4. The applicant has subsequently submitted a response to these comments on 19th March 2015 which states that, as the development is in outline, it would be quite hard to provide detailed information in this regard. However, the letter does state that they would be willing for a condition to be imposed with regards to CfSH Level 4. As such, a condition would be added to ensure the development complies with Core Policy 41 of the WCS.

Archaeology

The Council's archaeologist has been consulted on the proposal and considers that there will not be any implication for below ground archaeology. Therefore, no conditions relating to archaeological works have been requested.

10. Conclusion

Paragraph 14 of the NPPF states the presumption in favour of sustainable development, whilst paragraph 7 states the three dimensions of sustainable development as being, economic, environmental and social factors.

The proposed development would involve the re-use of a brownfield agricultural site to provide an infill development of 25 residential units which would not significantly extend the established northern boundary of Cricklade into the open countryside. The site would be sufficiently sized to provide the units in a manner which would be in keeping with the established residential pattern of the surrounding area and without causing harm to the residential amenity of the adjoining occupier.

The Council's Highways Officer is satisfied that the new vehicular access arrangement would provide a safe access into the site and the traffic generation associated with the scheme could be accommodated within the existing surrounding road network capacity.

The development would also attract a CIL payment which would provide the added benefit of infrastructure improvements associated to the development, alongside 40% of the units being delivered as affordable.

Therefore, the benefits of the development would outweigh any harm and the proposal is considered to be sustainable development and the application is recommended for approval, subject to the completion of the legal agreement.

RECOMMENDATION

To DELEGATE authority to the Area Development Manager to grant planning permission subject to the signing of a Section 106 agreement to address affordable housing requirements, subject to the following conditions:

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 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 of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 4(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

3. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

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

Site Location Plan – C11755.15.050 – Received 9th February 2015

Proposed Priority Junction Arrangement – 3858/203 – Received 20th February 2015

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

5. No development shall commence on site until details and samples of the external materials to be used 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.

6. 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:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development, including off-site trees.
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;

- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables pipelines etc indicating lines, manholes, supports etc);

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

7. 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.

8. 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.

9. 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 (No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays);
- j) Access arrangement for construction vehicles exiting and entering the site.

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.

10. No development shall commence on site until a scheme for the discharge of foul water from the site, including any identified off site works to provide capacity within the public sewer system to enable this site to be served, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, no dwellings shall be first occupied until the approved details have been carried out in strict accordance with the approved details.

REASON: To ensure that the development can be adequately drained and not increase flood risk to others

11. 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 (on-site storage and controlled discharge) and details of future ownership/maintenance regimes, limiting future discharge rate to an agreed "greenfield flow rate" has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, no dwellings shall be first occupied until the approved details (including full details of ownership and maintenance regime) have been carried out in strict accordance with the approved details.

REASON: To ensure that the development can be adequately drained, not increase flood risk to others and to identified future responsibilities for the storm drainage

12. No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, surface water outfall, visibility splays, accesses, carriageway gradients, drive gradients, car parking, street furniture and stopping up of the vehicular access to Stones Farmhouse from West Mill Lane, including the

timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, surface water outfall, visibility splays, accesses, carriageway gradients, drive gradients, car parking, street furniture and stopping up of the vehicular access to Stones Farmhouse from West Mill Lane have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

Thereafter, the parking spaces shall not be used other than for the parking of vehicle of for the purpose of access.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

13. No part of the development shall be first occupied until the visibility splays shown on the plan reference 3858/203 have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety

14. No construction traffic shall be permitted to access the site from the existing vehicular access from the highway of Reeds.

REASON: To ensure the protection of residential amenity from noise disturbance during construction works.

15. The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate for it has been issued and submitted to, and approved in writing by, the local planning authority certifying that Code Level 4 has been achieved.

REASON: To ensure that the objectives of sustainable development set out Policy CP41 of the Wiltshire Core Strategy are achieved.

16. The development hereby approved shall be carried out in accordance with the recommendations made in Section 6 of the Ecological Surveys report dated September 2014 prepared by Elizabeth McKay, unless otherwise agreed in writing with the local planning authority.

REASON: To ensure adequate protection and mitigation for protected species.

17. No development shall commence on site until a Landscape and Ecology Management Plan has been submitted and approved in writing by the local planning authority, including full details of new native and 'wildlife-friendly' ornamental hedgerow and tree planting.

Thereafter, the management plan shall be implement and complied with in strict accordance of approved details during construction works and for the lifetime of the development.

REASON: To plant new hedgerows and trees to compensate for the loss of existing vegetation used by foraging/commuting bats and other wildlife, and as an enhancement for biodiversity in accordance with paragraph 188 of the National Planning Policy Framework.

18. No development shall commence on site until details of the provision of roosting features for bats and nesting opportunities for birds (House martin, House sparrow, Starling, Swift and Swallow) into the new buildings has been submitted to and approved in writing by the local planning authority, including a plan showing the locations and types of features. The approved details shall be implemented before the dwellings hereby approved are first occupied.

REASON: To mitigate for the loss of Swallow nests and to provide additional roosting for bats and nesting for birds as a biodiversity enhancement, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006 and paragraph 118 of the National Planning Policy Framework.

19. No development shall commence on site until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to minimise light spill and sky glow, and to minimise light levels alongside newly planted hedgerows and trees, and at the locations of bird nesting and bat roosting features, to below 1 Lux.

REASON: In order to limit the impact of lighting on biodiversity.

20. 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 those Orders with or without modification), no development within Part 1, Classes A, B & E shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

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 enlargements.

21. No more than 25 dwellings shall be constructed on the site pursuant to this planning permission.

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

Informatives:

22. 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.

23. The developer is advised to discuss the contaminated land issues relevant to the site and what works, if any, are required in order to comply with the relevant conditions attached to this approval. The developer should contact Richard Francis in the Council's Public Protection Team.

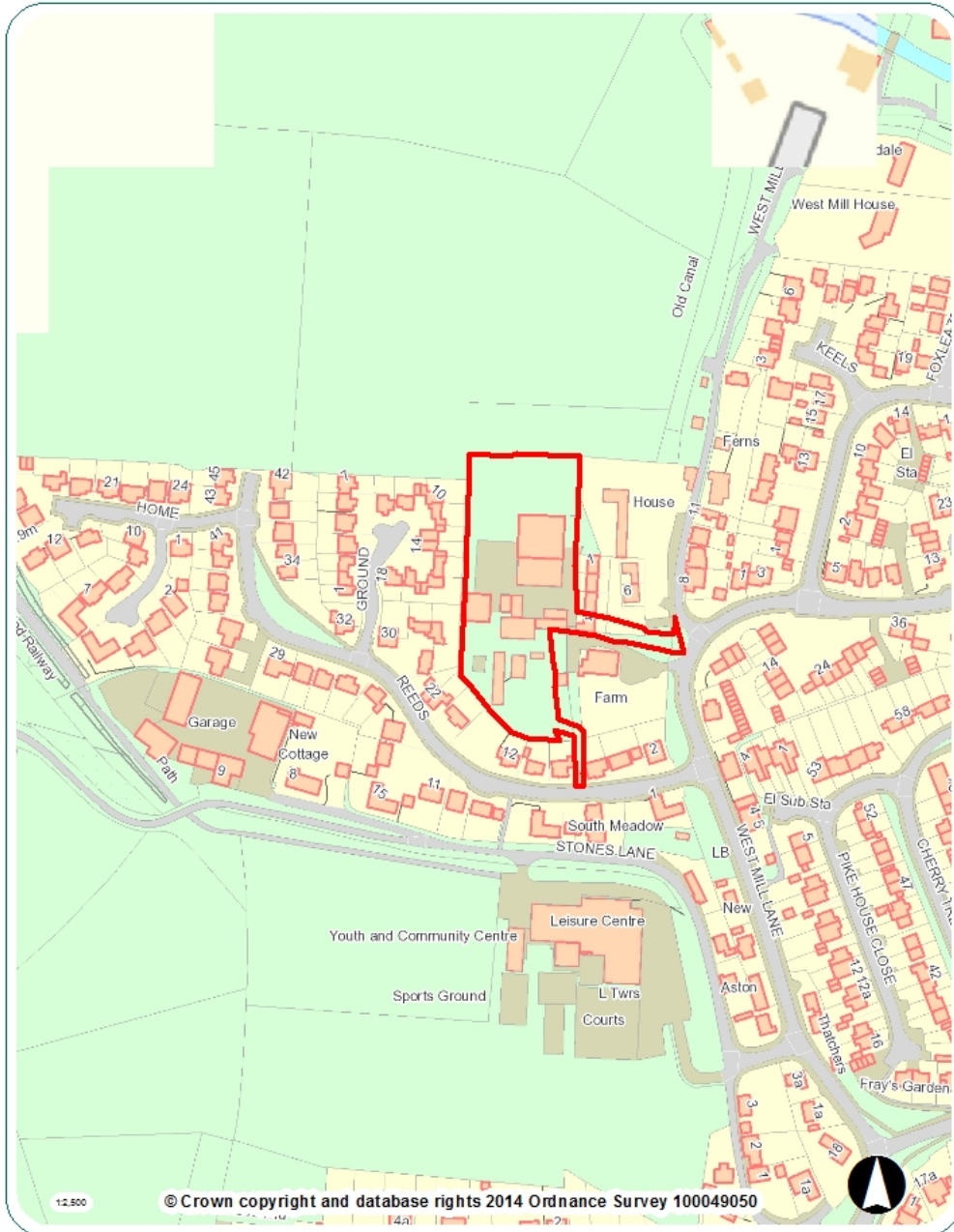
24. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before 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.

25. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

26. Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

27. The applicants should aim to achieve Secured by Design (SbD) award status for this development. SbD is an initiative owned by the Association of Chief Police Officers with the aim of providing an acceptable minimum standard of security and crime prevention measures within the built environment. The scheme has a proven history of reducing crime and generally improving the quality of life within communities. The principals and standards involved provide an excellent guide to effective and acceptable measures that can and should be adopted to reduce crime opportunities and otherwise prevent crime and anti-social behaviour. Details can be found on line at www.securedbydesign.com



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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Date of Meeting	3 June 2015
Application Number	15/02477/FUL
Site Address	10 Reybridge Lacock Chippenham Wiltshire SN15 2PB
Proposal	Extension to Dwelling
Applicant	Mr & Mrs Wastell
Town/Parish Council	LACOCK
Division	CORSHAM WITHOUT AND BOX HILL- Cllr Tonge
Grid Ref	391909 169292
Type of application	Full Planning
Case Officer	Victoria Davis

Reason for the application being considered by Committee

The application has been called into committee by the Local Member, in order to consider the impact of the proposal on the surrounding area and adjoining buildings

1. Purpose of Report

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

2. Main Issues

The main issues are:

- Principle of development
- Impact on the character and appearance of the host dwelling
- Impact on the character and appearance of the surrounding conservation area

3. Site Description

This application relates to no.10 Reybridge, Lacock which is one of a pair of estate cottages located on the northern outskirts of the village. The cottage is constructed in stone with leaded windows and stone mullions under a stone tiled roof. It occupies an elevated and prominent position above the river Avon to the east. The property benefits from a spacious private garden to the side and a parking area close to the road. To the rear the garden area slopes steeply towards the river and is located within flood zones 2 & 3. The garden is bounded with a mixture of hedgerow and fencing. The site is located with the conservation area.

4. Relevant Planning History

None

5. The Proposal

The proposal seeks permission for a single storey side extension, extending to the north of the dwelling. Original plans showed the extension approximately 12m x 6m x 4.75m high. The extension is connected to the main house via a glazed link. It is proposed to finish the external walls with cedar boarding with roof tiles to match the existing. The initial plans also included roof lights to the front and rear roof slopes and a steel flue. It was also proposed to construct a metal and glass veranda to the rear. The road facing elevation is to be fully boarded with doors positioned centrally that can be opened to reveal glazing behind. Following the initial site visit and neighbour consultation several concerns were raised. 6 letters of objection were received from neighbouring properties along with further objections from the parish council and the conservation officer. These concerns were discussed with the agent and subsequently a revised scheme was submitted. The extension was reduced in length to approximately 8m. On the conservation officers advice the flue was replaced with a stone chimney and the design was simplified overall. It is now proposed to construct an exposed oak frame on stone plinth and to use feather edged boards to the front and side elevation. The large glazed/steel veranda and roof lights to the rear have been removed. The rear and most prominent elevation has been simplified and now consists of a full width arrangement of timber framed glazing. The applicant is keen to avoid disrupting the existing fenestration arrangement of the main house and so the extension still maintains a slightly separated form.

6. Planning Policy

Wiltshire Core Strategy:

CP10- The Spatial Strategy: Chippenham Community Area

CP57 Ensuring High Quality Design and Place Shaping

CP58 Ensuring the Conservation of the Historic Environment

National Planning Policy Framework 2014:

Achieving sustainable development – Core Planning Principles

Chapter 7 Requiring Good Design

Chapter 12 Conserving and enhancing the historic environment

7. Consultations

Lacock Parish Council: Objection, concern was raised with regards to the overall scale and design of the proposal.

Tree Officer: No Objection subject to Condition requiring method statement.

Conservation Officer: No Objection to revised scheme.

8. Publicity

The application was advertised by site notice and neighbour consultation.

Six letters of objection received.

Summary of key relevant points raised:

- All objections raised similar concerns regarding the overall scale of the development, its 'stand alone' nature and the use of materials. Most referred to the importance of the property's location within the conservation area and it's prominent open position along the river.

Additional comments were received regarding discussions that took place during a recent application to the neighbour's property. Little material weight can be given to this point and the proposal should be considered on its own merits.

9. Planning Considerations

Impact on the character and appearance of the host dwelling

In accordance with Core Policy 57 extensions should respond positively to the existing site features which include building layout, built form, mass and scale. In this case, by avoiding any disruption to the existing fenestration and maintaining a visual distinction between the new and old elements it can be seen that the character of the original cottage will be preserved. While the use of matching materials is often desirable, in this case it is considered that the design lends itself to the use of a distinct but complementary material palette. The combination of new natural materials and matching roof tiles is considered to be appropriate.

Impact on the character and appearance of conservation area

Core policy 58 states that development should protect, conserve and where possible, enhance the historic environment.

The proposed extension is single storey and while slightly separated still remains in clear association with the main house. When viewed from the public footpath to the other side of the river it will be seen in conjunction with the small group of properties in this location. Therefore it is not considered that the rural character of the area will be significantly harmed. The revised proposal represents good quality design overall and the use of natural and matching materials will ensure the extension integrates sympathetically with its surroundings. It is not considered that the revised proposal will cause significant harm to the character and the appearance of the area. The conservation officer is satisfied with the revised proposal and has raised no objection.

Impact on the amenity and living conditions of local residents

Due to the orientation of the extension it is not considered that the proposal is likely to have any significant impact on residential amenity by way of overlooking, overshadowing or overbearing.

Other considerations

The plans show that alterations are proposed to the existing parking area to create two formal parking spaces. This is in accordance with the council parking requirements. The plans indicate that an ash tree located within the garden will need to be removed to allow for these changes. The landscape officer has been consulted and has no objection to the removal of the tree but has requested that an arboricultural method statement is submitted prior to commencement of development. This is to ensure adequate measures are put in place to protect the other trees within the site. He has raised no objection subject to condition

10. Conclusion

It is considered that the proposal is acceptable in relation to the host dwelling in terms of scale, materials and design and would preserve the character and appearance of the conservation area. The proposed extensions will have no significant detrimental impact to the amenities enjoyed by the residents of nearby properties. The application is not considered contrary to Core Policies 57 & 58 of the Wiltshire Core Strategy and does not cause any significant material harm that would justify a refusal of planning permission.

11. 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:

Site Location Plan, Topographical Survey 21206/1, Existing Ground Floor 21206/2 & Existing Elevations 21206/3 (all received 13/03/2015, Site Layout Plan LPC/3634/SD3/1A, Proposed Ground Floor Plan LPC/3634/SD3/2A & Proposed Elevations LPC/3634/SD3/3A (all received 05/05/2015)

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

3. The roof tiles to be used in the development hereby permitted shall match those of the existing building in terms of their material, colour, texture, profile and pattern of laying.

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

4. No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

- a) A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;
- b) A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2013;
- c) A schedule of tree works conforming to British Standard 3998: 2010;
- d) Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- e) Plans and particulars showing the siting of the service and piping infrastructure;
- f) A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- g) Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- h) Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

12. Informatives

5. INFORMATIVE TO APPLICANT:

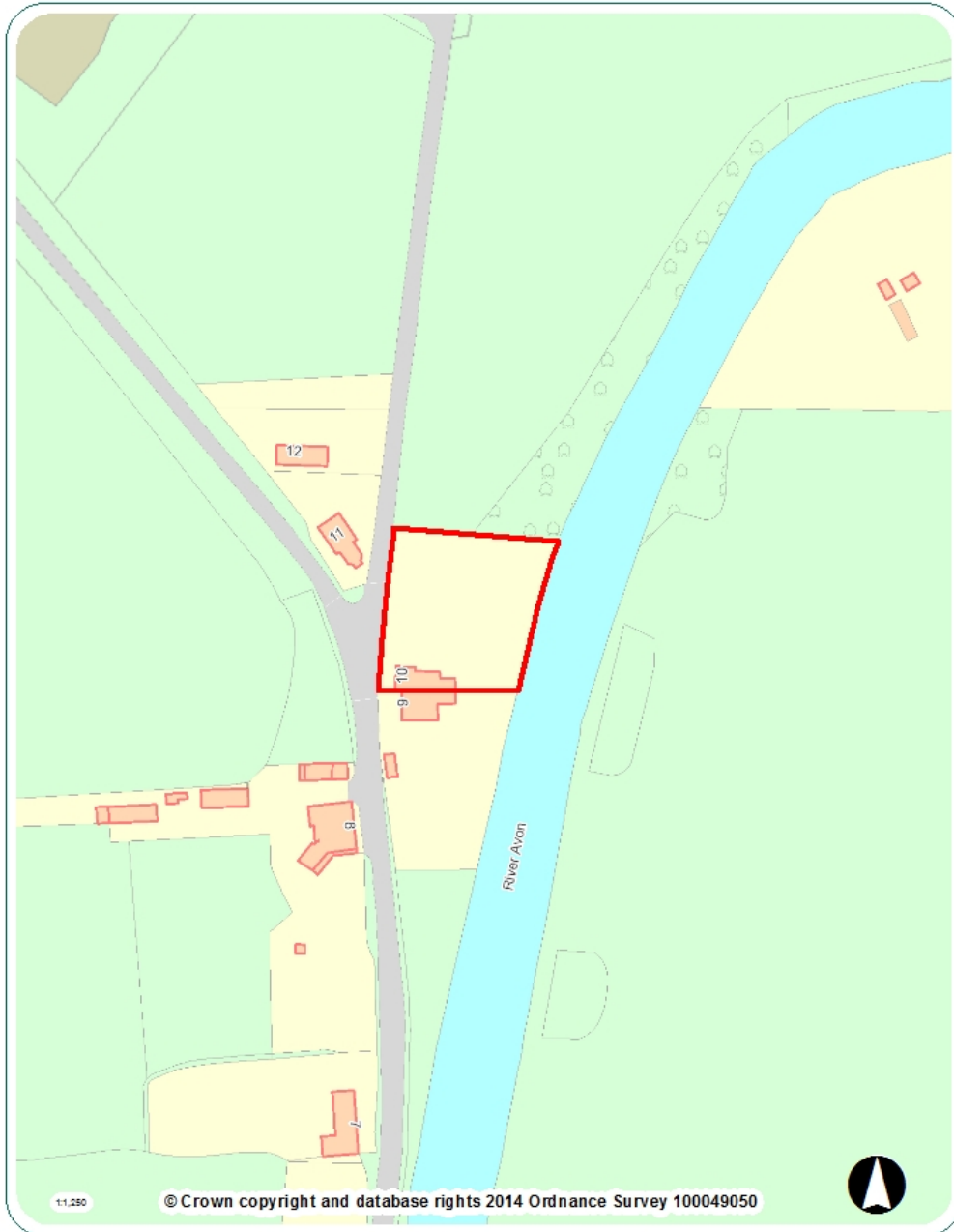
Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

6. INFORMATIVE TO APPLICANT:

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.

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