

## NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

7 October 2015

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

### **Item 8) 15/03266/FUL- Land off Shirehill Lane, West Kington, Chippenham, Wiltshire, SN14 7AR**

#### **Late Representations**

Neighbour Representations - 3 additional neighbour representation letter has been received. The comments state:

- More appropriate landscaping measures should be undertaken. The applicant proposes to plant alder and silver birch, together with some lower growing species. Silver birch is not a naturally occurring farmland/landscape tree in this area, and is a short-lived species which is prone to wind blow. It would therefore be unsuitable for this site. More appropriate species should be considered, including beech, lime and oak, particularly for the proposed new planting on the area of level natural ground at the northwest end of the proposed bund. Holly should also be included to provide an evergreen element, together with some additional shrub/lower growing species to thicken up the proposed screen, possibly including field maple and dog rose to reduce the visual impact of the proposed buildings.
- The impact of any new building on the landscape could be reduced by reducing the eaves height of the proposed building from 6 metres to 5 metres, which was the eaves height of the taller central part of the four cattle buildings proposed on the previous application on this site.
- Given the planning history and the extremely sensitive nature of this site, the usual permitted development rights should be removed with the grant of any consent, to ensure that any further development is subject to the full planning process.
- The proposal still represents a major skyline development in the AONB, which is totally contrary to the AONB guidelines. If there were any suggestion of allowing this application, the permission must include the requirement for significantly lower overall height, if necessary by excavation.
- To further protect the skyline of the AONB in this crucial location, strict requirements must be imposed regarding screening, involving significant native hardwood planting and also holm oak for winter coverage.
- The buildings use as a grain store will mean heavy vehicles using single track lanes causing further damage to the verges generally and in particular alongside my property and at the cross roads by Plough Farm.
- The access to the site is unsuitable. Down Road is a small single track country lane which runs alongside my property. The verges would be spoiled and there is a blind corner where accidents occur. Shirehill Lane is also very small and entirely unsuited for heavy vehicles be it cattle trucks or construction plant. Access to Shirehill Lane from the junction with the Tormarton Road would be dangerous as there is a sharp corner and steep slope.

Officer Comments:

The Cotswolds Conservation Board no longer raises an objection to this current planning application. In considering the merits of this current application in its own right for a single

farm building and with consideration as to the applicant's potential permitted development rights for a building of 465 sqm, the Board does not consider that would have a significant impact on the AONB. The Council's Landscape Officer was also consulted on the application and given the Cotswolds Conservation Board comments has raised no objection to the application subject to appropriate conditions.

The applicant has provided addition plans detailing the cross sections of the bund on the site and demonstrating the height of the building in respect to the bund and the surrounding site. The plans show that the Floor level of the building will be 154m AOD and the height of the building to ridge will be 8m (162m AOD). The height of the adjacent tree canopy is 166m AOD. The sections show that the bund would be 2m high (156.00m AOD). Accordingly, the building would be somewhat screened in the wider landscape by the adjacent tree canopy. In respect to the height of the proposed building the Council's Agricultural Consultant concluded that the building is of a suitable size for the intended purpose.

Whilst it is noted that concerns about the potential impact of the development on the AONB were raised in a number of the consultation responses, on the basis of the comments from the Cotswolds Conservation Board and the Councils Landscape Officer, it is not considered that the proposal would have a detrimental impact on the AONB and accordingly the application is considered to comply with Core Policy 51 of the WCS and paragraph 115 of the NPPF. The Committee Report includes a list of conditions if permission is granted including conditions relating to the

The access and traffic movements have been assessed by both Wiltshire Council and South Gloucester Council. In both cases the respective highways officers concluded that the proposed access is considered acceptable and that proposal would not compromise existing levels of highway safety for all road users including those using the lane or main road at its junction with the A420.

In relation to the planning history of the site, if an application for a dwelling were to be forthcoming this would be assessed separately and would need to the required functionality and financial tests. It should be noted that the Council cannot determine applications on the basis of speculation as to future development potential. It is enshrined in legislation that each application must be determined on its own merits. Furthermore, whilst the Council has the right to apply conditions which remove permitted development rights this would only relate to the area of land within the redline boundary and not the wider area. Given that the redline boundary is almost entirely occupied by the building, associated landscaping and access, which would need to be maintained in perpetuity to the agricultural building it is not considered that the removal of permitted development rights would be appropriate or beneficial in this situation.