

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	01 November 2017
Application Number	17/03035/REM
Site Address	Land at Former Blounts Court Nursery, Studley Lane, Studley, Calne, SN11 9NQ
Proposal	Erection of 53 no. Dwellings with Public Open Space and Associated Infrastructure, Approval of Reserved Matters (scale, layout, external appearance and landscaping) to be Conjunction with Outline Application 15/10457/OUT
Applicant	Crest Nicholson South West Ltd
Town/Parish Council	Calne Without
Electoral Division	Calne Rural – Cllr Crisp
Grid Ref	396450 170996
Type of application	Full Planning
Case Officer	Mark Staincliffe

Reason for the application being considered by Committee

The application was called to committee by Cllr Crisp due to the concerns expressed by local residents. In particular concerns still remain relating to the urban nature of the development, the provision of the crossing and the proposed location.

The application was previously presented to members of the Northern Area Planning committee on 06 September 2017, the item was deferred for the following reason:

That the application be DEFERRED for two cycles to allow Officers to negotiate amendments to the submitted scheme in the following respects: (i) surfacing materials; (ii) linear kerbing and removal of kerb-stones; and (iii) layout, particularly in respect of the A4 frontage. To DELEGATE authority to officers to undertake the aforementioned negotiations.

1. Purpose of Report

The purpose of the report is to assess the amendments to the submitted scheme and assess the proposal against the policies of the development plan and other material considerations and to **GRANT** planning permission subject to planning conditions.

2. Report Summary

The original committee report is attached as an appendix to this short update report.

Changes made to the layout include: a more informal shared space lane approach (countryside kerbs/verges both sides), including variable widths, where the lane narrows and widens organically with some houses siding on to create pinch points/focal points through the lane. The road width ranges from 6m narrowing down to 4.1m with 2m & 1m verges each side. The revised layout takes account of space in front of plots 3 to 6, with the introduction

of grass verges (reducing hard surfacing), 3 no. on street trees to break up parking and changes of the surface treatment to tarmac.

The key issue in considering the application is:

- Do the revised plans overcome the concerns expressed by members with regards to *(i) surfacing materials; (ii) linear kerbing and removal of kerb-stones; and (iii) layout, particularly in respect of the A4 frontage.*

3. Site Description

As set out in the committee report of 06 September 2017

Planning History

As set out in the committee report of 06 September 2017

4. The Proposal

As set out in the committee report of 06 September 2017

5. Local Planning Policy

As set out in the committee report of 06 September 2017

6. Summary of consultation responses

At the time of preparation of this update, no further consultation responses had been received.

7. Publicity

At the time of preparation of this update, no representations had been received.

8. Planning Considerations

The planning considerations set out in the original report remain unchanged.

9. Conclusion

As set out in the committee report of 06 September 2017

RECOMMENDATION

GRANT planning permission subject to planning 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Layout (ref: 13245/5000 Rev H);
Materials Layout (ref: 13245/5001 Rev G);
Affordable Housing Layout (ref: 13245 5002 Rev A);
Street Elevations A (ref: 13245/3600 Rev C);
Street Elevations B (ref: 13245/3601 Rev C);
Main Route Character Study (ref: 13245/3811);
3D Visualisation (ref: 13245/3810);
Parking Schedule (ref: SCH003 Rev A);

Landscape Proposals 1 of 4 (ref: DR-0001 S4-P8);
Landscape Proposals 2 of 4 (ref: DR-0002 S4-P8);
Landscape Proposals 3 of 4 (ref: DR-0003 S4-P8);
Landscape Proposals 4 of 4 (ref: DR-0004 S4-P8);
Materials and Furniture Details (ref: DR-0010 S4-P3);
LAP Layout and Planting Detail (drawing no. DR-0006);
Tree Pits and Support Detail (drawing no. DR-0007);
Hedges, Grasses and Bulbs Detail (drawing no. DR-0008);
Street Trees and Shrubs Detail (drawing no. DR-000P);
Landscape Management and Maintenance Plan;

Levels Layout (ref: 5566:P02E);
Surfacing Layout (ref: MJA-C-5566-04)

Tree Protection Plan (ref: 7638-A-01 C).

Construction Management Plan.

House types:

Hartley 1 (drawing ref: 13245/6001 Rev B);
Welwyn (drawing ref: 13245/6003 Rev B);
Calder (drawing ref: 13245/6005.1 Rev A);
Calder (drawing ref: 13245/6005.2 Rev A);
Caldwick (drawing ref: 13245/6006.1 Rev B);
Caldwick (drawing ref: 13245/6006.2 Rev B);
Caldwick (drawing ref: 13245/6006.3);
Coxley (drawing ref: 13245/6007.1 Rev A);
Coxley (drawing ref: 13245/6007.2);
Coxley (drawing ref: 13245/6007.3 Rev A);
4B 7P 1490 (drawing ref: 13245/6008);

HA 2B 757 (drawing ref: 13245/6010);
HA 3B 895 (drawing ref: 13245/6011 Rev A);
HA 3B (Wide) 937 (drawing ref: 13245/6012 Rev A);
HA 4B 1194 (drawing ref: 13245/6014 Rev A);

Single Garage (drawing ref: 13245/6020.1 Rev B);
Double Garage (drawing ref: 13245/6020.2 Rev B);
Double Garage (drawing ref: 13245/6020.3 Rev B);
Triple Garage (drawing ref: 13245/6020.4 Rev B);

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of

highway safety.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the (INSERT) roofslope(s) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed [INSERT anywhere on the site OR forward of any wall of the dwelling(s) (including a rear or side wall)] which fronts onto a highway, carriageway or footpath].

REASON: In the interests of visual amenity.

- 6 No more than 40 units shall be occupied until the unallocated parking 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 the use of parking motor vehicles at all times thereafter.

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

- 7 INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

- 8 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.

9 INFORMATIVE TO APPLICANT:

Your attention is also drawn to the conditions imposed on the outline planning permission reference [INSERT] and dated [INSERT].

10 INFORMATIVE TO APPLICANT:

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.

11 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.