

NORTHERN AREA PLANNING COMMITTEE MEETING 27.03.19

LATE OBSERVATIONS

Item 8a: 18/07128/FUL + 18/07246/LBC Manor Farm, The Street, Grittleton SN14 6AN

For the avoidance of doubt, the Grittleton Parish Council comments of 02/10/18 have been repeated below, verbatim:

Grittleton Parish Council [GPC] has considered the revised applications for Manor Farm 18/07128/FUL and 18/07246/LBC. As part of these considerations, we ask Wiltshire Council [WC] to note that:

a] GPC has refrained from commenting upon the financial viability analysis detailed by the applicant on the assumption that this will be assessed and verified by suitably qualified and experienced personnel. We have further assumed that this financial assessment will warrant a development of this nature despite it being contrary to the Core Strategy. Should WC's assessment of this conclude that the size of the development, and in particular the number of new builds, is not justified, GPC's preference would be to reduce new builds C1-C4

b] Whilst GPC cannot consider detailed 'engineering' matters such as drainage and highways issues, we should like to draw WC's attention to the natural hazard that exists at the crossroads adjacent to the main access to the development. There have been numerous accidents at this spot and any development must not exacerbate the problem.

c] GPC notes the complexity of these plans and would like the opportunity to comment on any material amendments made.

With regards to the above, on balance, GPC would like to support the application subject to the following:

a] A restrictive covenant is placed on the land to the north of the rear wall of C1-C4, that it is returned to an agricultural field and all farmyard detritus be removed, and furthermore no development may take place on this land in the future. The applicant has given assurances he would be happy with this arrangement.

b] That, as part of the detailed deliberations, full consideration is given to optimising the design and siting of units D1-D2 to minimise the impact on neighbouring properties. We believe the applicant is working to resolve this issue.

For clarification in respect of the Council's Highways Officer comments, whilst they are now satisfied with the proposed parking provision and refuse vehicle swept path analysis, they do maintain their objections to the level of visibility proposed for this development in relation to the use of the existing access points despite the proposed widening of the western access to The Street.