

## NORTHERN AREA PLANNING COMMITTEE – 29<sup>th</sup> January 2020

### ADDITIONAL INFORMATION

#### Agenda Item 7a) 19/03435/FUL – Land to rear 8-13 High Street, Calne Churchill Retirement living

##### 1. Revised Drawing – Site Plan C

A revised Site Plan C has been submitted. This now includes removal of the sub-station. This also includes trees in replacement and condition 20 is revised as detailed below.

- 10100CN-PA101 Rev B Site Plan 1/05/19 (Superseded)
- 10100CN-PA101 Rev C Site Plan 21/01/20 (Revised)

Conditions 2, 5 and 20 will be amended accordingly to reflect new revision C.

##### 2. Revised condition 20

Revised condition to take into account tree planting in location of previously proposed sub-station. *The revision is in italics*

20. All soft landscaping comprised in the approved details of landscaping (JBA 18/262 Rev D) and *in accordance with the Site Plan 10100CN-PA101 Rev C the tree planting in location of the previously proposed sub-station*, full details shall be submitted and approved in writing prior to planting. All planting shall be carried out in the first planting and seeding season following the first occupation of the building 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. All hard landscaping comprised in the approved details of landscaping shall be carried out in the full prior to the first occupation of the building and maintained as such thereafter, in perpetuity.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features in accordance with CP57.

##### 3. Revised condition 2

Condition 2 to be amended to include:

- Transport Assessment October 2019 (SW Planning Ltd)
- Transport Addendum March 2019 (SW Planning Ltd)

#### **4. Revised condition 19**

Condition 19 to be amended so as to specifically reference the common boundary of the application site with adjoining residential properties:

19. All common boundaries of the application site with adjoining residential properties (particularly those fronting and immediately to the rear of, the High Street) shall be provided with a secure treatment prior to the first occupation of the development hereby permitted. No such railings, fences, gates, walls, bollards and other means of enclosure shall be erected along those boundaries or elsewhere on the site until full and complete details of their design, external appearance and security or decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved details.

REASON: So as to provide a secure treatment to all boundaries of the application site and so as to allow full assessment of the final treatment in this sensitive town centre and Conservation Area location.

#### **5. Additional condition – Condition 37**

37. No external lighting shall be installed on site until plans (lighting scheme) showing the type of light appliance, the height and position of fitting, illumination levels and light spillage spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication “Guidance Notes for the Reduction of Obtrusive Light” (ILE, 2005)”, have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

#### **6. Additional representations**

Please note that six (6) additional representations have been received from members of the public. The issues raised do not include any new issues not already considered in the report.