

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

Wednesday 3rd June 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 6a) 14/04593/FUL – Land at Colbourne Street, West Sevington, Grittleton

Additional Conditions

SUBSEQUENT APPROVAL OF (SPECIFIED) MATERIALS

No development shall commence on site until details of the hardstanding materials to be used on the development 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.

SUBMISSION OF GRASSLAND MANAGEMENT PLAN

No development shall commence on site until a grassland management plan, including long-term design objectives, management responsibilities and maintenance schedules for all grassland areas has been submitted to and approved in writing by the Local Planning Authority. The grassland management plan shall be carried out as approved in accordance with the approved details.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity.

DETAILS OF EXTERNAL LIGHTING

No external lighting shall be installed on site until plans 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.

Item 6 c) 15/02477/FUL – 10 Reybridge, Lacock, SN15 2PB

Late Representations

Neighbour Representations- 4 additional neighbour representation letters have been received. A summary of additional concerns is set out below:

- Proposal does not appear in proportion or in keeping with original house
- Should follow design of neighbour's extensions
- Appearance from footpath across the river
- Inappropriate within conservation area
- Proximity to the river – no Environment Agency consultation
- Erosion and subsidence of land near to riverbank, neighbours have already considered structural reinforcing work
- Structural integrity of riverbank

The proposal itself is not within Flood Zones 2 or 3 and so consultation with the Environment Agency is not necessary.

Construction methods and structural matters are not planning considerations and cannot be considered.

Lacock Parish Council- The Parish Council is of the opinion that the presently proposed extension at 10 Reybridge does not comply with the advice previously given by the Planning Officers and which formed the basis for the submission and approval of an extension at 9 Reybridge.

On examining the Planning Officer's report for the Area Committee, the Parish Council finds that the Conservation Officer has changed her recommendation to one of no objection to the revised proposals. The Parish Council accepts that some changes have been made to the design including a reduction in length of the extension, but this and other changes cannot be judged to change the original opinion of the Conservation Officer in stating that "the size, massing and design of the extension would make it overly dominant and unrelated to the original cottage and to the wider conservation area."

The Parish Council maintain their **objection** to the proposed development

Additional Conservation Conditions

No development shall commence on site until details of all eaves, verges, windows, doors, rainwater goods and chimney design and stonework 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.

No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the external walls and window joinery have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use.

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

The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 10 Reybridge, and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.