

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

16th September 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) 15/06571/FUL - Kennet House, Kington Langley, Chippenham, SN15 5PH

Revised plan received

The applicant was advised that a discrepancy was found on the submitted proposed plan whereby the rear elevation of the proposed extension measured wider than the proposed extension floor plan. The applicant has now submitted an amended plan -1166/10 rectifying this.

Item 6b) 15/05938/FUL – The Stables, Ashes Lane, Kington Langley, Chippenham, SN15 5NP

The Council's Drainage Engineer supports the application subject to conditions. He notes that any foul drainage is to go to the public sewer and storm water is to go to a soakaway, about which no information has been sent. This will need to be controlled by way of condition.

He notes the PC's concerns about piping of a ditch (which appears to have occurred already and is not included on the application plans). No Land Drainage Consent has been sought and may be required under separate legislation. An informative is necessary.

ADM – The works to the drainage ditch have been investigated separately by the enforcement team and found to be over 4 years old (and therefore immune to enforcement action by planning) and outside the current application's red line plan. They, therefore, are not under consideration with this application.

The following condition and informative should be added to any consent:

- No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the approved scheme has been fully implemented.

REASON: To ensure the development is adequately drained.

INFORMATIVE : It would appear that works to pipe a watercourse have been undertaken and a formal Land Drainage Consent application and approval is required. Application forms and guidance can be found on the Council's website.