

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE

Report No.

Date of Meeting	31st October 2007
Application Number	07/01032/FUL
Site Address	2 The Quadrangle, Chippenham
Proposal	Dwelling and Parking
Applicant	Mr N Chamberlain
Town/Parish Council	Chippenham
Grid Ref	391318 172879
Type of application	Full application

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because 5 letters of objection have been received

Summary of Report

This application was reported to Committee on 1st August 2007 and was deferred to allow a new redline plan showing the full access and correct consultations then to be undertaken. Ownership of the track was also subsequently claimed and the correct notices served. These issues have, therefore, been resolved.

This application proposes the replacement of an existing garage block and the construction of 1 dwelling with parking. The issues are

- Effect on access and highway safety
- Amenity of neighbours
- Design
- Ecology

Officer Recommendation

Delegated to the Implementation Team Leader to secure a suitable ecological survey

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Planning History

Application number	Proposal	Decision
06/03132/FUL	Change of Use from Dwelling to 2 flats and erection of 2 self contained flats	Refused on highways grounds

Consultations

The Town Council recommend refusal as over development of the site

Wiltshire County Council Highways support with conditions.

Wiltshire Fire Brigade do not object.

North Wiltshire Refuse have not yet responded.

WSBRC state that their records show presence of reptiles within 200m of the site and request that this is drawn to the applicant's attention.

Wiltshire Wildlife Trust require an ecological survey prior to determination.

Representations

10 letters of objection that have been received.

Summary of key points raised:

- Access is restricted and turning very difficult.
- 2 spaces does not make provision for deliveries etc.
- Restricted visibility onto Lowden.
- Danger to pedestrians walking to school etc.
- Ownership of access.
- Lack of water pressure.
- No passing places.
- Privacy/overlooking.
- Additional space for wheelie bins etc.
- Drainage capacity/already low water pressure exacerbated.
- Some restrictive covenants on the land.
- Contravention of human rights to enjoy their home.
- Question whether there would be lopping of trees etc.
- Error in land ownership and a wall, which would effect the proposed passing place.
- There are springs under the access road.

Planning Considerations

Principle of development

The site lies within the framework boundary of Chippenham where policy H3 of North Wiltshire Local Plan is applicable. This allows residential development subject to certain caveats. The most relevant to this application are the referral to highways and access and to amenity.

Impact on amenity

There are not considered to be any issues of overlooking due to the orientation and positioning of other properties. The proposed dwelling looks down the access track. One bedroom window has been moved around to the side, where it overlooks the public pathway.

Highways and Access

With the reduction in number of units to 1, Wiltshire County Highways have withdrawn their previous objection issued in respect of 06/03132/FUL. They now consider there to be sufficient parking and turning for 1 additional unit and that additional unit not to cause a highway danger.

Parking

The revised parking arrangements are considered to be acceptable. 2 spaces are provided for both the existing and proposed dwelling.

Public Open Space

A financial contribution will be required and this can be secured by way of condition.

Ecology

There is potential for both reptiles and bats at this site and Wiltshire Wildlife Trust has requested a survey prior to determination. The agent has been unable to do this prior to submission before Committee, but is happy for the application to be Delegated to allow this to happen.

Recommendation

The application be delegated to Implementation Team Leader (Development Control, Listed Buildings and Enforcement) to allow for an ecological survey to be undertaken.

Appendices:	<ul style="list-style-type: none">• NONE
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 2.02, 4.02, 4.04, 2.34 and 5.01