

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE Report No.

Date of Meeting	12th December 2007
Application Number	07/01622/FUL
Site Address	Calne Local Centre, Calne, Wiltshire
Proposal	13 Dwellings and associated works.
Applicant	Persimmon Homes (Wessex)
Town/Parish Council	Calne/Calne Without
Grid Ref	399137 171905
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 more than 5 letters of objection have been received.

Summary of Report

This application originally proposed a 3 storey block of apartments, containing 9no. 1 and 2 bed units, together with 4 no. three storey town houses, each with 4 bedrooms. Additionally there is a 2 bed flat over the garages. The site was previously allocated for the Calne Local Centre, which has not been built due to financial constraints. The Local Centre is due to be built on a nearby site using money from this scheme and this will need to be secured via modified legal agreement. The issues are:

- Style of development
- Securing the Calne Local Centre
- Car parking

The application was considered by Committee on 29th August 2007 and delegated to allow a legal agreements to be drawn up with respect of POS contributions and the Community Centre that the development is enabling. At the time of that Committee comments had not been received from Wiltshire County Council. However, negative comments from Wiltshire County Highways were received demonstrating a shortfall of 7 parking spaces amongst other minor issues. Despite negotiations between the Highway Authority and Agent, no resolution was achieved.

The application was considered by Committee for a 2nd time on 31st October and delegated to the Development Control Manager to allow the developer to look at providing at least 4 additional car parking spaces. This has not been possible with the current scheme and the developers have proposed a plan, which provides an additional 2 spaces, with the loss of one of the town house units. There are therefore a total of 19 spaces allocated and a further 3 visitor spaces.

Officer Recommendation

Delegated to the Development Control Manager to GRANT permission

Planning History		
Application number	Proposal	Decision
05/02823/REM	Landscaping for new community Hall, Surgery and flats.	Permission
06/02420/REM	Landscaping for community hall, flats and surgery	Permission

Consultations

Calne Town Council feel that this is over development of the area and would prefer a smaller density of houses.

Principal Environmental Health Officer has no objections subject to conditions.

Wiltshire County Council Highways' object on lack of parking, lack of detail of cycle parking, lack of detail on visibility splays, lack of detail of bin storage, cramped car parking spaces.

County Education Officers do not require a contribution towards education.

Representations

14 letters of objection have been received.

Summary of key points raised:

- Add to parking and congestion problems
- Over-development.
- No public parking for busy medical centre.
- Should be community Centre.
- Garages will be used for storage rather than parking of cars.
- Overshadowing of houses.
- No benefit to the area.
- Inadequate planning in the vicinity

Planning Considerations

Principle of development

The principle of residential development on this site within the Calne North Development is acceptable subject to the Community Centre being re-located and built in an equally accessible and suitable location. This can be secured by way of a legal agreement.

Impact on amenity

There are no issues of overlooking and the scale of the development reflects its position between the higher flats to the east and 2 storey houses to the west.

The flats have mainly communal amenity space with the townhouses allocated gardens.

Design and Scale of Development

The design of the development will fit in with the remainder of the development using similar materials. The density of the scheme is around 60 dwellings per hectare, which is appropriate for this central area,

close to local shopping and other uses.

Highways and parking

The Highway Authority has raised objections as detailed in the summary above. However, Members resolved at the 31st October meeting that the scheme would be acceptable if an additional 4 spaces could be provided. Whilst this has not been possible the developers have proposed a reduction in the number of town houses to three (from four) and an additional two parking spaces. This results in 19 parking spaces for 13 dwellings, rather than 17 spaces for 14 dwellings in the original scheme.

Section 106 Contribution

The letter accompanying the application explains that Persimmon Homes are working with the Town Council to draw up plans for an alternative Community Centre. The full land value that is released by the development will be available to the Town Council to build the community Centre and this will be secured by way of a legal agreement.

Affordable Housing

The proposal is below the threshold set out in Policy H5 of the North Wiltshire Local Plan 2001 Wiltshire Local Plan 2011.

Public Open Space

A contribution will be required as the site was not originally designated as housing. This could be secured by condition.

Education

No education contribution is required.

Recommendation

Delegated to the Development Control Manager to GRANT planning permission subject to:

- Expiry of consultation period on revised proposals and no representations being received raising substantially new or different issues to those already raised
- Conditions
- Suitably modified legal agreements

Appendices:	NONE.
Background Documents Used in the Preparation of this Report:	1.20, 2.02, 3.06, 4.02, 4.04, 5.01