

ADDITIONAL INFORMATION

The text in bold is additional/amended information to that circulated to Members on Tuesday 11th December 2007

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 1 – 05/02822/OUT

Land at Station Road, Calne, Wilts. SN11 0JS

Development Control Manager

The Committee report dated 17th May 2006 and the associated 'late observations' (additional information) were not attached as Appendix as indicated. They are attached. See Appendix 1 and Appendix 2.

ITEM 2 – 07/01622/FUL

Calne Local Centre, Calne, Wilts.

Development Control Manager

The revised plans show the number of units have been reduced (from 14 to 13) and the number of parking spaces increased. Formal re-consultation/advertisement has not been undertaken because the scheme is effectively a reduction in scale when compared to that which was previously considered at Committee on 29th August. Objectors have been advised that the number of dwellings has been reduced and that it is to be discussed at Committee on 12th December. Therefore the recommendation is to be amended to read:

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

- Conditions
- Suitably modified legal agreements."

Wiltshire County Highways state that in terms of 3 x1 bed, 6x 2 bed, 3 x 3 bed and 1x 2 bed FOG, that 22 parking spaces is acceptable in highway terms. He notes that there are 2 visitor spaces near space 5 and 6 which are end to end and will need to be allocated to the same owner. Parking allocation is not required at this stage, but ideally 1 beds should have 1 space and the remainder to have 2 spaces which results in minus 1 space. It is suggested that the FOG has only 1 space.

They recommend conditions relating to access width, surfacing, disposal of surface water, visibility splays and retention of parking spaces.

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Development Control Manager

Add conditions to decision.

2 further local residents have objected on:

- Lack of car parking spaces and removal of an allocated space on this land.
- Lack of benefit to the community
- Removal of parking area

Petition with 105 signatures objecting for the following reasons:

- Shortage of parking
- Safety concern because of lack of parking.
- Tesco store has already increased traffic.
- The effect on the S106 agreement should not lead to a worsening of the area for parking.
- Photos to demonstrate lack of parking have been submitted

ITEM 3 – 07/02006/FUL

Land at 11 Callow Hill, Brinkworth, Chippenham, Wilts. SN15 5EB

Agent

Regarding the timescale for the removal of the temporary stables, the applicant is anticipating that the ground works for the access track would be completed by mid-February at the latest enabling the groundworks to commence on the proposed stable block.

The applicant would be happy to accept a condition regarding the removal of temporary structures along the lines of:

“Within three months of the completion of the development hereby permitted, the existing temporary stabling shall be removed from the equestrian land.”

If the applicant has to move the temporary stables to the position of the proposed due to inclement weather, these will be removed to enable the development to proceed.

Development Control Manager

It is suggested that this condition replace that of Condition 3 as Dwg No LDC.128.001 D no longer applicable.

Agent

Comment: Wish to make the following points in response to planning issues raised in objection to the proposed equestrian development:

- The erection of stables for equestrian use in the countryside is considered appropriate development in Local, Regional and National Planning Policy.

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The application is defined equestrian land upon which equestrian development is expected.

- The form of the stables is appropriate to their use and in the context of rural landscape. The proposed native landscaping scheme will further integrate the development with the existing landscaping minimising its visual impact and protecting the amenity of neighbouring properties that have a view of the land
- The proposal includes a scheme for the removal of animal waste from the site thus preventing perceived nuisance from smells and pollution of existing ditches and pond
- The Applicant owns a number of horses in connection with her and her family's polo activities. The scale of the stables will enable the Applicant to safely and securely shelter four of her valuable animals during recovery periods on a rotational basis. The Applicant is dedicated to providing the best possible care for her horses and as the Equine Welfare Officer for her Polo Club she is fully appreciates her ponies' requirements.
- The provision of hardstanding associated with the stables and a track to access the stables is appropriate ancillary requirements to equestrian stabling enabling the proper and safe operation of the site.
- At no time has the applicant considered a commercial use of the equestrian land. The dwelling and land were purchased in order to accommodate the Applicant's equestrian activities in a location convenient to a number of Polo Clubs and facilities. It is entirely appropriate that the Applicant or any owner of equestrian (land) be granted a permission that enables the land to be used for its permitted purpose.

Many of the points raised in the objection letters to the proposed development have been considered at the preceding appeal which granted the change of use of the land to equestrian in 2005. The proposed development seeks to provide the facilities essential to the permitted use.

Neighbour

- Usual condition on restrictions on the use of vehicles and trailers has been omitted, but this condition has been applied on the stable block in the adjoining field.
- No restrictions have been imposed regarding jumps or other equestrian equipment.
- No conditions imposed on proposed access track which would pass in direct view of neighbouring properties
- No restrictions in burning waste
- Consider that these conditions have been omitted; this scheme would be inconsistent with other proposals having few conditions and therefore create more nuisances to neighbours.

Development Control Manager

The Council suggested a number of conditions that should be imposed on the use of the land to the Inspector during the appeal process. Whilst the Inspector applied a requirement that permission should be sought for any buildings and structures he did not accept restrictions such as parking of vehicles. It would be unreasonable to impose such restrictive conditions in light of the appeal decision.

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The position of manure heap is to be determined by condition.

The disposal of manure is dealt with under the Environment Agency legislation and the applicant has been made aware of their requirements. Issues of burning waste are dealt with under Environmental Health legislation.

ITEM 4 – 07/02316/FUL

Church Avenue, Luckington Court, Church Road, Luckington, Wilts. SN14 6PG

Local Residents

Two further letters have been received:

One in support, stressing the number of visitors who come to see the church and one expressing concern at the detailed design on the grounds that single wheel tracks are each too narrow for use by manual or electrical wheelchairs or pushchairs.

Agent

Amended plan received (Reference A1/07/10/02B) altering detailed specification of proposed track construction.

Development Control Manager

Recommendation: Unchanged.

Informative: Change plan number to A1/07/10/02B

ITEMS 7 and 8 – 07/02449/FUL and 07/02450/CAC

Land between Park View Villas and 54 Curzon Street, Calne, Wilts

Letter received confirming that in their view properties 4, 5, 6, 9 and 10 Curzon Close were all granted rights to across the garage forecourt area at the builders yard for the purposes of gaining access to and egress from their individual garages. In their view none of these properties has any right to park upon the garage forecourt area itself, which is only to be used as a means of access.

The agent goes on to state that the development would still retain a substantial area in front of the existing garage for existing residents to safely turn and manoeuvre their cars. The layout of the area is larger than existing which is restricted by unsightly wooden posts. The proposal provides for an access onto Curzon Close that is 7.0m at its narrowest and widens beyond that to provide a substantial area in front of the existing garages.

The applicants are under a legal obligation to maintain access to the garages and this will be respected.

WCC Highways

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“I confirm that the revised layout is acceptable. I have considered the issue of the existing garage court. In the event that the development prevents vehicles parking in front of the existing garages I do not consider that the additional on street parking would cause unacceptable conditions on the adjacent road network.”

Development Control Manager

Following legal advice confirming that the planning decision should effectively be “blind” to the existence of a private covenant, and the confirmation of WCC Highways that have no objections to the proposed layout and the possibility of existing cars being unable to park on the forecourt at Curzon Close, the recommendation should remain as one for APPROVAL (subject to those conditions outlined).

ITEM 9 – 07/02657/FUL

Hardenhuish School, Hardenhuish Lane, Chippenham, Wilts. SN14 6RJ

Further Representations

English Heritage has noted that the application should be determined in accordance with national and local policy guidance, and on the basis of the Council’s specialist conservation advice.

Recommendation

As per the main agenda

ITEM 10 – 07/01848/FUL

Castle Combe Circuit, Castle Combe, Wilts. SN14 7EY

Environmental Health have requested that the following conditions are added:

1. Vehicles shall be maintained in such a way as to prevent exhaust "popping".

Reason: In the interests of amenity.

2. Prior to the commencement of any session and at the end of each session, or at any other time where failure may be perceived, static noise tests shall be undertaken to ensure that vehicles comply with the noise criteria specified in section D of the current MSA Handbook and any subsequent revisions.

Reason: In the interests of amenity.

Two further letters of objection with similar grounds to previous objections.

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ITEMS 12 and 13 – 07/02566/LBC and 07/02567/FUL

Guyers House, Pickwick, Corsham, Wilts. SN15 0PS

Applicant

Representations on behalf of the applicant have been received raising the following points:

- **The planning authority were clearly aware of the listed status of the buildings in 1994 and were satisfied that no detraction would result from that development.**
- **The statement that the dining room projects 3.5m forward of the main facade is misleading in that it projects only 800mm from the existing dining room and lines up with the bay at the far end of the facade.**
- **The ‘new access road’ through the gardens referred to, is designed as a low impact route.**
- **The reasons for refusal do not refer to the principle of the development being a ground for refusal and the objection to the principle was not raised with the agents in pre-submission discussions. The lack of an objection to the principle of the development should be made clear.**
- **The statements made in respect of the scale of the proposal are misleading. The figures are:
 The % increase in buildings is 56%
 Present building to site ratio is 3%
 Proposed building to site ratio is 12%
 Buildings plus hard landscaping as a % of the site:
 Existing 25%
 Proposed 31%**
- **Surface treatment of courtyards can be dealt with by condition.**
- **The pre-eminence of the main building is maintained by siting the new accommodation on land at lower levels compared with the original building. The new building is screened from viewpoints within the existing complex and the immediate grounds. When seen from open land new buildings will be seen against existing buildings or wooded rising ground. They will not therefore detract from the setting of the listed building or the open landscape.**
- **The conclusion is based on an erroneous assumption.**

Development Control Manager

Recommendation unchanged.

The increase in development on the site is still considered to be severely damaging to the listed building and its setting.

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ITEM 15 – 07/02949/FUL

7 Moor Green, Neston, Corsham, Wilts. SN13 9SG

Objections received from Corsham Civic Society on 5th December describing the dormers as 'overpowering construction, obtrusive within the roof space, and detrimental to the street scene'.

No objections received from Corsham Town Council on 5th December.