

DEVELOPMENT CONTROL COMMITTEE - 17th May 2006 APPLICATIONS

05/02822/OUT **Residential Development (Outline)** **GRID REF:**
Land At Station Road **399543**
Calne **170659**
Wiltshire
SN11 0JS
Applicant: **SCL Realisations Ltd**
Town/Parish **Calne**
Council:
Case Officer: **Mrs Emma Pickard** **Direct Line: (01249) 706637**

This application has been submitted to the Committee for a decision under the scheme of delegation in force after 8th April 2002 because there have been five or more letters of objection.

Proposal and Site Description

This application relates to the residential redevelopment of a 2.68 hectare industrial site. The application is in outline only with all matters reserved.

Although the application is in outline the agents provide an indicative layout. This indicative layout assumes a density of 40dph, (although the agents have also indicated a number of 115 dwellings which equates to slightly more than 40dph.)

The larger western part of the site was formerly operated by Sigmun Circuits Ltd which is now in receivership. Agricentre TG Jeary and Mr John Butler own the remaining 0.72 and 0.15 hectares respectively. Industrial buildings, areas of hardstanding and various other structures, lighting and fencing associated with the industrial use occupy the site.

The site is in a very prominent position and sits almost at the top of the hill overlooking a large area of open space adjacent to the River Marden. To the West the site is visible from distant views but landscaping and existing trees help to screen the site. The site narrows to the east and is accessed from Station Road. There is housing to the south most of which is slightly elevated above the site.

Planning History

An application was received in 2003 (03.00162.out) for redevelopment of the Agricentre part of the site. It was considered at the time that a master plan for the entire site should be produced rather than piecemeal development. This has resulted in the current application. The 2003 application has never been determined.

Policy Context

Policy RH8 - Settlements with framework boundaries.
Policy RLF2 - Open space provision
RH20 - affordable housing
RLF8B - South of Castle Walk, Calne - Land alongside the river Marden, south of Castle Walk, is proposed for public open space
RTM9 - Marden Country Walk and Cycleway
RTM5 Wilts and Berks/Thames and Severn Canals
It should be noted that the site is an allocated residential site under the emerging local plan policy H2.

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15 letters of objection have been received on the grounds that;

- the facilities in the town are non-existent;
- there aren't enough school places;
- the housing is not required;
- pollution from additional traffic driving through the estate;
- property values will be affected;
- the houses will be built near a floodplain;
- there is no public access between 56 Wenhill Heights and 1 Marden Way;
- 3 storey houses would be out of character;
- the new houses may overlook the existing dwellings;
- there are many species of wildlife on the site;
- concern about the level of traffic;
- a number of mature trees would be removed;
- the site is a greenfield site;
- concern that land beyond the site would be developed in the future;
- the existing cul-de-sac environment would be destroyed; and
- the cycleways/footways are unclear.

Calne Town Council support the outline application but were concerned about;

- an increase in traffic along Station Road and asked about speed calming measures;
- concern about a potential access route through Wenhill Heights; and
- request that Calne Town Council have input into the design of the play area and public open space.

Wessex Water comments; existing site drainage should be separated on redevelopment. A foul sewer crosses the site, which may need diverting. This sewer is unlikely to be able to serve the entirety of the proposed development. Surface water run-off to be discharged direct to land drainage and the watercourse.

A habitat survey was submitted. Wiltshire Wildlife Trust concurred with the findings and would welcome comment on further applications.

Environmental Health comment that the site has been subject to a potentially contaminated use, therefore site investigation, risk assessment and remediation works will be required.

Open Space

Policy RLF2 applies to the provision of open space in connection with new residential development. In view of the proximity of the site to the existing Castlefields open space and River Marden, the opportunity to create a development which will benefit and link successfully with this open space has been seized. A children's play area, of 0.1 hectares will be provided on site, with a contribution of £427,546.39 towards open space, in lieu of the additional open space within the site that would normally be required. The monies will be tied in a section 106 agreement. The calculations have been based on the Council's adopted Open Space Study, which will bridge the current and emerging local plan.

Polices RLF8B, RTM9 RTM5 of the current local plan seek enhancement of the nearby open space.

Education

Wiltshire County Council have used the 40 dwellings per hectare level quoted by the

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applicants (which equates to slightly less than 115 dwellings). They state that at this level it appears that primary school places can be accommodated but at secondary level a sum of £306,438 will be required, and has been agreed. This being an outline application, the usual discounts cannot yet be applied as the mix of housing is not known, however, this figure is likely to change.

Housing

30% affordable housing is required, with 20%/80% split between shared ownership and rented.

Highways

A transport statement was produced at the request of County Highways. They have no objections to the development subject to a developer contribution towards cycle and pedestrian improvements.

Negotiations are still taking place about the level of the contribution that will be paid.

All levels of contributions are based on an initial assumption that 115 dwellings could be accommodated on this site. If, with the submission of a detailed application, the numbers of dwellings alters, so would the level of contribution required.

The site is located within central Calne, within the framework boundary where residential development is generally acceptable. The site is an allocated residential site within the emerging local plan. The site is an unattractive site adjacent to residential development. The loss of the employment land is considered acceptable in the instance.

It is considered that the clearance of the industrial units and redevelopment of the site with a well-designed scheme which links into the open space beyond, would be advantageous.

It is considered possible to develop a scheme which will enhance the area, be in character with the existing locality, and in turn positively benefit the local area.

Recommendation

That the applicant be invited to enter into an Agreement in respect of the following matters;

1. Provision of affordable housing
2. Contribution towards open space
3. Contribution towards education provision
4. Contribution towards off-site highway works

Following completion of which the Implementation Team Leader (Development Control, Listed Buildings and Enforcement) be authorised to GRANT planning permission subject to the following conditions;

1. Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:
 - (a) The siting of the development (including existing and proposed levels);
 - (b) The design of the development;
 - (c) The external appearance of the development;
 - (d) The landscaping of the site;
 - (e) The means of access to the site.

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The development shall be carried out in accordance with the approved details.

Reason: The application was made for outline planning permission.

2. (a) The application for approval in respect of all matters reserved in Condition No.1 above shall be made to the local planning authority within a period of three years, commencing on the date of this permission.

(b) The development hereby permitted shall be begun before the expiration of two years of the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- (1) walls, fences, gates and other means of enclosure;
- (2) ground surfacing materials;
- (3) finished floor levels of all buildings;
- (4) finished levels across the site;
- (5) the means of surface water disposal;
- (6) the means of foul sewage disposal.

The development shall be carried out in accordance with the details so approved.

Items 1 to 6 shall be completed prior to the use or occupation of the development hereby permitted.

Reason: In the interests of amenity and satisfactory layout.

4. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

5. Prior to the commencement of any development the site shall be subject to:-
- i) site investigation and risk assessment worked for chemical contamination;
 - ii) works to remediate any chemical contamination identified, that is unacceptable in the context of the approved development and its environmental setting, as identified by the site investigation and risk assessment works; and

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iii) remediation validation works.

The above shall be carried out to the satisfaction of the Local Planning Authority.

Reason: To ensure the site is decontaminated in an appropriate manner and in the interests of the protection of public health.

INFORMATIVES:

1. Attention is drawn to the Legal Agreement relating to this development or land which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Section 111 of the Local Government Act 1972, Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 or other enabling powers.

Reason for granting permission:

The proposal meets with criteria as set out in the current local plan policies, RH8, RH20, RLF2, RLF8B, RTM9 and RTM5.

Documents used in preparing this report:

1.21, 2.02, 3.03, 4.02, 4.03, 4.04.

Report prepared by Implementation Team Leader (Development Control, Listed Buildings and Enforcement)
