

Swindon Borough Council

Planning Committee

Tuesday, 10 July 2018

Council Chamber, Civic Offices

At 6.00 p.m.

Conservative Councillors

*Timothy Swinyard
Toby Elliott
Alan Bishop
Malcolm Davies
Nick Martin
Brian Mattock
Vera Tomlinson*

Labour Councillors

*John Ballman
Steph Exell
Jane Milner-Barry
James Robbins
Peter Watts*

Liberal Democrat Councillors

Stan Pajak

Committee Officer: Iain Tucker (Telephone 01793 463605)
email: itucker@swindon.gov.uk

Swindon Borough Council can be contacted at the Civic Offices, Euclid Street,
Swindon, SN1 2JH (Telephone 01793 445500)

AGENDA

1. Apologies for Absence

2. Declarations of Interest

Members are reminded that at the start of the meeting they should declare any known interests in any matter to be considered, and also during the meeting if it becomes apparent that they have an interest in the matters being discussed.

3. Minutes (Pages 1 - 2)

To receive the minutes of the meeting held on 12th June 2018

4. Public Question Time

See explanatory note below. Please phone the Committee Officer whose name and number appears at the top of this agenda if you need further guidance.

5. Determination of Planning and Related Applications (Pages 3 - 5)

6. S/17/1777 Demolition of existing buildings, erection of new buildings and conversion of existing buildings to form 45no. residential units with pedestrian access and associated parking. Bus Depot, Eastcott Road, Old Town (Pages 6 - 47)

7. **S/18/0721/SASM Removal of redundant brick piers.Lethbridge Primary School, Lethbridge Road, Old Town** (Pages 48 - 58)
8. **S/18/0312/SASM Construction of a manege and new vehicular access into existing field Hannington Hall, Queens Road, Hannington** (Pages 59 - 71)
9. **S/17/1744/IH Demolition of majority of redundant barn and existing dwelling, and erection of 2no. dwellings. Land at and Adjacent To Somerset, Hampton Lane, Hampton** (Pages 72 - 91)
10. **S/17/2077 Erection of a two storey roof extension to create 28no. self-contained flats (Class C3), provision of car and cycle parking and associated works. Minerva House, 800 Welton Road, Westlea** (Pages 92 - 105)
11. **S/HOU/18/0394/TB Erection of first floor front extension and extension/increase to ridge height of existing garage. 210 Drove Road, Swindon** (Pages 106 - 115)
12. **Relaunch of the Pre-application Advice Service** (Pages 116 - 151)

Date of Despatch: 02 July 2018

Public Question Time - Swindon Borough Council remains committed to increasing its accountability to the public and to promoting active citizenship. 15 minutes will be allowed at the start of all Council meetings for questions to the Chair from the public about the work of the Committee (except for confidential matters, and matters relating to planning and licensing applications). We will give priority to those who submit questions in writing at least two days before the meeting. Questions must be relevant, clear, and concise. You may not use Public Question Time as an opportunity to make speeches or statements.

Questions in writing should be sent to the Committee Officer whose contact details appear on the agenda above or to the Director of Law and Democratic Services, we will publish it, along with the answer, alongside the Minutes. The process associated with asking a public question is set out in the "Public Question Time at Council Meetings Protocol and Guidance" available on the Council's Website.

(<http://ww5.swindon.gov.uk/moderngov/ecCatDisplay.aspx?sch=doc&cat=13338&path=0>) or from the Committee Officer named above.

Access Arrangements – *The Venue is wheelchair accessible and an infrared receiver hearing system is provided. If you would wish to attend the meeting but have any special requirement to enable you to do so please contact the Committee Officer above, as soon as possible prior to the date of the meeting.*

If you would like to receive any of the pages contained in this agenda in a larger print size please contact the Committee Officer whose name appears on the first page of this agenda.

WELCOME TO THE PLANNING COMMITTEE OF SWINDON BOROUGH COUNCIL

NEW GUIDELINES - PLEASE READ

IF YOU HAVE COME TO SPEAK ABOUT AN APPLICATION THAT INTERESTS YOU PLEASE READ THE FOLLOWING GUIDELINES. THEY EXPLAIN HOW THE COMMITTEE DEALS WITH EACH ITEM. THESE GUIDELINES ONLY APPLY TO APPLICATIONS LISTED ON THE MAIN SCHEDULE IN THE AGENDA

- 1. THE COMMITTEE CHAIR CALLS THE ITEM**
- 2. PLANNING OFFICER PRESENTS THE APPLICATION**
- 3. WARD COUNCILLORS MAY SPEAK**
- 4. APPLICANTS AND/OR AGENT (5 MINUTES MAXIMUM IN TOTAL) WHO HAVE NOTIFIED THEIR INTENTION TO SPEAK ON THE ITEM TO THE COMMITTEE CLERK BY 12 NOON THE DAY BEFORE THE MEETING.**
- 5. PUBLIC SPEAKERS (INCLUDING PARISH COUNCIL)- WHO HAVE NOTIFIED THEIR INTENTION TO SPEAK ON THE ITEM TO THE COMMITTEE CLERK BY 12 NOON THE DAY BEFORE THE MEETING.**

(MAXIMUM 5 MINUTES EACH UP TO 2 SPEAKERS, IF MORE THAN 2 THEN MAXIMUM 10 MINUTES TOTAL SPEAKING TIME FOR ALL SPEAKERS)
- 6. COUNCILLORS WHO HAVE DECLARED PERSONAL OR PREJUDICIAL INTERESTS MAY SPEAK**
- 7. MEMBER ONLY DISCUSSION, INCLUDING ANY FURTHER QUESTIONS TO OFFICERS OR ANYONE ELSE WHO HAS SPOKEN**
- 8. A PLANNING OFFICER WILL CLOSE THE ITEM BY COMMENTING ON ISSUES RAISED BY MEMBERS**
- 9. VOTE**
- 10. CHAIR BRIEFLY EXPLAINS DECISION IF NECESSARY**
- 11. NEXT BUSINESS**

THE 10 MINUTE MAXIMUM PUBLIC SPEAKING PERIOD WILL BE YOUR ONLY OPPORTUNITY TO SPEAK, UNLESS MEMBERS OF THE COMMITTEE WISH TO ASK YOU QUESTIONS UNDER GUIDELINE 7.

SPEAKERS WHO MERELY REPEAT POINTS ALREADY MADE BY OTHERS MAY BE ASKED TO STAND DOWN.

IF THERE IS MORE THAN ONE PERSON WISHING TO ADDRESS THE COMMITTEE EITHER AS AN OBJECTOR OR SUPPORTER, THEY ARE EXPECTED TO NOMINATE A REPRESENTATIVE FROM THE SPEAKERS LISTED TO REPRESENT THEIR COLLECTIVE VIEWS.

THE CHAIR AND THE COMMITTEE HAVE THE DISCRETION TO DEPART FROM THESE GUIDELINES, BUT WILL IN MOST CASES EXPECT ALL PARTIES TO ABIDE BY THEM.

PLANNING COMMITTEE

TUESDAY, 12 JUNE 2018

PRESENT: - Councillors Timothy Swinyard (Chair), Toby Elliott (Vice-Chair), John Ballman, Alan Bishop, Malcolm Davies, Steph Exell, Nick Martin, Brian Mattock, Jane Milner-Barry, Stan Pajak, James Robbins, Vera Tomlinson and Peter Watts.

1. Declarations of Interest

The Chair reminded Councillors to declare any known interests in any of the matters to be considered by the Committee.

Councillor Bishop declared that, notwithstanding statements attributed to him in correspondence circulated before the meeting, he had an open mind regarding application numbered S/17/1771 and not had made any pre-determinations about the application.

2. Minutes

Resolved – That the minutes of the meeting held on 10th April 2018, be confirmed and signed.

3. Public Question Time

Gary Llewellyn, Town Planner, asked a question concerning the pre-application request advice service provided by the Planning Department particularly in respect of householder applications.

The Head of Planning, Regulatory Services and Heritage responded at the meeting.

4. Determination of Planning and Related Applications

(1) The Committee considered: -

- (a) Applications for permission to develop;
- (b) Recommendations of the Head of Planning, Regulatory Services and Heritage;
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (d) The comments of Councillor Weisinger in respect of applications numbered S/17/1771 and S/OUT/17/1772;
- (e) The comments of Councillor Dixon in respect of application numbered S/18/647;
- (f) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S /17/1771	Peter Lawson	Agent
	Rob Jones	Applicant
	Rob Riding	Pegasus (ASDA)
	Julia Bishop	Highworth Town Council
S/OUT/17/1772	Taylor Cherrett	Agent

S /18/0647	Trish Philpott Marion Bird	South Swindon Parish Council 15 Eastcott Road
S /HOU/18/0443	Joe Hines Jenny Jefferies	Applicant Chiseldon Parish Council

(2) That, in respect of application numbered S/17/1771, (a) Councillor Weisinger presented the Committee with a petition signed by 972 members of the public in support of the application, (b) Councillor Tomlinson clarified that although she had not had the opportunity to read the report in detail, she understood the planning issues, having listened to the Officer's presentation, the representations made and the debate. She was therefore in a position to make an informed decision, and (c) the Head of Conveyancing, Environment and Contracts advised the Committee that the significant number of members of the public in support of the application was not in itself a material planning consideration;

Resolved – (1) That the Head of Planning, Regulatory Services and Heritage be authorised to grant permission in respect of application numbered S/17/1771 subject to appropriate conditions and legal agreement and for the following reasons:

- (a) Meeting local needs, as evidenced by representations made by the public having to travel outside of Highworth for groceries and other shopping.
- (b) The proposal would not adversely affect the vitality and viability of Highworth town centre, given that conditions can be imposed to restrict the items sold by the proposed Aldi shop, and the goods sold at Aldi are largely different from those in the town centre.
- (c) The proposal does not in real terms result in the loss of an employment site as Aldi will create jobs.

(2) That the Head of Planning, Regulatory Services and Heritage be authorised to grant outline permission in respect of application numbered S/OUT/17/1772 subject to the conditions listed in the Committee report and any additional conditions as may be deemed appropriate.

(3) That permission be granted in respect of applications numbered S/18/647 and S/HOU/18/443 subject to the conditions listed in the Committee reports.

(4) That a report be submitted to a future meeting of the Committee concerning the number and location of Houses in Multiple Occupation in Swindon and the planning and licensing powers available to deal with the problems associated with them.

Determination of Planning and related Applications

Planning Committee

Date: 10th July 2018

Author:	Head of Planning, Regulatory Services and Heritage
Wards:	All Wards
Locality Affected:	All Locality Area
Parishes Affected:	All Parish Area

1. Purpose and Reasons

- 1.1 To determine the planning and related applications in the Committee reports that follow this report in the Committee Agenda, as may be amended by an additional information sheet circulated before the meeting

2. Recommendations

The Committee is recommended to:

- 2.1.1 determine the applications set out in the Committee agenda in accordance with the recommendations set out in the reports, including, where relevant, the additional information.

3. Alternative Options

- 3.1 The Committee could choose not to determine the Planning applications

4. Implications, Diversity Impact Assessment and Risk Management

Financial and Procurement Implications

- 4.1 There would be financial implications if, following a refusal to grant planning permission or the grant of conditional permission, costs are awarded against the Council on appeal. However, this would only happen if the Council was adjudged to have acted unreasonably

Legal and Human Rights Implications

- 4.2 There are no staffing implications. No comments have been received from relevant trade unions, unless specified in the attached schedule.
- 4.3 Human Rights considerations have been taken into account in compiling the reports. It is considered that the recommendations of the reports are compatible with Convention rights and that in accordance with the principle of proportionality any interference with the Convention rights of individuals is justified by the overall benefit to the community.

5. Appendices

- 5.1 Appendix 1 - Documents which may be relied on in the preparation of the application reports

Further information on the subject of this report can be obtained from Iain Tucker, Direct Dial Telephone Number, (01793) 463605, itucker@swindon.gov.uk.

Determination of Planning and related Applications

Planning Committee

Date: 10th July 2018

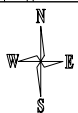
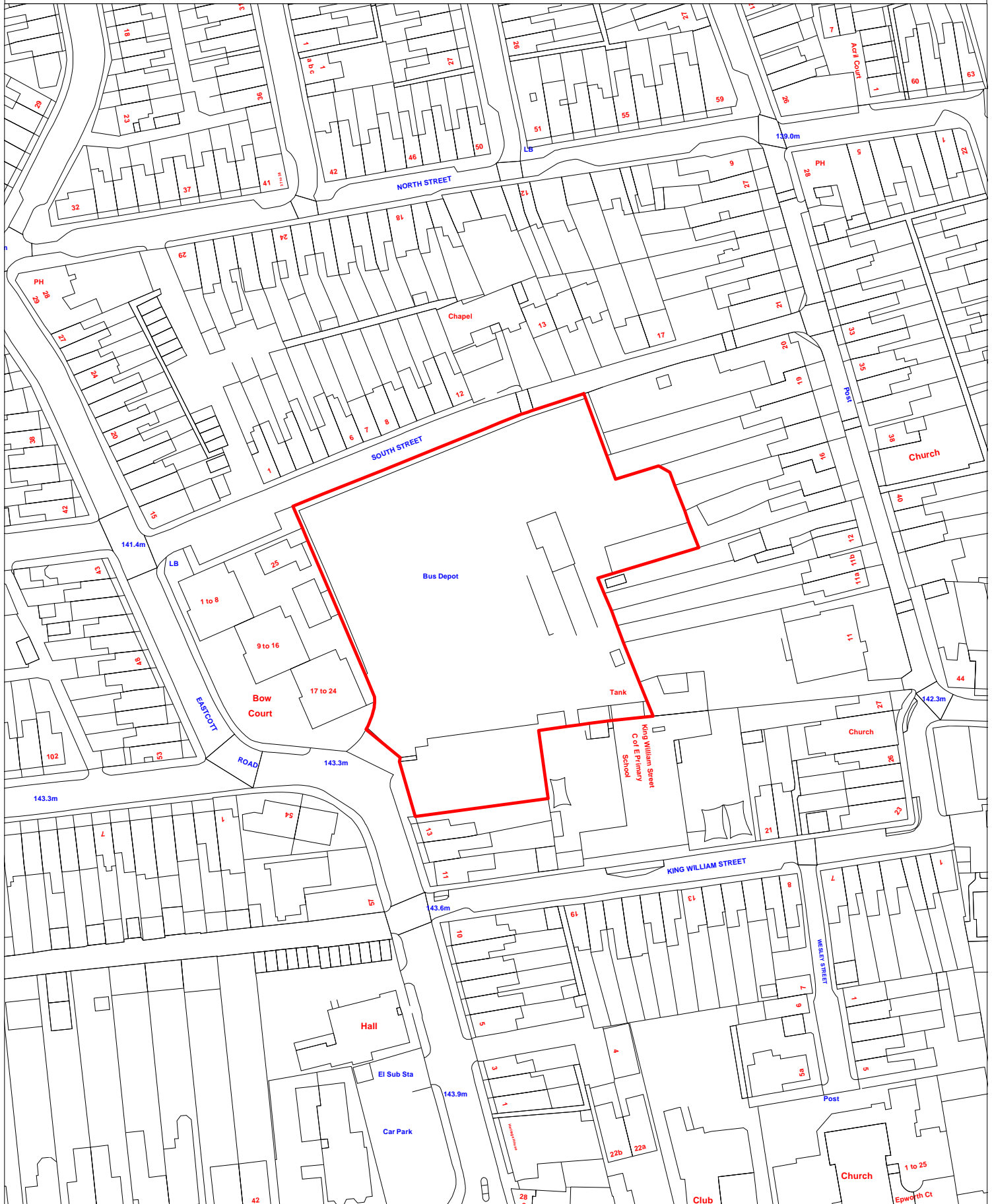
5.2 Planning and related applications reported to this Committee for the first time.

APPENDIX 1

DOCUMENTS WHICH MAY BE RELIED ON IN THE PREPARATION OF THE APPLICATION REPORTS

1. The approved Development Plan, consisting of
 - Swindon Borough Local Plan 2026, (2015), and the Swindon Borough Local Plan 2026 Policies Map (2015)
 - Wiltshire and Swindon Minerals Core Strategy, (2009)
 - Wiltshire and Swindon Minerals Development Control Policies DPD (2009)
 - Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan, (2013)
 - Wiltshire and Swindon Waste Core Strategy, (2009)
 - Wiltshire and Swindon Waste Development Control Policies DPD, (2009)
 - Wiltshire and Swindon Waste Site Allocations Local Plan, (2013)
 - Swindon Central Area Action Plan, (2009)
 - Wroughton Neighbourhood Plan (2016): for applications in Wroughton Parish
 - Highworth Neighbourhood Plan (2017): for applications in Highworth Parish
 - South Marston Neighbourhood Plan (2017) for applications in South Marston Parish
2. Adopted Supplementary Planning Guidance Notes, Supplementary Planning Documents and Development Control Guidance Notes
3. The National Planning Policy Framework, (2012); and policy statements, guidance and DCLG circulars that support the National Planning Policy Framework
4. Ministerial Statements and other guidance material to the consideration of applications
5. Relevant appeal decisions and case law
6. Relevant planning history, case files and related correspondence including the views of statutory consultees
7. Any emerging relevant Development Plan Documents

Demolition of existing buildings, erection of new buildings and conversion of existing buildings to form 45no. residential units with pedestrian access and associated parking.
 Bus Depot Eastcott Road Old Town Swindon SN1 3LS



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
 In all cases references should be made to the submitted plans.

Demolition of existing buildings, erection of new buildings and conversion of existing buildings to form 45no. residential units with pedestrian access and associated parking.
Bus Depot Eastcott Road Old Town Swindon SN1 3LS



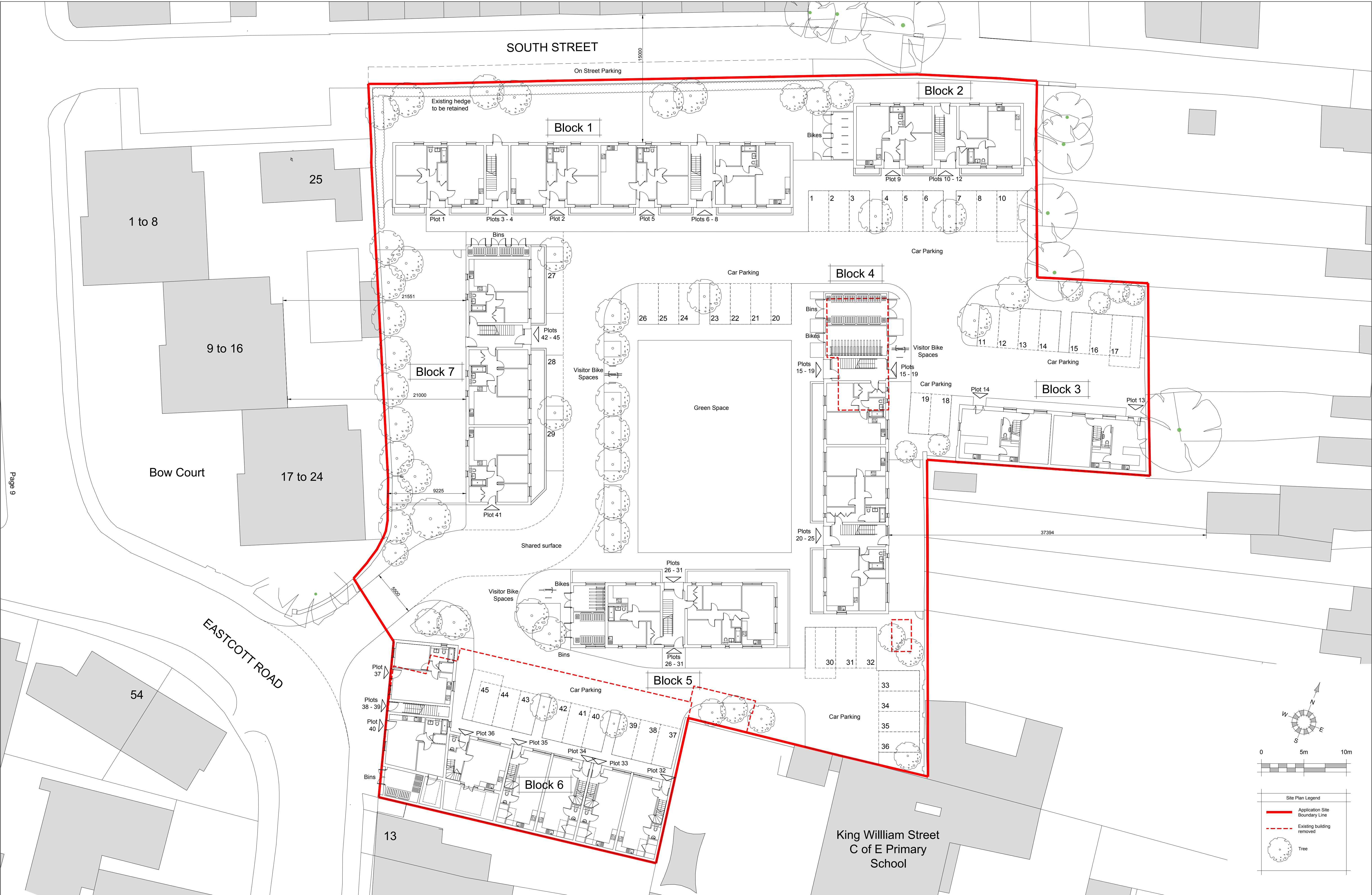
This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.



Coloured Perspective
Former Stagecoach Bus Depot, Swindon

16345 / C203C

Scale N/A@ A3 May 2018



REV. DATE		REVISIONS:		REV. DATE		REVISIONS:		REV. DATE		REVISIONS:	
A	09/04/2018	Coordination issue									
B	13/05/2018	Changed to planning comments									
C	20/06/2018	Changed to planning comments									

Planning

CLIENT: SN and PRMLLP

PROJECT: Stagecoach Bus Depot Swindon

SCALE: 1:200 (A1 ORIGINAL)

DRAWING: Site Plan Ground Floor Level

DRAWN: PG

DATE: Feb 2018

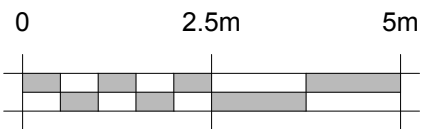
16345

P201

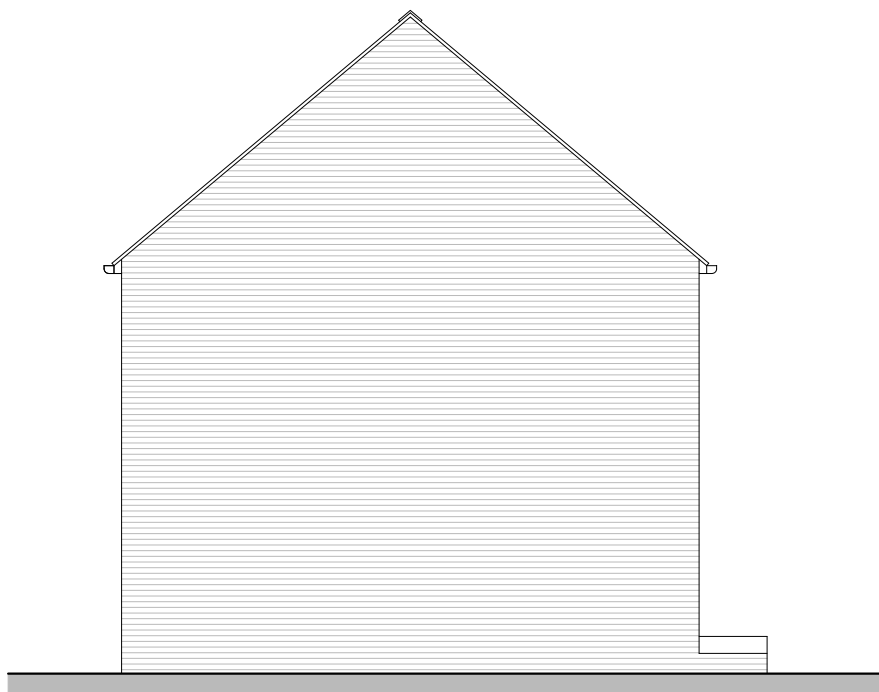
C

Broadmede House
Farnham Business Park
Weydon Lane
Farnham, Surrey
GU9 8QT
Tel. 01252 267878
name.surname@osp
architecture.com
www.osparchitecture.com

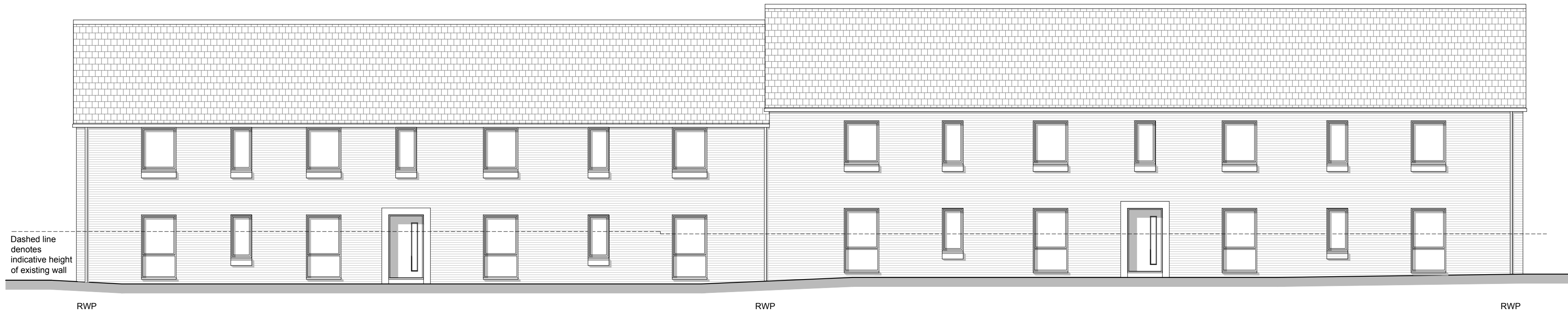
O'KEEFE SCANLON LIMITED



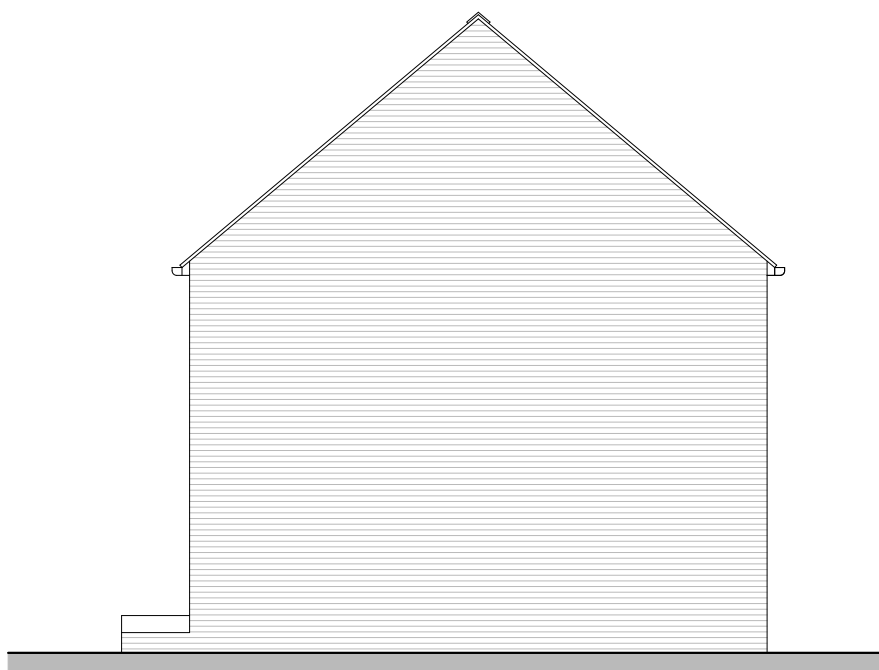
Front (South) Elevation



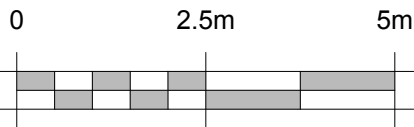
Side (West) Elevation



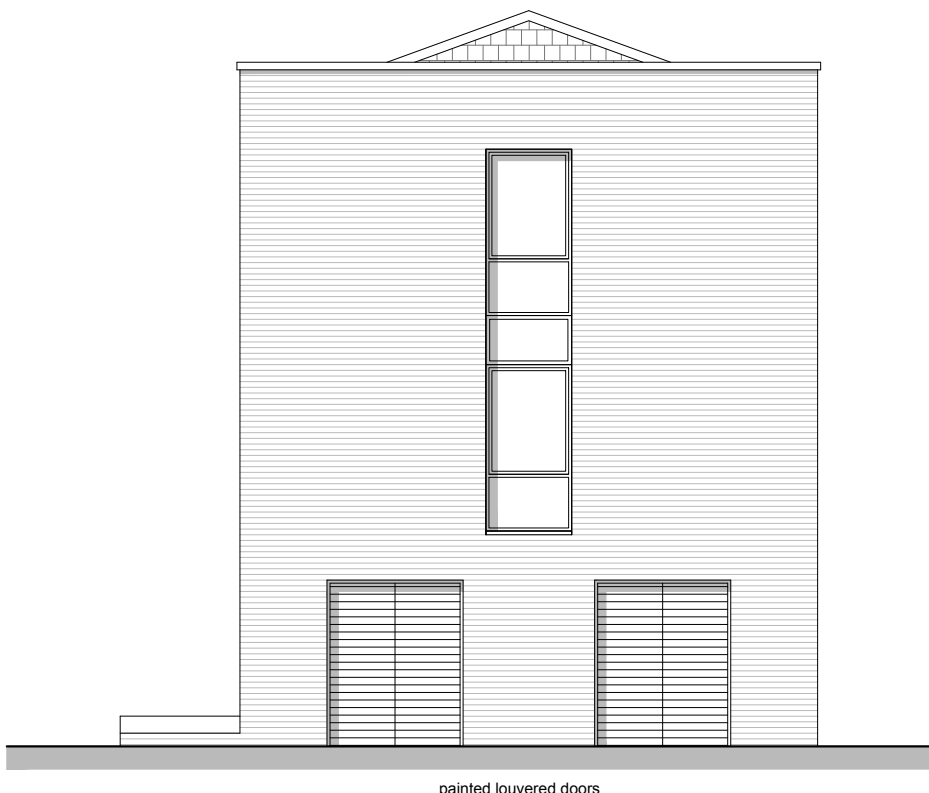
Rear (North) Elevation



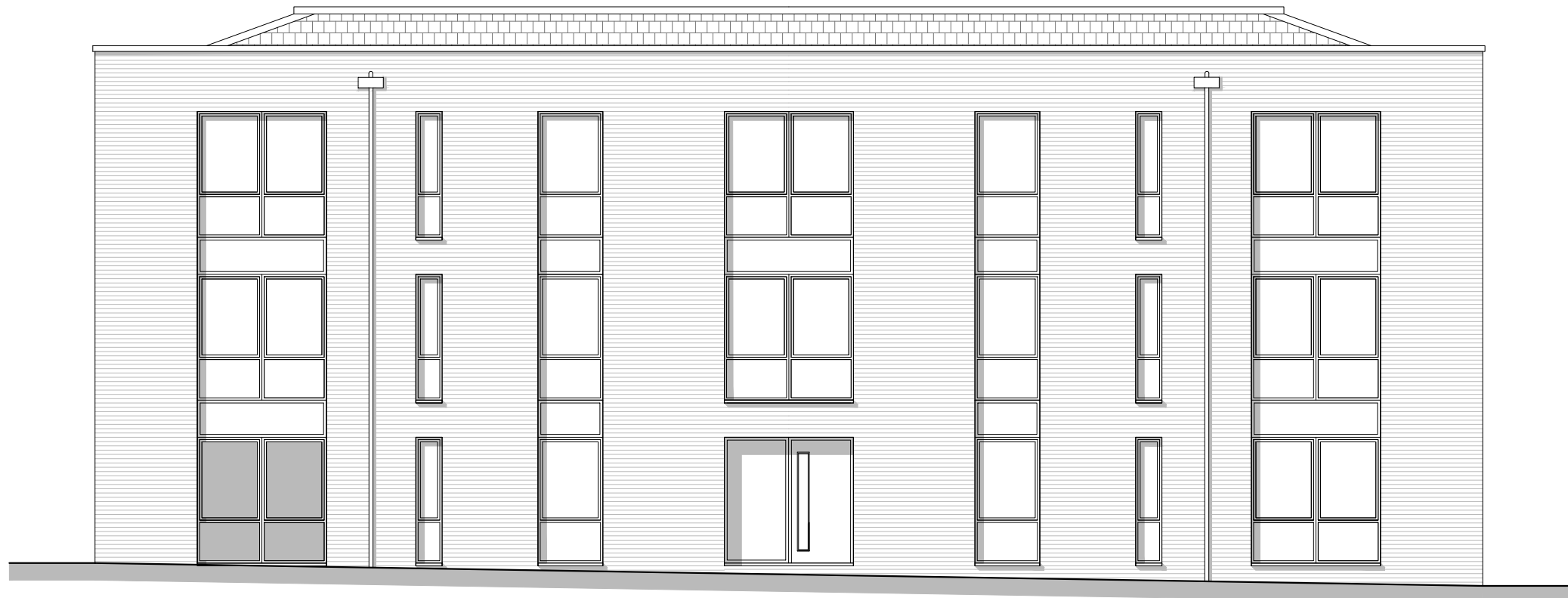
Side (East) Elevation



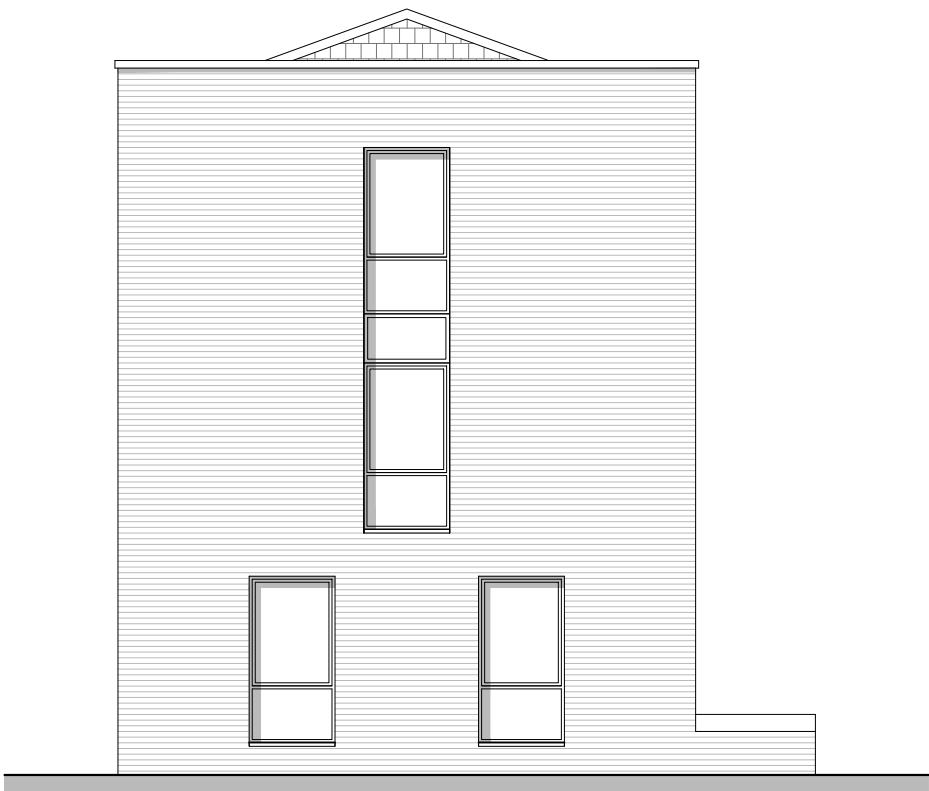
Front (North)Elevation



Side (East) Elevation



Rear (South) Elevation



Side (West) Elevation

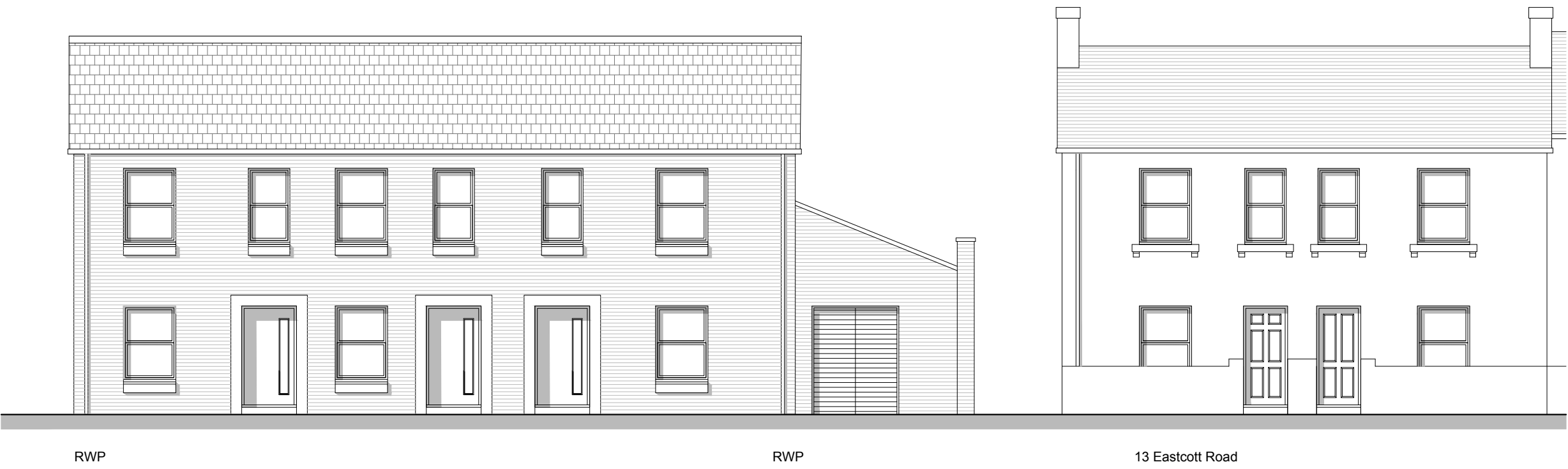
REV.	DATE	REVISIONS:	REV.	DATE	REVISIONS:	REV.	DATE	REVISIONS:
A	26/04/18	Changed to planning comments						
B	13/06/18	Changed to planning comments						

Planning

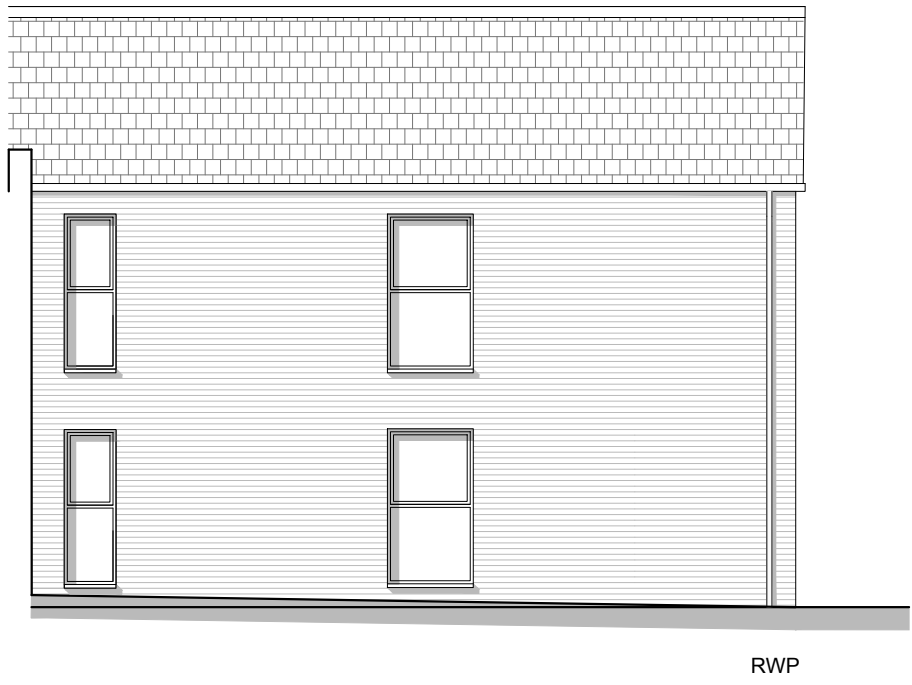
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SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Proposed Elevations Block 5
DRAWN:	AL	16345	P218
DATE:	April 2018		B

Broadmede House
Farnham Business Park
Weydon Lane
Farnham, Surrey
GU9 8QT
Tel. 01252 267878
name.surname@osp
architecture.com
www.osparchitecture.com

OSP
ARCHITECTURE
O'KEEFE SCANLON LIMITED



Front Street (West) Elevation
A

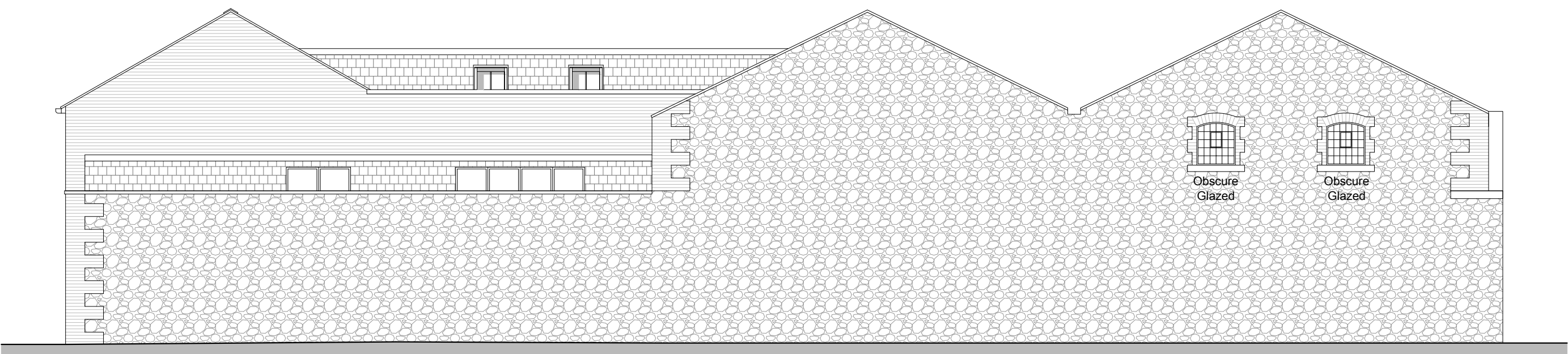


Rear (East) Elevation



Front (North) Elevation
B

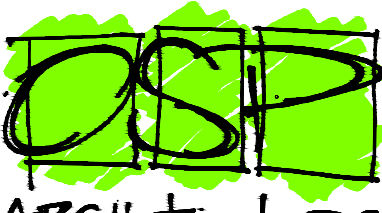
Splay
Line



Rear (South) Elevation

REV.	DATE	REVISIONS:	REV.	DATE	REVISIONS:	REV.	DATE	REVISIONS:
A	26/04/18	Changed to planning comments						
B	14/06/18	Changed to planning comments						
C	19/06/18	Changed to planning comments						

Planning

CLIENT:	SN and PRMLLP	PROJECT:	Stagecoach Bus Depot Swindon	<div>Broadmede House Farnham Business Park Weydon Lane Farnham, Surrey GU9 8QT Tel. 01252 267878 name.surname@osp architecture.com www.osparchitecture.com</div> <div> O'KEEFE SCANLON LIMITED</div>
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Proposed Elevations Block 6	
DRAWN:	AL	16345	P220	C
DATE:	April 2018			



COMMITTEE REPORT

Item Number: 6

Ward: Eastcott

Application Number: S/17/1777

Parish: Central Swindon South

Proposal: Demolition of existing buildings, erection of new buildings and conversion of existing buildings to form 45no. residential units with pedestrian access and associated parking.

Site Location: Bus Depot, Eastcott Road, Old Town

Case Officer: Ms Catherine Blow

Agent:

Mr Patrick Graham
OSP Architecture
Suite 4, Trym Lodge
Westbury-On-Trym
Bristol
Avon BS9 3HQ

Applicant

SN And PRM LLP

C/o Agent

Officers Report

Background:

1 This application has been scheduled for consideration by the Planning Committee as a previous application (Reference S/15/2030) for the site was also considered by the Planning Committee. Cllr Pajak has also requested the matter be considered by Planning Committee due to the importance of the site within the local community.

Summary of Recommendation:

2 If the viability demonstrates that the scheme is viable to provide affordable housing on site and/or a contribution towards open space, the Head of Planning Regulatory Services and Heritage be authorised to GRANT planning permission subject to the applicant entering into a legal agreement to secure the required affordable housing on site and/or contributions towards off site open space provision (if viability allows) and securing an appropriate surface water drainage strategy and subject to conditions as well as any omitted, amended or additional conditions as required.

The Proposal:

3 This application seeks full planning permission for the demolition of some existing buildings and erection of 45 dwellings, access, car parking and landscaping at the Bus Depot, Eastcott Road, Old Town.

4 The proposed development would be arranged in 7 separate blocks, ranging from single storey to three storey development. Blocks 1 and 2 would be located in the northern portion of the site, facing South Street and are designed as two rows of terraces, with traditional pitched roofs. Block 1 would be set approximately 6.9 metres from the boundary wall with Block 2 located closer to the northern boundary. Block 3 consists of the conversion of an existing building on the site (known as Building B in the applicants Heritage Statement). Block 4 would be three storeys in height with a shallow pitched roof set behind a parapet wall and would be arranged perpendicular to Blocks 1 and 2. Block 5 would also be three storeys in height, repeating the design of Block 4. Block 6 would be located adjacent to the southern boundary and would be two storey in height and would utilise the boundary walls to form one of the elevations of building. The frontage block, facing Eastcott Road would have a traditional design, similar to the design of 13 and 15 Eastcott Road. The rear portion of the block includes a narrow two storey link and a twin gable two storey building. Block 7 would be a two storey traditional terrace reducing to a single storey pitched roof link for the southern portion of the building.

5 The proposed accommodation consists of sixteen units with 1 bedrooms, twenty seven units with 2 bedrooms and two units with 3 bedrooms. The majority of these would be flats, two storey maisonettes and cottage style dwellings. The proposal also includes communal areas of amenity space and 44 parking spaces, bike stores and refuse storage areas.

6 The proposed development would consist of the demolition of the existing bus depot building (except for the southern elevation, which forms the boundary wall of the site) and bus wash building and other smaller buildings. The proposed would result in the retention of all the boundary walls and the existing building located in the south east corner (labelled in the Heritage Statement as "Building B").

The Site and Surroundings:

7 The application site comprises a parcel of land set within Old Town at the top of Eastcott Road, measuring approximately 0.62 hectares. The site was formerly used by Stagecoach as a Bus Depot, whose operation has ceased, other than intermittent storage of buses on the site. The site consists of several industrial buildings. 'Building A' as referred to by the applicant is set adjacent to the site entrance abutting the southern boundary and contains the reception and bus servicing area. It has a triple pitched gable and is metal clad. The southern elevation of this building forms the boundary wall on the site, which is clearly visible from King William Street and forms the boundary wall adjacent to 13 Eastcott Road and the boundary with King William Street School. There are other more modern industrial buildings on the site including a large metal clad bus wash and smaller brick outhouses. In addition to Building A, there is further historic building on the site labelled as 'Building B'. This is located in the eastern part of the site adjacent to the rear gardens of properties in Prospect Place a single storey stone and brick building, formerly used for storage. Within the site is a large tarmac yard which is used for the bus storage and forms car parking running to the northern boundary of the site. There is a stone boundary wall and boundary hedging screening the site from the properties located to the north.

8 The site is set in a prominent location within the Prospect Place Conservation Area. The surrounding area is predominantly characterised by Victorian two storey terraced houses. King William Street School, which is identified as a building of local significance, is set adjacent to the southern boundary of the site. To the north of the site properties along South

Street face the Bus Depot and a stone wall forms the boundary treatment along this road. It is noted that the site is set at a slightly higher land level in relation to South Street. Houses along Prospect Place back on to the eastern boundary of the site. The site is set in close proximity and within walking distance to a number of shops and services in Old Town.

Representations:

9 The application has been subject of several rounds of consultations due to revisions to the submitted drawings. These are summarised below:

Round 1 – Initial Consultation Responses

10 Neighbours:

Comments have been received from 18 properties, objecting to the proposed development. These have been received from the following addresses: 4, 10, 12A (Providence Baptist Chapel) and 17 South Street: 11A, 12 and 13 19, 20, 21, 22, 27 and 34 Prospect Place: 13, 15, 21, 48 Eastcott Road: one response did not include an address.

The main concerns relate to:

- Conservation Area/heritage/design
- Transport Matters Amenity
- Affordable housing
- Amenity Infrastructure and accessibility
- Other issues relating to contamination, party wall matters.

Detailed points in summary are as follows:

Design

- The modern design is not in keeping with the heritage setting which is characterised by Georgian and Victorian dwellings
- The South Street elevation should be a row of terraced housing
- The development is inward looking with several blocks of varying designs, ignoring the surrounding development which includes houses and the King William Street School
- The site should accommodate larger family homes rather than smaller properties such as flats
- The proposed buildings are placed too close to the edge of the site
- The scheme is not appropriate within the Conservation Area
- Detailed elements such as the lack of chimneys, cladding materials, over-large windows
- The materials are not in keeping with the surroundings
- The existing boundary wall should be retained.
- The three storey element is too large and some of the blocks are too close to the boundaries
- The retained building (building 3) should not be retained but demolished
- Poor relationship and overbearing impact between the King William Street School and Old Providence Baptist Chapel
- The loss of the munitions shop and unsympathetic conversion of the machine shop would detrimentally affect heritage
- Potential damage to boundary walls due to the close proximity of new buildings and

footings

Transport matters

- Additional parking within the area within narrow streets causing obstruction
- The parking layout is contrived and would result in additional parking within surrounding streets.
- There are a lack of spaces within the site for adequate parking for the new residents
- There are no visitor spaces proposed
- The new residents should not be allowed parking permits
- The size of each space is not adequate
- Proposed pedestrian access onto South Street is not safe
- Inadequate access for refuse vehicles

Affordable Housing

- The developer should be required to provide affordable housing

Amenity matters

- Concern regarding overlooking into the play space for pupils attending the adjacent school
- The site should be utilised for school playing fields
- The loss of light and privacy as a result of the scale, form massing and proximity of the proposal to properties on South Street
- The proximity of the blocks to the boundaries pays little regard to surrounding residents.
- Proximity of the scheme to bedroom windows on the side of 13 Eastcott Road
- There is limited information in relation to the works to the boundary walls on the boundary of the site.
- The internal layout, size of windows and positioning orientation and building mass results in loss of privacy
- Close proximity of the existing stone wall for the outlook of future residents for Blocks 1 and 4
- Lack of gardens for the new dwellings
- Impact upon safety for children using the communal space for play
- Lack of information in relation to maintenance of open space.
- Increased noise and smells associated with the use of the gardens adjacent to South Street
- Close proximity and loss of privacy of Blocks 1 and 2 to South Street
- Lack of information regarding lighting – the lighting should be low level and not standard street lamps
- Proximity of Blocks 3 and 4 to boundary walls of properties in Prospect Place
- The walls are in poor condition and require significant works to be undertaken by skilled craftsmen. Part of the wall has previously collapsed
- Loss of privacy to rear gardens of Prospect Place from the large central blocks
- The application site is located on higher ground than the surrounding sites which would result in the proposal being significantly higher than the surroundings.
- Lack of consideration of the contamination for the site and the implications for the adjacent school site
- Block 7 would overlook Bow Court

Other issues

- Concerned over lack of investigation into historic ground contamination
- Services such as waste water and drainage within the site could not accommodate the additional dwellings
- Party wall matters were also raised in relation to the repair and maintenance of the boundary walls.

11 Ward Members:

Concern is raised in relation to the following matters:

- The scale of the larger blocks are too large and should be reduced to two storeys in height
- The proposed blocks are too close to the edge of the site and should be more centrally located to reduce the impact upon nearby residents
- Parking provision is inadequate due to the lack of visitor spaces.
- The conversion of Building B is not necessary and should be demolished and rebuilt to be incorporated into the new design of the scheme.

12 South Swindon Parish Council:

Objection is raised due to;

- Loss of privacy to adjacent properties
- Insufficient proposal of parking spaces and those provided are of an insufficient size
- South Street access would be unsafe for pedestrians due to the lack of pavement and visibility for users
- There has been a lack of consultation with the community and Parish Council

13 Highways:

The proposal does not demonstrate that the layout is safe for users, including the proposed access onto South Street, a lack of information regarding swept paths for vehicles and refuse vehicles, the parking spaces do not appear to be of an appropriate size. The proposal in its current form would be contrary to Policy TR2 of the Local Plan 2026.

14 Swindon Borough Council Conservation Officer:

In its current guise from a heritage perspective this application cannot be supported.

The proposed development as a result of its design, including layout, siting, scale, massing, would result in an incongruous, prominent form of new development that detracts from the open industrial character of the site and cause harm to the setting of historic buildings, including King William Street School. This causes harm to the Prospect Place Conservation Area. The proposal would fail to preserve or enhance the Conservation Area as required by the 1990 Act. The proposal is, contrary to the NPPF and EN10 and DE1 of the Swindon Local Plan. It is considered that the issues and safeguards outlined need to be addressed in order for the application to meet the requirements of paragraphs 61, 131 and 137 of the NPPF.

15 Historic England:

Historic England has concerns regarding the application on heritage grounds and raised the following matters:

- The access does not lead anywhere to the wider community
- Too large in close proximity to school devalues its prominence due to hard developed area competing backdrop
- Height is incongruous and dominant to the surrounding built form

- Block 4 and 5 too high and impact the views to the school – reduce height of roofs
- Elevations in South Street – inactive, impervious and uninspiring. Needs architectural interest, variation in windows and door openings and breaking up the vertical plane
- No detail regarding items to be retained – lack of certainty and exact retention especially the punch through in South Street, need more sections of southern boundary wall
- Buildings A and B not referenced on a plan
- Retention of wall adjacent to Block 6 but no reference to the aspiration in plan form or other parts of the application
- No existing plans for Block 3 no detailed assessment of what is to be retained

16 Archaeology:

The response advises there are no comments regarding archaeology to make in relation to this application.

17 Urban Design:

No formal response received due to meetings with the applicant to discuss the concerns raised.

18 Council's Ecologist:

The bat survey submitted requires clarification regarding the presence of bats. The enhancement measures recommended in the report is required to be conditioned as part of any consent granted. The response also raises concern in relation to trees on the adjacent site. The tree report indicates significant works to and development adjacent to nearby trees. This requires specialist advice from the Tree Officer.

19 Local Lead Flood Authority:

The response raises an objection to the proposal as the information submitted does not demonstrate the method of water drainage on the site, nor does it demonstrate the reasons why infiltration methods are not feasible on this site. The applicant is required to demonstrate that if infiltration is unviable a predevelopment enquiry from Thames Water is required to be submitted to demonstrate and attenuate the rate of run off to the required rate. Additional information requires confirmation of achieving greenfield run off rates and attenuation required to achieve this.

20 Thames Water:

The foul connection can be approved in principal for proposed development provided the connection is made by gravity to MH3901. There is insufficient data to assess the surface water connection.

Thames Water recognises a betterment of greater than 50% is being proposed, however, the existing drainage scheme has not been verified, and it is not known whether the site is currently connected to the public surface water sewer. The existing surface water run-off rates, suggest that the site is not currently served by the public sewer, as they are significantly higher than maximum capacity of the 225mm sewer. These rates are either incorrect or the site is not connected. If the existing connection and flow regime cannot be verified, then this redevelopment would be treated as a greenfield site and a maximum discharge rate of 5 l/s per hectare shall be applied. Any flows generated above this figure would need to be attenuated on site.

21 Housing Enabling Officer:

This application is appropriate for on-site AH provision in terms of site location, number of proposed units, size of units and site layout. Without any viability information to date, I am assuming that the full AH requirement will be provided on site and advise as follows:

- $30\% \times 45 = 13.5 = 14$ AH units
- The mix of AH units is to be in a 70/30 split between Rented (Social or Affordable) and Intermediate (including Low Cost Home Ownership initiatives), so 10 Rented and 4 Intermediate units.
- The application consists primarily of a mix of 1 and 2-bed flats, plus a couple of 3-bed houses. The Affordable housing should comprise a mix of flats.

It appears that Blocks 1, 2 and 5 could provide appropriate affordable housing units.

Round 2 – Revised Scheme May 2018 (Amendments to Blocks 1,2 and 6 as well as bin and bike stores and detailed elevation treatment, removal of access into South Street, resiting of several blocks within the site)

Neighbours:

22 Comments have been received from 10 properties. These have been received from the following addresses: 10,12a and 15 South Street, 13, 15 and 48 Eastcott Road and 19, 22 and 34 Prospect Place:

Positive Comments

- No objection to the removal of the access into South Street
- The position and height of Block 1 would not result in significant loss of light but concern remains regarding loss of privacy arising from views from first floor windows
- The retention of the building in the conversion of Block 3 is positive
- Redesign of Block 6 is a positive change
- Resiting of Blocks 4 and 5 also results in a better relationship with surrounding properties

Concerns raised in relation to:

- Loss of privacy for South Street properties
- Level of development on the site in the Conservation Area
- The design of the converted building (Block 3)
- Large glazed corner to Block 4 is unsympathetic
- Block 2 is too close to South Street and would result in an overbearing relationship with South Street and the stone buildings in South Street
- Blocks 4 and 5 remain too large and the levels are not confirmed
- Elevational treatment of blocks 1 and 2 facing South Street are unresolved
- The elevations facing outwards should be constructed in stone to soften their impact.
- The proposal would be harmful to the Conservation Area
- Additional traffic in the vicinity of the site adding to congestion
- Lack of car parking which would impact parking provision in surrounding streets
- The site should be gifted to the nearby school to use as their playing field so that the pupils could enjoy sport on site reducing their need to travel
-

23 Ward Members:

Additional comments have been received regarding:

- Concern over the use of two storey cycle storage
- The development is required to improve school crossing due to the loss of their school crossing supervisor

24 South Swindon Parish Council:

No objections subject to the re-siting of Block 2 to the same position as the front of Block 1, the adequate mitigation of any contamination and secure section 106 money for highway safety improvements, in particular highway safety for the adjacent school which should include the reinstatement of the school crossing patrol.

25 Highways:

The revised plans submitted and additional information has resolved the access strategy for refuse vehicles. The detailed access arrangements submitted have also provided sufficient information to demonstrate safe access, although it is disappointing that the pedestrian access remains on the northern side of the access. The cycle stores are acceptable to provide adequate cycle storage. There are no objections to the proposal subject to conditions relating to detailed submission of the access details, and provision of parking, turning, access, refuse and bike stores.

26 Swindon Borough Council Conservation Officer:

The proposal in terms of the revisions are to the benefit of the scheme as submitted previously however it is recommended that there are still some significant improvements that need to be achieved in particular in relation overall fenestration including materials. The proposed materials appear to be suggested to be (light) brick and cladding with slate roofs. With the exception of the slate, concern is raised with the proposed materials. Neither are representative of the locality and this needs further consideration. I am not of the mind that these can be wholly conditioned at this stage due to the integral association with the overall design. A greater use of locally representative materials and those related to the type of industrial this site could be more appropriate. The local brick is an orange-red brick, mainly utilised in the later Victorian Terraces (western end of South Street appears to be red brick although now painted/rendered) whereas those on Eastcott are red brick with plain stone bands. The stone is predominantly Swindon stone, a creamy-grey calcareous sandstone / sandy limestone which was extracted from several quarries on the Old Town. The red brick is often utilised as quoins to stone buildings e.g. those to the mid/eastern part of South Street. This response is provided with consideration and special attention to the preservation and enhancement of the character and appearance of the conservation area and the setting of historic buildings including the duty imposed by the 1990 Act which "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area" S.72 (2) and the significance and setting of historic buildings.

27 Historic England:

The revised plans include revisions to the scale, design and positioning of blocks 4, 5 and 6. The development is therefore considered to be appropriate and appear to resolve the primary concerns in relation to the scale and impact upon the setting of King William Street School. The school would retain its prominence within the Conservation Area. The response details their view that they are not convinced by the elevational treatment for Blocks 1 and 2 which could benefit from some variety of window openings to break up the vertical plane. They consider that the built form on the northern part of the scheme should

be broken up to allow views through to reduce the loss of openness in the northern area of the site. This aspect of the scheme is not supported by Historic England. The treatment of Block 3 is unsympathetic and they refer this matter for consideration by the Council's Conservation Officer for further detail as this detailed matter lies outside their remit. They seek assurance that the heritage assets are retained as part of the scheme. They conclude that the concerns are required to be addressed in order to comply within paragraphs 61, 131 and 137 of the NPPF and pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

28 Urban Design:

The revised scheme raises concern in relation to the inconsistent window openings across the elevations for the scheme. The rhythm of windows for the South Street elevations result in a poor design and require better grouping and consistency. This lack of consistency in both size, proportion and rhythm results in an inharmonious or discordant approach. The fenestration should reflect the character of South Street and should be very simple, restrained and very repetitive. Block 4 has fenestration that is strongly defined in vertical alignments, but it would assist the design if these were consistent in their size and groupings. It is also recommended that the projecting corner window is removed from the scheme. Block 6 is considered to be acceptable in the main

29 Council's Ecologist:

The matters regarding the Bat Report have been resolved. The response seeks to ensure biodiversity gain on the site in accordance with the NPPF, including additional information regarding retention of trees on site.

30 Tree Officer:

The proposed reduction in crown spread by 50% on one side of the tree is not appropriate, although crown lift could be acceptable resulting in a reduced impact upon the tree. There is a supposition in the Tree Report that there are no tree roots within the site in the eastern corner, but this has not been fully explored. The root protection fencing is not agreed until the further investigation is undertaken. If there are roots in the vicinity of proposed development there would need to be a method statement for construction works for Block 2 with detailed foundation design in accordance with NHBC guidelines 4.2. In addition, any works associated with the car parking area within the root area are hand-dig with the use of geo textile or permeable cells to ensure roots are protected. The Council could allow some crown lift and dead wood removal to allow for safe construction works but not the 50% reduction on one side.

31 Local Lead Flood Authority:

There is not additional information to consider in relation to drainage matters.

32 Housing Enabling Officer:

The Officer reiterates the matters raised in their previous response and seeks to be consulted on the outcome of the viability assessment to establish the required provision of affordable housing on the site.

Round 3 – Consultations (amendments to Block 6 to reduce harm to 13 Eastcott Road, relocation of pedestrian access to the south side of entrance, minor changes to fenestration of Blocks 1, 2 and 6)

33 Neighbour Responses:

At the time of drafting the report one response from residents had been received raising concerns regarding the following matters:

- Concern if obscure glazing is not installed into the windows facing the boundary
- Proximity of the rear elevation of Building 6 to the boundary with the school
- The colour perspective misrepresents the scale of surrounding buildings
- The density of the development is too high
- The remaining comments reiterate the comments previously made.

Tree Officer:

The revised pruning regime is considered acceptable. The matter regarding root areas is not agreed and is based on supposition. Therefore, the Officer recommends a condition requiring further investigation as to whether the boundary walls have curtailed root ingress into the site. He recommends investigative hand dig excavations and recording of any root presence (or not) and a full method statement shall be submitted to agree this approach. There is a requirement for the root protection areas as well as full extent of the root protection areas for trees T4 –T10. A full Arboricultural Method Statement is also required, as informed by the tree constraints plans.

Central Swindon South Parish Council:

The response maintains their objection to the proposal.

Urban Design Officer:

The site layout including the proposed landscaping provides a central focus and parking has been located to minimise its effect on place making. The scale and massing responds to its surroundings, including the properties on South Street. The design of the proposed are simple, contemporary elevations with good proportions and rhythms of openings in a way that creates new distinctive identity in a somewhat 'restrained' manner within this sensitive context. The latest iteration of Blocks 1 and 2 (revision C) proposes a much stronger repetitive rhythm of vertically-proportioned openings, which is an acceptable response to the existing streetscene of terraces opposite.

No other responses had been received for the third round of consultations and the expiry is 6th July 2018. Members will be updated of additional consultation responses at the meeting.

Planning Considerations:

34. The main considerations in the determination of this application are whether the proposal accords with the National Planning Policy Framework and the relevant policies of the Swindon Borough Local Plan 2026 (2015).

35 In accordance with this framework the following issues will be considered:

- Principle of residential development
- Design, appearance and impact upon the Conservation Area/Heritage Assets
- Amenity
- Highway Safety/Accessibility
- Landscape and Tree Matters

- Drainage
- Contamination
- CIL/Developer Contributions

Policy:

36 The National Planning Policy Framework (2012) sets out the Government's planning policies for England and how these are to be applied. In respect of this application section 4 'Promoting Sustainable Transport', Section 6 'Delivering a wide choice of high quality homes', Section 7 'Requiring Good Design' and Section 12 'Conserving and enhancing the historic environment' are considered relevant.

37 With regards to the application site's sensitive location in a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant. This requires that special attention is paid to desirability of preserving or enhancing the character or appearance of a Conservation Area (the Act). These duties are reflected in section 12 of the National Planning Policy Framework (NPPF), which sets out the government's policies on the historic environment. The NPPF advises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. (Paragraph 131, NPPF). The NPPF continues to state that in the consideration of applications the impact upon the significance of a designated heritage asset, great weight should be given to the asset's conservation. (Paragraph 132, NPPF).

38 The NPPF advises in paragraph 133 that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or a number of factors apply. The NPPF goes on to say in Paragraph 134 that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. (Paragraph 134, NPPF). Paragraph 135 of the NPPF advises that the effect of an application on the significance of a non-designated heritage asset should be taken into consideration and a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

39 The following Policies of the Adopted Swindon Borough Local Plan 2026 (2015) are considered relevant to this application:

- SD1 '*Sustainable Development Principles*' sets out the development principles which underpin the local plan
- SD2 '*The Sustainable Development Strategy*' aims to meet Swindon's development needs whilst protecting the Borough's most important assets;
- SD3 '*Managing Development*' seeks to take a positive approach to reflect the presumption in favour of sustainable development
- DE1 '*High Quality Design*' seeks high standards of design for all development

- HA1 '*Mix Types and Density*' advises that housing development should be design led and respect the character of the surrounding area
- HA2 '*Affordable Housing*' seeks all developments of 15 homes or more, on sites larger than 0.5 hectares to provide 30% affordable housing
- EN3 '*Open Space*' seeks all development to provide or contribute towards public open space
- EN9 '*Contaminated Land*' seeks to ensure that appropriate steps are taken where land is suspected of being contaminated
- EN10 '*Historic Environment and Heritage Assets*' seeks to sustain and where possible enhance Swindon's historic environment
- IN1 – '*Infrastructure Provision*' seeks to ensure all new development makes a positive contribution to sustainable growth by mitigating its impacts upon infrastructure
- TR1 '*Sustainable Transport*' seeks to reduce the need to travel and support and encourage the sustainable, safe and efficient movement of people
- TR2 '*Transport and Development*' encourages sustainable travel and seeks to mitigate the impact of development and ensure that suitable parking provision is provided

40 Also of relevance is Swindon Borough Council's development Control Guidance Note: Technical Guidance on Parking Standards (2007), Swindon Residential Design Guide (2016).

Principle

41 The site is set within Swindon's urban boundary and as such the proposal complies with the urban concentration strategy as outlined by Policy SD2 of the Local Plan. The proposed development is within the Central Swindon Residential Communities as detailed in the Swindon Central Area Action Plan (CAAP). Policy CAAP 19 supports sustainable residential development within the community stating 'in pursuit of creating a balanced community, major new residential development throughout Central Swindon should deliver a mix of dwelling sizes, and where practicable a mix of dwelling types'. Local Plan Policy HA1 (Mix, Types, and Density) states housing development should be design-led, and in particular that densities, house types and sizes should respect the character of the surrounding area.

42 Taking these policies into consideration the site is deemed, in principle, to be in an appropriate and sustainable location for residential development and it is acknowledged that the proposal would add to the existing mix of housing types within the area.

Conservation/Heritage

43 The site is set within a sensitive location in the designated Prospect Place Conservation Area. The special interest that characterises the conservation area includes its street pattern, its architectural interest in particular the terraced properties that form the mainly residential nature of the conservation area. This is summarised within the adopted conservation area appraisal (CAA paragraph 3.4) as: the early nineteenth century street layout; the mix of varied stone and brick terraced houses; and the varied local building materials and building styles. The conservation area also includes a building of significance which is King William Street School located to the south of the application site and Providence Chapel (1845) at approximately its midpoint on South Street (north side). It is

set back from the (later) now rendered terraces that are at its western end. which makes a positive contribution to the conservation area.

44 The existing site, which is the site of a former engineering works is detailed within the Conservation Area Appraisal (CAA), which sets out the contribution it makes to the areas character. These are, the boundary walls, the remnants of the former engineering works building, including the stone gables as seen from King William Street, the tall stone rubble wall that surrounds the site and to a large extent screens the site from the remainder of the area. The CAA highlights the open nature of South Street as it faces the northern portion of the bus depot site. The site contributes positively to the character and appearance of the area due to;

- The open industrial character and appearance of the site, experienced from within and external to the proposal site (also evident from map regression);
- The walls to the site, in particular the boundary wall to the north of the site along South Street but not exclusive.
- The buildings which make up the industrial character of the site and the associated walls which formulate the boundary. This includes the building (referred to as building B in the Heritage Assessment) to the eastern side of the site and the building to the south (referred to as building A).

45 The key consideration in respect of this site include the effect of the proposed development upon the designated conservation areas character and appearance and the proposed affect upon the setting of heritage assets (which may include listed buildings and other non-designated heritage assets).

46 The existing historic elements on site are of historic and architectural significance which warrant protection under paragraph 135 of the NPPF and Local Plan Policy EN10 g) which states 'Any development proposal that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance, and any harm should be weighed against the public benefits of the proposal, including its optimum use'.

47 It should be noted that there are characteristics of the site that are not considered to enhance the character and appearance of the conservation area. These characteristics include the large area of harsh, hardsurfacing that covers the northern portion of the site, the large and imposing bus wash building located fairly centrally within the site, the utilitarian appearance of the more modern bus depot buildings, the grey palisade fencing to the site entrance, the general appearance of the entrance to the site, including the contemporary design of the frontage building. The storage of large vehicles, namely double-decker buses, within the open areas of the site also detracts from the character and appearance of the Conservation Area. In addition, the site has historically been used for the servicing and washing of buses. This lawful use of the site resulted in significant levels of concern from nearby residents in terms of noise and disturbance. This non-conforming use and the site characteristics are not considered to be positive assets. This should also be weighed in the balance of whether the proposal would be appropriate.

48 The proposed development would result in the retention and repair and therefore long term preservation of all the boundary walls to the site, retention and conversion of the Building B in the eastern corner of the site and the retention and reuse of the historic parts of

Building A. The retention of these heritage assets, subject to the appropriate design to be assessed in more detail in a subsequent section of this report, is considered to conserve and enhance the character and appearance of the conservation area.

49 The proposed development has evolved through several iterations of layout, scale and detailed design. The removal of a portion of the boundary wall into South Street has now been deleted from the scheme to the benefit of the conservation of the non-designated heritage asset. The layout has also sought to replicate the strong grid pattern of the surrounding streets. It is accepted that the proposal, with the siting of Blocks 1 and 2 in the northern portion of the site, would result in the loss of the open character of the site, which is a historic characteristic. However, there are open areas of the site located to the south of Block 1 which would be utilised for communal amenity space, thereby retaining some of the open character of the site and improving its character, which is currently a car park. In addition, partial openness has been retained with the setting back of Block 1 and an open space provided between Blocks 1 and 2 to allow a visual gap for some views into and out of the site.

50 The open character of South Street would be reduced, but the siting of with a Block 1 would continue the building line from Bow Court with open space to the north of that block for the majority of the frontage. Block 2 has been sited closer to South Street to facilitate parking on the site. It should be noted that the leel of parking and the potential impact upon surrounding streets has been raised by residents as a significant concern. The loss of openness of the northern portion of the site, which is an anomaly when considering the surrounding street pattern, has been sacrificed to provide an active frontage, which would be sited behind an existing boundary wall. The loss of the openness is considered to result in less than substantial harm to the character of the conservation area. This limited harm must be weighed against the benefits of the scheme in accordance with paragraph 134 of the NPPF. There is also a duty to ensure compliance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The planning balance is detailed after the detailed design elements of the scheme has been assessed in the section below.

Design and Appearance

51 This proposal has evolved significantly since the consideration and refusal of a development consisting of 61, age restricted flats (application reference S/15/2030) considered by the Planning Committee in 2016. The applicants submitted a pre-application submission last year to establish the key considerations and important features Officers sought in the redevelopment of the site. During this process, the applicants also sought advice from the Swindon Design Review Panel. The first iteration of the scheme proposed 6 blocks of development with a substantial, four storey pitched roof block close to the centre of the site, two storey frontage blocks fronting South Street, with pedestrian access onto South Street. The summary of the Design Review Panel's from July 2017 comments are detailed below:

- Need for further wider analysis of historic context
- Wider pedestrian and cycle links to enable positioning of pedestrian links and storage on site
- The layout does not reflect the surrounding grid nature
- Consideration of the end user for the landscaped area

- Need for site sections to establish the impact of buildings on spaces and nearby residents
- The need for local distinctiveness and sense of place
- Seek to avoid dark antisocial spaces, natural surveillance large open space
- Vehicle dominated, poorly designed parking area in South East corner of site
- The proposed open space would be better provided in smaller and more discrete locations rather than one particularly for Blocks 4 and 5
- Urban square not appropriate and too harsh
- Relocate some green space to the west
- Block 4 too large in footprint out of proportion 4 storeys too high
- Split block 4 into smaller blocks and potentially connect Blocks 2 and 5
- Roof too complicate on block 4
- Needs a more contemporary architectural style
- There could be more potential for incorporation of the boundary wall into the scheme to provide a more active frontage.
- Blocks 1 and 2 should take the lead from South Street architectural style
- Materials – supportive of the use of slate roofing materials, the stone wall is a strong feature but development could use contrasting materials
- Incorporate elements of rubble stone into the proposal
- Proposed gable ends for blocks 1 and 2 are not reflective of the surroundings
- Lack of cycle and refuse storage
- The panel members suggested looking at Thomas Homes development near the Steam for good design.

52 This resulted in revisions to the scheme for consideration at pre application stage, and the applicant worked with Officers to revise the scheme. The application was then submitted in November 2017. The original scheme submitted sought planning permission for 45 units provided within 7 blocks with the provision of pedestrian access onto South Street between two rows of terraces cut at an awkward angle. The proposal included the retention of the existing building (Building B – located adjacent to the eastern boundary) but significant rearrangement of the fenestration, without the retention of historic features. The layout resulted in blocks located close to the edge of the majority of the boundaries and some awkwardly design blocks with limited open space for occupiers, with a car dominated layout with a central circle of open space with a pedestrian cut through across the site towards the pedestrian access on South Street.

53 There were concerns raised to the original scheme in relation to heritage issues from the Council's Conservation Officer, Historic England and residents. There was also concern raised in relation to the mass and scale, particularly for Blocks 4 and 5 as well as the design approach and use of tile hung cladding with an emphasis on a traditional vernacular rather than the existing industrial character. There were also concerns in relation to detailed elevation treatments. There was also concern raised in relation to highway matters relating to the provision of pedestrian access into South Street, which was not considered to be safe for users. There was also concern regarding the siting of the blocks too close to the boundaries of the site and the impact upon the amenity (loss of light and privacy) of residents, particularly, but not limited to those in South Street and Eastcott Road.

54 The proposal was altered in May 2018 and residents and consultees were reconsulted on those revisions. These revisions were as following revisions:

- Omission of the pedestrian access into South Street

- Resiting of Block 1 further south
- Emphasis of the simple, traditional residential design for Blocks 1,2 and 3
- Simplification of the design of all blocks proposed, including the removal of perpendicular returns at the end of Blocks 4, 5, and 7 with an emphasis of a more industrial design for these blocks
- Redesign of Block 6 to incorporate the boundary walls into the proposed building
- Reduction in the height, amended design and resiting of Blocks 4 and 5
- Additional information in relation to refuse access, refuse storage and bike storage

55 There has also been a third round of consultation, which have notified relevant parties of revisions to the scheme involving the following amendments and additional information:

- Revisions to Block 6 to mitigate the harm to the outlook of occupiers to 13 Eastcott Road
- Revised access arrangement including the provision of the shared pedestrian access on the southern side rather than the eastern side of the access
- Revisions to the detailed elevations of Block 1 and 3
- Revised elevations for Block 3, showing the retention of the traditional round topped windows and other openings.
- Submission of additional information in relation to surface water drainage and tree protection
- Submission of sample of the brick and roof materials

56 The following section is the assessment of the current iteration of the plans submitted.

Site Layout

57 The proposed layout consists of 7 blocks of two and three storey residential development with a communal green space sited at its heart. The placement of the blocks of development has been carefully considered to replicate the strong grid pattern of surrounding streets. The footprints of the buildings would be simple linear blocks that aim to replicate the simple grain of surrounding streets.

58 The proposal would use the existing entrance to the site with the provision of a single storey and two storey terrace fronting Eastcott Road, which would continue the terraces design of the existing properties to the South. The vehicular access to the site would circumvent the proposed green space with Blocks 1, 4, 5 and 7 creating a communal square with parking. The layout both creates a sense of community with a central green as well as some more discrete mews areas with the provision of Blocks 6 and 3 located close to the edge of the site. The site layout includes the provision of parking as well as amenity space for residents to enjoy. The site layout is considered to be an acceptable layout for a site close to the town centre.

59 The assessment below considers the design approach to each of the proposed blocks of residential development.

Character and Design

60 The design approach for the site has endeavoured to consider both the simple form and grid pattern of the surrounding Victorian streets as well as the industrial past of the application site, which was occupied by an engineering works. Therefore, there are two

distinct styles for the 7 buildings. The first style is taken from surrounding residential development with the creation of simple rows of terraces. This design approach is reflected in Blocks 1, 2, 7 and the frontage of Block 6. Blocks 4, 5 and the rear portion of Block 6 are designed in a more industrial style, with shallow pitched roofs that sit behind parapet walls, large window openings with a regular vertical emphasis. Blocks 4 and 5 are three storey in height. Block 3 is a conversion of an existing building which has its own character.

61 The elevations of Block 1 and 2 that face South Street have purposely been designed simply, with a regular window pattern with a vertical emphasis that incorporates stone window sills. There have been numerous iterations of the South Street elevation over the course of the application. Officers have recommended that the design does not mimic the design of surrounding dwellings but creates a modern and simple interpretation of those terraces to allow it to integrate into the street scene rather than compete with it. The simple form of this elevation has raised concern from Historic England. The advice from the Conservation Officer, recommends more reference to the terraces such as those along South Street including with terms of the proportions of openings, some additional vertical emphasis to aesthetically break up the facades. The Urban Design Officer in their latest response raised concern regarding the rhythm of the window openings which appeared fairly irregular. The applicant has endeavoured to address the comments from both the Conservation Officer and the Urban Designer by introducing a regular and repeated window pattern and regular sill heights. The Urban Design Officer is supportive of the design and layout of the most recent iteration of the scheme. It should be noted that the Council's Conservation Officer is yet to comment in relation to the most recent iteration of the scheme. However, this elevation has purposely been designed to reflect the simple elevational treatment of the terraced properties in South Street. It is accepted that Historic England seek a more varied fenestration treatment but this could result in a design that could compete with rather than integrate into the surrounding development, particularly South Street. The amendment to the window design in the most recent iteration has resulted in a regular sill level for all levels with a vertical emphasis. Although the windows on this elevation would vary in width, the regular sill heights and repeated pattern is more in keeping with the surrounding terraces and aims to complement rather than mimic or compete with those simply designed terraces opposite. This simple approach is considered acceptable for this elevation, considering its context.

62 The rear elevations site of Blocks 1 and 2, facing into the application, are more modern in design to incorporate these terraces into the development site and maximise the south facing elevation with the provision of larger window openings, similar to those windows on the industrial style blocks and stone sill surrounds. This approach is considered appropriate in the context.

63 Block 7 follows a similar simple footprint with a reduction in height to single storey to consider the residents of the units in Bow Court, which backs onto the application site. The design of this element of the scheme is considered to be acceptable and does not raised concern from consultees in relation to design.

64 The industrial blocks, 4 and 5 have evolved in design over the course of the application and the revised design and reduced scale and mass together with the resiting has allayed the concern from Historic England or the Conservation Officer. The reduced mass and resiting would allow for the King William Street School to retain its prominence within the conservation area. There is concern raised in relation to the window rhythm of this block.

The Conservation Officer considers the oriel window located on the north west corner of Block 4 due to it detracting from the prominence of the nearby school. The former oriel window has been set back and would be flush with the elevation. The design and siting of these blocks are considered acceptable.

65 Block 6 is designed to provide a frontage onto Eastcott Road, which would reflect the simple form and proportions of the adjacent dwellings to allow it to integrate into the streetscene. It would incorporate the existing boundary walls including the important gable feature adjacent to 13 Eastcott Road. The rear portion of this block would reflect the more industrial design of Blocks 4 and 5, which would result in a high quality design that would integrate into the site in an acceptable manner.

66 Block 3 would result in the conversion of the existing workshop building, which is considered to be a non designated heritage asset in the conservation area. The most recent iteration of the scheme has resulted in a significant amendment to the elevations to allow for the retention of the existing window openings. The existing door adjacent to the eastern boundary would be required to be increased in height to allow for the provision of an acceptable head height to be incorporated into the scheme. However, the retention and repletion of the existing window openings is considered to be a positive aspect of the converted building and would retain the important features of this asset. The design approach is considered to be acceptable.

Materials

67 The materials proposed by the applicant includes slate roofing and a buff brick, dark grey aluminium windows and cast concrete window surroundings. The landscaping, according to the Design and Access Statement would incorporate rubble stone boundary walls, resin bound gravel for shared street areas and decomposed granite for footpaths. The original application sought to also incorporate vertical hanging slate into the elevations, but this has been removed from the scheme as a result of officer advice. There may be some change in surfacing materials as a result of the surface water drainage strategy. Concern has been raised in relation to the choice of materials, specifically the use of a light coloured brick. The Conservation Officer has reservations in relation to the use of buff brick. Alternative materials have been considered, such as the incorporation of red brick. It is important to note that the proposed development is purposely designed with two distinct characters in mind and the use of a single palette of materials throughout would ensure those differing designs come together as one development creating a sense of place. It is noted that red brick is a common material in this part of Swindon. However, the entire scheme constructed in red brick is likely to be overwhelming and too strong a contrast with the adjacent rendered properties in South Street and Eastcott Road. Officers have also considered alternative materials such as the use of stone to match the walls. Again, the brick material in a complementary colour aims to contrast against the stone boundary walls and the use of more stone could result in a monotonous development and a high quality stone that would be required may be too expensive that may affect the deliverability of the site. Render has also been considered. However, although this may integrate with the surrounding properties, this would require regular maintenance that Officers could not necessarily control in the future which may detract from the quality of the appearance of the scheme. On balance the proposed buff brick is considered an appropriate material for the proposed development. In any event a condition can control detailed materials for the development.

Planning balance

68 The NPPF paragraphs 133, 134 and 135 and Local Plan Policy EN10 advise that any harm should be weighed against the public benefits of a scheme. This limited harm caused to the character and appearance of the Conservation Area as a result of the loss of the openness in the northern area of the site arising from the provision of Blocks 1 and 2. The benefits of the scheme are considered to be numerous and include:

- the long term retention of the non-designated heritage assets,
- removal of the noise and disturbance associated with the former, lawful commercial use of the site as a bus depot,
- the provision of 45 new residential units in a sustainable location which is considered to provide much needed dwellings to contribute to the Council's five year housing supply and
- the removal of poorly designed and incongruous building formerly used as the bus wash.
- Incorporation of an appropriate landscaping scheme which would result in the softening of the character of the site, which is currently characterised by a large tarmac yard and metal clad buildings.

69 These benefits of the scheme are considered to be significant and in the view of Officers, together with the provision of good quality, well designed residential units would outweigh the less than substantial harm to the conservation area. In addition, in exercising the duty set out in Section 72 of the Planning (listed Building and Conservation Areas) Act 1990 Officers, have also carefully considered, and paid special attention to the desirability of preserving or enhancing the character or appearance of that area.

Amenity

70 A key consideration relates to the potential impact upon neighbouring amenity. Policy DE1 c) seeks to protect amenity in respect of light, privacy, outlook, noise, smell, pollution and space. A number of concerns have been received from surrounding properties with regards to the potential impact that the development may have upon their existing amenity levels.

71 Block 1 will be set 14.8 – 15.3 metres away from the properties along South Street. The sections also show that the floor levels of Block 1 to be development would be in an elevated position, with the ridge heights shown to be a similar height. The plans also indicate that the finished site levels would be 0.7 metres above the level of South Street, although the overall height of the proposal would be comparable to the height of the properties in South Street. The Residential Design Guide SPD (2016) recommends a back to back distance of 18 metres for to prevent harm to privacy of nearby residents. It should be noted that this relates to the private side of dwellings and there is no stipulation for front to front distances. Whilst the proposal does not meet this guidance, the position of the proposed development is reflective of the surrounding area which contains terraced houses which front one another in a narrow street pattern. The proposed development would be on the public facing side of the dwellings in South Street and would not affect privacy of the private side of the dwelling. By virtue of the orientation of these properties, and the distance to the development which are south facing, on balance it is not considered that the proposal

would significantly harm neighbouring amenity in terms of loss of light, outlook or privacy to such an extent as to warrant refusal in accordance with policy DE1 c).

72 Block 2 would be located approximately 24.2 metres from the properties at 12A and 13 South Street, which is also considered to be an acceptable relationship that would not result in any significant harm to amenity or outlook of occupiers in South Street. The side elevation of this block, which contains no windows, would also be located close to the rear boundary of 20 Prospect Place. However, this would be located approximately 33 metres from the rear of that property so would have limited impact upon overshadowing of the rear garden due to its orientation.

73 Block 3 would be converted and therefore this would not have any additional impact upon the light enjoyed by residents in Prospect Place. There would be two roof lights inserted into the roof slope facing the end of the rear garden of 12 and 13 Prospect Place. These windows would allow light into but these can be obscurely glazed and fixed shut to prevent views over their private amenity space.

74 Block 4 would be three storeys in height and would be located approximately 4.7 metres from the boundary and approximately 37 metres from the rear of the nearest property in Prospect Place. This back to back distance for three storey buildings which seeks a separation distance of 21 metres would comply with the minimum distances set out within the Residential Design Guide SPD for urban cores. The majority of the windows facing the rear gardens of Prospect Place would serve bedrooms and bathrooms. There would be kitchen windows facing these rear gardens but due to the vegetative screening that currently exists and the intervening distance to the rear of those properties, it is not considered that the loss of privacy or overshadowing would be so significant to justify a refusal on this basis.

75 The two storey boundary wall which is currently set adjacent to King William Street School would be retained and therefore the views over the school site from the proposed development would be partially obscured by this boundary treatment preventing views into the school playground. There is a first floor glazed extension to the school which was permitted in 2015 to provide a glazed fire escape corridor. There is also a first floor secondary window to a classroom which may be visible to occupiers to the proposed development, although due to the angle and intervening distance it is not considered that the proposed windows at first and second floor level would obtain direct views into classrooms at the school. This relationship is considered to be acceptable.

76 Block 6 would be located adjacent to the boundary with 13 Eastcott Road. The most recent addition aims to overcome the concern from that resident. Their concern in relation to Block 6 related to the loss of light, view and privacy to two bedroom windows at first floor level that face the application site. Their concern also related to the loss of privacy arising from the side windows and patio area. Block 6 has been amended with the provision of a single storey sloped roof adjacent to the boundary rather than a two storey development. The two storey element has been set away from the boundary by 3.6 metres which is reflective of the position of the two storey element of the existing building. The windows that were previously proposed in the facing elevation have been relocated to the roof and the patio area would be glazed, and this glazing could be obscured to prevent views into and out of the patio area. All other existing windows could also be fixed shut and obscurely glazed to prevent views over the private areas of 13 Eastcott Road. The existing boundary

treatment, which includes a two storey twin gable wall, would remain the same as the existing, subject to any obscure glazing to be inserted into the existing openings.

77 The revisions to Block 6 are considered to reflect a very similar relationship with the existing buildings on site in terms of the outlook experienced from existing windows of the adjoining property. The ridge of the two storey element of the building would be sited closer to Eastcott Road than the existing building on the site. However, this change is not considered to result in any significant loss of light or outlook compared to the existing outlook. Views could be afforded from the forward most bedroom window at 13 Eastcott Road over the single storey element. Direct sunlight could also reach the bedroom window over the single storey element. The bedroom window to the rear would overlook the obscure glazed roof of the patio area and the only windows in this part of the Building 6 would be restricted to the roof only and could be obscurely glazed. It should be noted that the provision of bedroom windows in this fashion is unusual, as they usually face the rear of sites. It should also be noted that persons do not necessarily have a right to a view over land beyond their boundary. Nonetheless, the revisions to the scheme are considered to make the proposed development acceptable in terms of its relationship with the adjacent property, when considering the relationship with the existing building on site.

78 The single storey element would accommodate an integrated refuse store with doors on Eastcott Road. The provision of a refused store adjacent to the existing road frontage may result in noise and disturbance associated with users of the store and on collection days when bins are emptied. However, this activity would take place adjacent to the road edge where you would expect other noise associated with existing vehicles and pedestrians. The refuse store is fully enclosed to also limit potential smells from the refuse store. The refused store is not considered to significantly affect the amenity of residents nearby.

79 Bow Court is set adjacent to the North West boundary of the site. There is a separation distance of approximately 21 metres at its closest point between Bow Court and the two storey element of Block 7. The single storey element of Block 7 would have an intervening distance of approximately 12 metres. The intervening boundary treatment, intervening distance and window design would reduce potential views from these ground floor windows. By virtue of the position of Bow Court in relation to the proposal it is not considered that the proposal would harm the amenity of these properties in terms of outlook, loss of light or privacy in accordance with Policy DE1 c). Properties along Prospect Place benefit from substantial sized gardens and it is not considered that the proposal would impact upon current amenity levels.

80 The blocks are arranged within the site to minimised direct views between them, with the blocks arranged perpendicular to each other. Therefore, the future occupiers would have an acceptable level of privacy and would not significantly overlook other occupiers within the same development.

81 Overall, the relationship with nearby sites is considered acceptable and would not cause significant harm to the outlook and amenity of nearby occupiers to by contrary to the requirements of Policy DE1 of the Swindon Borough Local Plan 2026.

Highways Access, Safety and Parking:

82The proposal would result in this former commercial site being redeveloped to provide 45

units of accommodation. The proposed site plan indicates that the existing access from Eastcott Road would continue to be utilised by the development and would be subject to improvements. In addition, the proposal includes the provision of 44 parking spaces, including 3 disabled spaces. The proposal also makes provision for communal bin and cycle storage.

83 Policies TR1 and TR2 of the adopted Swindon Borough Local Plan 2026 seek to ensure access for developments is appropriate to the scale, type and location of the proposal without being detrimental to highway safety, traffic movement and the local environment.

84 The Highway Officer is satisfied that the indicative layout is broadly acceptable, although they recommend conditions to ensure detailed matters. Subject to conditions the proposal would accord with Policies TR1 and TR2 of the Swindon Borough Local Plan 2026.

Landscaping, open space and trees:

85 The proposed scheme would include communal green space located centrally within the site, in addition individual units would be provided with semi-private amenity space to the rear of their properties with access via a communal staircase (Blocks 1, 2, 4 and 7), provision of enclosed, glazed roof winter gardens (Block 6).

86 The communal gardens would provide a setting and outlook for occupants and an area for sitting out. The areas directly to the rear of existing blocks would provide some semi private areas for sitting out. The winter gardens would allow occupiers some private space with natural light which could be utilised for growing plants or as a sitting area. The converted Building 3 would not be provided with any dedicated green space. However, this building is being retained to preserve the heritage asset and other space within the site would provide car parking. The quantum of space is lower than would usually be required by the Residential Design Guide SPD, which requires at least the same area of space as the footprint. However, due to the location of the development close to the town centre it is not likely that a refusal on the basis of the level or quality of the provision of amenity space alone could be substantiated at appeal. The detailed matters regarding protection of existing trees and hedging on site together with the proposed hard and soft landscaping can be readily controlled by suitably worded conditions attached to any consent granted.

87 Notwithstanding the above, the development is required to accord with Policy EN3 which requires the provision of on-site public open space. The space within the site is considered to provide a softened setting and private amenity space but does not contribute to the requirement for public open space. Therefore, the proposal would not comply with Policy EN3 of the Local Plan. There is the opportunity to mitigate the harm arising as a result of the lack of provision of open space on site for the applicant to make a financial contribution towards this provision off site. This is discussed in more detail in the section relation to Section 106 below. It should be noted that the applicants have submitted a viability assessment which indicates there would be limited financial scope to provide a contribution towards open space off-site.

88 The application is accompanied by an Arboricultural Report which assesses all the trees and hedging within and in close proximity to the application site. The majority of the site is covered in hardsurfacing, with the only trees located adjacent to the north-eastern boundary and boundary hedges that are located within the site close to the north and west boundary.

Block 2 is sited in close proximity to the trees adjacent to the eastern boundary. The applicants Arboricultural Method Statement indicates that there are no roots within the application site due to the intervening boundary walls. The applicant has submitted a revised statement that proposes canopy reduction to crown lifting only and shows the existing hedging north of Block 1 and to the rear of Block 7 would be retained as part of the landscaping scheme. The Council's Tree Officer has commented on the revised information from the applicant. There remains a lack of information regarding investigation of the presence of roots within the site and the lack of detailed information regarding specific mitigation measures in relation to construction works. However, the matter can readily be remedied with the submission of this information prior to the commencement of the development by a suitably worded planning condition attached to any consent granted. Subject to conditions attached to any consent granted the proposed development would ensure the long term protection of trees and hedging within and in the vicinity of the site.

Affordable Housing

90 Amplifying Policy IN1 '*Infrastructure Provision*', Policy HA2 '*Affordable Housing*' stipulates that all developments of 15 homes or more, on sites larger than 0.5 hectares should provide 30% affordable housing. This policy requirement would require the provision of 14 homes on site to be affordable, which should be 10 units for social or affordable rent and 4 units for intermediate dwellings, including low cost home ownership. The Housing Enabling Officer has advised that Swindon would require the provision of affordable dwellings on site and this should be a mix of 1, 2 and 3 bedroom units. The response identifies the potential blocks that could provide an acceptable mix. As detailed in paragraph 4.223 which is the supportive text alongside Policy IN1 states that development on accession can face genuinely abnormal costs compromising the site from coming forward. A viability assessment has been submitted by the applicant which concludes that the proposed development could not sustain the required affordable housing on the site, due to abnormal costs associated with decontamination and repair and retention of heritage assets.

91 In accordance with the guidance within the National Planning Practice Guidance and the NPPF the Council is required to understand the impact of planning obligations on the proposal. The financial viability of the individual scheme should be carefully considered and where the applicant is able to demonstrate to the satisfaction of the Local Planning Authority the development is unviable the Council should be flexible in seeking planning obligations.

92 The applicant submitted a viability appraisal which asserted that the proposed development was not viable with any affordable housing contribution. The Council has sought to independently assess the applicant's viability appraisal by a third party. The third party had not provided the required information at the time of drafting this report, Members will be updated at the Planning Committee. Therefore, the report contains alternate recommendations dependent on the outcome of those viability of the scheme. If we cannot agree an appropriate provision the application should be refused and if the level of affordable housing is provided or not required then the application could be approved subject to conditions and/or a legal agreement to secure the long term retention of the affordable housing on site.

CIL/S106

93 The Community Infrastructure Levy Regulations 2010 (as amended) 'CIL Regs' came into force on 6th April 2010. Regulation 122 states that where an item of infrastructure may be requested as a planning obligation, in order to support a decision the three following test must be satisfied:

- Necessary to make the development acceptable in planning terms
- Directly related to the Development, and
- Fairly and reasonably related in scale and kind to the development.

94 In addition to meeting the CIL Regulation 122 tests it is necessary to consider the CIL Regulation 123 pooling restriction, that restricts the Council from entering into no more than 5 obligations to deliver a type of infrastructure or specific project (counting that quantity starting on 6th April 2010. Compliance with Regulation 122 is therefore material to any contributions that will inform a decision to grant planning permission.

95 The proposed development is site within the Council's adopted CIL Charging Schedule 6th April 2015 Residential Zone 2. Therefore, as this development involves the provision of new residential accommodation the scheme would be liable for the relevant payment. The applicant is aware of this requirement and an informative can be attached to any consent granted or refused to bring the relevance of the adopted CIL Charging Schedule to the attention of the relevant parties. The Council would request that in the event of an Appeal that an appointed Planning Inspector consider the same.

96 Policy IN1 of the Swindon Local Plan 2026 requires all development to make a positive contribution to sustainable growth, meet the cost of infrastructure made necessary by the development and mitigate the additional pressure upon existing infrastructure.

97 Policy EN3 also requires residential development to provide or contribute towards public open space in accordance with the guidance within Appendix 3 of the Swindon Borough Local Plan 2026. There is limited space within the site, other than the provision of amenity space required for the occupants. In such instances the Council would require a contribution towards the provision of new or the upgrade of existing open spaces. Applying the Council's adopted off-site open space calculator to the proposal the following values have been generated as financial contributions that would be required to satisfy the relevant requirements of EN3 in this instance:

Contribution	Amount
Off-site Locally Equipped Area for Play	£9,187.20
Off-site Local Open Space	£18,542.70
Off-site Playing Pitches	£13,284.56
Off-site Allotments	£36,459.39

98 The total amount of contribution would be £77,473.85. Policy IN1 of the Swindon Local Plan 2026 requires all development to make a positive contribution to sustainable growth, meet the cost of infrastructure made necessary by the development and mitigate the additional pressure upon existing infrastructure. There is no indication that funding has been levied for the provision of open space in the vicinity of the site, such as in Quarry Road or Spring Gardens open space areas. There has been no funding provided for these areas since 2010 from other financial contributions. For this reason, CIL Reg. 123 pooling

restriction would not be breached by the off-site open space items in this instance this could be used to upgrade the games area. This will be included in the requirements for assessment regarding viability. If it is found there is limited viability that results in the provision of less than the policy requirement level of affordable housing on site, the affordable housing would be prioritised above the requirement for open space off site financial contributions.

99 There have been comments made in relation to the desire for the developer to provide a school crossing and or patrol to mitigate the loss of the school crossing patrol at King William Street School. However, in order to require this type of mitigation, it would need to accord with the requirements of the CIL Regulations.

100. The scale of the development of smaller units is unlikely to generate a significant number of school age children and in any event if there were school age children, those children would not have to cross any main road in order to attend King William Street School. Therefore, it would be unreasonable to secure a crossing point by the developer in this instance as it is not considered to directly mitigate an impact of the development proposed. Installation of a new crossing point could also result in the loss of on street parking, which is already at a premium in the vicinity.

Flood Risk:

101 The applicant is required to demonstrate that the development will not increase the risk of flooding within the site or elsewhere to accord with the requirements of Paragraph 103 of the National Planning Policy Framework (NPPF) and Policy EN6 of the adopted Swindon Local Plan 2026. The applicant has submitted some information as to how surface water would be accommodated on site but the details of the scheme are still awaited to demonstrate that the attenuation on site would prevent surface water from overwhelming the sewer. Thames Water require a discharge rate of 5 litres per second into their network. This would require attenuation in the form of permeable paving and/or storage tanks in order to limit the flow rate. The applicant has been advised that this is required and Officers are awaiting additional information from the applicant. The matter cannot be controlled by condition as there is no reassurance that the surface water strategy would work on site. Therefore, it is recommended that the Planning Committee delegate the agreement of these details to Officers to ensure the surface water strategy is appropriately detailed prior to any consent granted or refuse the scheme should there be no suitable strategy submitted.

Drainage and connection to Services:

102 Policy IN1 and IN2 of the Local Plan 2026 requires adequate connection to services, include foul and clean water provision. The information provided for clean water advises the minimum pressure provided for customers. They also advise there is existing capacity within the foul water drainage system. Therefore, the proposal would provide adequate water infrastructure to accommodate the proposed development in accordance with policies IN1 and IN2 of the Local Plan.

Contaminated Land:

103 Policy EN9 of the Local Plan 2026 seeks to ensure that development is not permitted on contaminated or those sites suspected of being contaminated unless adequate safeguards

are put into place and necessary mitigation works are completed. The applicant as submitted a desktop contaminated land survey with the application which concludes that the risk of harm to end users would be low although a full intrusive contaminated land survey would be required to identify contamination.

104 The advice from Environmental Health requires conditions to be attached to any consent granted requiring detailed information in relation to land contamination and mitigation to prevent harm arising as a result of redevelopment of this potentially contaminated site.

Other Matters:

105 There are also no objections from Thames Water subject to conditions. These matters could be suitably controlled by a condition attached to any consent granted. Subject to conditions the proposal would provide adequate infrastructure in relation to water supply, in accordance with Policy IN1 and IN2 of the Local Plan 2026.

Concluding Comments:

106 In principle, the site is considered to be in an appropriate and sustainable location for residential development and it is acknowledged that the proposal would add to the existing mix of housing types within the area in accordance with Policy SD2 of the Swindon Borough Local Plan 2026.

107 The benefits of the scheme are considered to be significant and in the view of Officers, together with the provision of good quality, well designed residential units would outweigh the less than substantial harm to the conservation area arising from the loss of openness to the northern portion of the site. It should be noted that there is already limited viability associated with the proposed scheme and reducing the quantum of development to mitigate the limited harm arising could result in the site not coming forward for redevelopment. In exercising the duty set out in Section 72 of the Planning (listed Building and Conservation Areas) Act 1990 Officers, have carefully considered, and paid special attention to the desirability of preserving or enhancing the character or appearance of that area. The proposal would therefore be acceptable in terms of policy EN10 of the Swindon Borough Local Plan 2026.

108 The design and impact upon residents are also considered acceptable and would not be contrary to the requirements of Policy DE1 of the Swindon Borough Local Plan 2026.

109 Subject to the final outcome of the viability assessment and provision of the required affordable housing on site dependent on that viability, the proposed development would not be contrary to policies IN1 and HA2 of the Swindon Borough Local Plan 2026.

110 Other detailed matters such as agreement of materials, protection of trees and highway matters can be controlled by suitably worded conditions. The recommendation includes the request that the drainage scheme is agreed prior to the determination of the application and this detailed agreement is delegated to Officers for consideration.

111 The recommendation is dependent on the negotiations in relation to affordable housing provision on site as well as the provision of a financial contribution towards open space.

The negotiations in this regard have yet to be concluded. The recommendation is current for granting the scheme subject to the outcome of these negotiations.

Recommendation

112 2 If the viability demonstrates that the scheme is viable to provide affordable housing on site and or a contribution towards open space, the Head of Planning Regulatory Services and Heritage be authorised to **GRANT** planning permission subject to the applicant entering into a legal agreement to secure the required affordable housing on site and/or contributions towards off site open space provision (if viability allows) and securing an appropriate surface water drainage strategy and subject to the conditions below as well as any omitted, amended or additional conditions as required.

Conditions

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

Approved Plans

2. This decision is in respect of the following plans:

Plan Type	Reference	Date Received
Site Location Plan	S201	08.11.2017
Site Survey	S202	08.11.2017
Proposed Site Plan Ground Floor	P201 Rev C	20.06.2018
Proposed Site plan roof Plan	P202 Rev F	20.06.2018
Proposed site sections, A and B	P203	20.06.2018
Proposed Site Levels	P204	04.05.2018
Proposed Bins and Bike Strategy	P205	04.05.2018
Block 1 Proposed Floor Plans	P210 Rev A	04.05.2018
Block 1 Proposed Elevations	P211 Rev C	20.06.2018
Block 2 Proposed Floor Plans and Elevations	P212 Rev C	20.06.2018
Block 3	P213 Rev C	20.06.2018
Block 4 Floor Plans	P214 Rev B	20.06.2018
Block 4 Floor Plans	P215 Rev A	20.06.2018
Block 4 Elevations	P216 Rev B	20.06.2018
Block 5 Proposed Floor Plan	P217 Rev A	04.05.2018
Block 5 Elevations	P218 Rev B	20.06.2018
Block 6 Elevations	P219 rev C	20.06.2018
Block 6 Floor Plans	P220 Rev C	20.06.2018
Block 7 Floor Plans	P121 Rev B	20.06.2018
Block 7 Elevations Proposed Elevation	P222	20.06.2018
Colour Page	C201	08.11.2017
Colour site Plan	C202 Rev C	20.06.2018
Colour Perspective	C203 Rev C	20.06.2018
Elevational studies	C210	08.11.2018
Design and Access Statement and addendum		
Heritage Statement and Addendum		
Preliminary Bat Roost Survey September 2017 (updated June 2018)		

Access For All – Additional Notes dated 20th June 2018.

Materials

3. Prior to the commencement of the construction of the development hereby approved above ground level, details of the materials (including materials, brand, colour and specification) to include requested samples to be used in the construction of the new buildings on the site shall be submitted to and approved in writing by the Local planning Authority. The details required shall include:
 - Bricks, coursing details and pointing colour/type, including sample panels, to be retained on site for the duration of the construction works
 - Windows, to include materials and finish, the detailed design including cross sections detailing depth of reveal, sills and lintel details and method of opening and openings for each type of window to be used and a plan detailing the location of the details on site
 - Window sills and lintel details
 - Rainwater goods
 - Window surrounds materials
 - Roofing materials
 - External doors, including refuse/cycle store doors (to include materials and finish)
 - Window sills
 - Roof lights
 - Details of the materials to be used in the construction of the cycle store attached to Unit 2

Once agreed the development shall be constructed in accordance with the approved details and retained and maintained in the approved form.

Reason: To ensure that the proposed is a high quality design to preserve and enhance the character and appearance of the Conservation Area.

Structural Survey

4. Prior to the commencement of any works, including any demolition works (to be illustrated upon a proposed demolition plan), a structural engineer's report detailing the structural stability of all boundary walls including those that form an elevation of any retained structure or new building on the site, and the existing building labelled as Block 3 on approved plans P201 Rev C and P213 Rev C shall be submitted to the Local Planning Authority for approval. Details of all work proposed to ensure the walls retention and repair shall be subsequently submitted and the works shall be carried out in accordance with approved details. The report shall include the details of any repairs (including structural works) required to implement the consent hereby granted.
- Reason: To ensure that the retained heritage assets are retained in order to preserve and enhance character and appearance of the Conservation Area.

Wall repair method statement

5. Before any works to the brick or stonework on site is undertaken, a sample area shall be prepared on site to show the proposed mortar composition and colour, and method of pointing of areas to be repaired, for the approval of the Local Planning Authority in writing. Once approved all works shall be undertaken by a suitably qualified stonemason in strict accordance with the agreed details.
- Reason: To ensure that the character and appearance of the heritage asset is conserved.

Demolition method statement

6. No work shall commence on site, including any approved demolition works (see Condition 4 of this decision notice), until a contract for the carrying out of the works of redevelopment of the site has been made. Once the contract has been secured and prior to any work undertaken to demolish any part of the building(s) or remove any hardsurfacing, the developer, applicant, their agent(s) or successor shall take such steps and carry out such

works as shall, during the progress of the works permitted by this consent, secure the safety and stability of the boundary walls (including the walls that form any elevation of Block 6) and retained building, annotated as Block 3 on the approved plan P201 Rev C. Such steps and works shall where necessary include, in relation to any part of the building to be retained, measures:

- (a) Methods of construction of any works, including measures to protect existing retained structures on site including any equipment used in that demolition that may affect the retention of the boundary walls on the site and Building 3
- (b) Measures to strengthen any wall or vertical surface,
- (c) to support any floor, roof and horizontal surface, and
- (d) to provide protection for the building against the weather during the progress of the works.

Reason: To provide protection of heritage assets during construction and ensure the long term protection of heritage assets.

Method statement for Building 3 and 6

7. Prior to the commencement of the construction works of Block 3 and 6 on site, the following details shall be submitted to the Local Planning Authority for approval:
 - (a) The detailed works required to repair existing structures and walls
 - (b) The detailed works to implement the development hereby approved
 - (c) The detailed works to the south elevation of Building 6 including any repair of existing fabric and integration of new materials the construction of new development, including the transition of materials on southwest corner of Building 6
 - (d) The detailed works to Building 3, including works, particularly to the north and west elevation.

Once agreed the development shall be implemented in accordance with the approved details and works shall be retained and maintained in the approved form without modification.

Reason: To ensure that the character and appearance of the heritage asset is conserved.

Recording Condition

8. Prior to the commencement of works on site in connection with the development hereby permitted, a full historical survey and record of the buildings (described as Building A and Building B in the Heritage Statement October 2017) shall be undertaken. The level of survey shall be agreed in advance with the Local Planning Authority and the record shall be submitted to and approved by the Local Planning Authority and deposited with the Wiltshire Buildings Record/Wiltshire and Swindon History Centre.

Bats and biodiversity:

9. Prior to the demolition of any existing building on site there shall be an inspection by a suitably qualified ecologist to survey for bats and nesting birds. The details of this inspections together with any mitigation measures required to protect bats and nesting birds shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, the works shall be implemented prior to the commencement of the occupation of the development hereby approved and measures retained and maintained in the approved form without modification.

Reason: in the interests of biodiversity.

Contaminated Land:

10. Unless otherwise agreed by the Local Planning Authority, no works for the construction of any new dwelling other than those required to be carried out as part of an approved scheme of remediation must not commence until Part 1 to 3 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition Part 4 has been complied with in relation to that contamination.

Part - 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by suitably qualified persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

* human health,

* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

* adjoining land,

* groundwaters and surface waters,

* ecological systems,

* Archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part - 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of any new build development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Part 4. Reporting of Unexpected Contamination In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition Part 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition Part 3.

Part 5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation, and the provision of reports on the same must be prepared, both

of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted in writing to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Tree protection and method statement for block 2 and hedging

11. Notwithstanding the information submitted with the application in relation to trees on site, no development shall be carried out until the following information is submitted to the Local Planning Authority for agreement:

- (a) A revised tree protection plans showing the projected root protection areas (RPA) in accordance with BS:5837:2012 for T4-T10 as indicated on the Tree Protection Plan reference 17152-BT2
- (b) A method statement for exploratory excavations within the exploratory root excavations within the RPAs of trees T4-T10 which shall be a depth of 600mm
- (c) The recorded results of the exploratory excavations as required by (b) above including a photographic record of the presence of roots or not on the site and
- (d) An arboricultural method statement (AMS) informed by the findings of the exploration excavations, including details of how the retained trees and hedges will be protected whilst existing buildings and structures are demolished and whilst the new development is undertaken.

The provisions of the approved AMS shall be adhered to throughout the construction period.

Reason: To ensure damage does not occur to the trees during building operations.

Hard and Soft Landscape plan

12. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority a scheme of landscaping, which shall include:

- indications of all existing trees and hedgerows on the land;
- details of any trees and hedging to be retained, together with measures for their protection in the course of development;.
- A plan and schedule of new trees plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- proposed finished contours
- means of enclosure
- surfacing materials
- minor artefacts, furniture, signage and structures
- lighting details
- Biodiversity mitigation measures as set out within Preliminary Bat Roost Survey September 2017 (updated June 2018)
- A programme for implementation and long term maintenance, including the responsible party who will undertake the maintenance.

All features that comprise the planting scheme detailed within the approved scheme shall be carried out in the first planting and seeding season following commencement of the development [or such other period as may be agreed in writing by the local planning authority]. The non-planting aspects on the landscaping scheme shall be completed prior to the first occupation of the development hereby approved [or such other period as may be agreed in writing by the local planning authority]. Any trees or plants which within a period of

5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
Reason: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for landscaping.

Services

13. The development shall not be occupied until works for connection to the water supply and waste water disposal have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of ensuring there is adequate capacity to provide the required water infrastructure to the development.

CEMP

14. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:
- i. specify the type and number of vehicles;
 - ii. specify point of construction access and access route to the site;
 - iii. provide for the parking of vehicles of site operatives and visitors;
 - iv. provide for the loading and unloading of plant and materials;
 - v. provide for the storage of plant and materials used in constructing the development;
 - vi. provide for wheel washing facilities;
 - vii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway during the site preparation and construction phase(s) of development in accordance with Policy TR2 of Swindon Borough Local Plan 2026.

Details of access

15. Prior to the commencement of the construction of the access to the site, the details of the access shall be submitted to and agreed in writing by the Local Planning Authority, implemented in accordance with the approved details prior to the first occupation of the development and thereafter maintained unless or until adopted as highway maintainable at public expense. The details shall include, any entrance gates, pedestrian footways including details of the additional footway on Eastcott Road, kerbs, construction details, including drainage.
Reason: To reduce potential highway impact by ensuring the access is suitably laid out and constructed in accordance with Policy TR2 of Swindon Borough Local Plan 2026.

Parking and Turning

16. The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan [drawing no. P201C] and those facilities shall be maintained available for those purposes thereafter.
Reason: To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site, in accordance with Policy TR2 of Swindon Borough Local Plan 2026.

Estate Road Maintenance

17. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance

details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy TR2 of Swindon Borough Local Plan 2026.

Cycle Parking:

18. Prior to the occupation of any residential unit hereby approved facilities for the parking of bicycles as shown on plan P201 Rev C shall be provided on site in accordance with the details contained within that plan. For the avoidance of doubt the bike storage shall be as follows:

- Block 1 and 2 – the self-contained cycle storage building shall be located adjacent to Block 2 and shall contain Sheffield racks for 10 cycle spaces.
- Building 4 – Two Tier cycle racks providing 32 spaces
- Building 5 – Two tier cycle racks providing 14 spaces
- Visitor cycle spaces as detailed on plan P201 Rev C

The bicycle parking facilities shall thereafter be provided in accordance with the approved details and kept available for such use at all times and for no other purpose, including any other purpose incidental to the enjoyment of the dwelling house.

Reason: To promote and encourage sustainable transport and travel.

Hours of construction

19. No work associated with the construction of the development hereby approved shall take place on site pursuant to this planning permission outside the hours of 0800 to 1800 Monday to Friday, 0800 to 1300 on Saturday, with no work on Sundays, bank holidays and national holidays unless otherwise agreed in writing by the Local Planning Authority prior to that work taking place.

Reason: To minimise noise disturbance to the occupants of the residential.

Site levels in accordance with the plans

20. The works in connection with the development hereby approved, shall be undertaken in accordance with the site and slab levels detailed in plan P204.

Reason: To ensure the appearance of the development is satisfactory.

Obscure glazing

21. Prior to the occupation of the Block 3 and Block 6, the following windows shall be obscurely glazed to a minimum privacy level, Level 5. The windows shall also be fixed shut.

- The South facing roof light windows of Building 3 serving landing windows as annotated on Plan P213 Rev C
- The glazed sloped roofs serving the covered courtyards and Winter gardens within Block 6, the roof lights in the east facing roof lights serving the bathroom and landing to Unit 36 in Block 6 and east facing windows serving the Winter Gardens of Block 6 as detailed on plan P219 Rev C.

Once provided the glazing shall be retained and maintained in the approved form without modifications.

Reason: To protect the amenity of nearby occupiers.

Access for All

22. The development shall be constructed in accordance with the details contained within the Access For All – Additional Notes dated 20th June 2018.

Reason: In the interests of ensuring accessibility to the development.

Permit parking restriction

23. With the exception of disabled persons, no owner or occupier of any dwellings hereby permitted shall be entitled to a permit that enables parking within any existing or future controlled parking zone designated by the Council.

Reason: To promote sustainable transport and to avoid additional pressure upon limited on-street parking spaces.

PD Rights Removed:

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), there shall be no changes to the external appearance of Building 3 or Building 6 and any changes to the North facing elevations of Blocks 1 and 2, nor shall there be any insertion of additional windows or roof lights in any elevation of the development hereby approved or additional means of enclosure erected without obtaining additional consent from the Local Planning Authority.

Reason: In the interest of visual and residential amenity in this prominent position within the Conservation Area.

Informatives

CIL

1. This development proposal constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil or telephone the SBC CIL Team on 01793 466289 or 466397 or email cil@swindon.gov.uk. To avoid additional financial penalties the requirements of the impact of CIL must be managed before a development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. CIL would remain relevant in the event that planning permission were allowed by planning appeal.

Works in Public Highway

2. The proposed development will require works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the Local Highway Authority before commencing works on the development.

TransportDevelopment@Swindon.gov.uk

Estate Road Maintenance

3. The applicant is advised that to fully comply with condition ## above, the local planning authority requires a copy of a completed dedication agreement between the applicant and the local highway authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

TransportDevelopment@Swindon.gov.uk

APC Bond

4. The Local Highway Authority will require the developer/landowner to provide a surety under the Advance Payment Code (APC) provisions within the Highways Act 1980 (Sections 219 to 225), to ensure the proper implementation of new private highway which may be offered for adoption to the LHA at a later date, either by way of a Section 38 Agreement, or at the request of the frontagers. Further information in this respect may be obtained by contacting Swindon Borough Council's Transport Development Management team. TransportDevelopment@Swindon.gov.uk

Wheel Wash and Winter

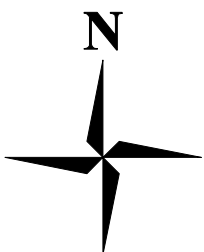
5. The weather will have an impact on construction sites which in turn will require roads to be swept in addition to using wheel wash facilities. Swindon Borough Council are on winter service alert for

gritting roads around the Borough from mid-October to mid-April each year, the treated roads are shown on the attached plan. The de-icing material used for road treatment by this council is Thorox, this material is rock salt treated with an agricultural by-product similar to molasses and has the advantage of being active on the carriageway for up to three days providing there is no substantial precipitation or sweeping. It is imperative that any salt removed from the treated network by sweepers clearing mud and debris is replaced straight away at a spread rate of 15g/m². Where a sweeper is used on the roads around your site, you have a responsibility to retreat roads after washing or sweeping to ensure safety of road users is maintained during the winter period. In order to assist with this retreatment, Swindon Borough's Highway Operations Team can provide a filled grit bin at a cost available on request for use by developers, it should be noted that once delivered the bin and its contents will be in the property of the developer. In the first instance, please contact, Duty Winter Service Engineer, 01793 466354 to discuss and confirm site specific requirements. https://www.swindon.gov.uk/info/20040/road_safety_maintenance_and_repairs/737/find_out_about_road_gritting

End of Report

S/18/0721 - Lethbridge Primary School, Lethbridge Road

Removal of redundant brick piers



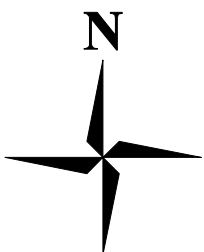
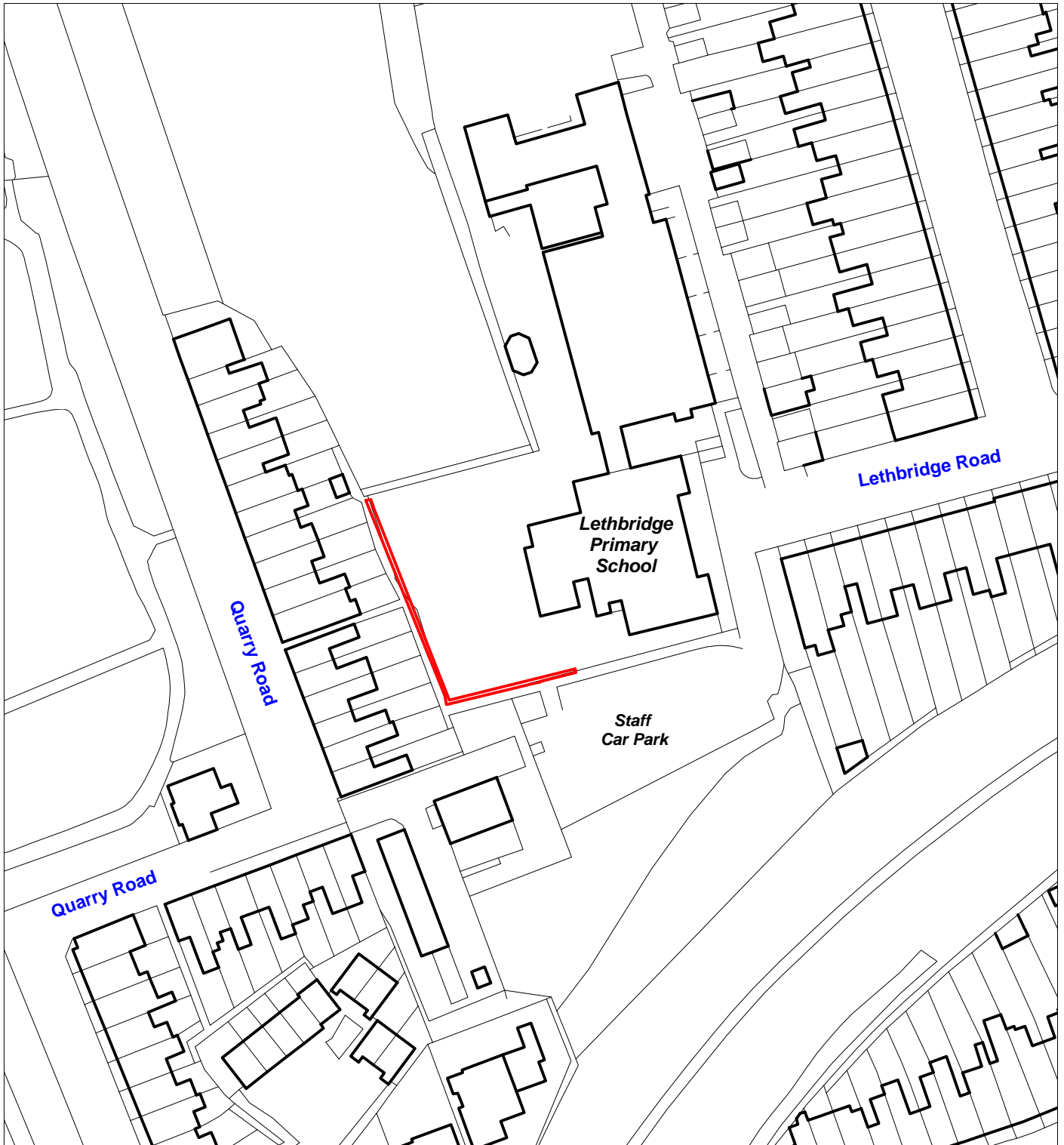
This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.

In all cases references should be made to the submitted plans.

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S/18/0721 - Lethbridge Primary School, Lethbridge Road

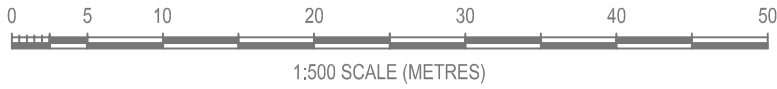
Removal of redundant brick piers



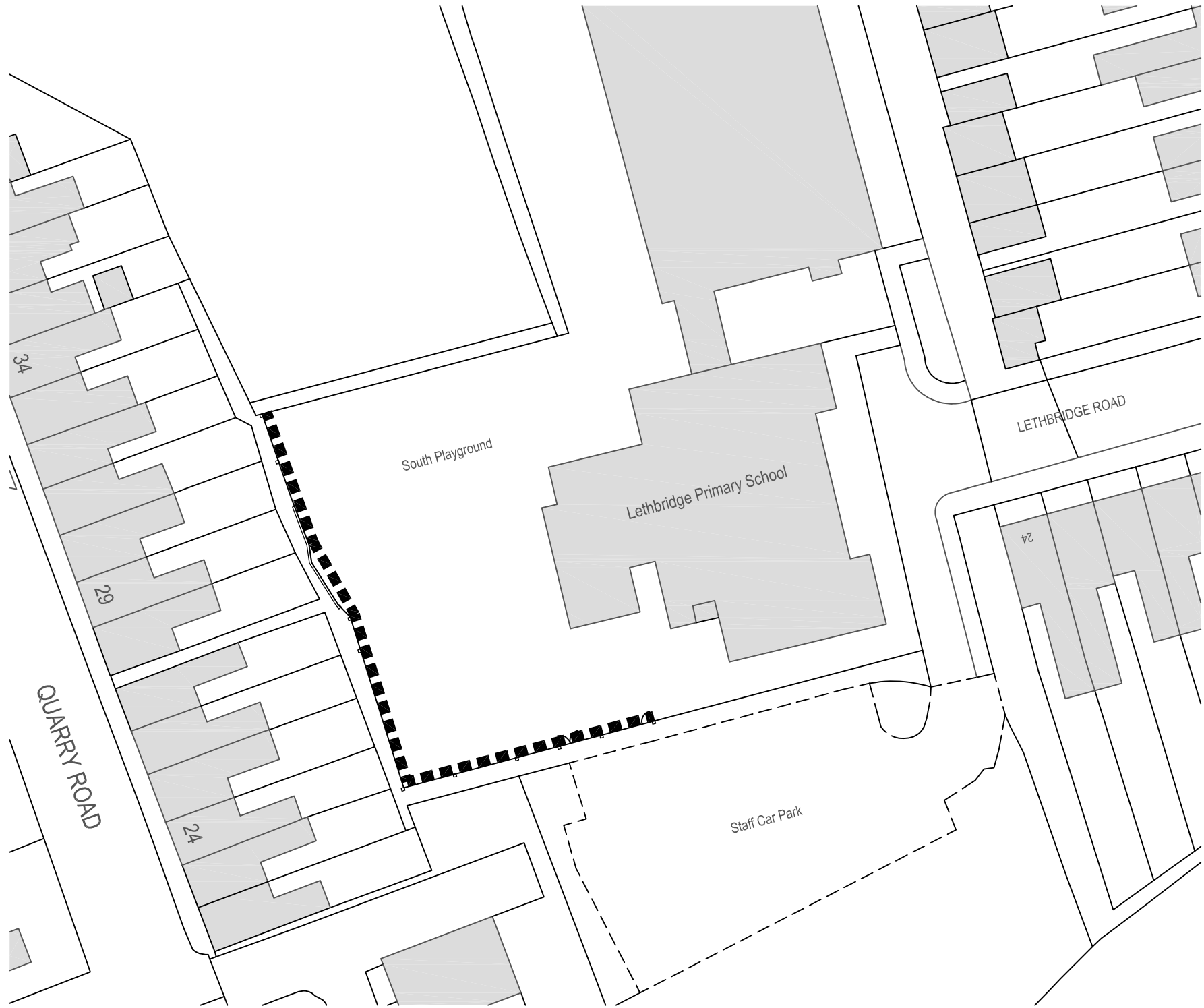
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All dimensions are in millimetres.
Use figured dimensions only & all
dimensions to be checked on site.



Denotes approximate
extent of works to
boundary

Block Location Plan
Scale 1:500 @ A3

Rev	Description	Date
-	-	-
Kenneth & Edwards 48 High Street, Hanham Bristol, BS15 3DR Tel: 01179 411 401 Web: www.kennethandedwards.co.uk		
Client Lethbridge Primary School		
Project Title Brick Pier Removal Lethbridge Road, Swindon, Wiltshire. SN1 4BY		
Drawing Title Block Location Plan		
Project No. KEP-1608		Drawing No. EX-BP1
Scale 1:500 @ A3		Drawing Status/Date Planning/Mar17
Drawn PJP	Checked PO'C	Revision -



1:200 SCALE (METRES)



South Playground

Lethbridge Primary School



Number refers to location of a brick pier to be demolished and ground made good to match existing

Page 51

Dashed line denotes extent of weld mesh fence erected Summer 2016, adjacent to brick piers.

Brick Pier Location and Removal Plan

Scale 1:200 @ A3



RICS

Kenneth and Edwards Limited
is regulated by the
Royal Institution of Chartered Surveyors

Rev	Description	Date
-	-	---
Kenneth & Edwards 48 High Street, Hanham Bristol, BS15 3DR Tel: 01179 411 401 Web: www.kennethandwards.co.uk		
Client Lethbridge Primary School		
Project Title Brick Pier Removal Lethbridge Road, Swindon, Wiltshire. SN1 4BY		
Drawing Title Brick Pier Location and Removal Plan		
Project No. KEP-1608		Drawing No. PR-100
Scale 1:200 @ A3		Drawing Status/Date Planning/Mar17
Drawn PJP	Checked PO'C	Revision -



COMMITTEE REPORT

Item Number: 7

Application Number: S/18/0721/SASM

Ward: Old Town

Parish:
Central Swindon South

Proposal: Removal of redundant brick piers.

Site Location: Lethbridge Primary School, Lethbridge Road, Old Town

Case Officer: Mrs Sarah Smith

Agent:

Mr Peter Pierre
Kenneth And Edwards Limited
48 High Street
Hanham
Bristol
BS15 3DR
United Kingdom

Applicant

Cathy Millen
Lethbridge Primary School
Lethbridge Road
Old Town
Swindon
SN1 4BY

Officers Report

This application has been brought to Committee at the request of Councillor Jane Milner-Barry due to the local interest in the proposal.

Background:

1 A previous application for fencing around other parts of the school site was approved in September 2015 (S/15/1177). An application to provide new fencing on this part of the site was refused in May 2016 (S/15/1822) due to the impact on the Conservation Area with the proposed removal of the brick piers and railings.

This reason for refusal stated:- *The proposal with its removal of original brick piers and railings would fail to preserve or enhance the character or appearance of the Conservation Area contrary to Policies DE1 and EN10 of the adopted Swindon Borough Local Plan 2026 (2015).*

2 A further application (S/16/1280) was submitted and granted in September 2016 to remove the existing chain link fencing, railings and self-seeded trees and erect new 3m in height welded mesh fencing inside the existing perimeter of the south playground against the existing brick piers with the retention of the brick piers. The posts would be set in concrete foundations at approximately 2.5 metre intervals. Two single gates and one double gate were proposed. The fencing and gates would be galvanized and powder coated in black.

3 However a Condition was imposed on this application to protect the remaining brick piers as follows:- *Prior to the commencement of works on site in connection with the development hereby permitted the repair methodology for the brick piers and walls including details of repointing shall be submitted to and approved in writing by the Local Planning Authority. These works shall be implemented in accordance with the approved details*

Reason: In order to preserve and enhance the Conservation Area

4 Whilst details were submitted in order to discharge this condition the information provided was unsatisfactory. Subsequently the agent informed us in 2016 as work started that in their view the piers were in danger of collapse but provided no details of this although Heras fencing was erected at this time. Consequently the perimeter fencing has therefore been erected in breach of the approval of this Condition.

Summary of Recommendation:

5 That planning permission be REFUSED

The Proposal:

6 The application proposes the removal of eleven brick piers with stone coping.

The Site and Surroundings:

7 The wider site consists of the school and surrounding playgrounds and parking areas with the original building dating from the late Victorian period. The South playground is situated close to the original school building towards the south of the overall site. There is a public footpath which runs east-west directly adjacent to the playground through to Quarry Road.

8 The site is surrounded by a relatively high density residential area consisting mainly of Victorian terraces with restricted on street parking. The old railway line is situated along the southern boundary which is part of the National Cycle Network.

Representations:

9 Parish Council Comments: No objections

10 Councillor Nadine Watts has submitted the following comments:- although I can see the force of the conservation arguments, the safety of the children attending the school and using the path should be at the forefront of the decision making process. I am a supporter of Swindon's heritage, but these pillars do not add to the heritage of the beautiful building that is Lethbridge school. In the present financial situation, the school should not be expected to spend £10000 on making the pillars safe. Therefore I support the school in the removal of the redundant brick piers.

11 Local Residents and parents of children at the school:- Letters of support received from 102,144 Okus Road, 22, 24 The Marlestons, 3 Portland Avenue, 18 Field Rise, 66 the Mall, 25 Goddard Avenue, 49, 61, 101 Avenue Road, 4 Galen View, 3 Church Road, 8,

138 Celsius Grove, 2 St James Terrace, 84 William Street, 33 Westlecot Road, 78 Lansdown Road, 29, 36 Seacole Crescent, 42 St Margaret's Road, 45 Ashford Road and 3 Pleydell Road on some or all of the following grounds:- piers a danger to children and other users of alleyway, school's money better spent on education, piers not of heritage value, unsightly, provide an access to trespassers to the school, could possibly be reused elsewhere, security and safety of children should be the priority, Council not maintained the piers in the past, responsibility for maintenance is at least partly due to the Council as access along a public alleyway, would lead to an improvement in pedestrian route, should accident happen Council responsible for the delay in demolition of the piers.

12 Letters of objection received from:- 12 Quarry Road, 37 Pembroke Street, 32 Devizes Road, 34 Union Street, 38 Tryon Close, Liden, 3 Churchward Avenue, 10 Aymer Place and Great Moorleaze Farm, The Marsh on some or all of the following grounds:- structures have historical and architectural value which served and continues to serve a purpose, school should be seeking ways to repair and preserve them, disappointed that an application should be made by a school, should be repaired in a similar fashion to those at Faringdon Road Park, agree with the Conservation Officer -would lead to an irreversible loss of historic fabric, there is community support to find a way to restore the condition of the piers and maybe even the railings at little or no cost to the school, historic buildings important to the wider community not just those living in close proximity, need to conserve rather than destroy, short sighted approach by designer who had no concern for architectural heritage, cost alone not a relevant factor, wonder if the original approach was manufactured to ensure ultimate approval, if everything impractical were to be removed we would have no history left, the piers have lasted for over a hundred years – why can't they be maintained now – can this be so arduous that it is better to remove them?

Planning Considerations:

13 The main consideration is the impact the removal of the brick piers will have on the Old Town Gardens Conservation Area and Lethbridge School which is a building of local significance including its setting. Lethbridge School is situated within this Conservation Area.

14 In determining any planning application, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas as set out in sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

15 The application should be in accordance with the National Planning Policy Framework and be compliant with the Swindon Borough Local Plan 2026 (2015). Policy DE1 (Design) of the Local Plan is relevant to this particular planning application. The building is within a Conservation Area and of local significance therefore Local Plan Policy EN10 (Historic Environment & Historic Assets) is relevant which states Swindon's historic environment shall be sustained and enhanced. Proposals for development affecting heritage assets shall conserve or enhance their significance and setting.

16 Section 7 of the NPPF is relevant which relates to the importance of achieving high quality design, in particular paragraph 58 which sets out a number of criteria that development should comply with including; function well and add to the overall quality of the area; respond to local character and reflect the identity of local surroundings and

materials and be visually attractive. Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 states that where a development proposal will lead to less than substantial harm to the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use.

17 Other Policy/ Guidance:

- Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment: English Heritage (2008)
- Historic Environment Good Practice Advice Notes 2, and 3
- Town Gardens Conservation Area Appraisal

18 As noted above planning application S/15/1822 sought the demolition of the existing piers and iron railing and the erection of a 3 metre tall weld mesh fence in its place. This was refused permission as a result of the loss of historic fabric and the resultant harm caused to the character and appearance of the conservation area. Planning application S/16/1280 proposed to erect a 3 metre tall fence behind the piers and remove the railings, keeping the piers in situ and undertaking works to the piers to preserve this remaining historic fabric. This was a finely balanced decision with the works approved due to the heritage benefits which would result in the retention and refurbishment of the piers.

19 With this application it is proposed to demolish 11 brick piers which now stand redundant as a result of the previous works. Justification for the demolition is predominantly due to the piers being redundant and have no use and that they are in a poor state of condition and have been vandalised.

20 The existing piers are contemporary with the Victorian Board School which was constructed in the late 19th Century. The wall surrounding the school matches the brick of the school, with the remaining complete section of wall and railings to the front boundary of the building. Around the south playground only the piers remain and consist of red brick with stone copings.

Historic Environment Considerations

21 The building is located within the Town Gardens Conservation Area. The school and associated walls are also considered to be of local historic and architectural interest, being a non-designated heritage asset under Paragraph 135 of the NPPF.

22 Although a heritage statement has been submitted, there is no assessment of significance or harm to the designated heritage asset in accordance with Paragraph 128 of the NPPF or Policy EN10, or reference to the heritage values as contained in the principles, policies and guidance developed by Historic England. As such the document is not a robust assessment of harm to the heritage asset.

Proposed demolition of boundary piers

23 As discussed in Paragraph 58 and 60 of the NPPF, Policy DE1 and EN10 of the Local Plan, when looking to undertake works including demolition, it is necessary to look at a building's setting, its character and particularly how the works affect the character and

appearance of the Conservation Area and the surrounding heritage assets and how the alterations reinforce 'local distinctiveness.'

24 It is also worthy to note Paragraph 130 of the NPPF where it states that 'Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.'

25 Although officers are sympathetic to the justification of the school regarding the piers, the piers have become this way as a result of a lack of maintenance and due care of the structures. Throughout the planning history of the site, there is clear evidence that the walls and piers have not been maintained and as a result have been allowed to degrade and fall into their current condition. The previous removal of the railings has been undertaken by the school and because of this has made the walls redundant. Although the previous planning permission condition has sought the repair of the piers, this has not taken place, and was one of the main reasons for granting the 3m tall weld mesh fencing.

26 Although the redundant form of the piers is concerning for the school, a suggestion could be to reinstate the railings in order to improve the appearance of the piers looking redundant and give them greater strength. Although it is stated that the piers are unsafe, no evidence has been submitted to support this. The piers should also be repaired properly, as it would appear that past attempts have not been appropriate.

27 The Conservation Officer considers that the granting of this proposal of demolition would be rewarding neglect which would mean that all historic structures should be demolished because of poor maintenance and redundancy which is clearly inappropriate. As such in accordance with Paragraph 130 of the NPPF the deteriorated condition and redundancy cannot be used within the planning balance as to the appropriateness of the development.

28 The brick piers are the last remaining elements of the wall which once surrounded the school here, and in the officer's opinion contribute positively to the character and appearance of the Conservation Area, not only in their tangible significance in that they illustrate the existing position of the wall and the historic fabric, but also for their intangible significance. The loss of this remaining historic fabric would not 'preserve or enhance' the character and appearance of the Conservation Area, and would result in an irreversible loss of historic fabric which makes a positive contribution and results in the loss of local distinctiveness. Taking the above into account, the proposal is contrary to Policies DE1 and EN10 of the Local Plan.

Consideration of harm upon the Conservation Area

29 The Conservation Officer as stated that the proposed scheme will cause 'less than substantial' harm to the character and appearance of the Conservation Area. Paragraph 132 of the NPPF requires 'clear and convincing' justification for any harm caused. A lack of robustness in the heritage statement and inappropriate justification has not demonstrated this 'clear and convincing' justification. Paragraph 134 of the NPPF states that where there is 'less than substantial harm,' that the public benefits of the development are weighed against the harm, including the optimum use. The above specified policies of the Swindon Local Plan and accompanying guidance also seek to preserve the character and appearance of the streetscape and ensure design and materials are appropriate for

the historic environment.

30 The main harm caused as a result of the development is to the aesthetic, evidential and historic values of the Conservation Area via the loss of the historic fabric and how the building is experienced within the Conservation Area.

31 The public benefits of the proposal are unclear, as although health and safety is cited, it is not justified. The safety largely seems to be associated with the lack of maintenance and also the loss of railings, which could be adequately rectified and resolve this health and safety issue. At present temporary fencing is impeding access for pedestrians but this obstacle could be removed if the piers were properly repaired and restored. The financial cost of this cannot be a consideration here although it may be possible for the school to access heritage grants for this purpose.

Consideration of harm to the buildings of Special Local Interest

32 For non-designated heritage assets Paragraph 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

33 The proposal will lead to 'less than substantial' to the Conservation area and the school which is a non-designated heritage asset which includes the boundary wall. The scale of harm to the building's local significance is significant, given that the proposal will result in an irreversible loss of historic fabric which will cause detriment to the architectural integrity and authenticity of this site.

Concluding Comments:

34 A Conservation Area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). When considering applications for development within a conservation area which affect a conservation area 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. (Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The proposal to remove the brick piers would be harmful to the character and appearance of the Conservation Area and harm the setting of the building of local significance. It would therefore, neither preserve or enhance the character or appearance of the Conservation Area which gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. It can be outweighed by material considerations powerful enough to do so yet none have been demonstrated in this case.

35 The proposal is not compliant with Policies DE1 and EN10 of the Swindon Borough Local Plan 2026 (2015) and the National Planning Policy Framework.

Recommendation

36 That planning permission be **REFUSED**

Conditions/Reasons

1. The loss of the brick piers would fail to preserve or enhance the character or appearance of the Conservation Area and would harm the setting of the building of local significance and be contrary to Policies DE1 and EN10 of the adopted Swindon Borough Local Plan 2026 (2015).

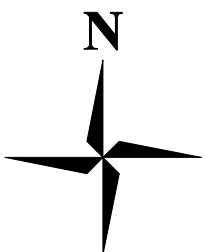
Informative

1. This decision is in respect of Drawing Number EX-SP1 (Site Location Plan) at scale 1:1250, Drawing Number EX-BP1 (Block Location Plan) at scale 1:500 and Drawing Number PR-100 (Brick Pier Location and Removal Plan) at scale 1:200 received by the Local Planning Authority 27th April 2018.

End of Report

S/18/0312 - Hannington Hall, Queens Road, Hannington

Construction of a manege and new vehicular access into existing field



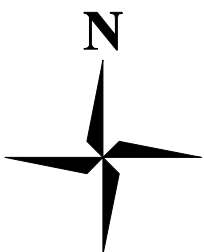
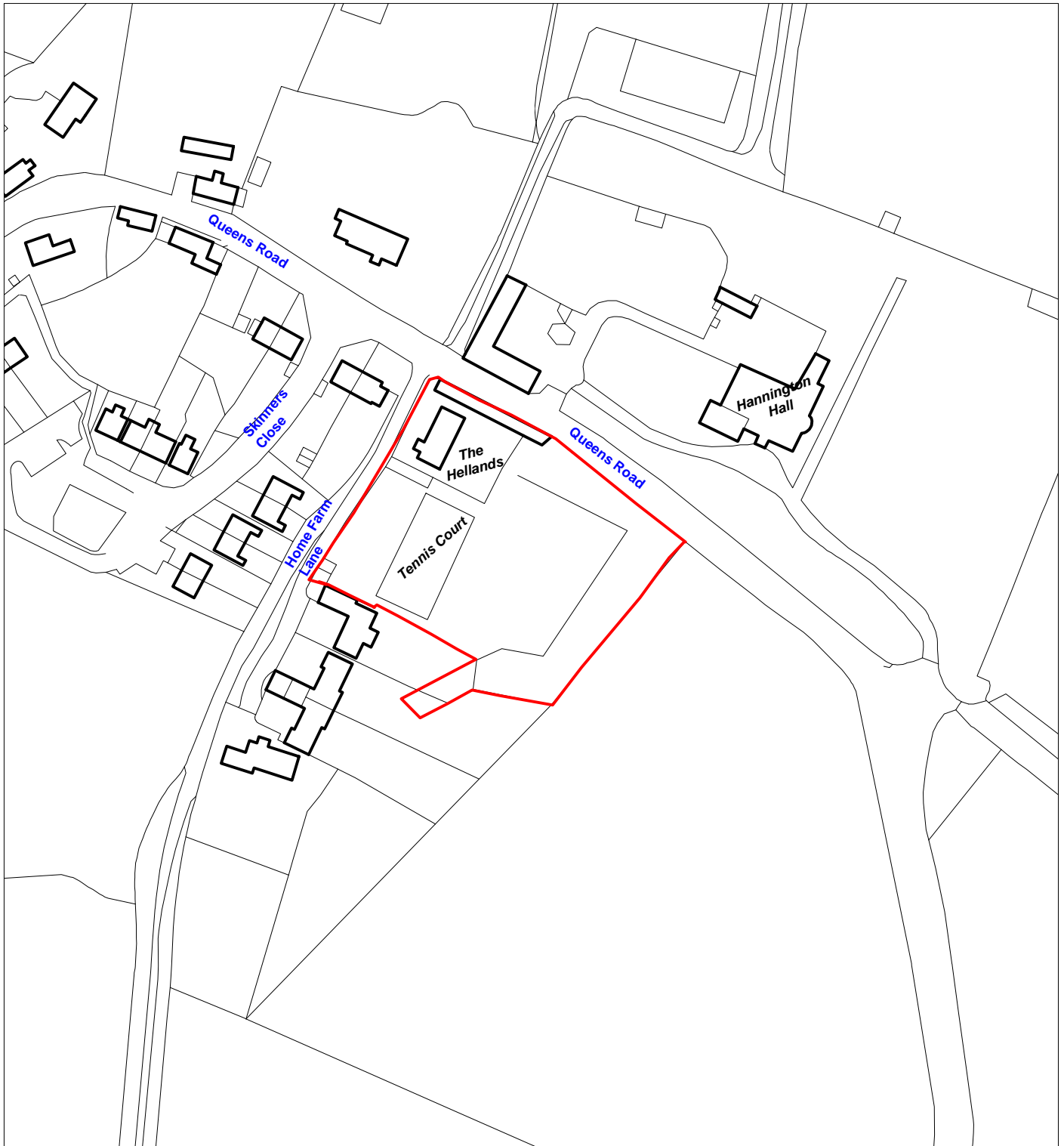
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S/18/0312 - Hannington Hall, Queens Road, Hannington

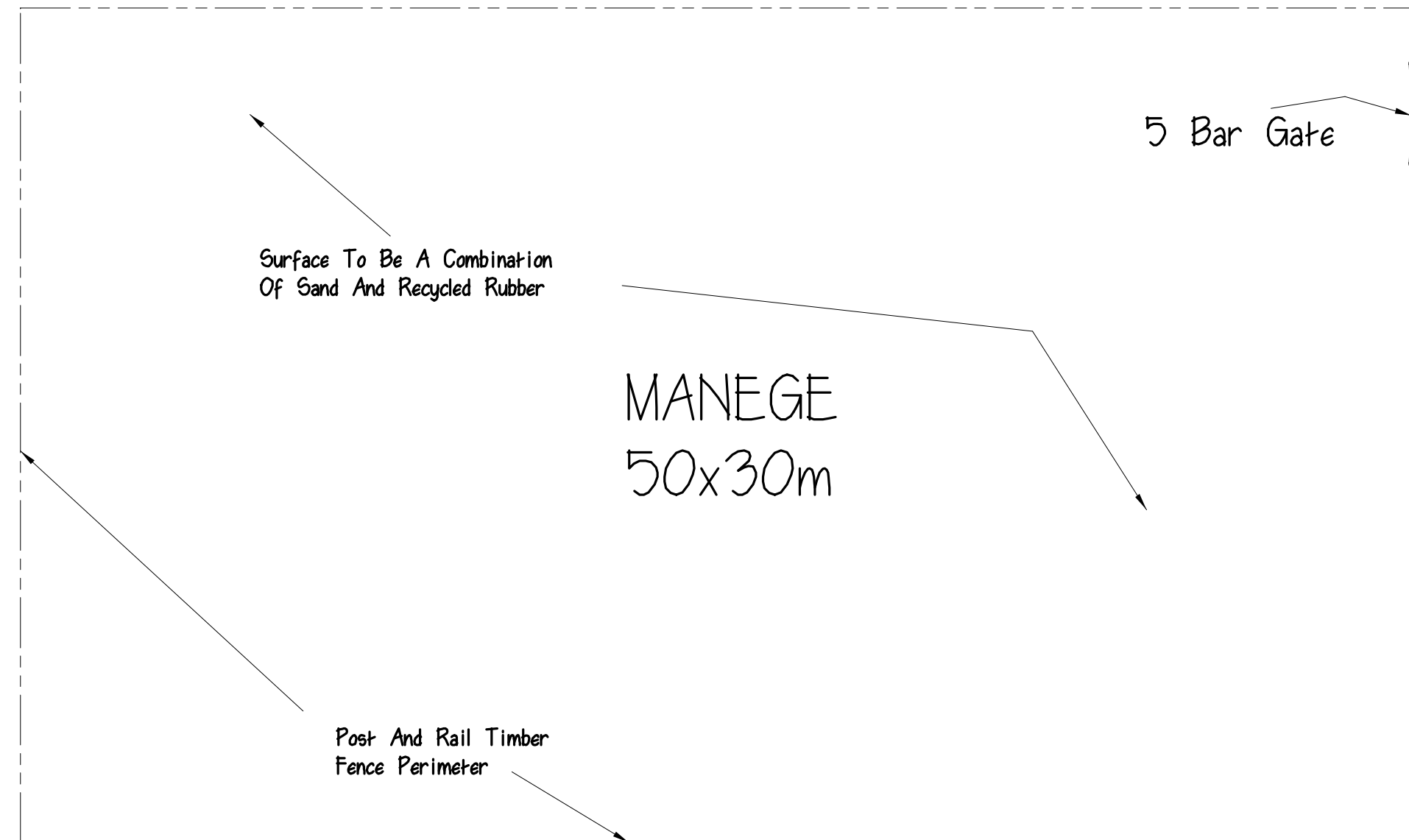
Construction of a manege and new vehicular access into existing field



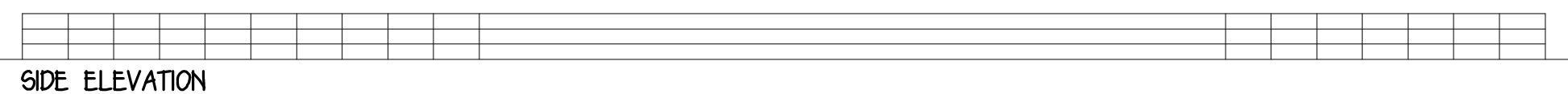
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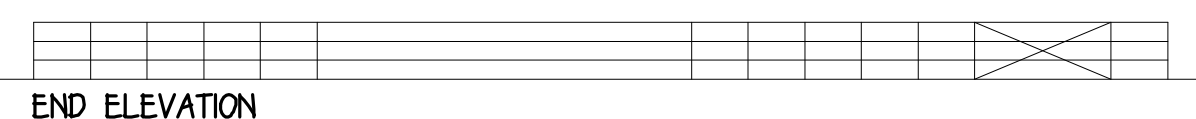
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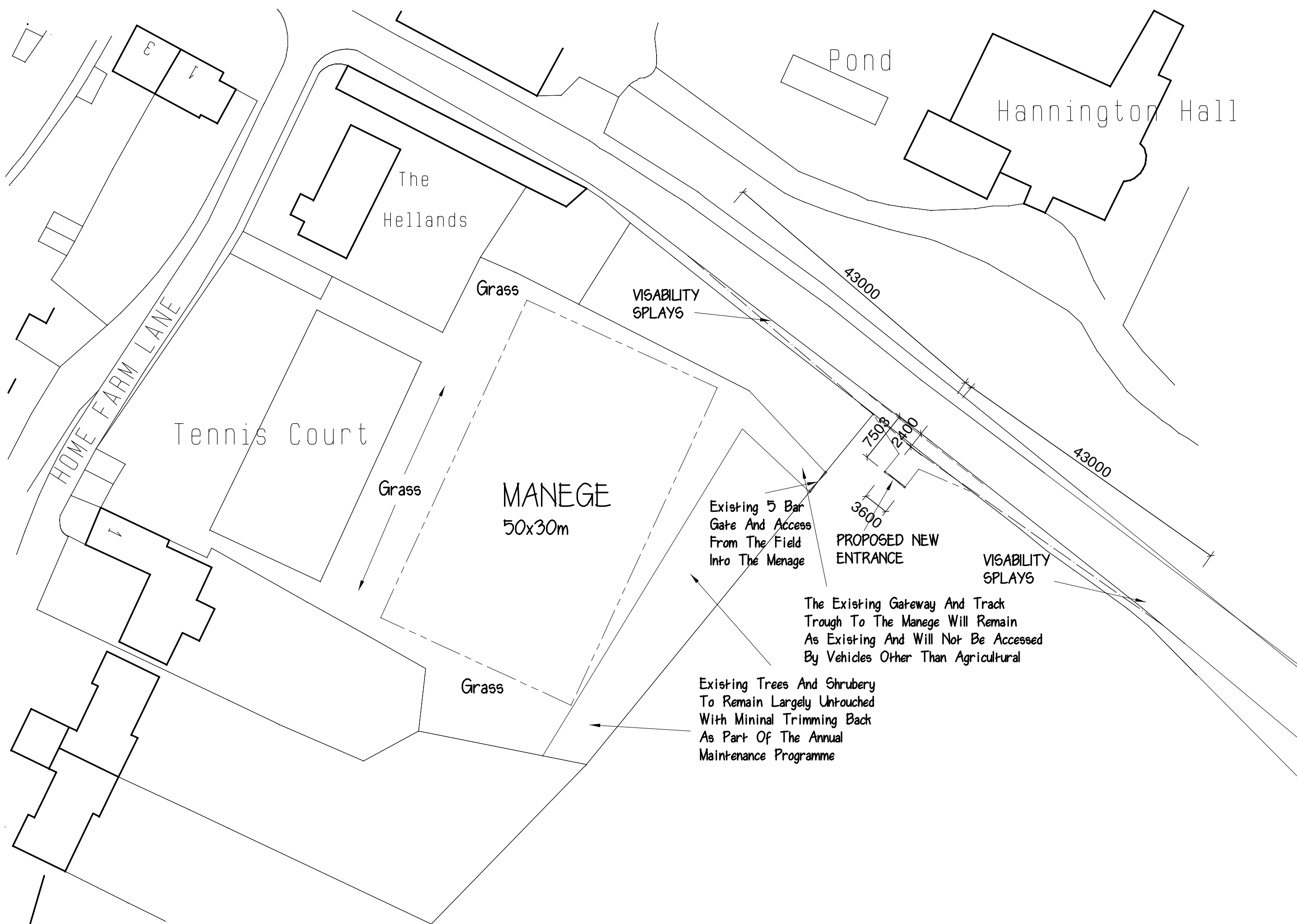
PROPOSED MANEGE LAYOUT 1:200



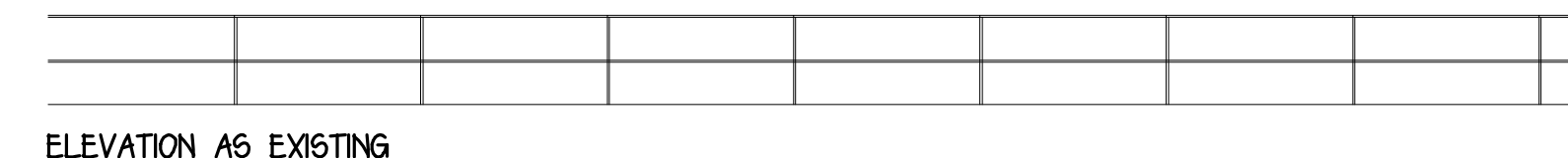
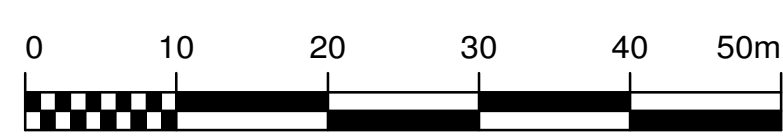
SIDE ELEVATION



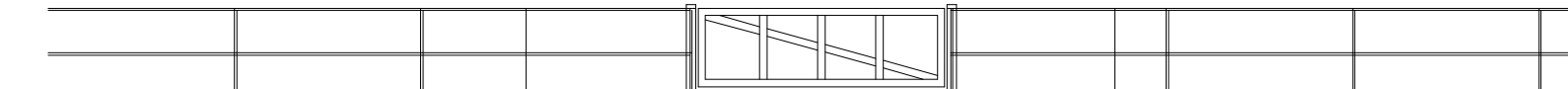
END ELEVATION



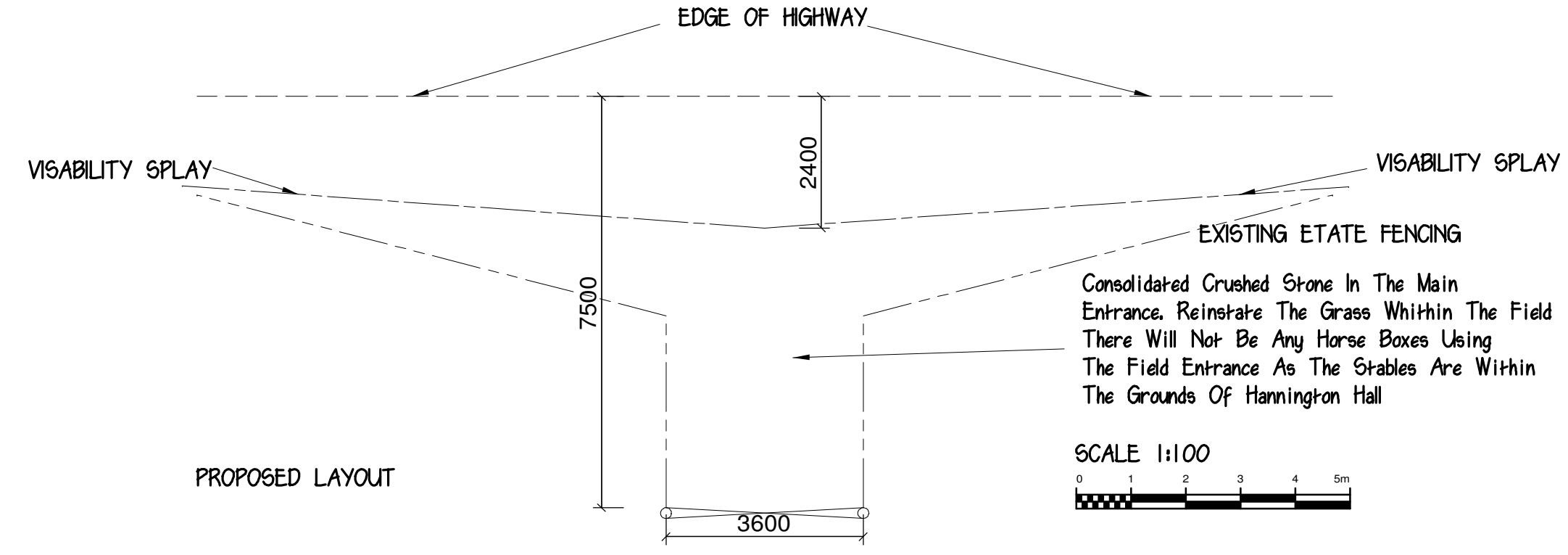
PROPOSED BLOCK PLAN 1 : 500



ELEVATION A5 EXISTING



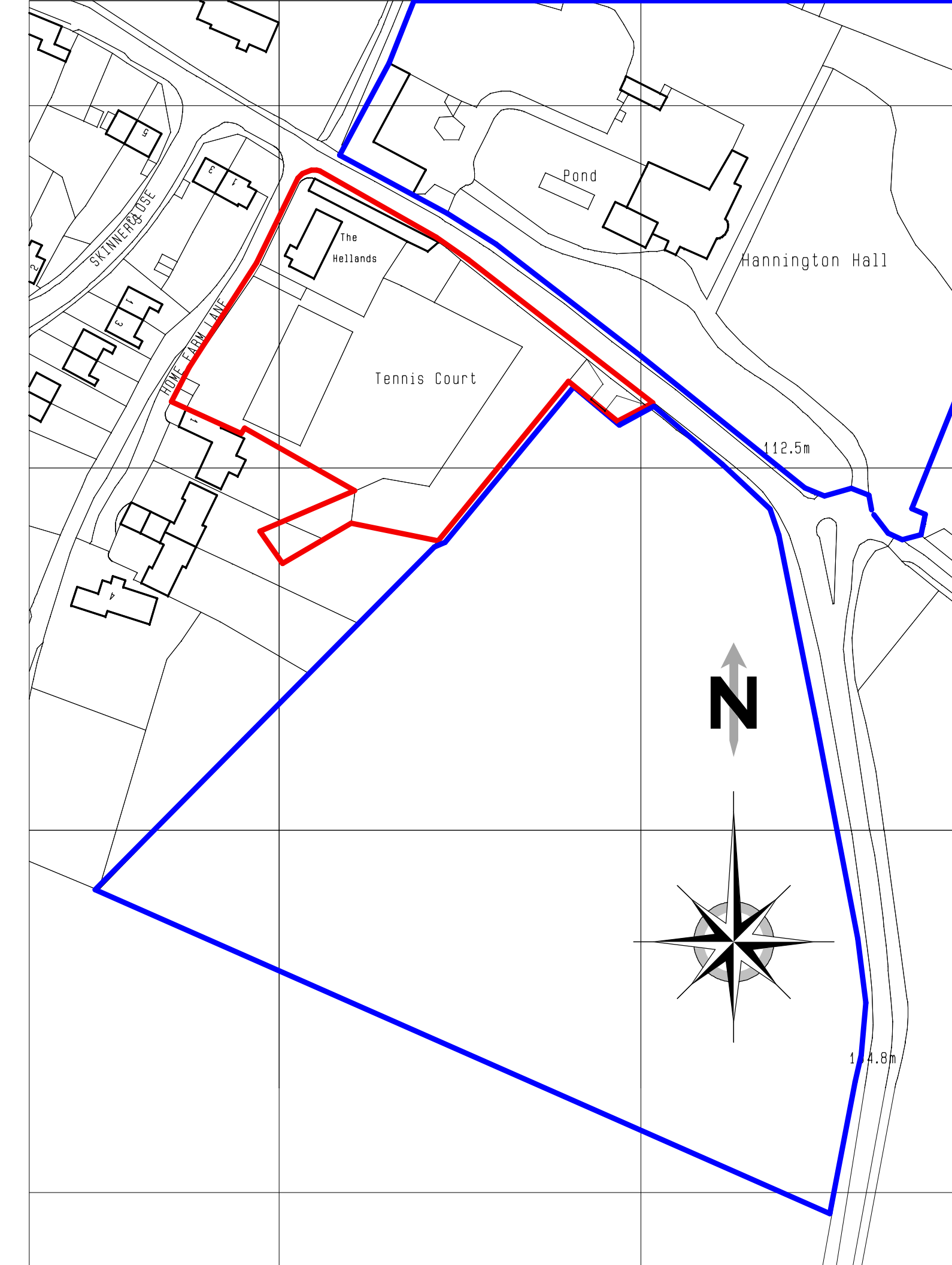
ELEVATION A5 PROPOSED



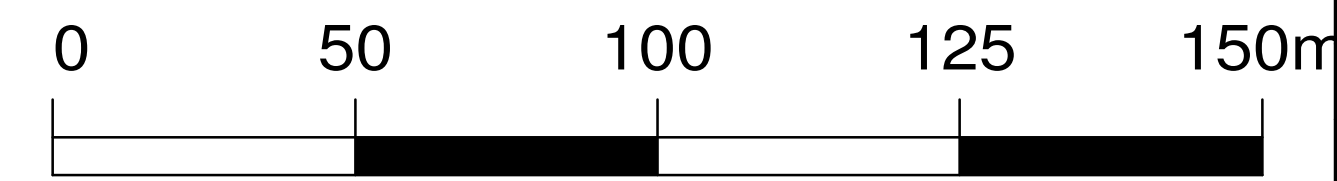
PROPOSED LAYOUT

SCALE 1:100

5 BAR GATE



SITE LOCATION 1:1250



- NOTES:
1. Figured dimensions to be taken in preference to scaled ones.
 2. Large scaled drawings to be taken in preference to small scale.
 3. Critical dimensions to be taken from site.
 4. If in doubt, the contractor must ask for clarification.
 5. These drawings & designs are the copyright of Shawn Hindon.

- REVISIONS
- A Entrance Layout Altered And Visibility Splays Altered 18/03/18
 - B Details Of Surfaces To Entrance Gates, Trees & Shrubbery Within The Grounds To Remain Unaltered 25/04/18
 - C Access Reduced To Agricultural Access 20/05/18
 - D visibility splays reduced to 43m 16/06/18

CLIENT:
MR G MOLHANT PROOST

TITLE:
PROPOSED OUTDOOR MANEGE

SITE:
**HOME FARM
HANNINGTON HALL
HANNINGTON
SWINDON
SN6 7RW**

SHAWN HINDON
ARCHITECTURAL DESIGN

WALNUT VIEW
84a PAVENHILL
PURTON
SWINDON
SN5 4DA
TEL & FAX: 01793 771621
MOBILE: 07734 943212
EMAIL: shawn@shawnhindon.com

SCALES: 1:50 1:100 @ A1

DATE: SEPT 2017 DRAWN: SDH

DRAWING NUMBER: 16/0103/02 REV: D



COMMITTEE REPORT

Item Number: 8

Ward: Blunsdon And Highworth

Application Number: S/18/0312/SASM

Parish: Hannington

Proposal: Construction of a manege and new vehicular access into existing field.

Site Location: Hannington Hall, Queens Road, Hannington

Case Officer: Mrs Sarah Smith

Agent:

Mr Shawn Hindon
Walnut View
84A Pavenhill
Purton
Swindon
SN5 4DA

Applicant

Mr And Mrs Molhant Proost

Hannington Hall
Queens Road
Hannington
Swindon
SN6 7RW

Officers Report

This application has been brought before Planning Committee at the request of Hannington Parish Council.

1 Background: Planning application S/16/0294 was previously submitted for a similar scheme with the access directly to the manege. The scheme was withdrawn with concerns raised from a conservation perspective in relation to the following issues:- The access necessitates the removal of trees to form the opening which could have a negative effect upon the rural character and appearance of the designated conservation area; In terms of any intervisibility to the designated heritage assets, particularly those directly opposite the proposal site which includes the effect upon the well tree'd approached experienced as one travels northwards into the village which contrasts with the formal and hierarchical experience of the boundary wall to the Hall; There are no specific details relating to the proposed access, including the materials etc are not demonstrated and the effect therefore on the identified rural character also not possible to fully assess; The effect of any accoutrements that maybe required, which could range from formalised parking areas, associated buildings and such is not described.

2 This current application has been submitted in order to address the concerns of the previously submitted application.

Summary of Recommendation:

3 That planning permission be **GRANTED** with conditions

The Proposal:

4 Planning permission is sought to construct a manege with dimensions of (30m x 50m) to the rear of trees which align Queens Road. The manège would be surfaced with composite reclaimed rubber and sand with the boundaries of the manege with a 1.2m tall timber post and rail fence. The manege is to be accessed from a field to the south where a new access is proposed with a gate set back 7m from the road and 3.6m wide. It is proposed that the manege will be used for the training of horses for the private use of Hannington Hall owners and guests.

The Site and Surroundings:

5 The site is situated on the southern side of Queen's Road – on the opposite side of the road from Hannington Hall itself. The area of land has within it a tennis court with an historic barn and bungalow situated on the northern side and residential properties and gardens along the southern edge. To the west runs Home Farm Lane and to the east an agricultural field. The site is also edged with mature trees along the eastern and part of the northern boundaries.

6 Historic maps show that the subject site was once the orchard and continuation of the formal gardens of Hannington Hall. During the 20th Century the site has been developed with a tennis court which would be immediately adjacent the proposed manege site. The frontage to the manege site is very well tree'd with mature vegetation, with the position of the access being where a small hedge along the boundary is located.

Representations:

7 Hannington Parish Council Comments:

Original plans :-Object on the following grounds:-

- Inside the Conservation Area and fails to preserve or enhance the character, appearance or setting of the Conservation Area
- Harm the character of the countryside and the setting of Hannington Hall (a Grade II * listed building) and the approach to the Conservation Area
- A substantial section of landscape would be removed to create the access to the detriment of Conservation Area and village as a whole
- Loss of open space from layout of village
- Impact on neighbouring residents in terms of noise, waste collection, smells, storage of manure, attraction to rats and other vermin and flies, all resulting in a health hazard
- Contrary to Hannington Neighbourhood Plan Policies and Local Plan
- Concerned about vehicular access causing problems of highway safety
- Overbearing impact on neighbouring properties
- No stables which means that inevitably there would be greater use of the access, no provision for horse-boxes or trailers which would be a further encroachment on the character of the area

- Planning permission recently refused for creation of an access into another field within Parish at Nell Hill
- No provision is made for the removal of horse manure or storing of equipment to maintain or roll the manege
- Concern about any lighting proposed for manege
- No Environmental Impact Survey has been provided and the Parish are concerned about the effect on local flora and fauna.

8 Revised Plans:- Object on the following grounds:-

- Does not address previous objections of Parish Council which still stand
- Neither preserves or enhances the Conservation Area
- Object to tone of Heritage Statement
- Heritage Statement subjective
- Works to create manege extensive and will damage the Conservation Area
- Concerned that the proposal will destroy the green field in front of the Hall
- Create a precedent for further development in the Conservation Area or any green space
- Parish notes that a not dissimilar application for this manege was refused recently
- Access proposed on bend causing a danger to all traffic and pedestrians

9 Neighbours:- Original plans:- letter of objection received from 3 Skinner's Close on the following grounds:-

- potential impact on nearby residents and the wider village
- no details of lighting, on site stabling, waste/storage /removal and number of vehicular movements.
- Proposal almost double the size of the previous proposal which seems to indicate that it would be run on a more commercial basis
- Does not preserve or enhance Conservation Area or its setting
- Support comments made by Parish Council and Conservation Officer.

10 Letter of objection received from Wentworth House, 1 Home Farm Lane on the following grounds:-

- Detrimental effect on Conservation Area
- Impact on residential amenity
- Contrary to Conservation Area Appraisal, Neighbourhood Plan and policies in the Local Plan
- Agree with Parish Council's objections
- Lots of questions about the proposed use – private use or commercial use, how many horses and additional vehicles, no details of waste, manure, smells, noise and disturbance that will inevitably be generated, no details of lighting, any additional buildings required, will it be used 7 days a week and during what timescales?
- In particular it does not appear that the issue of access has been sufficiently addressed or the impact this would have on the main road into the village
- Many of the manure trees would be cut down to make way for the tarmac access from the main road to the field for visibility purposes
- Highway safety issues

- No information on numbers in this original plan there is no guarantee that once built this would not change in future or with new owners
- Impact caused by construction
- Major safety risk caused by horses being brought backwards and forwards from Hannington Hall
- Allowing such a development would set a dangerous precedent
- Any waste and manure pile would be close to our property and as a result there would be an increased risk of smell, flies and vermin
- The gardens at the moment are a peaceful and beautiful location with grass, trees and wildlife and our enjoyment of our garden would be impaired
- Impact on heath as a result of child's allergy to horses
- The proposal would be constructed less than 10 metres from our property
- Proposal could go elsewhere with the Hannington Hall estate where the impact would not be so great.

11 Revised Plans:- comments received from 3 Skinner's Close on the following:-

- If application approved wish for the following conditions of use to be added:-
- Restrict size and type of vehicle which can use access (note that the entrance is already in use despite permission not having been granted and is being used by small lorries, vans and cars)
- Prevent any building or structure other than those that form part of manege from being put on the site
- Not to allow any form of lighting
- Not to allow storage of feed or horse manure on any part of the site
- None of the above would prevent the area being used as has been proposed but will ensure that the impact on neighbouring properties is lower

12 Two letters of objection received from Wentworth House, 1 Home Farm Lane on the following grounds:-

- All previous objection comments have not been taken into account
- Do not consider that manege can be said to preserve or enhance the conservation area
- Do not consider that the comments of the conservation Officer fully addresses the whole context of application
- The regular raking of the manege will cause a great deal of dust and pollution
- This facility could effectively be used 365 days a year and the tractor could be raking and driving around the entire arena all day
- Plans inaccurate in relation to the distance of the proposal from our back door
- Original planning application was supported by the GBR Equestrian Team who have separately advised that a facility should be 20 x 60 metres although for show jumping a minimum of 50 x 80 metres is required. The proposed facility is 50 x 30 metres and therefore this letter cannot be used to support the application.
- Heritage Statement contains subjective comments
- Object to the consultant taking pictures in the Lane and of our home and pictures must be removed from the report
- Again why is the applicant not being advised to utilise the extensive equestrian facilities at the bottom of the tree lined avenue by the church
- The proposal is too close to our home

- The site is not an agricultural site –it's a residential site
- The Council needs to review the location of this equestrian facility and come up with a suitable alternative location preferably closer to the owner's home and the stabling facilities on the other side of the road
- Sand and rubber close to our home would cause lots of mess when the wind catches the sand and brings into our garden and on to our windows
- Not reasonable or fair and would significantly impact on our quality of life and enjoyment of our home
- Access for emergency vehicles woefully inadequate
- Dangerous access
- Impact on wildlife
- Impossible to police and to prevent it being used for commercial purposes
- Applicant has already allowed area to go to rack and ruin from what was once a beautiful orchard

13 Original Plans: - letter of objection from Historic England stating that the Heritage Assessment as submitted fails to provide an appropriate assessment or fulfil the requirements of Paragraph 128 of the NPPF.

14 Revised Plans:- On the basis of the information submitted we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers as relevant.

Planning Considerations:

15 The main issue to be considered with this application is whether the application complies with the adopted Policies of the Swindon Borough Local Plan 2026 (2015) namely DE1 (High Quality Design), EN10 (Historic Environment & Heritage Assets) and TR2 (Transport and Development). In addition in determining any planning application, special attention shall be paid to the desirability of preserving listed buildings and preserving or enhancing the character or appearance of conservation areas as set out in sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Regard should also be given the relevant parts of the National Planning Policy Framework.

Local Policy:

Hannington Neighbourhood Plan

Swindon Borough Local Plan 2026 (2015)

DE1: High Quality Design;

EN10: Historic Environment & Heritage Assets;

TR2: Transport and Development.

Other Policy/ Guidance:

Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment: English Heritage (2008)

Historic environment Good Practice Advice Notes 2, and 3

Hannington Conservation Area Appraisal

16 Planning permission is sought to construct a manege with the dimensions 30m x 50m to the rear of trees which align Queens Road. The manege would be surfaced with composite reclaimed rubber and sand with the boundaries of the manege a 1.2m tall timber post and rail fence. The site is to be utilised for the private use of the occupants of Hannington Hall, and access to the manege would be via a field access along Queens Road which would be accessed by walking horses from Hannington Hall Stables across Queens Road to the manege. The manege would not have any illumination and therefore could only be utilised during light hours. The track to be made from the agricultural access is for the purpose of a tractor to access the manege for maintenance purposes.

Historic Environment Considerations

17 The site of the proposed access and manege both lie within the Hannington Conservation Area. The site is also opposite the grade II listed walls of Hannington Hall, Hannington Hall itself (Grade II*), and the Victorian Stable Block (Grade II). The manege is also adjacent to a single storey barn and historic wall which fronts Queens Road and is a building of local historic and architectural interest.

18 The further information submitted during the course of the application is considered to provide adequate justification for the proposed scheme and its impacts to the historic environment. A manege is something that would typically be experienced within a rural context and as such there are no objections from a conservation perspective regarding the principle of this. The timber fencing is also appropriate and is of a style suitable to the rural environment. The proposed access does not result in the loss of trees and is more of a private access for horse and pedestrians and does not result in the addition of hard surfacing. The Conservation Officer considers that the scheme is generally appropriate from a conservation perspective.

Consideration of harm upon the surrounding heritage assets

19 In relation to the surrounding listed buildings, it is not considered that the scheme would cause harm to their significance, although their setting is affected. The proposed scheme in its current form will cause 'less than substantial' harm to the character and appearance of the conservation area and the setting of nearby heritage assets. Paragraph 132 of the NPPF requires 'clear and convincing' justification for any harm caused. Paragraph 134 of the NPPF states that where there is 'less than substantial harm,' that the benefits of the development are weighed against the harm, including the optimum use. The above specified policies of the Swindon Local Plan and accompanying guidance also seek to preserve the significance of the building and ensure design and materials are appropriate for the historic environment.

20 The main harm caused as a result of the development is to the aesthetic and historic values of the setting of heritage assets, via changes to the setting which affects the ways the land and surrounding historic environment is experienced.

21 Although there are no public benefits as a result of the proposal, the principle of the scheme is appropriate and there is some attempt of mitigation with regard to the principle of a manege which is suitable within a rural context, and the rural aspect where trees contribute to the character and appearance of the area will remain largely unaffected. As such the design of the scheme goes some way in mitigating the perceived harm to the

surrounding heritage assets.

22 Officers have considered and paid special attention to the preservation and enhancement of the character and appearance of the Conservation Area and the significance and setting of the surrounding designated and non-designated heritage assets. On balance, the impact is neutral from a conservation perspective. In order to safeguard the character and appearance of the Conservation Area the Conservation Officer advises that conditions are imposed which limit the type of vehicles which will gain access to the manege from this field access. Historic England have no observations to make having been consulted on the revised Heritage Assessment.

Highway Issues

23 The agent has clarified that the proposed new vehicle access onto Queens Road will be used both for access to the existing field and to the proposed manege. In respect of the field, the access will provide for a tractor to cut the grass in the field approximately twice each calendar year. The field is not used for crops or for livestock and vehicle access to it, through the proposed new gated access, will be very low intensity.

24 In respect of activity associated with the manege, it is confirmed that use of the proposed new access will be by a quad-bike, which will intermittently 'turn' the surface of the manege, using a rake that will be stored at the manege. Horses will be stabled at the Hall, where capacity for 4 animals exists, and walked to the gate. Officers have no reason to believe that the manege will be used for anything other than private purposes by residents of the Hall.

25 On this basis the Highways Officer is satisfied that the proposed gated access, with a surfaced dimension of 3.6m wide and 7.5m long, will safely accommodate the number and size of vehicles reasonably anticipated to use it.

26 The revised drawing shows a visibility splay of 2.4m x 43m, which is considered appropriate for this location. The proposed access lies within the 30mph zone; given the geometry of Queens Road, the Highways Officer has no reason to believe that vehicle speeds in excess of the posted limit need to be catered for.

27 Whilst the splay drawing is not based on a land survey plan, the splay can be accommodated entirely within the boundaries of the adopted highway or land in the control of the applicant and delivery of the splay can therefore be secured through a Condition. Where mature trees exist, they are sufficiently set back from the highway edge that they will not obscure visibility.

28 The Highways Officer has no objections subject to conditions.

Residential Amenity

29 The Parish Council and neighbours have raised some concerns in respect of the proposed manege and its impacts upon residential amenity to nearby occupants with particular reference to dust and pollution, noise disturbance and possible lighting being proposed. The rear of the house at no 1 Home Farm Lane (Wentworth House) is situated approximately 24 metres from the nearest corner of the manege. During the course of the

application officers have sought answers in respect of the scale of the use of the proposal. In view of the limited use proposed and with careful conditions restricting use and other aspects such as lighting it is considered that the proposal is acceptable on residential amenity grounds. In reaching this view officers are mindful that a horse or horses or other animals could without any planning approval be placed on this land for grazing whether this proposal were to be granted planning permission or otherwise.

Trees and Landscape

30 The proposed manege is well screened from Queen's Road and situated behind a row of mature trees from the agricultural field. No trees are to be felled to provide for the visibility splay and the proposal is therefore considered acceptable on landscape grounds. It is considered appropriate to attach a landscaping condition to augment the planting on the southern boundary.

Concluding Comments:

31 The proposal will not harm the amenity of nearby residents by its location and level of use and the impact upon the setting of Hannington Hall and the character and appearance of the Conservation Area is neutral and thus is preserved. Conditions can adequately control the proposal and it is recommended that permission is granted.

Recommendation

32 That planning permission be **GRANTED** with conditions

Conditions/Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. This approval shall be in respect of Heritage Assessment received by the Local Planning Authority 15th May 2018 and Email from agent and Drawing Number 16/0103/02 Rev D at scales 1:1250, 1:500, 1:200 and 1:100 received by the Local Planning Authority 18th June 2018.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

3. Prior to the commencement of use of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan [drawing no. 16/0103/02/Rev D] with any gates situated at least 7.5m back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway and with the area of driveway within at least 7.5m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter.

Reason: To reduce potential highway impact by ensuring the access is suitably laid out and constructed.

4. The proposed vehicular access shall not be brought into use until visibility splay lines have been provided in accordance with the submitted details, as shown on drawing numbered 16/0103/02/Rev D, with the area in advance of the splay lines cleared of all obstructions to visibility between 0.6m and 2.1m above the adjoining carriageway and thereafter be similarly maintained.

Reason: To ensure that adequate visibility is provided for the duration of the use and maintained in the interests of highway safety.

5. Prior to the commencement of works on site in connection with the development hereby permitted, a scheme of soft landscaping on the southern boundary to include a planting schedule and time table of works, shall have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as per the approved timetable.

Any tree or shrub planted in accordance with the scheme which is removed, dies or becomes diseased within a period of five years from first being planted, shall be replaced by one of a similar size and the same species.

Reason: To ensure the appearance of the development is satisfactory.

6. Any manure or similar material arising from the use of the development hereby permitted shall only be stored on the site in a location or locations that have first been agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

7. With the exception of vehicles or machinery required for or associated with the maintenance of the development hereby permitted no vehicles shall be parked or stored within the site.

Reason: In the interests of amenity and to maintain the rural character of the area

8. No lighting shall be installed within the site in conjunction with the proposed development without the prior express grant of planning permission.

Reason: In the interests of amenity and to maintain the rural character of the area

9. The use of the Manege hereby authorised shall be restricted to the private domestic needs of the applicant and the applicant's family and any person or persons residing or staying at Hannington Hall and the Coach House, Hannington Hall, and shall not be used for any commercial or business purposes.

Reason: The site is not suitable to accommodate a commercial or business enterprise and in the interests of residential amenity.

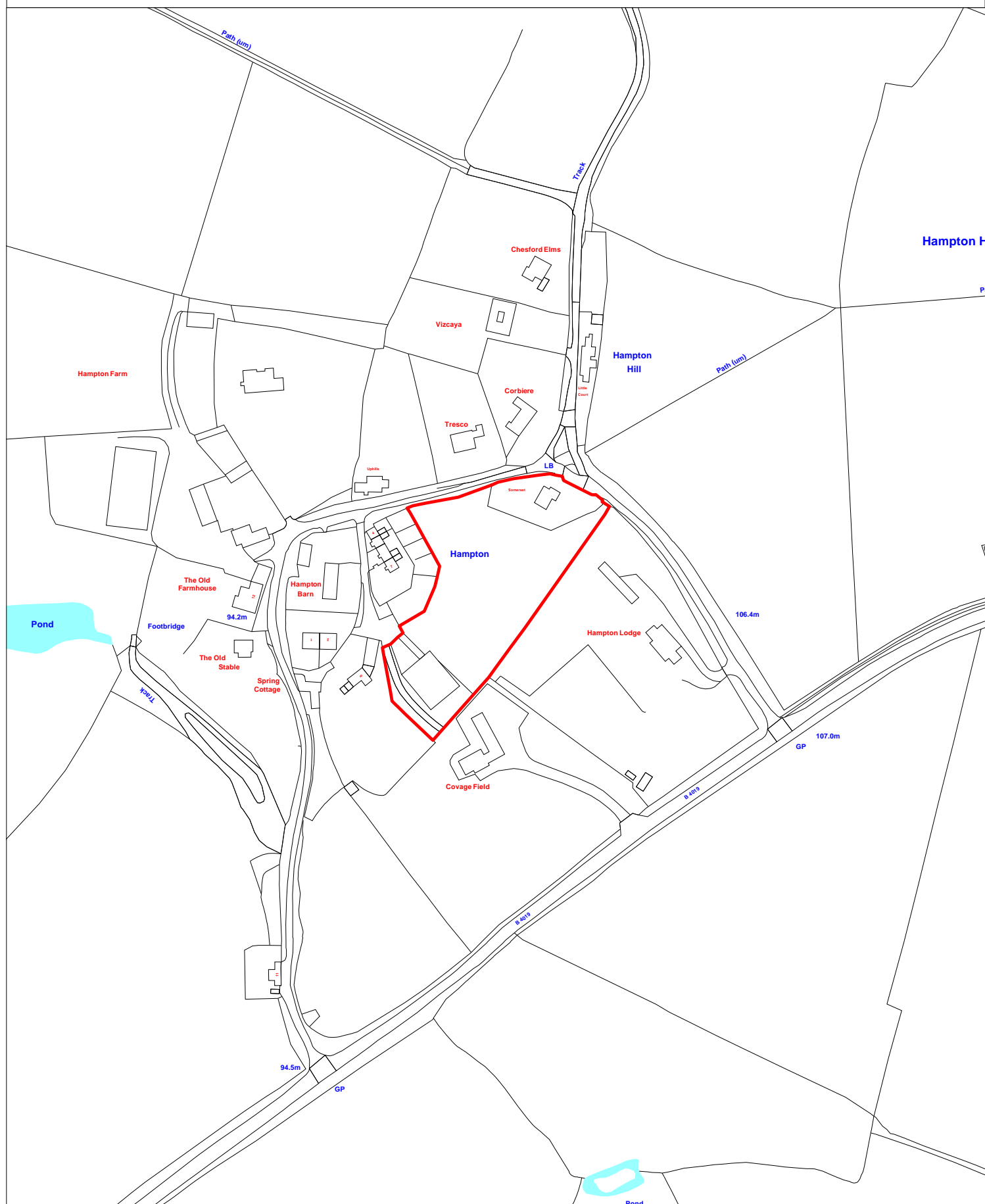
Informative

1. CIL - Outside Meaning of Development: The development proposed does not constitute Community Infrastructure Levy (CIL) liable development as the proposed works fall outside the 'meaning of development' for CIL purposes in accordance with the Community Infrastructure Levy (England and Wales) CIL Regulations 2010 (as amended) Regulation 6.

End of Report

Demolition of majority of redundant barn and existing dwelling, and erection of 2no. dwellings.

Land At And Adjacent To Somerset Hampton Lane Hampton Swindon SN6 7RL

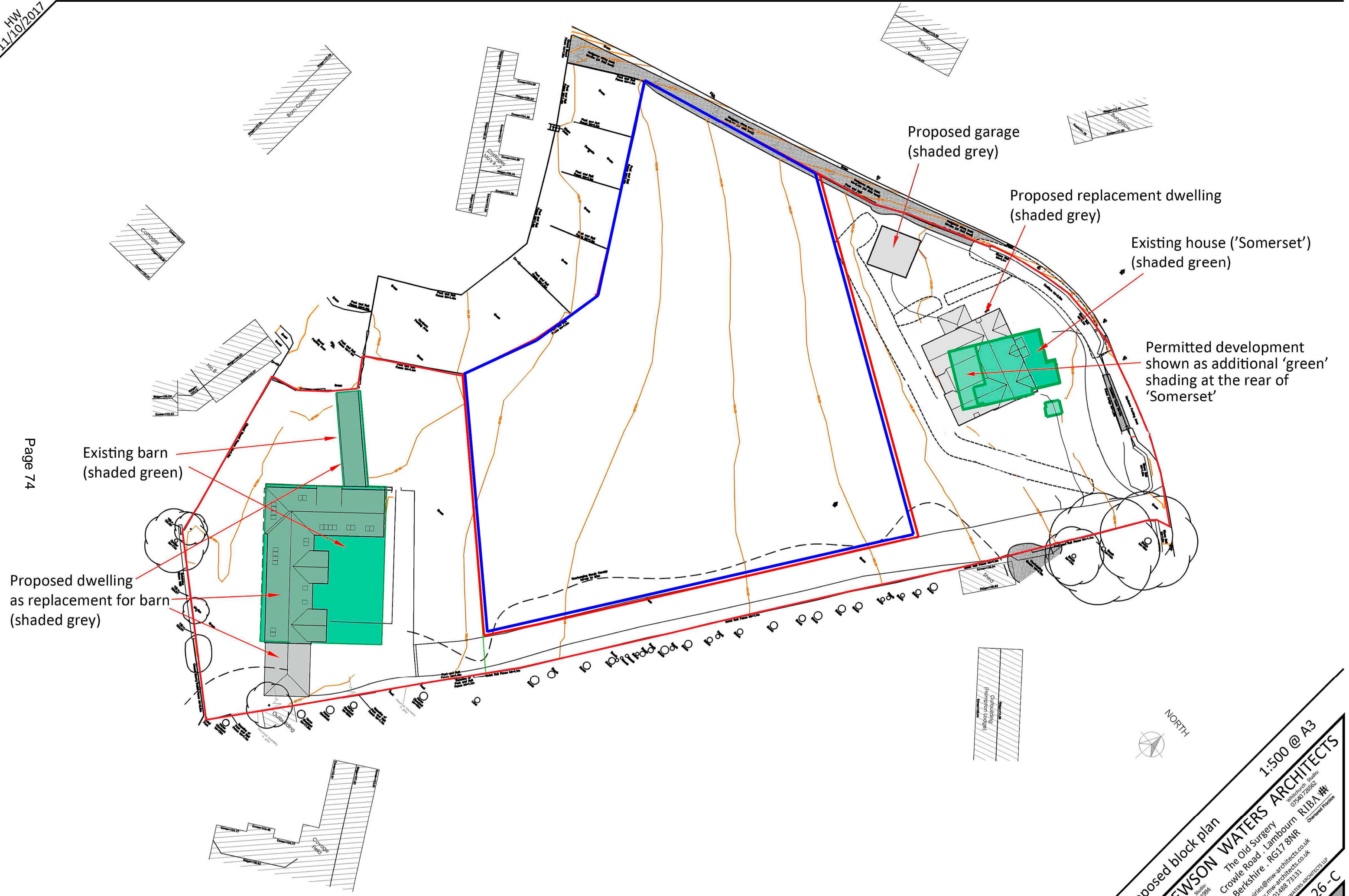


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Demolition of majority of redundant barn and existing dwelling,
and erection of 2no. dwellings.
Land At And Adjacent To Somerset Hampton Lane Hampton Swindon SN6 7RL



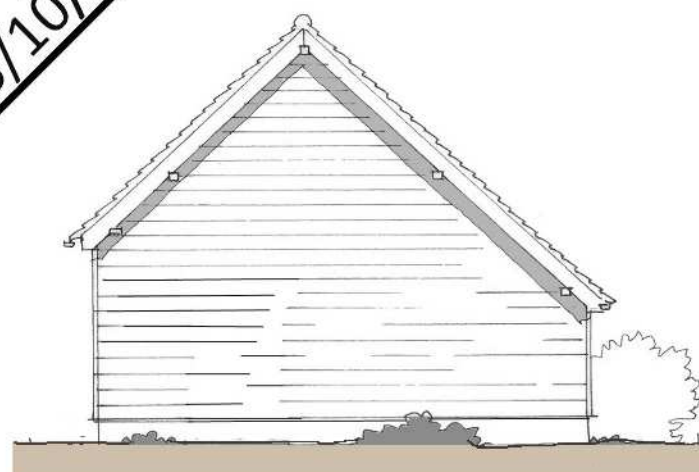
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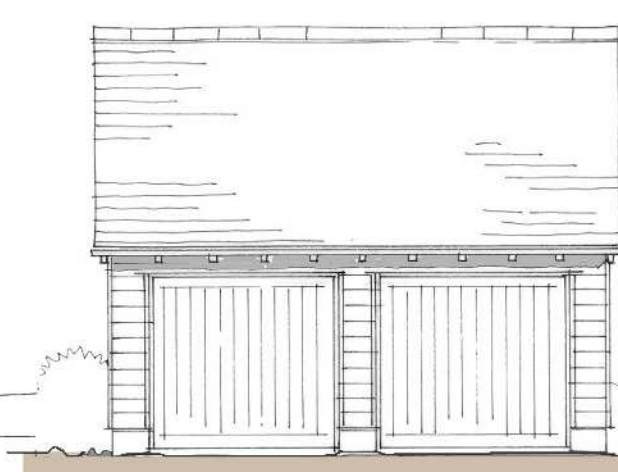


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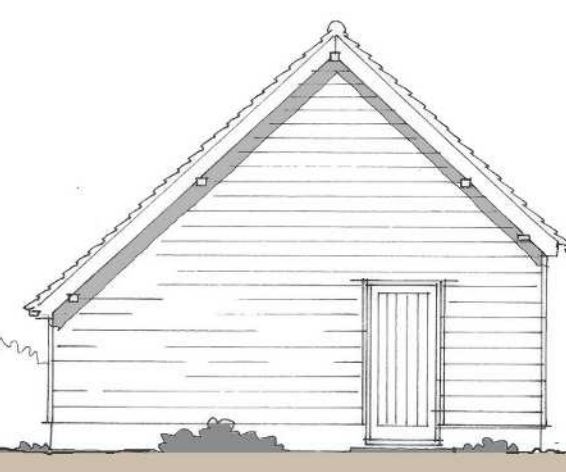
HW
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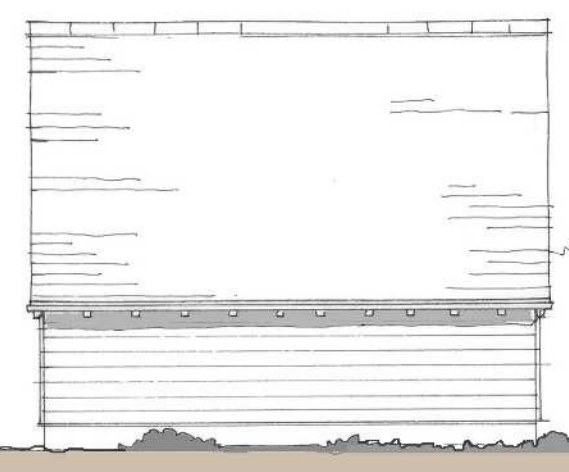
North-east



South-east



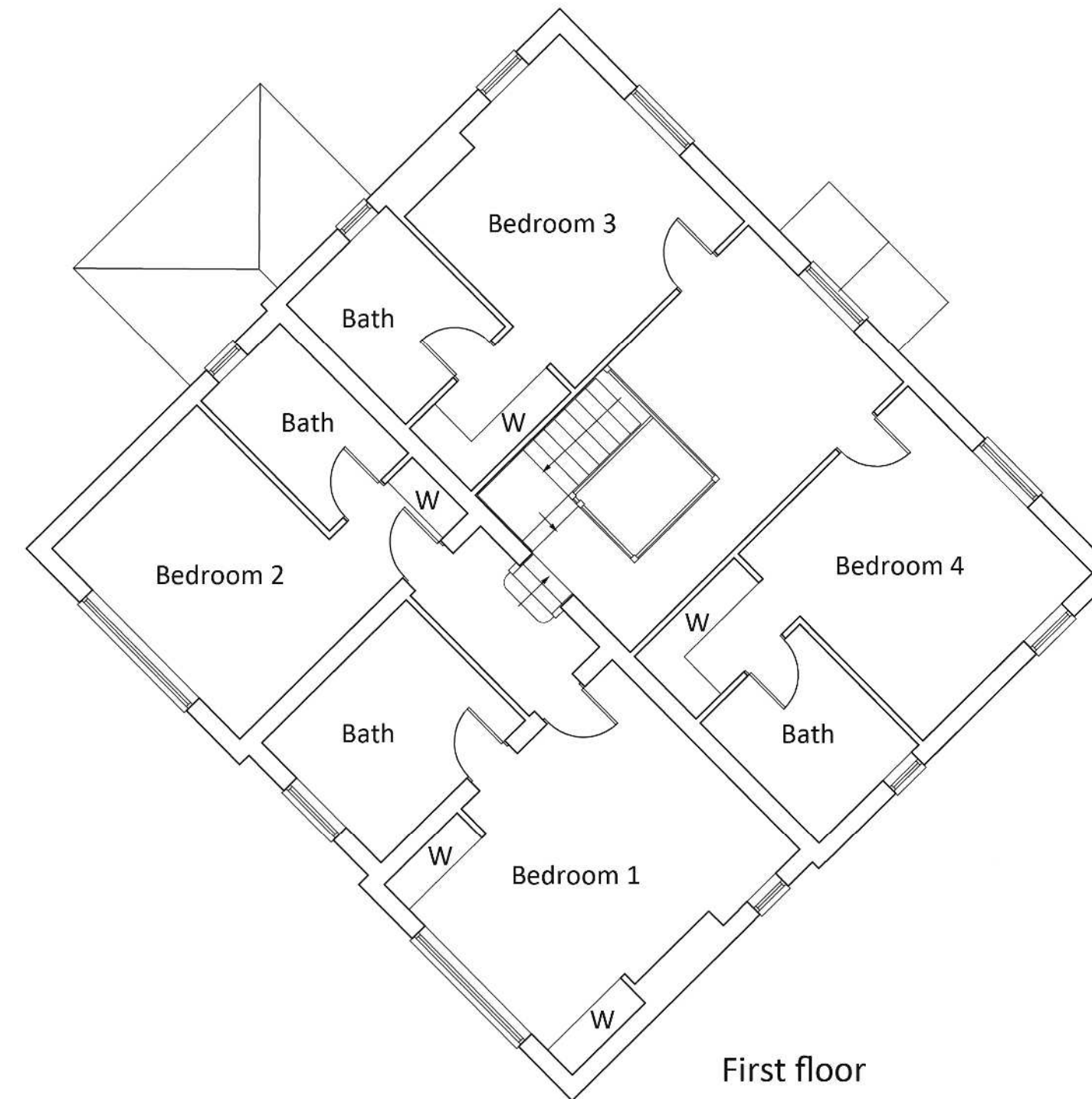
South-west



North-west



South-east elevation



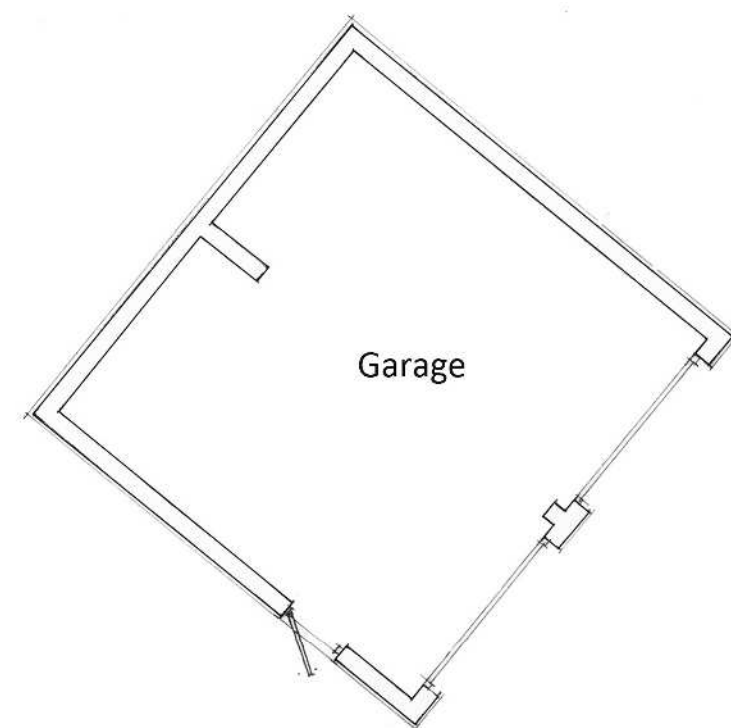
First floor



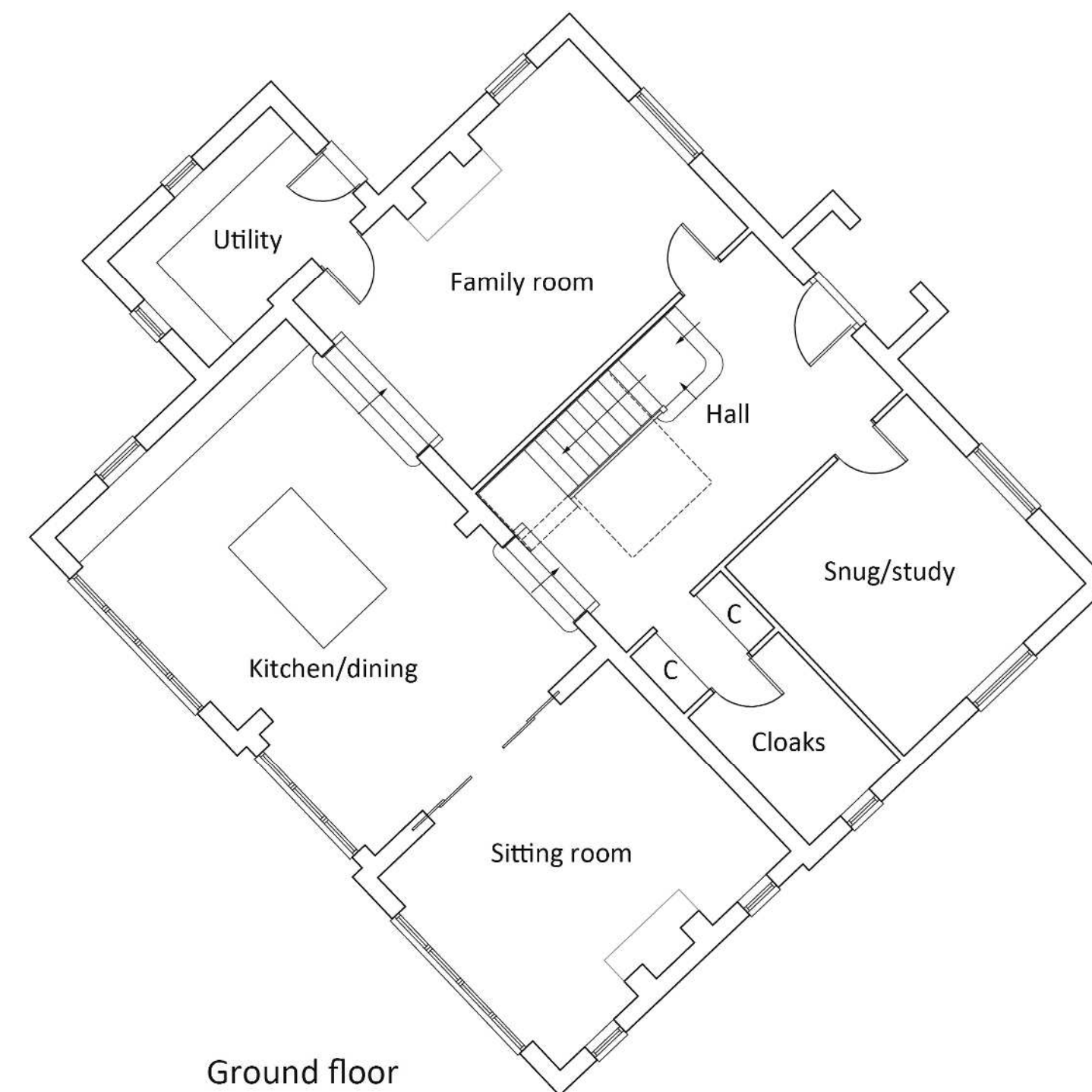
North-west elevation



South-west elevation



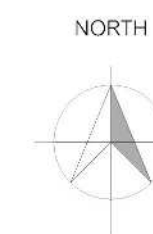
Garage plan is shown not in actual position, in relation to main house. (refer to site layout plan)



Ground floor



Norh-east elevation



Facing materials:

Walls: Natural stone with orange-red brick details (string, quoins & arches)

Roof: Stone slate with some clay tile.

Joinery: Painted hardwood flush casements.

Garage: To be dark grey slate roof over feather-edge Larch boarded walls and brick plinth, with natural oiled joinery.

PROJECT

Proposed replacement dwelling at Hampton

REVISION	DATE	AMENDMENTS
1	05/10/2017	Initial design

SCALE BAR - 1:100

0 1 2 3 4 5 6 7 8 9 10m

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Proposed plans & elevations 1:100 @ A1

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COMMITTEE REPORT

Item Number: 9

Ward: Blunsdon And Highworth

Application Number: S/17/1744/IH

Parish: Highworth

Proposal: Demolition of majority of redundant barn and existing dwelling, and erection of 2no. dwellings.

Site Location: Land at and Adjacent To Somerset, Hampton Lane, Hampton

Case Officer: Mr Ian Halsall

Contact: 01793 466033 | ihalsall@swindon.gov.uk

Agent:

Applicant

Mathewson Waters Architects
The Old Surgery
Crowle Road
Lambourn
Hungerford
RG17 8NR

Officer's Report

Background

- i This application has been brought to committee at the request of Councillor Elliott.
- ii The application follows the withdrawal of an earlier planning application in September 2017 (reference S/17/1156) in respect of the demolition of the dwelling known as Somerset and a disused agricultural barn to the south west and the erection of four dwellings, one on each of the two sites with a further two in the intervening field.
- iii Revisions were made to the application in January 2018 following a meeting on site with officers.

Summary of Recommendation

- 1 That planning permission be **REFUSED**.

The Proposal

- 2 This planning application relates to the demolition of a two storey dwelling called Somerset and a former cattle barn some 95 metres to the south west, and the erection on their respective sites of two detached dwellings.

3 The means of access to the barn site will be via an existing gated entrance into a field leading off Hampton Lane to the northeast and the provision of a 116 metre long private bonded limestone aggregate driveway. This will terminate at a gravel surfaced parking and turning area in front of the L-shaped dwelling. An attached double open car port will be located on the south eastern side of the house. The same means of access from the field gate will serve the house on the site of Somerset by means of a shorter 48 metre long driveway which will pass in front of the house and parallel to Hampton Lane and will terminate at a parking and turning area in front of a detached double garage to the west. Existing entrance points to Somerset off Hampton Lane will be stopped up.

4 The proposed replacement dwelling on the site of Somerset will be set back from Hampton Lane with the principal elevation facing north eastwards. The four bedroom unit will occupy two floors. The property will have south east and south west facing garden to the side and rear of the house, the boundary of which will be defined by post and rail fencing. New native hedgerow planting, replacing an existing row of conifers and a repaired existing stone wall will define the boundary with Hampton Lane.

5 The proposed dwelling on the site of the existing barn will be located to the far south western end of the site. The principal elevation faces in a north easterly direction. The four bedroom dwelling will occupy two storeys with the upper floor being contained in the roof space and served by gabled full height windows to the front and skylights elsewhere. A single storey offshoot to the northwest will provide additional office and studio accommodation and will utilise an existing stone wall which form the remains of a earlier historic barn. The existing curtilage of the barn will be extended north eastwards by some 10 metres and to the north west by 20 metres into the adjacent field to form a garden once again defined by timber post and rail fencing. A further garden will be provided at the rear of the property within the remaining curtilage of the current barn defined by a close boarded fence and existing stone wall.

The Site and Surroundings

6 The application site is located within the hamlet of Hampton approximately a quarter of a mile to the west of Highworth, which is accessed via the Hampton Lane. Hampton Lane has two points of access and egress to and from the B4019 to the south and curves through the settlement. The site comprises the post war Bradstone detached dwelling of Somerset to the north east with the fallow hay field extending to the south west towards the now disused single span cattle shed. A cluster of historic properties are located to the west which includes a terrace of former farm workers cottages on the western boundary and historic buildings associated Hampton Farm which are considered to be buildings of local significance together with some utilitarian agricultural buildings.

7 The whole site is located within the Hampton Conservation Area. A number of more modern individual dwellings are located to the north west of Somerset. The northern boundary of the site is defined by historic Cotswold stone wall although there is a cluster of overgrown conifer trees on the boundary to the north west of Somerset. The south eastern boundary with Hampton Lodge, which is a large late Victorian villa with and a modern brick built row of chalet bungalows within its curtilage comprises a row of significant beech trees.

8 To the north of Somerset lies open countryside. The land drops gradually from around 108 metres above ordnance datum in the north eastern corner at the proposed entrance to the site to 100 metres AOD to the south western boundary, just behind the existing barn.

Representations

Parish Council

8 Highworth Town Council deferred the decision to officers as the arguments both for and against the proposal are entirely based on how it will affect the Conservation Area.

Neighbours (Support)

10 Three letters of support have been received from Covage Field, Chesford Elms and Somerset in Hampton. The first neighbour considers the barn replacement will improve security within the hamlet whilst the second considers that the existing chalet bungalow at Somerset to be an eyesore whilst the existing barn has long been redundant. The third supporter and present occupant of Somerset confirms that it is a poorly built property with no architectural quality and is not family friendly and that extending the property under permitted development would just make the house as large as its replacement. They also agree that the removal of the conifers would open up the whole area and improve important views within the Conservation Area and will not overlook nearby properties. The proposed new entrance is considered to be far safer than the current access.

Neighbours (Objection)

11 Ten objections have been received representing residents and owners of Tresco, The Old Farmhouse, Little Court, 2 Hampton Cottage, 4 Hampton, the owner of 4, 5, 6 and 7 Hampton Cottages, 7 The Cottages, Hampton Cottage and second letter from a planning consultant on behalf of Hampton Cottage and Uphills. A summary of the objections are detailed below:

i Principle of Development:

- Hampton is outside the settlement boundary of Highworth in a rural area has already accommodated recent limited housing growth in accordance with planning policy;
- Only modest development should be permitted in a small village such as Hampton with such limited infrastructure;
- Whilst the Council cannot demonstrate a five-year housing land supply the restrictive policies remain;
- Whilst one net dwelling would contribute very modestly to housing supply and some spin off economic activity it does not contribute to affordable housing.

ii Design and Scale

- The proposed replacement for Somerset is huge by comparison to the scale, height and proportion of the existing house and will dominate and overpower this part of Hampton;

- The proposed dwelling, and replacement at Somerset are too large and grandiose, do not fit in with surrounding buildings and will greatly erode the existing merits of the Conservation Area, blocking views rather than opening them up;
- The replacements bear no architectural style or materials relevant to the rest of the village and would be an eyesore;
- The agricultural feel of the hamlet will be lost and possibly medieval barn features will be masked;
- Replacement dwellings will dominate and overtake the hierarchy of buildings;
- The loss of Somerset and the modern barn deserve favourable consideration however these were present when the conservation area was designated, but the impact of their replacement cannot outweigh the relatively modest benefit of losing the existing buildings.

iii Impact on Heritage Assets

- The development will not preserve but will harm the character and appearance of the conservation area;
- Justification for designating Hampton as a conservation area was based on the tranquil and pastoral quality and open spaces including extensive gardens, paddock and the small hay field at the centre. Both dwellings and the bonded aggregate track, a road by any other name will encroach onto this open space;
- The development is in direct contravention of the aims of the conservation area designation and Conservation Area Appraisal and will have a detrimental impact on the open space. The appraisal is a material consideration carrying significant weight;
- The area is defined by its tranquil and pastoral quality, prevalence of local materials notably rag stone and stone slate, areas of open space including the hay field which dates to the Domesday book and are fundamental to the providing existing dwellings with shared space and a light and open aspect and is essentially a village green; Detrimental impact on the character of the hamlet and loss of key green space in the rural area;
- Conservation areas should not be altered unless absolutely necessary and heritage should be protected. The Conservation Area [Appraisal and] Management Plan says that Hampton is sensitive to change and further development could adversely affect it;
- The Council has a duty under 66(1) and 72(2) of the 1990 Act to have special regard to the desirability of preserving listed buildings, their setting or any special features of historic interest which they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area;
- The development is contrary to paragraphs 132-134 of the National Planning Policy Framework which states that great weight must be given to the conservation of heritage assets unless it can be demonstrate that the harm is necessary to achieve substantial public benefit. The harm cannot be outweighed by any public benefit;
- Absence of any archaeological appraisal;
- Hampton Cottage is one of a few Grade II listed properties and the replacement of the buildings with two four-bedroom houses will detrimentally impact the character, setting, privacy and amenity of Hampton Cottage;
- No historic precedent for the elongated form of the barn like structure to replace the modern barn.

iv Impact on Amenity

- The garage at Somerset will cause unnecessary disturbance to existing residents. It will block daylight and overlook nearby properties resulting in a loss of privacy;
- The proposed access to the barn development will cut across the full length of the field and result in considerable noise and disturbance;
- Privacy and amenity of Hampton Cottage will be detrimentally impacted owing to the windowless flank wall and ability to overlook into Hampton Cottage.

v Highway Impact

- The proposed access joins the main link road at a very sharp and dangerous bend;
- Increased traffic across the paddock will destroy the rurality of Hampton and increase the risk to children.

vi Other Issues

- Loss of the barn will be a risk to bats.
- Increased of flooding with greater hard standing areas;
- Absence of any contaminated land survey in respect of the barn.

12 Revised plans received in January 2018 and have seen a reduction in the height and footprint of the proposed house at Somerset and the introduction of a more vernacular appearance whilst the proposed house on the barn site has seen the removal and replacement of dormer windows. Black metal estate railings that were to define the curtilage of both properties were also replaced with timber post and rail fencing. Following the submission of revised plans a further eight representations were received from the Old Farmhouse, 4 Hampton, 7 the Cottages, Hampton Cottage, Little Court, Uphills, the owner of 4,5,6,7 Hampton Cottages and Tresco:

- No substantive changes to overcome original concerns;
- The development is outside settlement boundary and not in keeping within the village;
- The hay field has been neglected and left in a poor state with piles of soil spoil and waste being left and is being deliberately allowed to deteriorate to devalue the aesthetic character in a bid to secure planning permission;
- The footprint for any new building should be further to the south including the garage;
- Precedent for further development.

Historic England

13 No representations have been received.

Wales and West Utilities

14 Highlights that presence of gas pipes in the vicinity of the proposal which may be affected during any construction works.

Planning Policy

15 Development Plan:

i Swindon Borough Local Plan 2026 (adopted March 2015)

- SD1 Sustainable Development Principles
- SD2 The Sustainable Development Strategy
- DE1 High Quality Design
- HA1 Mix, Types and Density
- HA5 Rural Exception Sites
- TR1 Sustainable Transport Networks
- TR2 Transport and Development
- EN4 Biodiversity and Geodiversity
- EN5 Landscape Character and Historic Landscape
- EN10 Historic Environment and Heritage Assets

ii Highworth Neighbourhood Plan (made July 2017)

- Policy 3 Development and the Rural Settlement Boundary
- Policy 11 Protection of Trees and Hedgerows
- Policy 12 Local Wildlife and Biodiversity
- Policy 13 Locally Responsive Design

16 Material Planning Considerations:

- National Planning Policy Framework (published 2012)
- Conservation Areas Supplementary Planning Guidance (adopted 2004)
- Hampton Conservation Area Appraisal and Management Plan, (adopted 2006)
- Residential Design Guide Supplementary Planning Document (adopted 2016)
- Buildings of Significant Local Interest Supplementary Planning Guidance (adopted 2004)

Planning Considerations:

Principle of Development

17 The development strategy for the Borough of Swindon is set out in Local Plan policy SD2. This supports the key Government objective for sustainable development in the most accessible locations, whilst allowing measured and proportionate growth in rural settlements. The policy makes a clear delineation between the parts of the Borough where the principle of development would generally be acceptable, namely within settlements and those where it generally would not, namely within the countryside.

18 The proposed development is located in the rural hamlet of Hampton which does not have a defined settlement boundary and is therefore classed as being within the countryside. Policy SD2 states that development proposals in rural and countryside locations outside of the defined settlement boundaries will only be permitted where local needs have been identified and allocated through a Neighbourhood Plan or Neighbourhood Development Order, and / or where it supports the expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in a rural service centre, or it is in accordance with other policies in the plan that permit specific development in the countryside such as agricultural or forestry workers dwellings.

19 The Highworth Neighbourhood Plan carries full weight in decision making. This does not allocate any sites in or around Hampton under Policy 3 for development. The policy states that any land that is located outside the annotated settlement boundary is defined as open countryside and that development will normally not be permitted unless it complies with the rural development policies of the Swindon Borough Local Plan.

20 It is a material consideration that Somerset already exists as an established dwelling and therefore its replacement of a one dwelling with another on the footprint within the existing curtilage could be supported in principle provided that it did not conflict with any other development plan policies.

21 The proposal to build a dwelling on the site of the barn conflicts with policy SD2 and policy 3 respectively as it will not support the tourism or agricultural industries. This would constitute a change of use of the land from agricultural to residential and will lead to a net increase in the number of dwellings in Hampton of one. Although this would represent the development of previously development land, the National Planning Policy Framework specifically states that previously developed land that is or has been occupied by agricultural or forestry buildings is excluded.

22 Previous appeals have confirmed that the Council has been unable to demonstrate that it has sufficient sites to deliver five-years worth of housing against its housing requirements. Paragraph 49 of the National Planning Policy Framework states that in the context of the presumption in favour of sustainable development relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing. Where the development plan policies are out of date, paragraph 14 states that planning permission for new dwellings should be granted unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits or specific policies within the Framework indicate that development should be restricted. For example policies relating to designated heritage assets such as conservation areas.

23 The lack of a demonstrable five-year housing supply is not reason alone to allow this development to be permitted, but equally policies SD2 and Policy 3 cannot be considered as reasons alone for refusal of planning permission. The location of the site within the designated Hampton Conservation Area in proximity to other heritage assets does provide a strong justification not to support the principle of development as will be discussed later in this report. However, in light of the albeit nominal contribution an additional dwelling could make to the five-year housing land supply on the site of a redundant agricultural building, the principle of some form of residential development could be supported on this site. This is providing that it was of a design, scale and appearance and had a means of access that was sympathetic to the conservation area and fulfilled the statutory obligation of the Council to have special regard to the desirability of preserving or enhancing the character or appearance of its conservation areas. This is reflected in the footnote to paragraph 14 of the National Planning Policy Framework

Impact on Heritage Assets

24 Local Plan policy EN10 requires that the Borough's historic environment shall be sustained and enhanced and proposals for development affecting heritage assets must

conserve and or enhance their significance and setting. Any harm to the significance of a designated or non-designated heritage asset must be justified. Development in the vicinity of a listed building should not be permitted where there will be an adverse impact on those elements which contribute to their special architectural or historic significance, including their setting. In addition, the policy states that development which would affect the Borough's conservation areas must conserve those elements which contribute to their special character or appearance. Policy 13 of the Neighbourhood Plan confirms that Conservation Area Appraisals and Management Plans will be an important reference in design assessments.

25 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty the decision maker, in this case the Planning Committee to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that special attention is paid to desirability of preserving or enhancing the character or appearance of a Conservation Area. The considerable importance and weight of these duties are reflected in section 12 of the National Planning Policy Framework.

26 Hampton was designated as a Conservation Area in 1990 and is defined by Annex 2 of the National Planning Policy Framework as a designated heritage asset. The Hampton Conservation Area Appraisal and Management Plan was adopted in April 2006 and is a material consideration.

27 The Conservation Officer describes the proposal sites as being in a central position and for the most part the small field that is currently unkempt and unmanaged has an open character and appearance that reinforces the pastoral landscape character experienced in Hampton. There are some negative features within the site that do not necessary contribute positively to the character and appearance of the conservation area, namely the post war detached dwelling of Somerset which would be demolished and the row of conifer trees that occupy the northern boundary of that property which could be felled whether Somerset is replaced or not. However, the existing stone wall around the north and north eastern boundary and to the far south west are valued features.

28 The adopted Conservation Area Appraisal map identifies key views from the north eastern corner. These are within the area of the existing five-bar field gate that would form the entrance to the sites. From this point, visibility of and across the site to the landscape beyond reinforces the wide landscape setting that the conservation area affords. In this case the landscape that rises beyond the shallow valley formed by Bydemill Brook on the western side.

29 The Conservation Officer considers that this vantage also allows visibility of the barn at its south westernmost corner of the site. Whilst the barn has been enlarged, its footprint clearly originates from earlier agricultural buildings including a barn and cart shed which is evidenced by its siting, form and visible architectural detailing. Whilst the barn has been altered, it is clearly agricultural commensurate with the rural character of the conservation area and typical of buildings found in rural locations and associated with other farm buildings. This is not to say however that its replacement with a dwelling considered to be of suitable design and scale to reflect that same rural character would not be supported in broader planning terms. The agricultural character of the intervening field is commensurate with the rural character and appearance of the hamlet and reinforces the relationship

between land use and its agricultural origins and the development of the settlement and its historic buildings.

30 An access leads to the barn at the western side via a small track which runs to the west of a row of small vernacular former agricultural workers cottages. These again are considered to positively contribute the agricultural character and appearance of the conservation area. The track appears as the predominant access to the former farm, whereby most buildings have now been converted to residential use and is commensurate with the historic layout of the farm buildings. This track will not be used as any means of access to a new dwelling on the barn site, instead relying on the construction of a new driveway along the south eastern edge of the field from the existing five bar gate access to the north east. The cottages and former farm buildings are identified as being key buildings of interest and considered as non-statutory heritage assets. Other buildings are also associated with the agrarian context and are listed buildings. These include the Old Farmhouse, a former Manor House barn to the south of Old Farmhouse and Hampton Cottage.

31 The adopted Hampton Conservation Area Appraisal describes the conservation area as being characterised by a mixture of historic buildings and old roadside walls, limited twentieth century infill, areas of green open space and some fine groups of mature trees and hedges. It states that Hampton is a small conservation area and that it is sensitive to change, where further development could adversely affect its character and appearance.

32 The appraisal states that:

“the special interest that justifies designation of Hampton Conservation Area derives from a number of architectural, historic and environmental factors relating to these parts, including:

- *the rural setting of the village on a promontory above the Upper Thames valley with significant views of both Hannington Hall and the low-lying plain;*
- *the architectural and historic interest of the village's buildings and other structures - including the stone built Old Farmhouse and roadside walls;*
- *the prevalent use of local materials, notably local ragstone and stone slate roofing; the area's trees, especially individual Scots pine, willows along watercourses and other greenery where this bounds a road or footpath;*
- *the small stream that runs through to join the Bydemill Brook;*
- *the tranquil and pastoral quality of the area;*
- *the area's open space including extensive gardens, paddock and a small hay field at the centre of the conservation area.”*

33 It is these elements that contribute to the significance of the designated Hampton Conservation Area. In addition these elements contribute to the setting of other heritage assets, including listed buildings. The setting of a heritage asset is defined at Annex 2 of the National Planning Policy Framework as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

34 Whilst the demolition of Somerset may in principle be acceptable, the proposed replacement dwelling and curtilage as detailed is significantly larger than existing. Although the applicant has sought to suggest that if Somerset was extended using its permitted development rights, the overall footprint would be similar. However Somerset is a chalet style dwelling with upper floor accommodation contained primarily within the roof. This part of the conservation area is on higher ground above the former farm to the south and is highly prominent in its corner position adjacent to the road. Although the applicant has amended the design of the dwelling, the proposed replacement by virtue of its scale, height, massing and site coverage along with the proposed design response will not in the view of officers be representative of the simpler local vernacular. It remains that the proposed dwelling would introduce an architectural hierarchy which would compete and appear dominant in the conservation area, being of harm to its character and appearance.

35 The existing barn, whilst altered and enlarged reflects the agrarian character; simple and clearly agricultural and appears ancillary and subordinate to the residential buildings surrounding it, including the adjacent listed building of Hampton Cottage. Although as part of this application the applicant has again made amendments to the building, the proposed replacement continues to have an overtly domestic form that would leave no doubt that it is a large single dwelling. The large entrance porch and its proposed extended curtilage into the field would inappropriately compete and differ from the existing utilitarian modesty of the existing barn and its context. Set along the proposed long access track, which in effect would become a driveway, this would further the predisposition to grandeur not usually characteristic of those buildings with agricultural origins. The proposed replacement building in its current scale and form and architectural response will therefore be at odds with the simple historic vernacular built form will again introduce a hierarchy or architecture that would compete with the evolution of the village. Together with the means of access which would incur into the field, this proposal would be a negative introduction and will be harmful to character and appearance of the conservation area and the setting of the listed buildings, in particular but not exclusively to Hampton Cottage.

36 The development leads to less than substantial harm to the significance of a designated heritage assets and that harm should be weighed against the public benefits of the proposal as is required under paragraph 134 of the National Planning Policy Framework. As private family dwellings, it is not considered that the developments will deliver public benefit. Therefore the proposed development would be harmful to the setting of listed and other historic buildings and would fail to preserve or enhance the character and appearance of the designated conservation area.

Archaeology

37 Although the application has been accompanied by an archaeological desk assessment, the County Archaeologist disagrees with its conclusion that the potential for archaeology is negligible and has requested that an archaeological evaluation takes place on site prior to any positive decision. It would be feasible to impose a planning condition prior to commencement with the consent of the applicant, or as a stipulated first development

operation. However paragraph 128 of the NPPF states that where a site on which development is proposed includes or has the potential to include heritage assets of archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment, and where necessary a field evaluation. Therefore as this application is brought before committee with no such undertaking having taken place, this forms a further separate reason for refusal.

Design

38 Local Plan policy HA1 requires housing developments to be design led particularly in respect of their density, house type and which should respect the character of the surrounding area. Whilst policy supports the development of lower density larger homes to satisfy the higher value end of the market, they still need to accord with the context and character of the local area. Policy DE1 requires high standards of design for all types of development. Proposals for development should address the objectives of sustainable development through high quality design and place-making principles. To ensure this, proposals must be assessed against design principles including context and character in respect of: existing built characteristics; acknowledged features of importance; and existing site conditions including layout, form and function of the development including siting, orientation, scale, massing, and materials and detailing. Additionally Policy 13 of the Neighbourhood Plan requires development to integrate well with the existing neighbourhood and work with the character and scale of existing buildings and the surrounding area and ensure that the impact of development on landscape character and important views are taken into account and resisted where it is unduly intrusive or unrelated to existing features.

39 Your officers express no criticism over the design of the proposed two houses in their own right which it is considered would be suitable in a more sustainable and less historically sensitive location. However it is the context in which they are proposed and their impact on the conservation area that raises significant concern. Whilst there are parallels between the individual design and the impact on the conservation area as discussed in detail above, in the view of the Design Officer the proposal will in essence ignore the existing context. The proposing to create an additional vehicle access will cause an urbanising impact that will disturb the rural environment. The replacement barn will set as a focal point and will change the character from agricultural to obviously domestic and suburban, albeit acknowledging that most of the former agricultural buildings are now in residential use, but still retain that same character.

40 It is considered that both houses will cause unnecessary disturbance to the existing pattern of development and introduces a new character to the area which negatively alters the existing character and context contrary to Local Plan policy DE1 and the Highworth Neighbourhood Plan policy 13. It is considered that the replacement barn could be sensitively designed through the provision of a more agrarian approach in attempt to consider its surroundings without creating a new character. The replacement of Somerset could be more modest in scale and design more resonant of the former agricultural workers cottages that once occupied the site. This would be to ensure that the new house does not have a more overbearing and dominant visual impact, particularly at its higher level within the hamlet that will compete with the hierarchy of larger clearly agrarian buildings to the south, with the significant areas of hard landscaping, specifically the gravel parking and turning areas reduced to reflect what exists locally.

41 It should also be noted that both the Swindon Residential Design Guide and paragraph 5 of the National Planning Policy Framework highlight the importance for development in existing areas to respond and respect the inherent scale, density, massing, height landscape, layout, materials and access in order to contribute positively. Whilst changes have been made to the features of the buildings, they continue to have a complex massing and dominant roof design and excessive and too varied fenestration which is not typical of dwellings in the countryside.

42 The developments do not demonstrate how the existing built features have informed the design, they does not respond to or respect the inherent scale, density, massing, details and layout of the existing area nor will they reflect the inherent plot size, building line, roofscape, built form and scale. The proposed development may use good quality materials, but the way these are used and their prevalence given the scale of the proposed buildings will again be at odds with the surrounding agricultural hamlet context.

Landscape and Ecology

43 The Landscape Officer agrees that the intervening field between the two sites make a very important contribution to the setting of the Conservation area as a whole and that landscape views are an important aspect of its setting as identified in Conservation Area Appraisal. The scale and design of the houses must be looked at very carefully to ensure they conserve and enhance the Conservation Area. There has been no analysis to demonstrate how the development would look in the landscape which is an important consideration. Similarly no information has been provided as to how the field would be managed in the longer term were the application to be approved. Conditions can be imposed in respect of this and by virtue of the applicant amending their red line boundary, the majority of the field is now excluded from the application which will minimise the chances of the field from becoming overtly domesticated.

44 The line of Beech trees to the SE boundary are of great value and importance and the Landscape Officer advises that the proposed drive which will pass over the root zone and under canopies would need to be constructed must be constructed using a no-dig method and in line with whatever advice is given by the Arboricultural Officer. Again whilst it is feasible to impose conditions to this effect, the Landscape Officer remains concerned with the increased visibility and other collateral damage that could be caused by the new access to the replacement property at Somerset in particular.

45 The application has been supported by a Phase 1 Ecological Assessment which did not detect the presence of bats in Somerset but did identify pipistrelle bats in the barn. It is acknowledged that by condition all necessary mitigation works could be implemented together with measures put in place to enhance biodiversity on the site. The planting of native species along the boundaries of each respective property would be a positive contribution but this does not overcome the fact that the entire character conservation area would be affected.

Transport and Highways

46 Local Plan policy SD1 requires developments to be accessible by walking, cycling and or public transport whilst policies TR1 and TR2 seeks to reduce the dependency on the private

car focusing on development in more sustainable locations that can actively encourage the use of alternative modes of transport and safer ease of movement. For the reasons discussed above, the site is not located within an existing settlement and given its distance from Highworth and indeed Swindon some quarter of a mile along the B4019 west on a poorly paved country lane, Hampton is not considered to be a sustainable location. However the impact of a net one new dwelling would be negligible when considered against the sustainable travel priorities.

47 The existing field access is proposed to be utilised and developed under this proposal. The Highway Officer considers that with a width of 4.1m, this is deemed to be acceptable in highway safety terms as it will permit the simultaneous access and egress of 2no. domestic vehicles. This does not permit two-way movement of a domestic vehicle and large vehicle such as a refuse collection vehicle. However a refuse collection point has been indicated on the revised plans at the entrance to the site.

48 There is concern that the required visibility splay of 2.4 metres by 215 metres cannot be achieved on what is a 60 mile per hour road as this may affect third party land. However, the Highway Officer advises that two dwellings will not generate such an intensive number of vehicles to be considered significant or detrimental to highway safety given that this will be a shared access and the existing accesses to Somerset will be closed thus creating a Some betterment of existing conditions.

49 Eight parking spaces are provided for this development. This exceeds the requirement outlined within the adopted Parking Standard and is considered to be acceptable. There is also sufficient room within both sites permit turning manoeuvres, therefore ensuring that vehicles will egress in a forward gear. However this consideration must be weighed against the impact significant areas of gravel will have on the conservation area. Given the over provision of parking and the proposed garages, it is acceptable that the garages would accommodate the required secure cycle parking.

Concluding Comments

50 Whilst there would be a market and policy support for larger design led houses within the Borough, the proposed replacement at Somerset and the new dwelling on the site of the barn would by virtue of their design, scale and layout introduce an unacceptably suburban character to an historic hamlet located in open countryside. The need to safeguard the features that define this pastoral landscape and that contribute to the setting and significance of the designated conservation area and nearby heritage assets must be afforded considerable weight.

Recommendation

That planning permission be REFUSED

Reasons

1. The proposed dwellings by virtue of their scale, design, layout and appearance would result in the introduction of a suburban character to Hampton and would fail to preserve the setting and features of historic interest of listed and other historic buildings of significant local interest. Furthermore, the proposal will fail to preserve or enhance the character and

appearance of the designated Hampton Conservation Area and its defining pastoral qualities. The significance of these assets would be detrimentally affected and therefore in having regard to the Planning (Listed Buildings and Conservation Areas) Act 1990 fails to satisfy the requirements of Section 12 of the National Planning Policy Framework (NPPF) (2012), policies EN10 and DE1 of the Swindon Borough Local Plan 2026 (2015) and Policy 13 of the Highworth Neighbourhood Plan (2017).

2. The applicant has failed to undertake a field evaluation of the application site on the recommendation of the County Archaeologist as the site has potential to include heritage assets with archaeological interests. This is contrary to paragraph 128 of the National Planning Policy Framework (NPPF) (2012) and policy EN10 of the Swindon Borough Local Plan 2026 (2015)

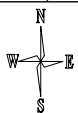
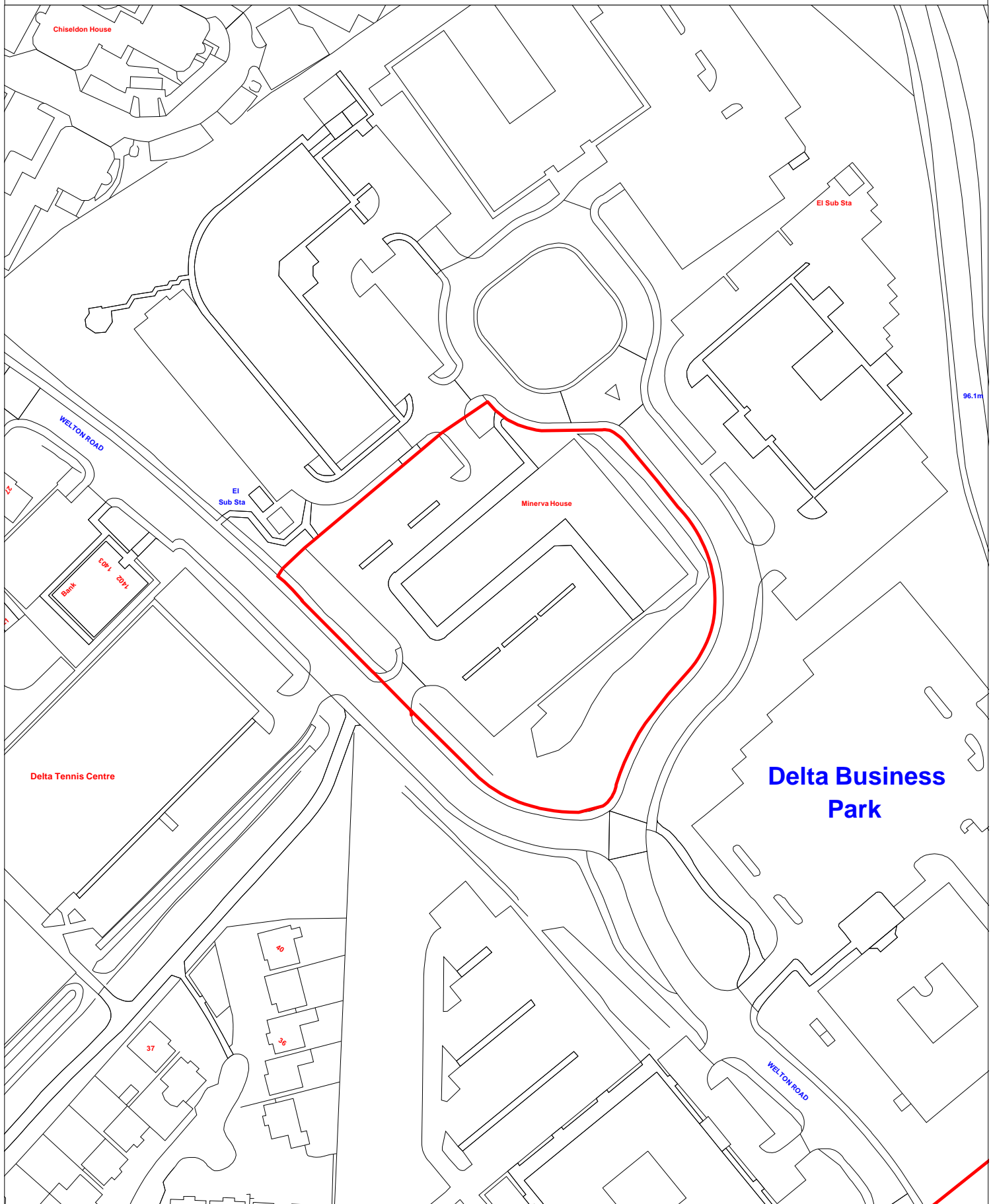
Informatives

1. This decision is respect of the Site Location Plan (drawing 1641.01, dated 05/06/2017), Existing Block Plan (drawing 1641.14 dated 16/6/2017); Topographical Survey (drawing 13740-200-01, dated Jan 2014); Design and Access Statement (reference MWA 1641, 2017); Archaeological and Heritage Assessment (reference H_EDP4351_01a, dated October 2017) and Phase 1 Ecologic Assessment (reference Ecology 7465 Issue 2, dated June 2017) received on the 20th October 2017; revised Site Layout (drawing 1641.20-B, dated 29/9/2017); Barn Replacement (drawing 1641.24-A, dated 05/10/17); Somerset Replacement Dwelling (drawing 1645.22-B dated 05/10/2017) and additional information received on the 25th January 2018; and revised Proposed Block Plan (drawing 1641.26-C, dated 11/10/2017 received by the Local Planning Authority on the 21st June 2018.

End of Report

Erection of a two storey roof extension to create 28no. self contained flats (Class C3) and associated works.

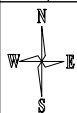
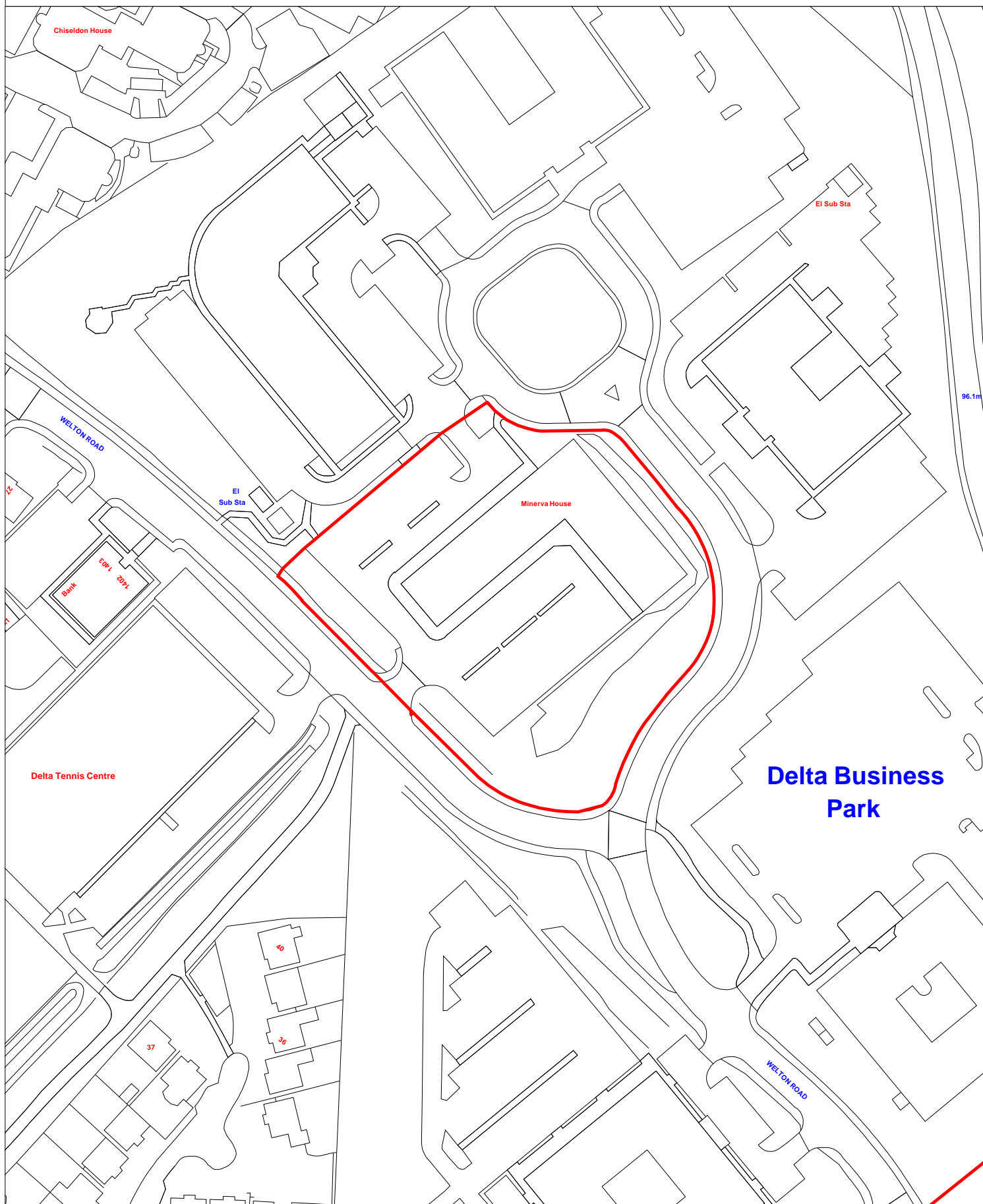
Minerva House 800 Welton Road Westlea Swindon



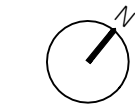
This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.

Erection of a two storey roof extension to create 28no. self contained flats (Class C3) and associated works.

Minerva House 800 Welton Road Westlea Swindon



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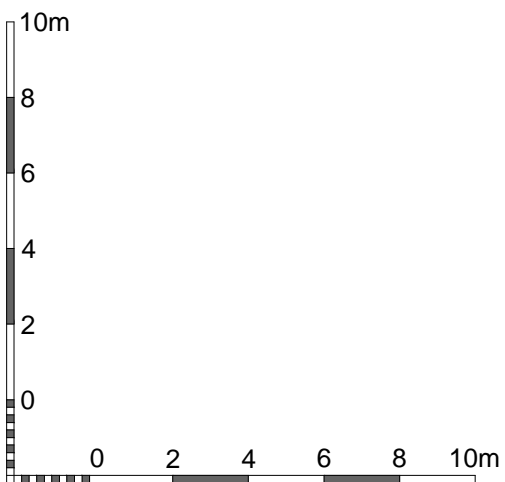


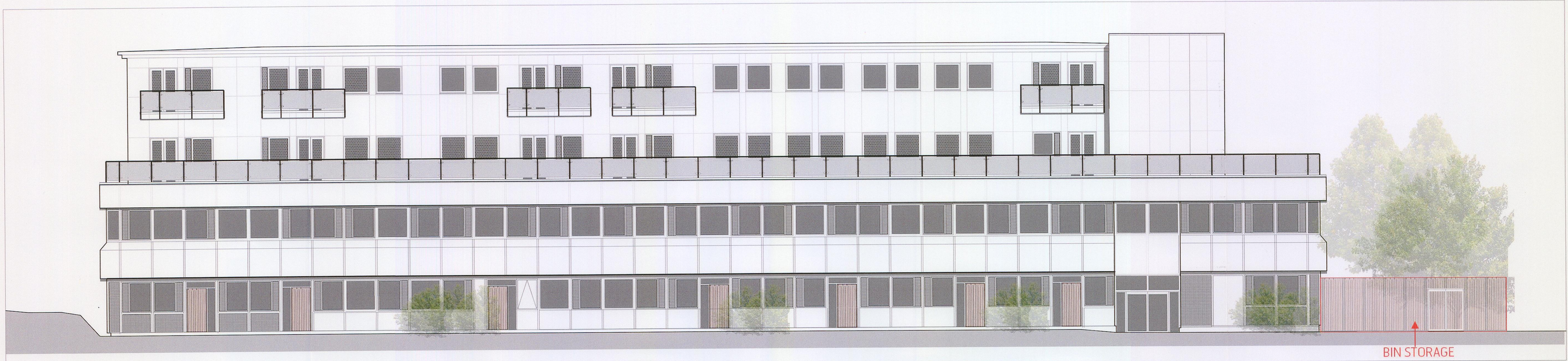
Brooks Murray Architects
The Arts Building, Morris Place, N4 3JG
+44 (0)2077399555 admin@brooksmurray.com

**brooks
murray**

CLIENT:
Chotoveli Equity Partners
JOB:
Minerva House
Delta 800, Welton Road
Swindon SN57XQ
DRAWING TITLE:
Proposed Landscape Plan

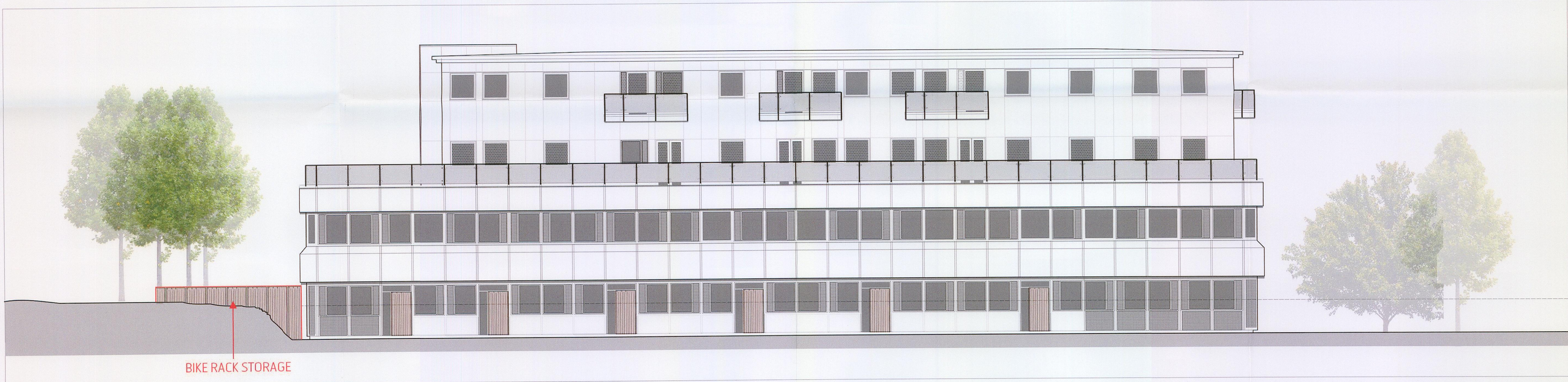
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1:200 @ A1
DATE:
30 May 2018
STATUS:
PA
DRAWING NUMBER:
1161-002
REV:
2
ISSUED BY:
AB
DRAWING CODE
XXXX-BMA-XX-XX-DR-A-XXXXXX-00



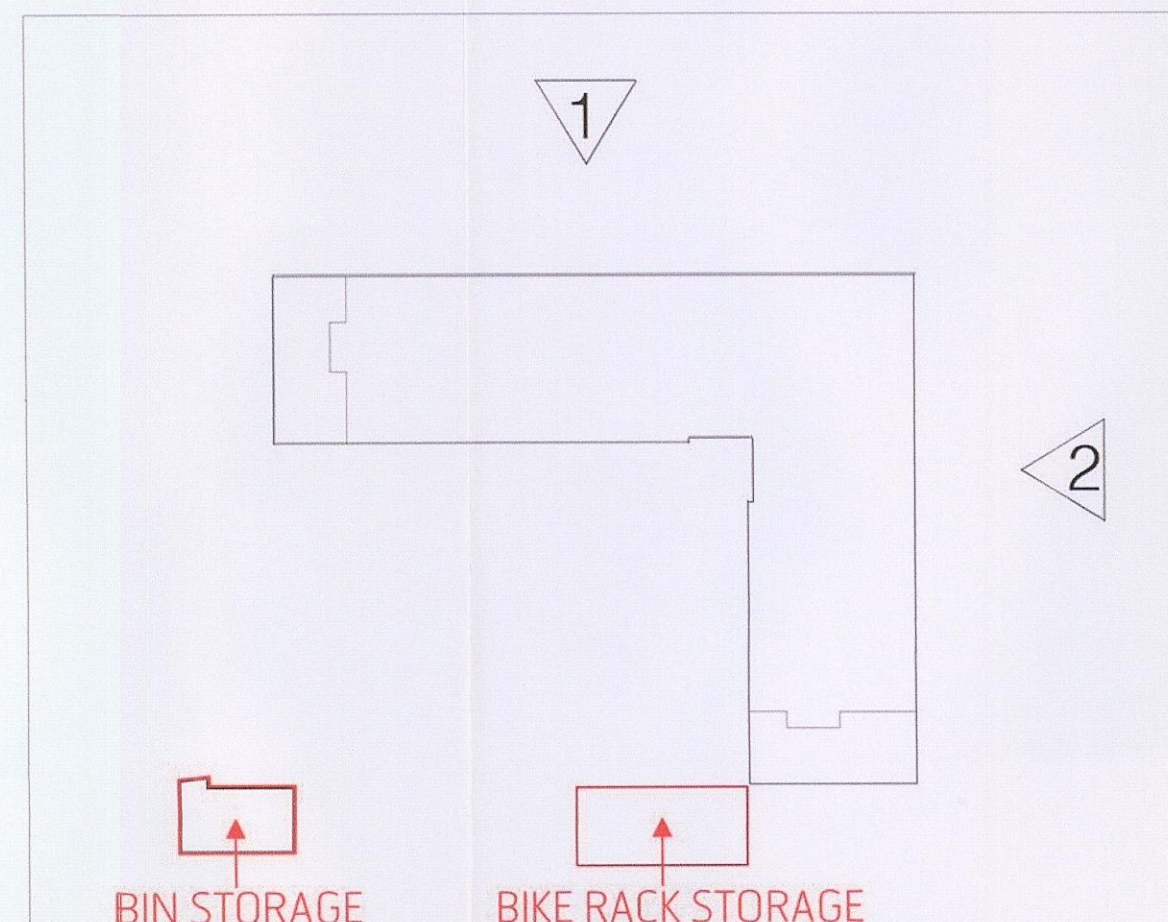
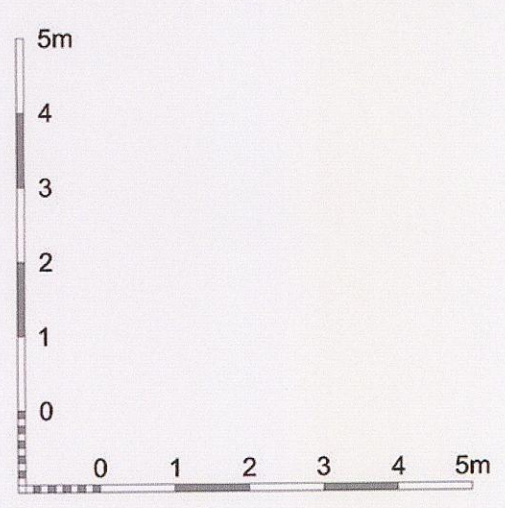


Elevation 1
Proposed North West

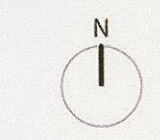
Page 95



Elevation 2
Proposed North East



SWINDON BOROUGH COUNCIL
 5 JAN 2017
 - 5 JAN 2013
 PLANNING DEPARTMENT



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 +44 (0)2077359555 admin@brooks-murray.com

brooks murray

CLIENT:
Chotovelli Equity Partners
 JOB:
Minerva House
 Delta 800, Welton Road
 Swindon SN5 7XQ
 DRAWING TITLE:
Proposed Elevations 1 & 2 Cycles + B
 TITLE2
 SCALE:
1:100 @ A1
 DATE:
JAN. 2018
 STATUS:
Preliminary
 DRAWING NUMBER:
1161-200A
 REV:
0
 ISSUED BY:
AB
 DRAWING CODE
XXXX-87A-XX-XX-DR-A-XXXXXX-00

COMMITTEE REPORT

Item Number: 10

Application Number: S/17/2077

Ward: Mannington And Western

Parish: West Swindon

Proposal: Erection of a two storey roof extension to create 28no. self-contained flats (Class C3), provision of car and cycle parking and associated works.

Location: Minerva House, 800 Welton Road, Westlea

Case Officer: Rachael Adams

Contact Details: E-mail: radams@swindon.gov.uk Tel: 01793 466012

Agent:

Adrian Bonnin
Brooks Meadow Architects
The Arts Building
Morris Place
Unit 1, Second Floor
London
N4 3JG

Applicant:

Mr Chotoveli
Oxford London Developments Ltd
14 Kings Meadow
Ferry Hinksey Road
Oxford
OX2 0DP

Officer Report

Background:

1 This application is brought before the Committee for consideration at the request of West Swindon Parish Council due to concerns about parking provision.

2 Permission to convert the building from office to residential has previously been granted by way of a prior approval application, for the change of use from offices to 41 no. flats in the existing building and a planning application has subsequently been granted for a roof extension to provide a further 14 no. flats.

3 Works for the conversion of this building from office to residential are well underway and the roof extension is under construction.

4 If Members are minded to approve the current application for a two storey roof extension for 28 no. flats, this would effectively incorporate and thus supersede the permission for 14 flats and would not be in addition to those units.

5 The table below contains a summary of the recent planning history for this site:

Application Number	Development
S/PRIORC/16/0988	Conversion from Office to 38 residential units
S/16/2089	Roof extension to provide 14 units
S/PRIORC/17/0497	Conversion from office to 41 residential units
S/17/0737	Alterations to the external appearance of the building and re-location of the refuse store

Summary of Recommendation:

6 That planning permission be **GRANTED** subject to conditions.

The Proposal:

7 This application is for the erection of a two storey roof extension to create 28 no. self-contained flats comprising 16 one bedroom units and 12 two bedroom units. The scheme also includes the provision of a total of 107 car parking spaces to serve the whole property, the provision of a secure cycle store with 72 spaces and a bin storage area.

The Site and Surroundings:

8 This application relates to Minerva House, Delta 800, Welton Road located within the Delta Business Park. The building is a large detached 2 storey building formerly used as offices.

Representations:

Neighbours:

Letter from Sodexo (Ground Floor West, Delta 1100)

9 Concerned about extra demand on parking in the vicinity.

West Swindon Parish Council:

10 Object to the scheme and request it is called-in to planning committee.

The provision for car parking does not meet the minimum requirements. There is a limited network of pathways and safe crossing points for pedestrians. The development is likely to contribute to parking pressures in this area. The minimum parking standards should be secured in full and that work is undertaken to mitigate the impact by securing additional parking off-site spaces elsewhere on the estate.

11 A further letter from the Parish Council was received stating that whilst 107 spaces still results in a shortfall of 10 spaces, the 107 spaces represents a fair provision on the land available on the site. However, further consideration should be given to the provision of on-street parking in the estate and is this something that the developer could contribute funding towards.

Planning Considerations:

Policy/Principle:

12 Swindon Local Plan Policy SD2 (a) (The Sustainable Development Strategy) states development in the Borough will be concentrated at Swindon through realising development opportunities within Swindon's urban area. This proposal is in accordance with this aspect of the development strategy.

13 The site is within the Delta Key Employment Area and therefore Policy EC2 is engaged. The general thrust of the policy is to protect the key employment areas for employment uses. However in this case the alternative use has been established through the prior approval change of use and the previous planning permission. Therefore it is agreed that Policy EC2 is not relevant in this case and residential is considered acceptable use.

Design:

14 The roof extension would be set in slightly from the walls of the existing building, especially at either end of the building. In so doing, the proposed extension would sit comfortably on the existing building without appearing over dominant or top-heavy. The proposed design incorporates a set back from the principal elevations, which limits the massing of the building and helps to minimise its impact. The flat roof style form of the existing building has been emulated, whilst a more contemporary slatted canopy feature and high quality materials are incorporated to help lift the appearance of the building.

15 Internally, the building has been designed around a central spine corridor providing access to the larger communal terraces located at either end of the building. Being at roof level and distanced from other residential and non-residential units, it is considered that levels of amenity for both future occupants and any near neighbours are satisfactory with no loss of privacy or overshadowing resulting from the proposed development.

16 The proposal accords with the design criteria set out within chapter 7 of the NPPF, policy DE1 of adopted Local Plan and the Swindon Residential Design Guide.

Highways:

17 Minerva House already has permission to be converted from office to residential and as a result of this proposal would result in a total of 69 flats on the site comprising 46 one bedroom units and 23 two bedroom units.

18 There is no change proposed to the access arrangements for the site, the entrance to the site is from Welton Road with the exit from the rear of the site looping back round to

Welton Road.

19 In accordance with the Councils adopted parking standards the following car parking spaces are generated by the development:

1 space per 1 bedroom unit and 2 spaces per 2 bedroom unit = 92 spaces

Visitor spaces required at 1 space per 5 units = 18 spaces

Disabled spaces required at 6% of total = 7 spaces

Total Parking spaces required = 117 spaces

20 Although the application form states 101 car parking spaces, the latest site plan (drwg no. 1161-02 rev 2) shows 107 car parking spaces.

21 Despite this number falling short of the requirements when applying the standards in their strictest form, given the number of 1 bedroom units in the scheme and the variance in car ownership for units such as these and the fact that spaces will be unallocated, on balance, 107 spaces is considered acceptable.

22 Cycle parking for 78 cycles is proposed which corresponds with the Councils parking standards. The cycle stores are of sufficient dimensions to allow access to the upper racks of the two tier racks proposed.

23 Furthermore, the parking demand for this residential proposal will differ from the commercial properties nearby as the commercial properties have a parking demand during the daytime whereas residential parking demand is evenings and overnight.

24 The Local Highway Authority recommend that no highway objection is raised subject to conditions being attached to any permission granted:

Trees:

25 The south eastern part of the site comprises a well treed, grassed bank, which is protected under Tree Protection Order No. 5 2017.

26 Whilst the development of the residential units is contained to the footprint of the existing building, it is proposed to construct the cycle store and bin storage area within this bank.

27 Initially the Councils Arboricultural officer raised some concerns about the impact of these structures on the trees. After much discussion and email exchange and following the preparation of an accurate tree survey and tree protection plan, the applicant demonstrated that the structures could be constructed within this area without damage to the trees.

28 The Councils Arboricultural officer has confirmed that the proposals are now satisfactory subject to the imposition of a condition requiring a detailed arboricultural method statement (AMS) to be submitted to and approved in writing by the Local Planning Authority prior to any works on these structures or works needed to facilitate

their construction.

Other Matters:

Affordable Housing:

29 In accordance with Policy HA2 of the SBLP affordable housing will be sought on all suitable sites proposed for development that comprise 15 or more dwellings or sites of 0.5 hectares or more. As such normally affordable housing would be required to be provided on site at a ratio of 30%.

Open Space:

30 Policy EN3 of the adopted SBLP details a requirement for residential development to provide or contribute towards public open space in line with open space standards set out in appendix 3 of the SBLP. This open space is broken down into types:

- General Recreation (Major open Space and Local Open Space)
- Children and Teenager's play spaces
- Outdoor sports
- Allotments

31 Given the location of the scheme, it is not possible to secure provision of any type of open space on site, consideration needs to be given to the need to secure off-site contributions instead to mitigate the impact of the development in order to make it acceptable in planning terms. To assist in assessment, the requirements of Appendix 3 have been converted into a calculator that generates the open space requirement by proposal and, how that would translate into potential off-site contributions, where on-site provision is not deliverable.

32 This proposal would generate the following potential contributions:

Contribution	Amount
Off-site play	£4,217.18
Off-site Local Open Space LOS	£11,851.54
Off-site Major Open Space MOS	£4,074.32
Off-site Playing Pitches	£8,794.37
Allotments	£0.00
Potential Total Combined	£28,937.41

33 In this case though a financial 'open book' report has been submitted in support of the application that concludes that the provision of any affordable housing or s106 contributions would make the development unviable. This 'open book' report has been assessed by an independent third party who confirmed that the development would not be viable if any affordable housing or s106 contributions were to be sought.

34 On this basis the LPA are not seeking to secure any affordable housing or s106 contributions as part of the development. Given the viability of the scheme and the fact that development is well underway it is not considered reasonable to require a claw-back mechanism as part of a legal agreement requiring viability to be re-assessed post construction.

Community Infrastructure Levy (CIL):

35 The development is located within the Council's adopted CIL Charging Residential Zone 2. The standard CIL rate as set out in the adopted CIL Charging Schedule do not reflect the rates that would be chargeable as these are index linked annually on the 1st January in any given year.

36 CIL is a mandatory charge on development. In Swindon there is no opportunity not to pay the CIL charges as the Council does not have CIL Exceptional Circumstances relief operating in its area. The CIL chargeable amount will be calculated at the point of planning permission being granted but as a guide the CIL generated on the additional floor space is **£132,740.48** if planning permission were to be granted before 31st December 2018.

Response to Parish Council concerns:

37 The Parish Council have raised concerns about parking provision in the area and have asked whether further consideration can be given to providing any on-street parking potentially within the highway verge or if monies could be secured towards that provision.

38 The LHA have reviewed the highway boundary and the Council's Property records and can confirm that there is no land available for any provision of on-street car parking spaces.

39 Further, Welton Road is heavily used for on-street parking during the day and creating additional spaces would result in the loss of on-street parking, thus the suggested gain is likely to be offset by the loss of spaces. It is therefore recommended that this is not appropriate and without an implementable scheme in the applicant's control, it is not realistic.

40 The development is '*acceptable in planning terms*' without a contribution to the aforementioned works; the works requested are related to an existing issue within the area, which the development does not exacerbate.

41 Therefore a contribution would not be '*directly related to the development*' and could not be reasonably requested. As the development has complied with current policy, any contribution secured as part of this proposal would not satisfy all of the lawful tests of a planning obligation.

Recommendation

42 That planning permission be **GRANTED** with Conditions.

Conditions

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

Approved drawings

2. This approval shall be in respect of:

Drawing numbers 1161-201 rev 0, 1161-PA020, 1161-200A rev 0, 1161-104 rev 1, 1161-101 rev 1, 1161-102 rev 1, 1161-103 rev 1, 1161-PA010, 1161-300 rev 0, 1161-PA011, 1161-PA012 and Design and Access Statement received by the LPA on 5th January 2018

Drawing number OLD-MHT-2211/16 rev 1 received by the LPA on 8th March 2018

Tree Schedule received by the LPA on 26th March 2018

Drawing number 1161-100 rev A, 1161.110 and Two Tier Cycle Rack details received by the LPA on 9th April 2018

Drawing number 9641 TPP01 rev B received by the LPA on 11th May 2018

Drawing number 1161-002 rev 2 received by the LPA on 1st June 2018

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

Arboricultural Method Statement

3. Prior to the commencement of work (including all demolition and preparatory work) for the Bin & Cycle Storage as detailed on the Tree Protection Plan drwg no. 9641 TPP 01 rev B, an Arboricultural Method Statement (AMS) for the protection of the retained trees, in accordance with BS5837: 2012, shall be submitted to and approved in writing by the Local Planning Authority. The AMS shall include the following;

- a) A clear tree works specification schedule as part of a formal Tree Preservation Order Application for each effected tree in line with BS: 3998:2010 Tree work - Recommendations.
- b) Location and installation of services/ utilities/ drainage.
- c) Methods of demolition of existing structures within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- d) Details of excavation & construction within the RPA or that may impact on the retained trees.
- e) A full specification for the installation of boundary treatment works.
- f) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.

- g) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- h) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- i) A full specification for scaffolding and ground protection within tree protection zones.
- j) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- k) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
- l) Boundary treatments within the RPA.
- m) Methodology and detailed assessment of root pruning (ref: BS5837: 2012, 7.2).
- n) Details of Arboricultural supervision and inspection by a suitably qualified tree specialist during all preparation and construction works.
- o) Auditable/audited system of arboricultural site monitoring and reporting of inspection and supervision as specified in section n).
- p) Methods to improve the rooting environment for retained and proposed trees and landscaping.
- q) The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

Landscaping

4. The development hereby permitted shall not be brought into use until a soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; an appropriately scaled planting plan to include the species, location, numbers, size, spacing and positions of all new trees and shrubs, details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site. The drawing shall include or be accompanied by a detailed specification setting out an appropriate methodology for implementing the scheme in accordance with the appropriate British Standards to include BS 8545:2015, BS 4428:1989 and BS 5837:2012. The submission must include a detailed programme of implementation.

Reason: To ensure the appearance of the development is satisfactory.

Parking

5. The development hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan [drawing no. 1161-001 Rev 2], and those facilities shall be maintained available for those purposes thereafter.

Reason: To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site.

Cycle Storage

6. The development hereby permitted shall not be occupied until secure and sheltered cycle storage facilities for 78 bicycles have been provided in accordance with the submitted details and those facilities shall be maintained available for those purposes thereafter.

Reason: To promote and encourage sustainable transport and travel.

Materials

7. The development hereby permitted shall be constructed in accordance with the approved materials.

Reason: To ensure that the appearance of the development is satisfactory.

Bin Storage

8. The bin storage area shall be constructed in accord with the approved details.

Reason: To ensure that the appearance of the development is satisfactory.

Informatives

CIL Liable Development

1. This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil or telephone the SBC CIL Team on 01793 466289 or 466397 or email cil@swindon.gov.uk. To avoid additional financial penalties the requirements of the impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Information on possible exemptions that may be capable of being applied for can be found at:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy and <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL remains relevant in the event that planning permission is allowed by Planning Appeal.

Wheel washing

2. The weather will have an impact on construction sites which in turn will require roads to be swept in addition to using wheel wash facilities. Swindon Borough Council are on winter service alert for gritting roads around the Borough from mid-October to mid-April each year, the treated roads are shown on the attached plan. The de-icing material used for road treatment by this council is Thorox, this material is rock salt treated with an agricultural by-product similar to molasses and has the advantage of being active on the carriageway for up to three days providing there is no substantial precipitation or sweeping. It is imperative that any salt removed from the treated network by sweepers clearing mud and debris is replaced straight away at a spread rate of 15g/m². Where a sweeper is used on the roads around your site, you have a responsibility to retreat roads after washing or sweeping to ensure safety of road users is maintained during the winter period. In order to assist with this retreatment, Swindon Borough's Highway Operations Team can provide a filled grit bin at a cost available on request for use by developers, it should be noted that once delivered the bin and its contents will be in the property of the developer. In the first instance, please contact, Duty Winter Service Engineer, 01793 466354 to discuss and confirm site specific requirements.

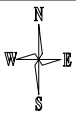
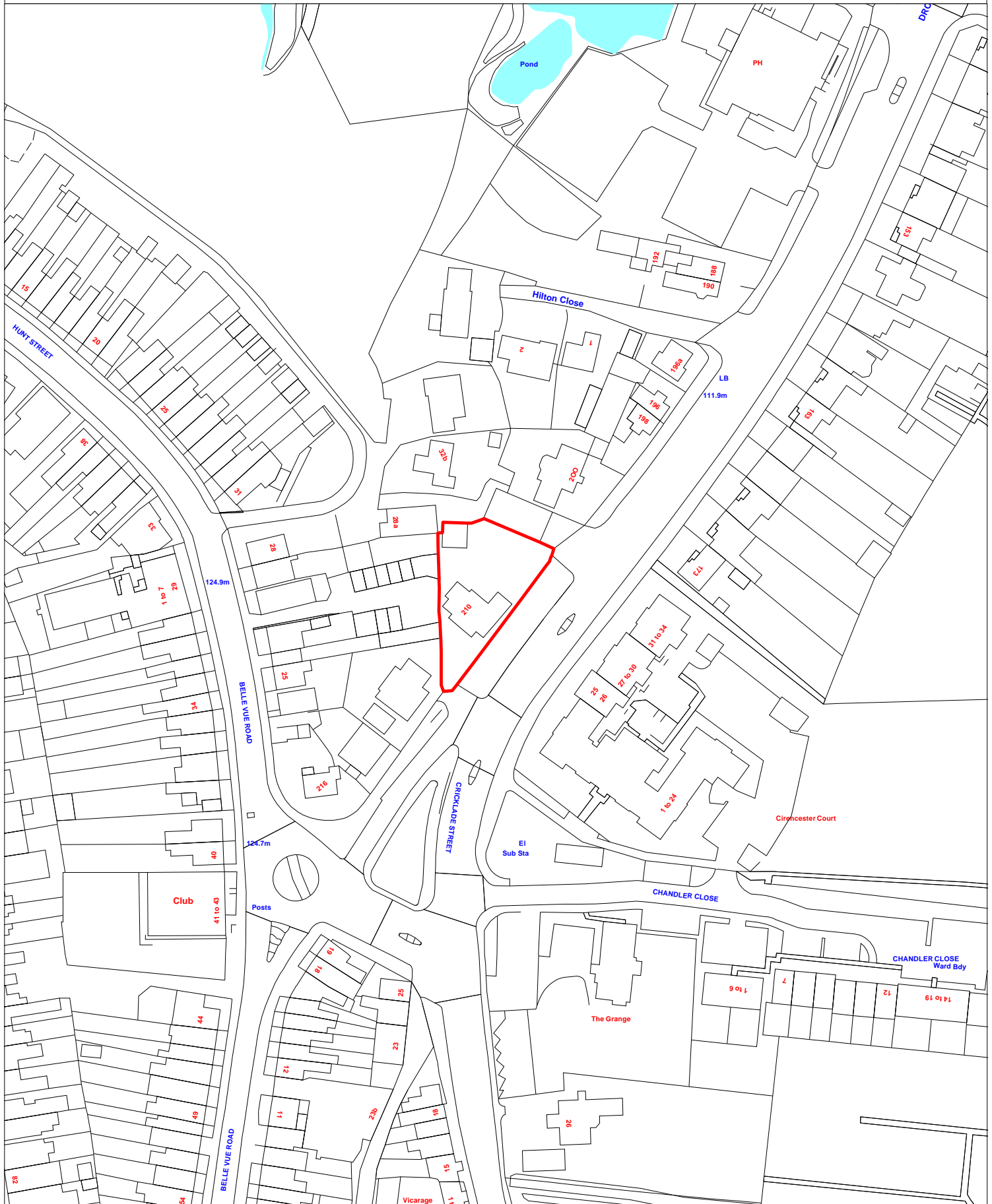
Street naming and numbering

3. In addition to this consent, under the Town Improvement Clauses Act 1847 the applicant is required to contact SBC's Street Naming & Numbering Officer as soon as possible with regard to registering new or changes to the official address of any properties within this development.

http://www.swindon.gov.uk/info/20031/roads_parking_and_transport/321/apply_for_street_name_or_number

Erection of first floor front extension and extension/ increase to ridge height of existing garage.

210 Drove Road Swindon SN1 3AG



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.

Erection of first floor front extension and extension/ increase to ridge height of existing garage.

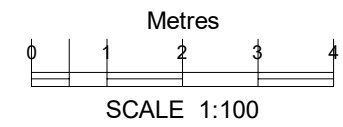
210 Drove Road Swindon SN1 3AG



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Existing Front Elevation



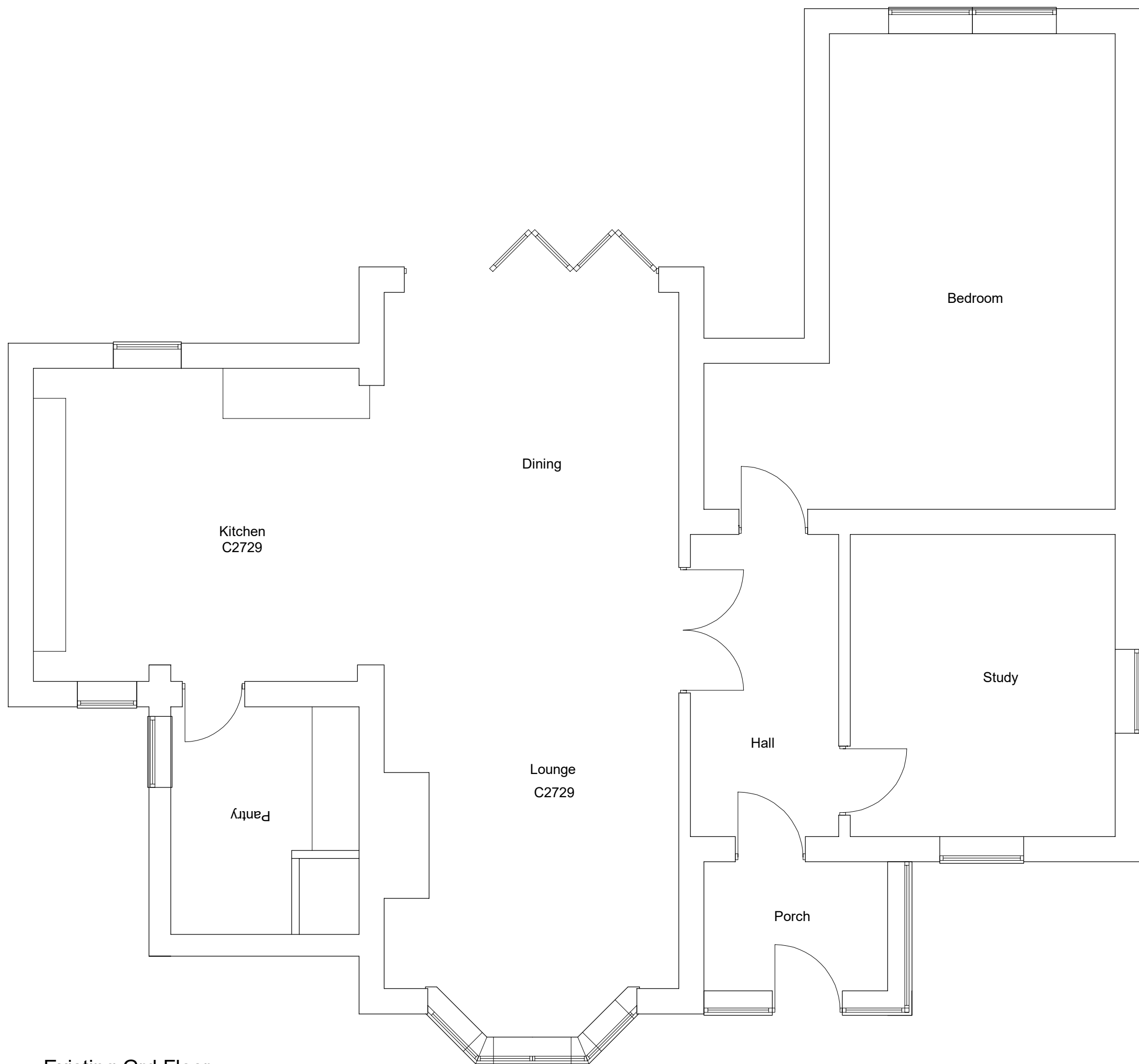
Existing Side Elevation



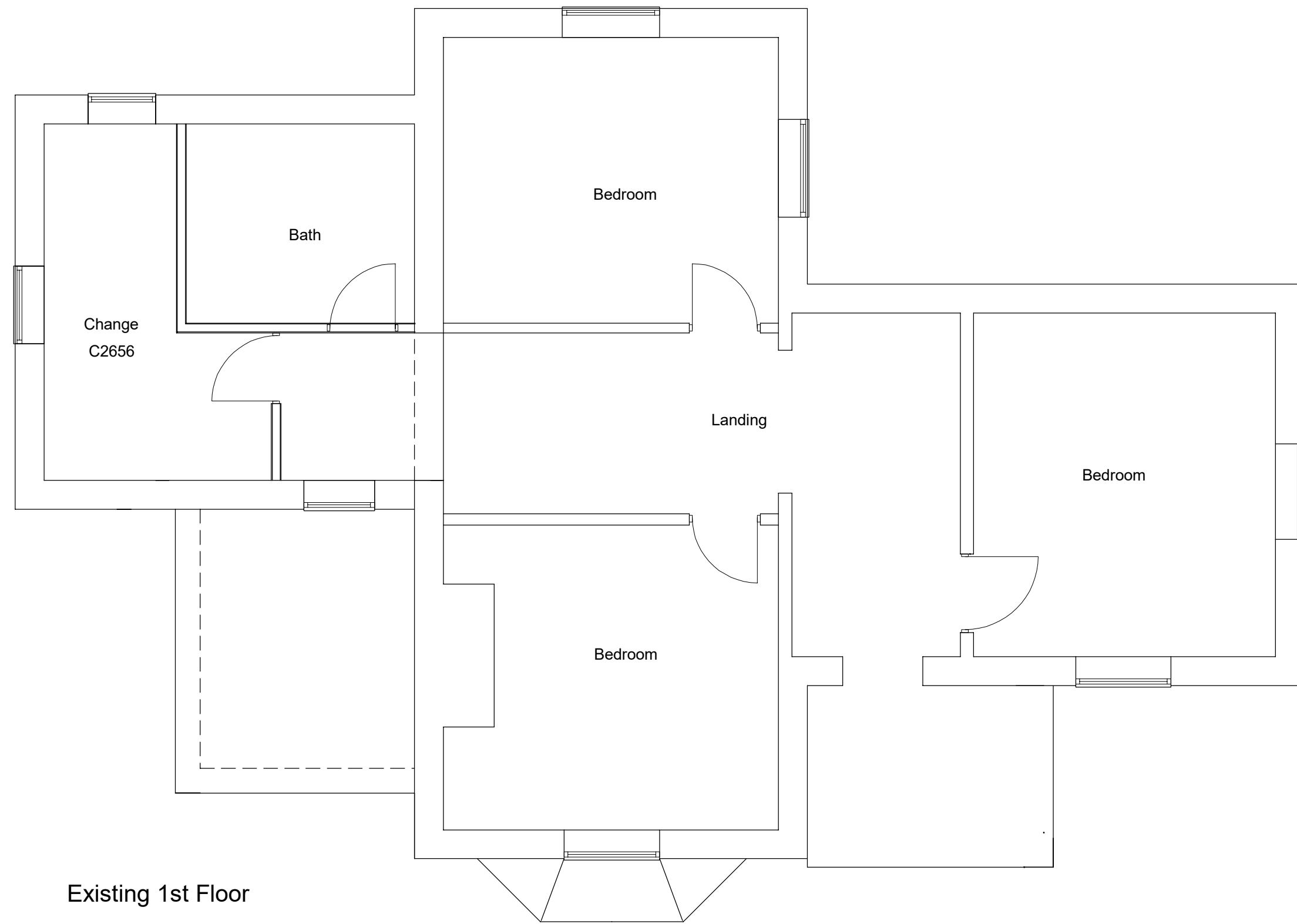
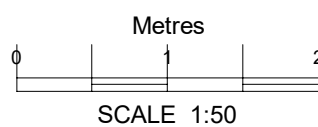
Proposed Front Elevation



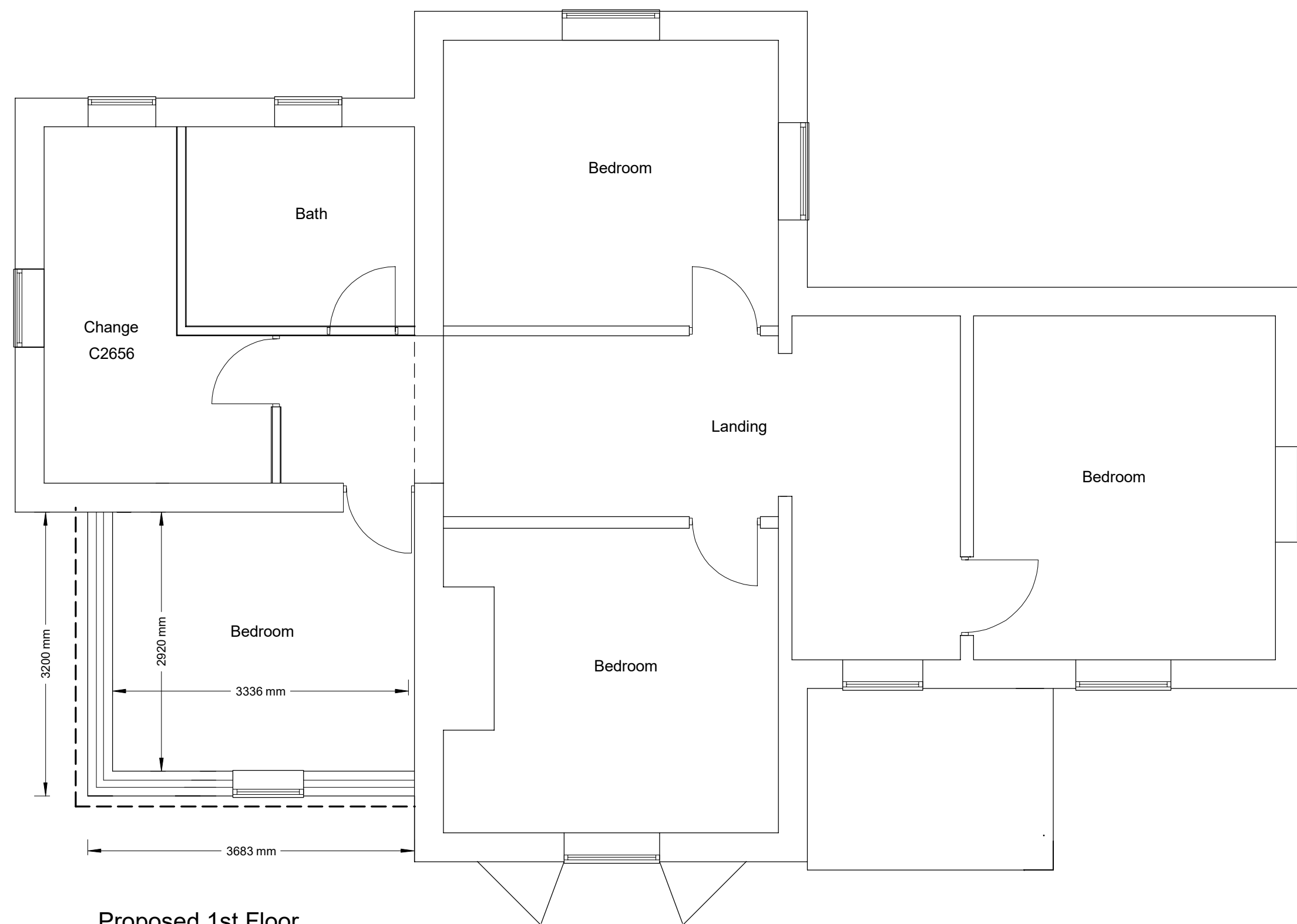
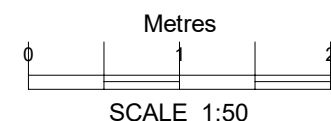
Proposed Side Elevation



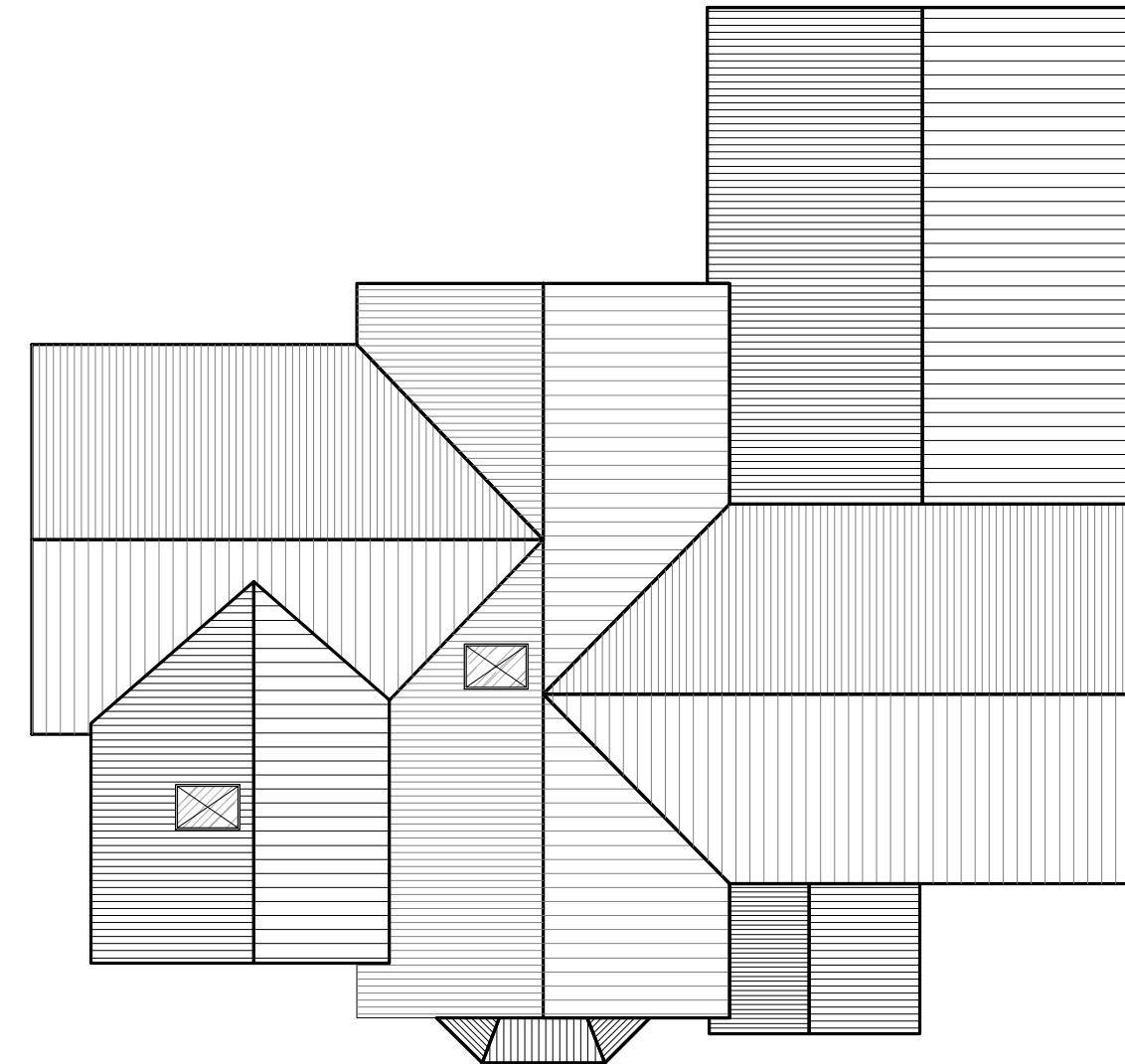
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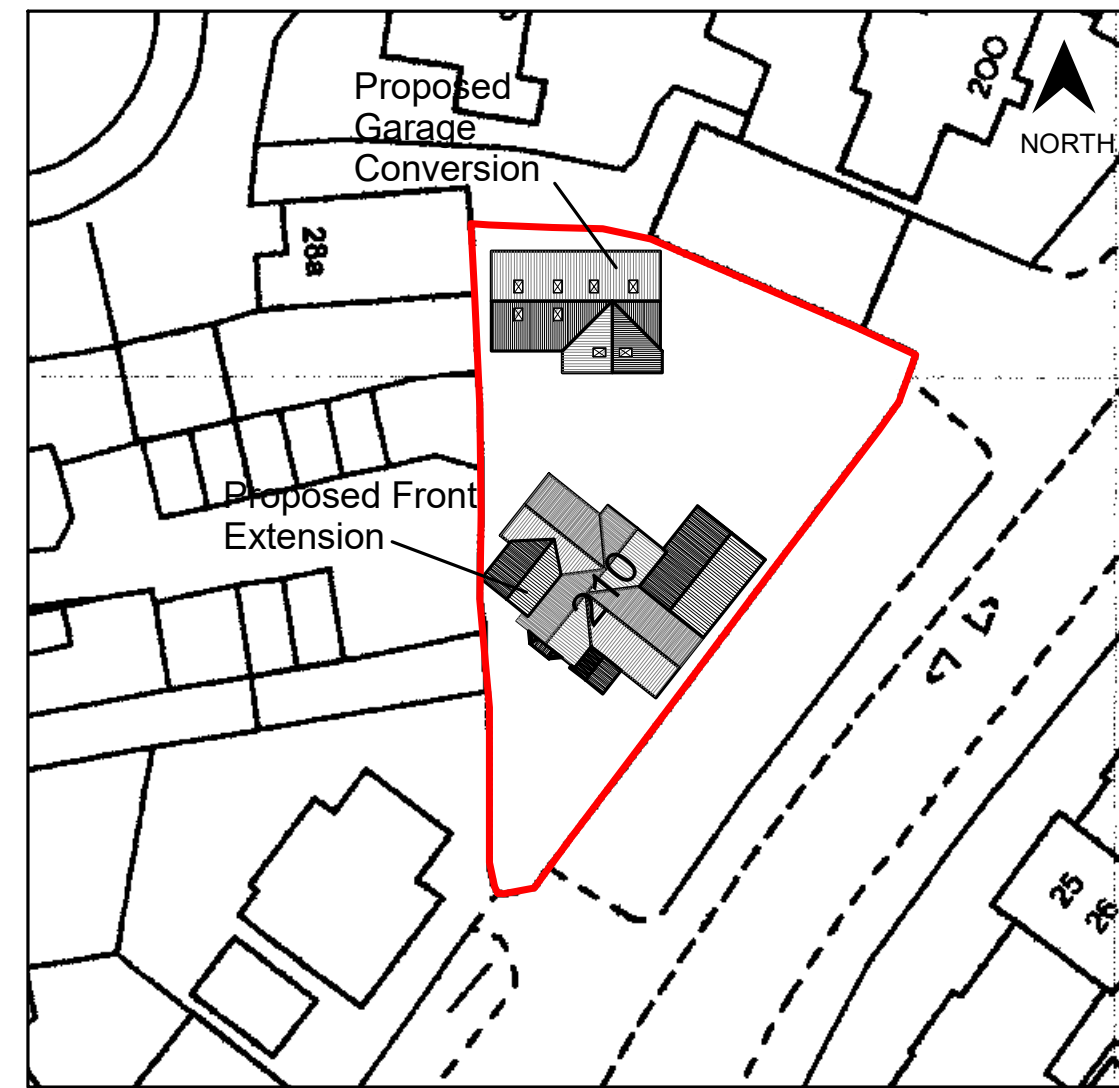
Existing 1st Floor



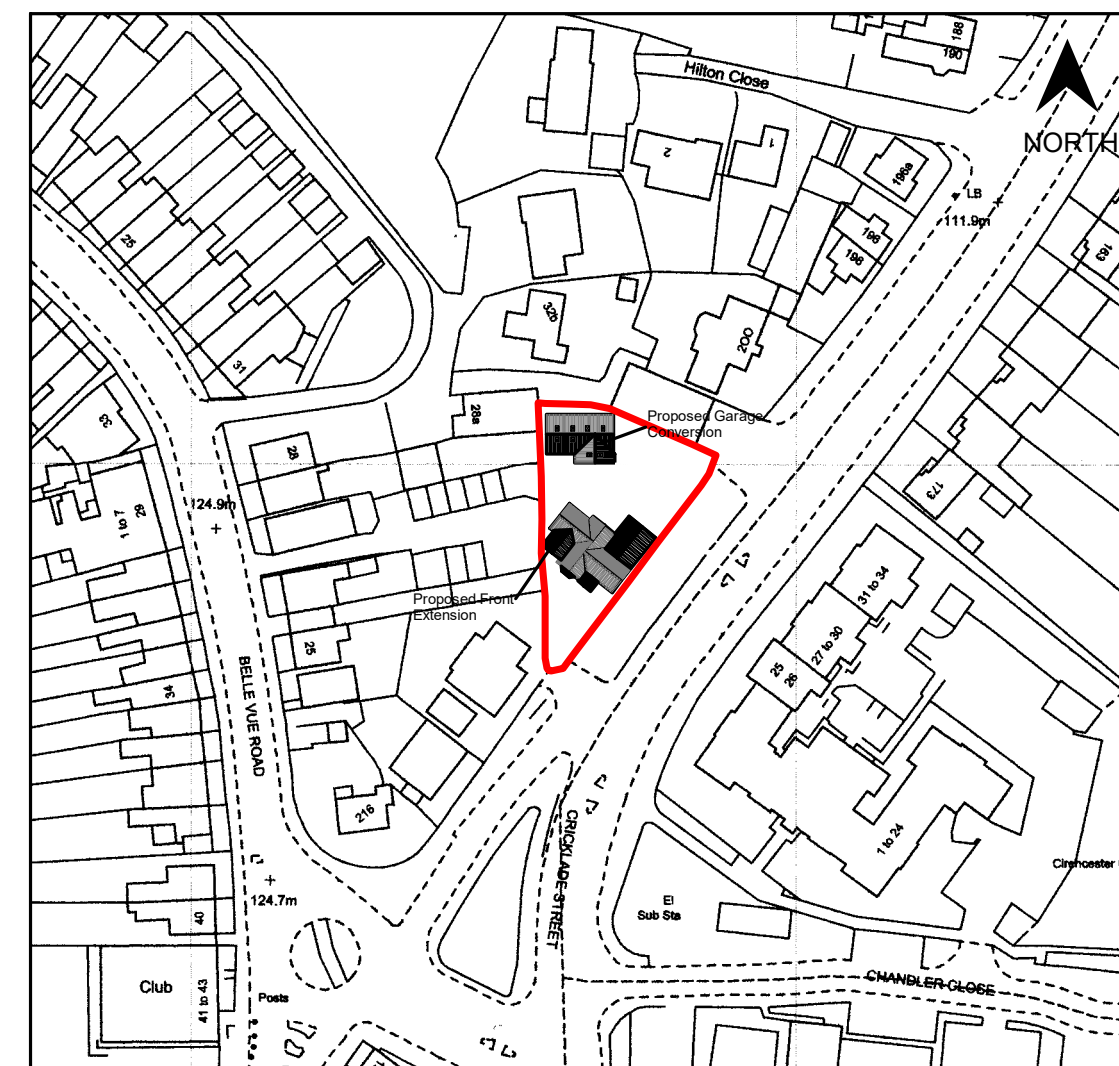
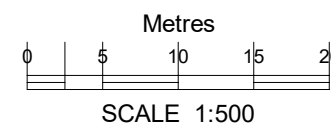
Proposed 1st Floor



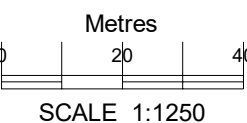
Proposed Roof




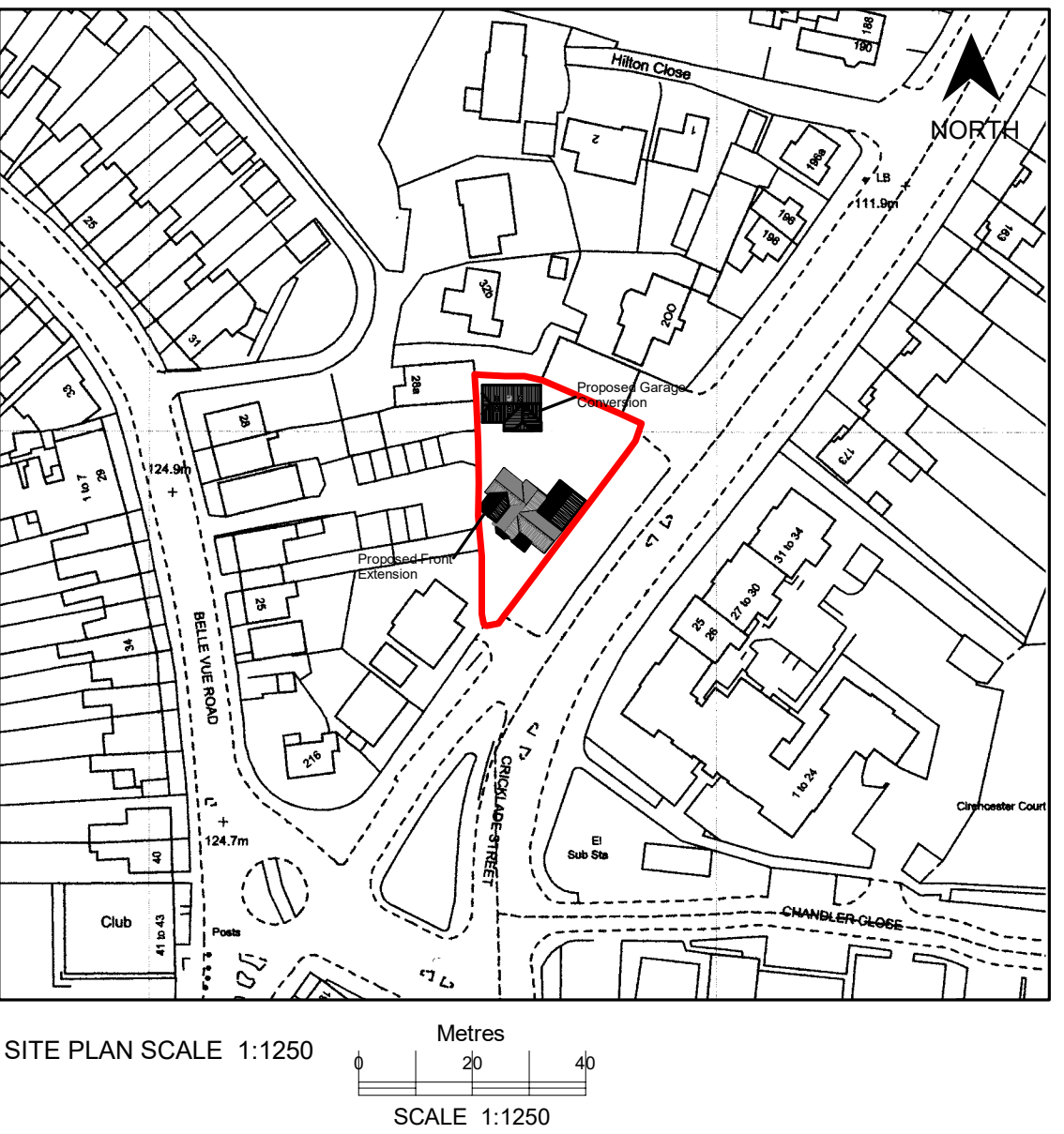
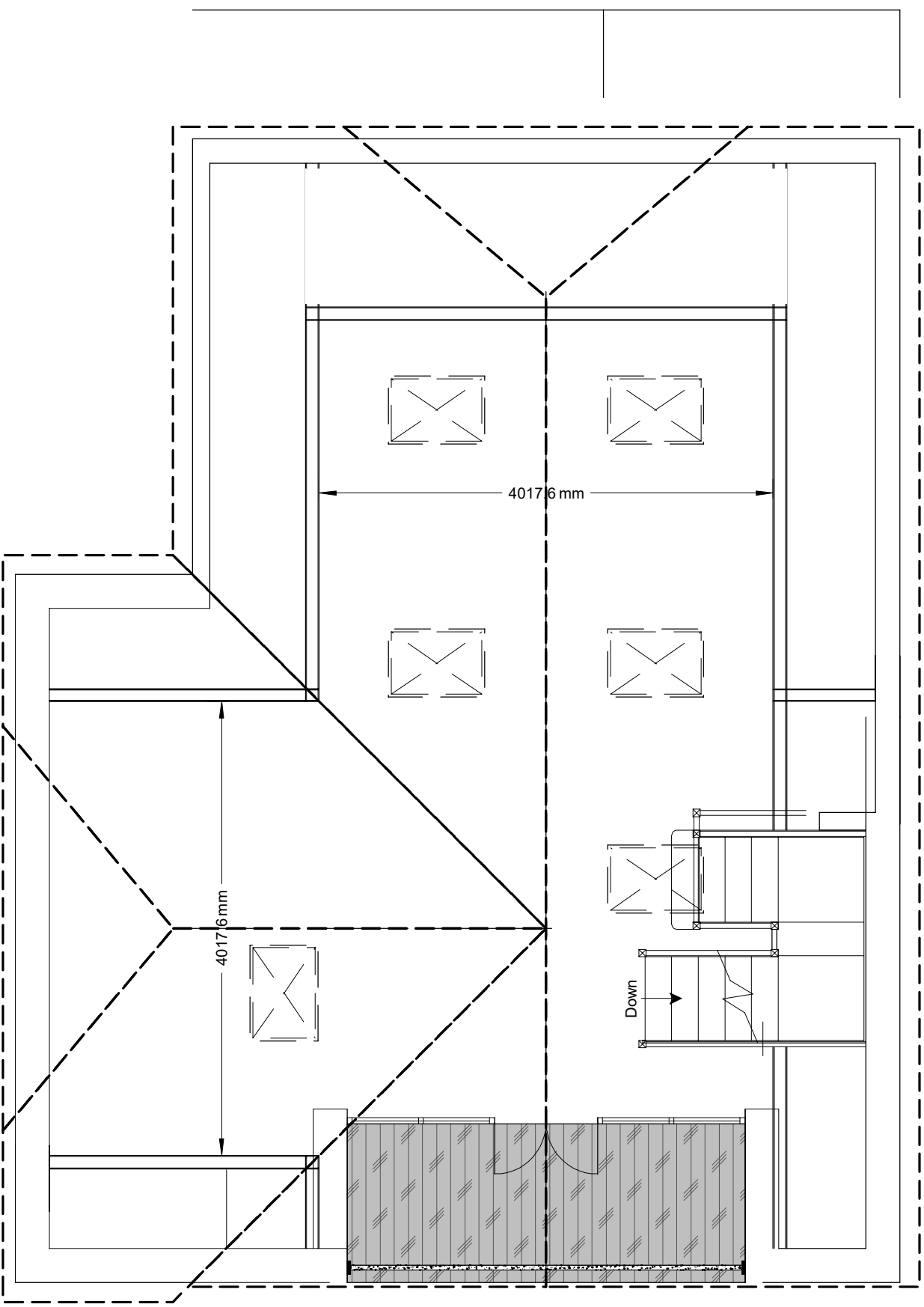
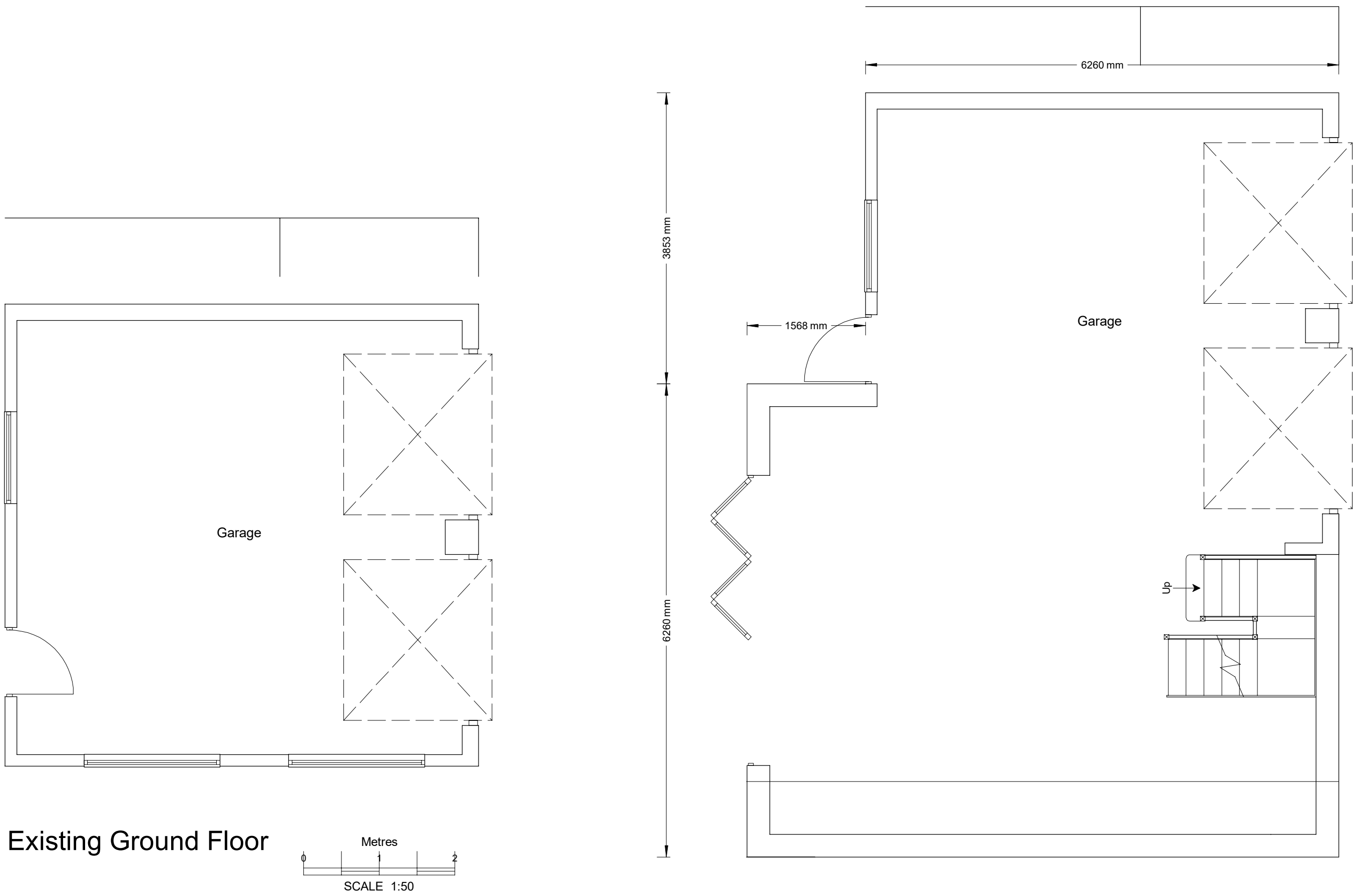
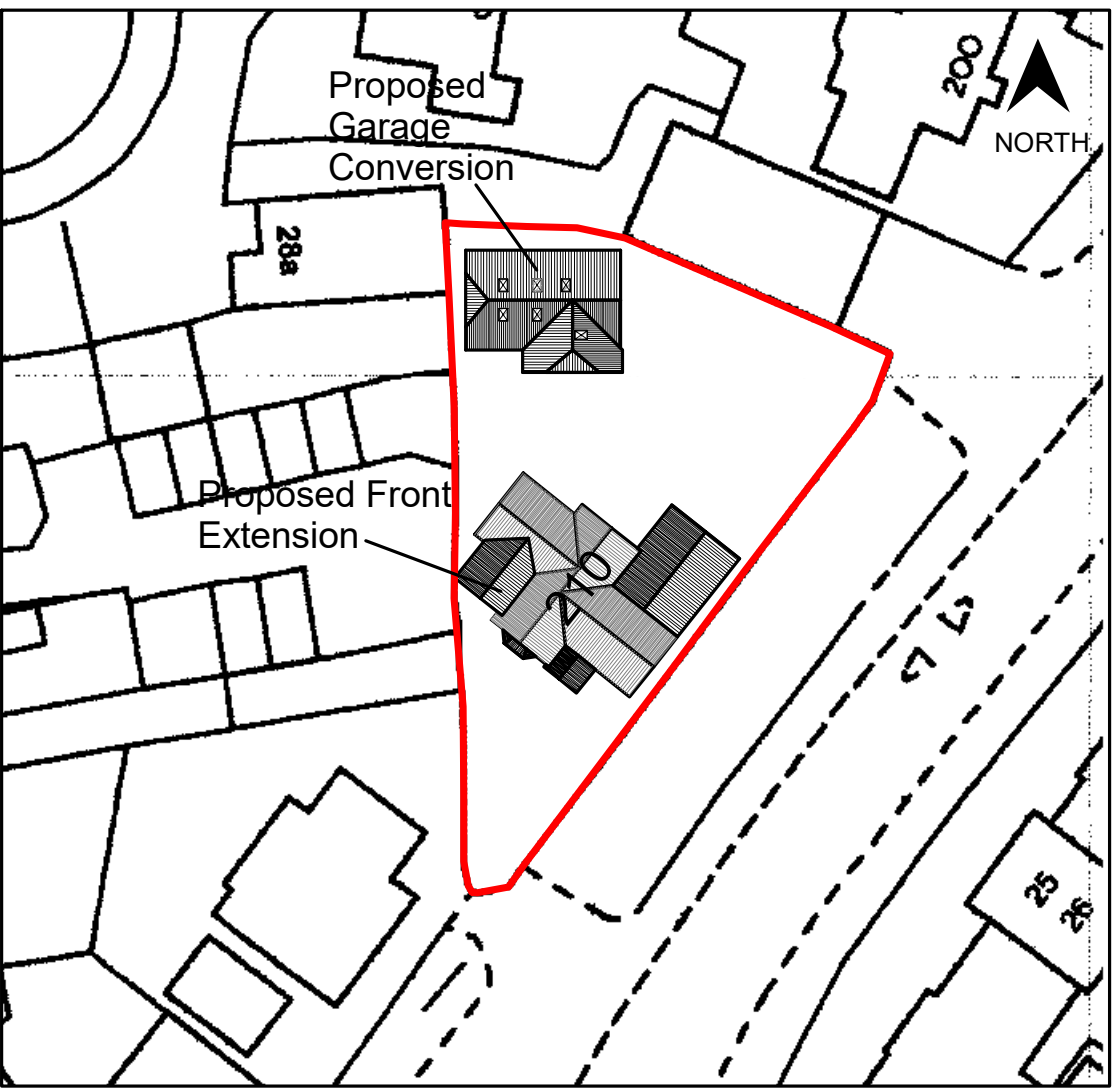
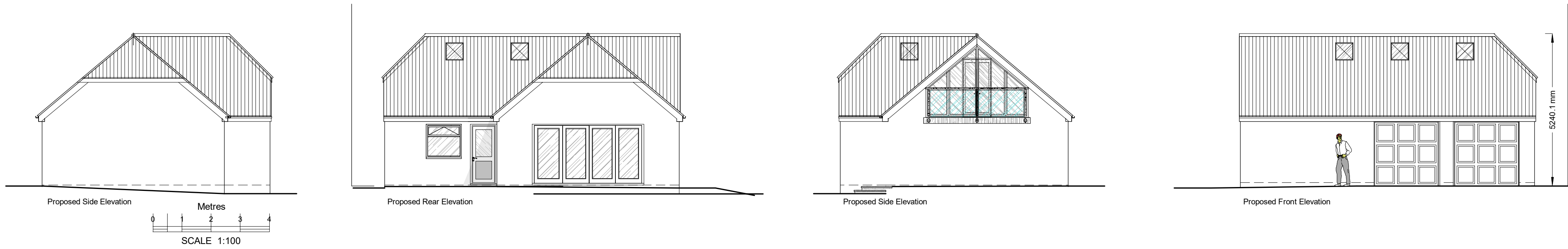
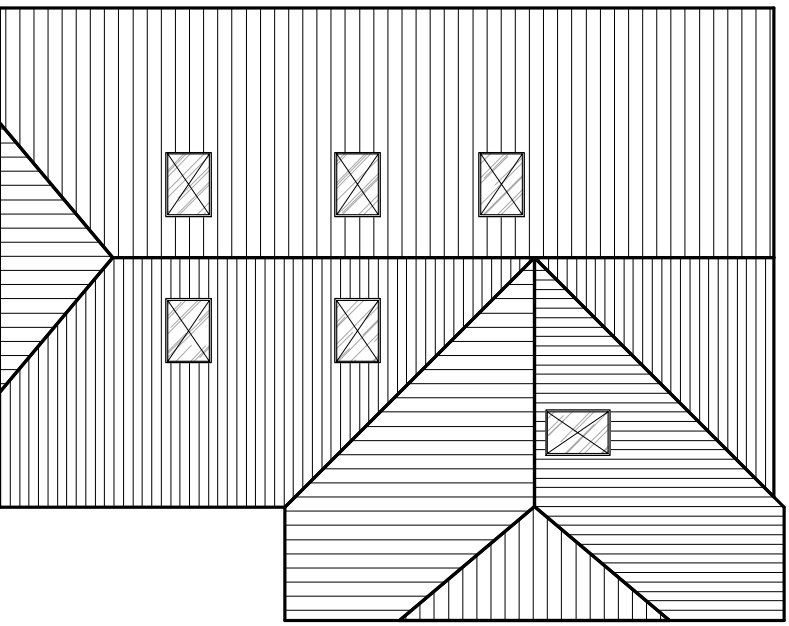
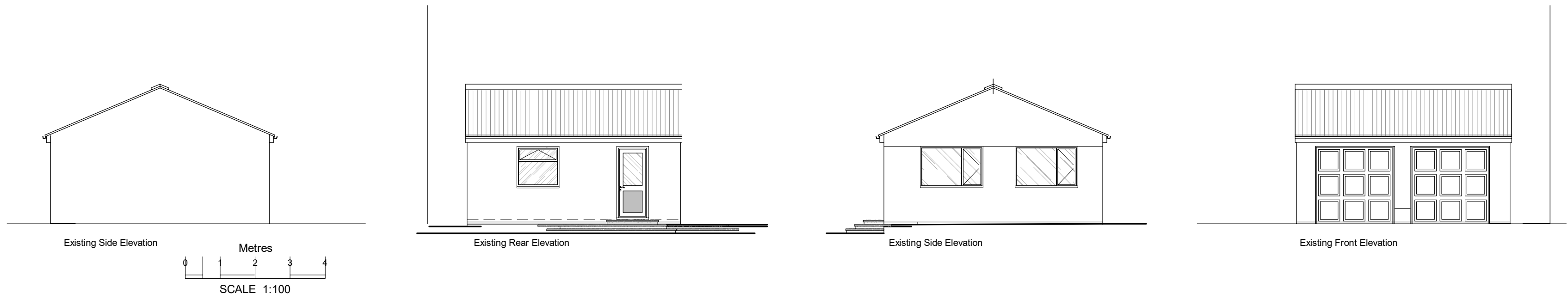
BLOCK PLAN SCALE 1:500



SITE PLAN SCALE 1:1250



 FS CONSULTANCY 29 COMMERCIAL ROAD, SWINDON, WILTS SN1 5NS TEL. 01793 420244	CLIENT Mr & Mrs J Blake			
	TITLE Proposed 1st Floor Storey Front/Side Extension & Garage Extension 210 Drove Road, Swindon, Wiltshire. SN			
	SIZE A1	CAGE CODE	DWG NO 001 25/01/2018	REV 1:1
	SCALE 1:1250/1:500/1:100/1:50			SHEET 2:2



Proposed Ground Floor

Proposed 1st Floor

FS CONSULTANCY		CLIENT	
29 COMMERCIAL ROAD, SWINDON, WILTS SN1 5NS		Mr & Mrs J Blake	
TEL. 01793 420244		Proposed 1st Storey Front/Side Extension & Garage Extension	
A1		210 Drove Road, Swindon, Wiltshire. SN1 3AG	
SCALE 1:1250		003 13/05/2018	
1:1250/1:500/1:100/1:50		1:1	
		SHEET 2-2	



COMMITTEE REPORT

Item Number: 11

Ward: Eastcott

Application Number:
S/HOU/18/0394/TB

Parish: Central Swindon South

Proposal: Erection of first floor front extension and extension/ increase to ridge height of existing garage.

Site Location: 210 Drove Road, Swindon, SN1 3AG

Case Officer: Tom Buxton

Contact Details: E-mail: tbuxton@swindon.gov.uk Tel: 01793 466240

Agent:

Mr Francis Skeete
FSC
12 Darcey Close
Grange Park
Swindon
SN5 6DZ

Applicant

Mr & Mrs J Blake
210 Drove Road
Swindon
SN1 3AG

Officers Report

Background:

1 This application has been called to Planning Committee at the request of the South Swindon Parish Council.

Summary of Recommendation:

2 Planning permission be GRANTED.

The Proposal:

3 This application seeks planning permission for the erection of a first floor front extension to 210 Drove Road and the extension and alteration to a garage within its curtilage.

4 The first floor extension would be sited to the left-hand side of the host dwelling's front elevation. It would be located above a previous single storey extension and would have dimensions of 3.2 metres in depth and 3.7 metres in width. It would have a gable front of a similar appearance to the central gable end to the host's frontage although it will be set back from it.

5 The proposed alterations and extensions to the garage consist of extending it to the side and front and increasing it in height to provide first floor accommodation. The building would be extended by 3.9 metres to the eastern side and by 1.5 metres to the rear (south) with the ridge height being increased by 1.2 metres. Roof windows would be inserted to the

front (3), rear (2) and eastern side elevation (1) and an internal balcony would be formed to the eastern side elevation also. It is understood that the space would be used as part garage, part home office and part as a play room.

The Site and Surroundings:

6 The site is a detached house that is located on a roughly triangular shaped plot of land on Drove Road. The house fronts onto the driveway to the side of the plot with its side elevation facing the main road. It has been extended previously to the front and rear and also benefits from a detached double garage within the back garden which is accessed by vehicles from Belle Vue Road.

7 The site is located in a residential area where there is a variety of housing styles and sizes. The neighbouring property to the south is a grade II listed.

Representations:

8 Neighbours:

Original Plans:

3 representations of objection received (one each from No. 28A Belle Vue Road, 32A and 32B Hunt Street) each containing one or more of the following concerns: loss of privacy/overlooking, loss of light, overbearing/feeling of being closed in, noise, potential damage to property and impact upon wildlife.

Revised Plans:

2 representations of objection received (one each from No. 28A Belle Vue Road and 32B Hunt Street) mainly reiterating concerns raised regarding the original plans.

9 Parish Council:

Original Plans:

Object to application due to: over-intensification of site, balcony would cause overlooking, loss of light and amenity, out of keeping and detrimental to area.

Revised Plans:

Object to application due to same reasons as previous with the exception of loss of privacy from the balcony.

Planning Considerations:

10 The relevant considerations are the impact of the proposals upon the character of the area, the impact upon the amenity of the neighbouring properties and the impact upon the adjacent listed building. Of relevance to the determination of the application are Policies DE1 and EN10 of the adopted SBLP, the adopted Residential Extensions and Alterations SPD and the NPPF.

11 The proposed front extension is relatively small in scale and does not increase the footprint of the building. The proposal is set back from the main front elevation of the property and the ridge height is lower thus appearing as a subordinate addition. These factors combined with the secluded location of the extension tucked between the main original front gable of the property and the western boundary, plus the proposal to utilise external facing materials to match means that the proposed extension would not harm the character of the host property or the streetscene. It is thus in compliance with Policy DE1 of the adopted Local Plan and the Residential Extensions SPD.

12 The proposed extension is to be sited at such a separation distance from the nearest neighbouring property to mean that it will not cause any harm in terms of visual dominance or loss of light. Furthermore the difference in land levels (the land to the west is higher) and the existence of an outbuilding adjacent to the boundary means that the proposed window to the front of the extension will not cause overlooking into the neighbouring property to this side (No. 212).

13 The secluded positioning of the proposed front extension, the existence of the outbuilding on the adjacent higher land and the fact that built form will be brought no closer to the adjacent listed building than at present means that the proposal will not harm the setting of it. It is deemed that the proposal would conserve the significance and setting of the listed building, a designated heritage asset in compliance with Policy EN10 of the adopted Local Plan and the NPPF.

14 Whilst the proposed works to the garage building would be partly visible from Drove Road to the front it is not considered that this will cause harm to the streetscene. Prominent views of the structure from the front will be blocked by the high stone wall and associated vegetation to the Drove Road boundary. The setting of the structure in the northern corner of the site, set well back from the frontage boundary with Drove Road would also minimise impact to the streetscene. In summary, whilst slightly higher than that suggested as a maximum within the Residential Extensions and Alterations SPD, it is deemed that the proposal would not dominate the host plot or the streetscene causing no harm to either in compliance with Policy DE1 of the adopted Local Plan.

15 The proposed extensions and alterations to the garage were revised several times during the processing of the application following concerns expressed by officers regarding impact upon residential amenity. The revisions were: the reduction in height and length of the structure, the removal of an external balcony, the change in design of the roof to incorporate a number of hipped elements (instead of the previous full gables), the reduction in the number of roof windows and the relocation of the remaining roof windows further up the roof slope. It is now considered that the revised scheme would not result in an unacceptable impact being created upon the amenity of the neighbouring properties in terms of loss of light, visual dominance or loss of privacy. The justification for this is set out below.

16 The nearest neighbouring property to the garage is No. 28a Belle Vue Road, which is located immediately to the west. The garage building would not be brought any closer to this neighbouring property and whilst the overall height would increase the height closest to this property would decrease from that experienced at present. The current garage has a standard dual-pitched roof which would be amended to a half-hipped roof reducing its height at the closet point to No. 28a Belle Vue Road by just over 0.3 metres. It is almost a further 1.5 metres away from the boundary before the structure would reach its full height of 5.15 metres. When adding the current 1 metre separation of the garage wall from the shared boundary with this neighbour it would mean that the highest point of the new roof would be 2.5 metres away. Bearing this in mind plus the fact that the roof will actually be lower than at present directly adjacent to the common boundary, the garage will not cause harm in terms of visual dominance or an unacceptable degree of lost light. No roof windows are proposed within the elevations facing No. 28a and thus no overlooking caused.

17 The garage building will be located at a distance of approximately 6 metres from the

neighbouring property to the north (No. 32b Hunt Street) beyond the vehicular access. Such a separation distance plus the boundary treatment and vegetation along the side boundary of the rear garden of No. 32b means that there would be no unacceptable loss of light or visual dominance caused. Whilst 3 roof windows are proposed to the northern side facing this neighbouring property they are to be set high up in the roof slope (with the lowest edge being approximately 1.8 metres from first floor level) thus not allowing for views into the neighbouring property.

18 No other residential properties would be harmed by the garage proposals and thus it is concluded that the scheme complies with Policy DE1 of the adopted Local Plan in that no unacceptable impact will be created to residential amenity.

19 The garage proposals will cause no impact to the setting of the listed building (No. 212 Drove Road) due to the separation distances between the two plus the obstructions in between. The development is compliant with Policy EN10 of the adopted Local Plan in this respect in that the setting of the listed building would be conserved.

20 The vehicular access to the garage building would be the same as at present and the proposals are unlikely to lead to any noticeable difference in vehicle movements to and from the site.

21 With regard to the comments made within the representations section that have not already been covered above the following is noted. There is no reason to suggest that the use of the garage building by the applicant (as a garage, home office and play space) will result in any unacceptable noise breakout. Whilst the relatively narrow nature of the access from Belle Vue Road is acknowledged this does not indicate a high potential for property damage during construction or after and is not a material planning consideration. Increasing the size of the garage is highly unlikely to impact upon wildlife. The switch from an external to an internal balcony to the western elevation of the garage means there will be no opportunity for overlooking created by it.

22 The comments and concerns about the proposals representing an overdevelopment have been noted. The proposals have to be considered in context and the harm assessed. The additions as explained above are in-keeping with the scale of the host property and surroundings and no adverse impact or harm has been found that could form a sound reason for rejecting the scheme.

23 Concerns about the separation of or use of the garage as a separate unit of accommodation can be controlled by condition. In any event the close proximity of the garage to the house would mean that an independent unit of accommodation would not be appropriate here (see condition 6).

Concluding Comments:

24 The proposed extension to the house and the proposed extensions and alterations to the garage will not cause any unacceptable impact upon: the character of the host property, the character of the surrounding area, the setting of the adjacent listed building or residential amenity. The proposals are compliant with Policies DE1 and EN10 of the adopted Swindon Borough Council Local Plan and the NPPF.

Recommendation

24 That planning permission be GRANTED.

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. This approval shall be in respect of drawing number 001 25/01/2018 1:1 received by the Local Planning Authority on 13th March 2018 and drawing number 003 13/05/2018 1:1 received on 19th June 2018.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be constructed using external facing materials that match and correspond with those of the existing buildings. Such facing materials shall be retained thereafter in their approved form.

Reason: To ensure that the appearance of the development is satisfactory.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no windows other than those hereby approved shall be formed in the roof of the garage building.

Reason: In the interests of residential amenity.

5. The roof windows to the rear (northern) elevation of the garage building shall be a minimum of 1.8 metres above the floor level of the first floor of the building.

Reason: In the interests of amenity.

6. The garage and the accommodation at first floor shall be used solely in conjunction with No. 210 Drove Road and shall not be used as a separate unit of living accommodation.

Reason: Such a use would be unsuitable given the close proximity and orientation of the buildings.

Informatives

1. There is a risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2010 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0845 1300 228, email enquiries@bats.org.uk or visit the Bat

Conservation Trust website

2. Whilst the development generates a net gain in floor space and is Community Infrastructure Levy (CIL) liable, it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA.

End of Report

Relaunch of the Pre-application Advice Service

Planning Committee

Date: 10th July 2018

Author:	Head of Planning, Regulatory Services and Heritage
Wards:	All
Locality Affected:	All
Parishes Affected:	All

1. Purpose and Reasons

- 1.1 To seek Planning Committee endorsement to introduce a revised pre-application advice fee structure and guidance that is transparent, committing to a level of service that meets applicant's needs, provides certainty, improves efficiency in the overall planning service and meets total costs of the service.
- 1.2 The Pre-Application Service is key to the delivery of regeneration and growth by enabling early engagement with developers who assist in this delivery. The pre-application advice stage provides an opportunity for the Council to both shape and drive growth and regeneration schemes. The service is integral to the delivery of the Swindon Borough Local Plan (2026). It is important that the focus of the Planning Service is on delivering regeneration and growth. To do this, a greater proportion of our planning resource will need to be devoted to facilitating major regeneration and growth schemes at an early stage.
- 1.3 Section 93 of the Local Government Act 2003 allows for the charging for discretionary services. Swindon has been operating a charged-for Pre-application Service since 2010. Over this time we have facilitated a number of major development schemes and in doing so generated an income of over £400k to fund the service. However, the costs recovered do not cover the costs for the delivery of the service, and nor does the current service meet all the needs of developers in a timely manner.
- 1.4 This report seeks authorisation to introduce a new Pre-application Advice Service that meets the needs of customers and recovers the cost for the provision of the service to enable it to function to the mutual benefit of both customer and the Council.

2. Recommendations

The Committee is recommended to:

- 2.1 Agree to the introduction of the new Pre-application Advice Service in accordance with the Pre-application Guidance Note and Fee Structure as set out in Appendix 1.
- 2.2 Agree the Pre-application Service Guidance Note and authorise the Head of Planning, Regulatory Services and Heritage to publish the protocol in the planning pages of the Councils Web site.

Relaunch of the Pre-application Advice Service

Planning Committee

Date: 10th July 2018

- 2.3 Authorise the Head of Planning, Regulatory Services and Heritage to make any minor or typographical changes as may be necessary.
- 2.4 Authorise the Head of Planning, Regulatory Services and Heritage to refresh the application forms required to operate the Pre-application Service in accordance with the Council's online forms and amend the Pre-application Service Guidance Note (page 14) to capture changes in process.

3. Context

Legislative Framework

- 3.1 Section 93 of the Local Government Act 2003 allows us to charge for discretionary services. Pre-application advice is a discretionary service but is important to support the efficient delivery of the statutory planning service. The pre-application advice stage provides an opportunity for the Council to positively shape and help drive forward development. Our Pre-application Service as currently offered is no longer fit for purpose, and requires a review.
- 3.2 The Housing and Planning Act introduces a range of measures that will require Local Planning Authorities (LPAs) to be more commercially focussed (for example, proposals to introduce competition in service delivery). The Act also introduces a number of opportunities for LPA's to enhance their service (for example, the proposal to allow high performing LPAs to vary their fees / proposal to allow LPA's to charge higher fees for a "fast-track" service.)

Planning guidance

- 3.3 The National Planning Policy Framework (NPPF) at paragraphs 188-191 encourages both the LPA and developers to engage in pre-application discussions at an early stage in formalising development proposals. The more issues that can be resolved at the pre-application stage, the greater will be the benefits. It also encourages engagement with the local community prior to submission of a planning application.
- 3.4 The Planning Practice Guidance (PPG) also recognises the significant potential to improve both the efficiency and effectiveness of the planning application system, the quality of planning applications, and their likelihood of success. It states that engagement needs to be tailored to the nature of the proposed development and the issues to be addressed.
- 3.5 In addition to government guidance, there has also been guidance issued by professional bodies such as 'The Pre-application Suite' published in June 2014 by the Local Government Association and the Planning Advisory Service.

Council Aims and Objectives

- 3.6 The Swindon Programme sets the challenge of saving at least £30 million in 30 months. This will be achieved by making our services, systems and process

Relaunch of the Pre-application Advice Service

Planning Committee

Date: 10th July 2018

more efficient for both our customers and staff in service delivery. The Programme consists of four strands; organisational excellence, demand management, commissioning and procurement and commercialisation. This project falls within the commercialisation work stream which seeks to re-think the way the Council funds its services through the income generation. The Pre-application Service would also involve the digitisation of processes and customer services, with online forms (which are currently in paper form only) and streamlining of validation and decision-making process.

3.7 The Vision for Swindon 2016 – 2020 has four main priorities, which are:

1. Improve infrastructure and housing to support a growing, low-carbon economy
2. Offer education opportunities that lead to the right skills and right jobs in the right places
3. Ensure clean and safe streets and improve our public spaces and local culture
4. Help people to help themselves while always protecting our most vulnerable children and adults

3.8 The vision also sets out the manner in which the priorities will be delivered in a climate of budget cuts and reduced funding streams. The Plan acknowledges that careful management of the budget will not be enough. To respond to the financial reality the Council must find new ways of delivering services and increasing its income. It states;

“We will become more commercial; marketing our skills and generating income in areas such as building control, architecture, design and through development. By doing this we not only make best use of our expertise and generate income, but also make use of the opportunity to stimulate housing and employment growth through making connections for developers and other interested parties across the range of council services. Our planning function will offer a seamless service to enable developers to engage with a single organisation on all aspects of development.”

3.9 The Pre-application Service is key to delivery of high quality development by both ensuring the delivery of ambitious objectives within the Swindon Borough Local Plan 2026, and ensuring that the Council can recover the costs of that delivery.

3.10 The benefits of providing a good Pre-application Advice Service for both the Council and developers can be summarised as:

Benefits for the Council	Benefits for the developer
• A proactive / positive activity;	• Increases certainty and reduces

Relaunch of the Pre-application Advice Service

Planning Committee

Date: 10th July 2018

<ul style="list-style-type: none">• Assists in supporting growth / regeneration;• Opportunity for the Council to advise on the merits of a proposal and steer an evolving scheme appropriately;• Opportunity for the Council to set out its expectations;• Results in better quality planning application submissions;• Enables community engagement early in the process;	<ul style="list-style-type: none">risks.• Reduces delays (right first time).• Able to tap into expert technical advice (Highways, Contaminated Land, Building Control, Environmental Health etc).• Assistance with Member / Public engagement.• Assistance with engagement with statutory consultees
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4. Existing Pre application service

- 4.1 The existing Pre-application Guidance Note sets expectations and charges for both householder (extensions to domestic properties) and non-householder development proposals.

Householder Developments

- 4.2 This service requires customers to pay a fee of £75 for advice regarding householder development (or £100 for advice including a site visit) householder development proposals. This includes a written response or meeting with the customer within 2 weeks of receipt of the correct fee.

Non-householder Developments

- 4.3 This existing service requires the customer to pay a fee that constitutes 10% of the usual planning application fee with a minimum fee of £100. There are exemptions to the fee if the development relates to a regeneration scheme within the Town Centre or development by a community group or the voluntary sector. The range of fees for all schemes not exempt would be between £100-25,000 depending on the scale of the proposal. The service commits to providing a written response in draft form, including input from consultees, within 4 weeks of receipt of the fee.
- 4.4 There is no commitment within the existing system to meet with applicants, although in practice, discussions with the applicant do take place. However, the current service does not make the level of service transparent to the user.
- 4.5 The existing Pre-application Service has been evaluated by both internal and by our customers. This analysis has informed the scope of changes now proposed to the service.
- 4.6 The analysis of fees generated compared to the costs to deliver (in terms of the Officer time spend on a variety of pre-application submissions) has revealed that the fees do not cover those costs. In addition, it is also clear from that analysis

Relaunch of the Pre-application Advice Service

Planning Committee

Date: 10th July 2018

that there were too many fee exemptions (for all regeneration and inward investment developments within Swindon town centre for example) resulting in a significant amount of work being undertaken for no fee.

- 4.7 The analysis has also included benchmarking with other local authority services in relation to pre-application advice. This has revealed that our fees are generally lower than the fees charged by nearby authorities and for those dealing with comparable regeneration areas. This is particularly true for the medium sized minor applications (1-9 dwellings and small scale commercial schemes of less than 1,000 square metres) and the smaller major schemes (10-50 dwellings or 1,000 – 5,000 square metres).
- 4.8 The consultation with officers involved in the delivery of the service has highlighted that the process of delivery was laborious, with limited administrative support and inefficiencies resulting in time wasted. The feedback from customers also revealed there were some inconsistencies in response times and content of advice. These matters will be tackled through process improvement work which will be undertaken prior to the launch of the service to minimise the occurrence of these issues.
- 4.9 There has also been feedback provided by customers. The feedback revealed that the quality of the service was generally acceptable and compared well with the services provided by other local authorities they worked with. It revealed that users of the service rated the certainty of advice given, timeliness of responses and provision of face to face meetings as their main priorities. However, the current service, which is focused on a written responses rather than face to face meetings, is not flexible enough to meet the needs of the customer.
- 4.10 It was clear from the analysis of the existing Pre-application Service that a review was necessary to tackle the issues raised. The new service aims to focus on the following key issues in its provision:
- Consistency;
 - Certainty;
 - Timeliness;
 - Proper co-ordination of responses
 - More tailoring of the service to customer needs;
 - More opportunity for face-to-face meetings to discuss key issues;
 - Greater transparency in the charging schedule.
- 4.11 In summary the following objectives have been the focus of the review of the existing Pre-application Service:

Relaunch of the Pre-application Advice Service

Planning Committee

Date: 10th July 2018

Objective 1 (A service that delivers value to the customer)

To provide for a pre-application advice service that de-risks the regulatory processes and delivers added value for the applicant.

Measure of Success: Applicants taking forward major regeneration and growth schemes are happy to pay for the pre-application advice service.

Objective 3 (A service that shapes development proposals)

To provide “One-Council” advice to applicants across all relevant disciplines that allows the Council to present its expectations for development

Measure of Success: Relevant Council service areas are actively engaged in the pre-application process. Council officers take ownership of the schemes coming forward through the service. Ward Members and Parish Councils actively engaged in a greater proportion of pre application submissions.

Objective 3 (cost recovery)

To introduce a pre-application advice fee structure that is transparent to all and set at a level that is reflective of the total costs incurred in delivering the pre-application advice service.

Measure of Success: The income generated by the pre-application advice service meets the total cost of delivering that service. The fee structure is clear to all.

5. Proposed Pre application service

5.1 The cost schedule for the new Pre-Application Advice Service has been devised by analysing the costs for Officers to deliver the service and using the scale of fees charged for similar services in other local authority areas as a benchmark. In addition, we have used the customer feedback to devise a flexible service to meet their needs. The full Pre-application Advice Guidance Note is attached as Appendix 1 to this report.

5.2 In summary, the following list highlights key characteristics for the new service:

- Fewer developments that would be exempt from paying any fee
- Introduction of a reduced fee for certain types of development or developer
- Greater encouragement for community engagement at an early stage.
- More clarity regarding definitions for development proposals to improve transparency

Relaunch of the Pre-application Advice Service

Planning Committee

Date: 10th July 2018

- More realistic timeframes for provision of advice and/or scheduling a meeting, which are adhered to
- An increase in the fees for minor application proposals
- More flexibility in the level of service provision including “add-ons” (such as additional meetings and/or written advice that can be provided at an additional cost
- More emphasis for applicants to take development proposals to a Design Review Panel

5.3 The proposed new Pre-application Service is considered to strike the correct balance between customer satisfaction, cost recovery and delivery of the aims and objectives set out with the Swindon Borough Local Plan 2026. Members are therefore asked to endorse this report and agree the recommendations set out in section 2 of this report.

5.4 As an alternative, or in addition to, using the pre-application advice service, applicants have the ability to enter into a Planning Performance Agreement (PPA) with the Council. The main purpose of the PPA is to enter into an agreed determination timetable between the Council and the applicant. There is a fee to cover the cost of this service. A bespoke fee is negotiated on a scheme by scheme basis, with the fee level set being dependent on the complexity of the scheme.

6. Alternative Options

6.1 The Planning Committee may not agree to adopt some or all of the Pre-application Service Guidance Note, which would result in the retention of the existing Pre-application Advice Service, which is currently not fit for purpose. This would continue to place pressure upon an already constrained budget to the detriment of service provision in other areas for the Development Management Teams.

6.2 This report details the shortcomings of the existing service with the recommendation for the implementation of a new, more efficient, cost effective and customer focussed service to the benefit of both customers and the Council.

7. Implications, Diversity Impact Assessment and Risk Management

Financial and Procurement Implications

7.1 Government guidance makes it clear that Local Planning Authorities can recover the costs for providing the service. The current Pre-application Service provides a generally good level of service for the customer but fails to recover adequate costs, which are placing additional pressure upon resources. The new service would maintain and improve service as well as relieving pressure upon limited resources.

Relaunch of the Pre-application Advice Service

Planning Committee

Date: 10th July 2018

Legal and Human Rights Implications

- 7.2 Section 93 of the Local Government Act 2003 gives the Council the power to charge for providing pre-application advice (as a service that the Council has the power, but is not obliged, to provide), subject to a duty to secure that, taking one financial year with another, the income from charges under that subsection does not exceed the costs of provision. This charging mechanism, therefore, allows the Council to recover at least some of the costs incurred before the application is submitted.

All Other Implications (including Staff, Sustainability, Health, Rural, Crime and Disorder)

- 7.3 It is envisaged that the new Pre-Application Advice Service would enable staff to be clearer on the level of service provided to customers thereby allowing staff focus to remain upon steering development proposals to accord with the Swindon Borough Local Plan 2026.

Links to Council Plan 2016-2020, Strategic Objectives, Plans and Policies

- 7.4 This report relates to improving the quality of development to be constructed in the Borough and therefore it is aligned with the vision for Swindon which seeks to ensure Swindon has all the positive characteristics of a British city with one of the UK's most successful economies and a model of well managed housing growth which supports new and existing communities. In addition, the new Pre-Application Service supports two of the four priorities set out within the Council Plan 2016-2020. These are; Priority 1: to improve infrastructure and housing to support a growing, low-carbon economy; and Priority 3: to ensure clean and safe streets and improve our public spaces and local culture.

Diversity Impact Assessment

- 7.5 The implementation of this proposal will not create an adverse impact on the basis of age, disability, race, gender, sex, sexual orientation, religion or belief.
- 7.6 Pre-application advice in relation to the adaption of properties for the benefit of people with special accessibility needs would continue to be free.

Risk Management

- 7.7 The impact of the new fee structure will be reviewed regularly.

8. Consultees

- 8.1 The Board Director, Resources (Section 151 Officer) and Director of Law and Democratic Services (Monitoring Officer) are consulted in respect of all reports.

9. Background Papers

- 9.1 The relevant background documentations:

Relaunch of the Pre-application Advice Service

Planning Committee

Date: 10th July 2018

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- 'The Pre-application Suite' published in June 2014 by the Local Government Association and the Planning Advisory Service.

10. Appendices

Appendix 1 – Pre application Advice Service Guidance Note

Development Pre-Application Advice Service Guidance Note

Contents

Introduction	2
Why Submit a Pre-app?	2
What to consider prior to submitting your pre application enquiry	3
Engagement with local communities, Parish and Ward Councillors and other stakeholders.....	4
Free advice provided by the Council	4
Reduced Fees.....	5
Householder Development.....	6
Householder Development Fees	6
Minor Developments	7
Minor Development Proposals Scale of Fees.....	7
Major Development Proposals	9
Major Development Proposals	13
Additional fees.....	16
General matters	17
What matters should be covered by the Pre-application Advice Service?.....	Error!
Bookmark not defined.	
What do you need to do to begin the pre-application process?.....	18
Information to be submitted with your pre-application submission.....	18
What will we do?	18
Do you need further information?	19
We welcome your feedback.....	20
Contact Details	20
Building Control.....	20
Masterplanning, Design & Conservation Team	20
New Eastern Village Development.....	20
APPENDIX A – PUBLIC ENGAGEMENT	21
APPENDIX B.....	23
Swindon Borough Council's Design Review Requirements	23

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Introduction

The Council has an ambitious agenda of regeneration and growth. The Swindon Borough Local Plan (2026) is planning for the delivery of a network of urban extensions to accommodate this growth and sets a framework for delivering the regeneration of Central Swindon. The new development being planned for includes 22,000 new homes and 77.5 hectares of additional employment land.

The pre-application advice stage provides an opportunity for developers to work together to positively shape and help drive forward growth and regeneration schemes. Entering into pre application discussions is a proactive activity. Pre application discussions can help de-risk inward investment schemes and enhance the quality of schemes coming forward. We want to guide you through this process to help you to submit policy compliant planning applications to minimise delays and unnecessary cost.

The planning department works closely with the Building Control Team to enable a smooth passage through both the planning application and building regulations processes so that your development can be delivered in accordance with both these requirements.

This document sets out the approach and costs for pre application activity including the schedule of costs and timeframes associated with the process. The planning team consists of the following Teams

Development Management Team – This team deals with all development management matters (planning applications including lawful development certificates, prior approval applications, discharge of condition applications) within the Borough, excluding developments within Tadpole Garden Village, Wichelstowe, Commonhead and the New Eastern Villages Development

Masterplanning and Design Team – This team deals with matters relating to Tadpole Garden Village, Wichelstowe and Commonhead

New Eastern Villages Team – This team deals with matters relating to New Eastern Villages Development

Why Submit a Pre-app?

Increases certainty – The submission of a pre-application enquiry enables you to obtain clear, impartial advice at an early stage before proposals are firmly set and will highlight issues that need consideration prior to submission of a planning application. It will help you to minimise the impact of any constraints on your proposal before the application stage.

More effective collaborative working - Opportunity for the Council to set out its expectations and adopt a partnership approach, with the provision of a tailored service to answer the questions you have raised to mutually agreed timescales.

Reduces delays (right first time) and costs – The service can help prevent unacceptable schemes from entering the planning system. This will help to save time and money in employing your professional advisors. The clear and pro-active advice will assist in turning an unacceptable development to an acceptable development, where possible.

Speeds up planning application process – Addressing issues at pre-application stage can reduce the time it takes to determine the planning application and assists in the determination of the planning application within statutory time frames and improves the quality of the development proposal.

Validation requirements made clear – Part of the response will identify the information to be submitted at the planning application stage so that your application can be validated without delay.

Obtain pre-application Building Regulations Advice – The Council's Building Control Service can provide comments on pre-application schemes helping you to identify and design out potential building control issues saving you time and money at later stages of the development process. Due to aspects of Building Regulation compliance potentially affecting design from a planning perspective it is always best to resolve these at the early pre application stage, as a later resolution can have an impact on the planning decision and conditions. This type of development team approach involving Building Control, Planning, the Developer and relevant consultee stakeholders from the outset can reduce project risk and can identify cost savings through value engineered solutions at an early stage. It can also enhance success within the whole scheme leading to a smooth transition from conception to site delivery. The following link provides additional information in relation to Building Regulations. [Helpful advice in relation to Building Regulations](#)

Able to tap into expert technical advice – This can help in the quality of your planning application submission enabling technical consultees to input into the scheme at an early stage. This can reduce potential delays and can avoid the need to provide additional information after submission of the planning application.

Early notification of likely planning restrictions – The service will enable you to gain an early understanding of the type of restrictions that could be applied to any consent to enable you to address them in your submission and save you time post decision.

What to consider prior to submitting your pre application enquiry

- Undertake some initial research about the planning history of your site from the Council's public access system [Swindon Public Access](#). You can also search a map for planning applications nearby.
- The Council encourages you to approach the occupants of adjacent properties, Ward Members and Parish Councils in order to help them understand your scheme and to help you understand their concerns. Such

discussions can help you to design a scheme which is more likely to receive community support.

- It is advised you contact us at the earliest stage of your project. You do not necessarily need professional representation to do this initially. It is for you to decide when to employ the services of a professional to assist in your project.
- You may, after initial views have been obtained from Officers, wish to employ your own private professional help to advise you – our service is not intended to be an alternative to employing professional consultants.

The more information you can provide in relation to your project, the better we are able to provide an effective and helpful advice. The quality of your submission will influence the level of detail the Council is able to provide in relation to your project.

Engagement with local communities, Parish and Ward Councillors and other stakeholders

Swindon Borough Council recommends that applicants carry out pre-application consultation with the local residents and other sections of the community. Early engagement with interested parties should result in better quality development which is more likely to be supported by the community and less likely to be delayed by objections.

This is in line with guidance from national government in the NPPF which states that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'.

The NPPF also encourages 'applicants to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably'.

The Council can advise applicants on the extent of public engagement that would be appropriate for the proposal. Please refer to **Appendix A (Public Engagement)** for further advice.

Free advice provided by the Council

- Advice on Building Regulations. Please email buildingcontrol@swindon.gov.uk 01793 466138
- Advice on proposed facilities solely for adaptations for the disabled

- Applications for Listed Building Consent where planning permission would not be required. If planning permission is also required, the usual fees set out in this document will apply.

Reduced Fees

A reduced fee (50%) will be charged by the Council if the proposal relates to facilities for:

- A registered charity
- Parish Council
- School
- NHS facility
- Self-build homes
- Development within the Town Centre.
- Developments consisting of 100% affordable housing.

PART 1 – HOUSEHOLDER AND MINOR DEVELOPMENT PRE-APPLICATION SUBMISSIONS

Householder Development

This service is not designed to advise that planning permission is required. For advice regarding development that does not require planning permission please see the advice contained on the Planning Portal - [Permitted Development Rights](#). If you seeking confirmation as to whether your development proposal requires planning permission, you can submit a Lawful Development Certificate Application. Further guidance on how to do this can be found at [Lawful Development Certificates](#).

Householder Development is defined, for the purposes of this document as:

“the enlargement, improvement or other alteration of an existing residential property (e.g. house, bungalow, flat, sheltered accommodation) and erection of buildings, structures, boundary fences/walls with the garden of a residential property, for the purposes ancillary to the enjoyment of the main residential property”.

This will include sheds, swimming pools and other structures at your home. However, it should be noted that a self-contained dwellings are excluded from this definition. A family annex would be included in the definition of householder development as long as it would be occupied by a member of the family and there remains a functional link to the occupation of the main dwelling on the site (use of shared facilities such as bathroom and/kitchen).

If you wish to provide self-contained accommodation to allow for separate occupation without any use of the main dwelling (for example used by a party, unrelated to the occupiers of the main dwelling, who does not need to enter the main house for their day to day needs) this is not considered to be ancillary to the main dwelling and would need to be considered as a change of use application.

Householder Development Fees		
Application Type	Service Provided	Charge
Householder Development within the curtilage of a residential property (including listed dwellings) and is <u>not</u> a change of use or provision	Written advice consisting of the following: <ul style="list-style-type: none"> - advice on the acceptability of the proposal including reference to relevant design guidance; - advice from the Council's Highways Team if required; - Suggested changes to the proposal to make it acceptable where this is possible; - A list of relevant information to be submitted with the application. 	£100 (plus VAT)

<p>of an additional dwelling.</p> <p>This includes, extensions to a property, including annexes (see above), construction of sheds, provision of a dropped kerb (when planning permission is required)</p>	<p>This service also includes an opportunity for a follow up telephone discussion with the Case Officer to clarify aspects of the written advice.</p> <p>Please note: A site visit will not be undertaken as part of this process.</p>	
<p>Householder pre-application advice will be provided within 15 working days of receipt of the fee, unless a mutually agreed extension to that deadline is agreed between the relevant parties.</p>		

Minor Developments

Minor developments for the purposes of this document is defined as:

- The provision of 1-9 dwellings
- Provision of works that do not create floorspace, including changes of use
- Provision of less than 1000 sq metres of gross internal floorspace

If your development proposal includes a mixture of additional dwellings and non-residential floorspace, the fee would be the highest of the relevant fees.

Minor Development Proposals Scale of Fees		
Application Type	Service Provided	Charge
<ul style="list-style-type: none"> • Provision of 1 additional dwelling through subdivision or new construction • Change of use 	<p>Written advice consisting of a summary of key issues including consultation responses, suggested amendments required and a list of validation requirements.</p> <p>If you require a meeting or further advice after the initial response, additional fees will be charged.</p>	<p>£250 (plus VAT)</p> <p>Additional Meeting</p>

<p>of land and building, including HMOs (not including the provision of new dwellings)</p> <ul style="list-style-type: none"> • Minor non-residential extensions of less than 500 square metres of floor area (including shopfronts) • Advertisement consent • Use of land measuring less than 15 Hectare for waste disposal or extraction of minerals • Telecommunication development • Renewable energy proposals • Minor operations such as the provision of car parks, roads, sports 	<p>A meeting or additional written advice can be provided at an additional cost of £100 per meeting/written response.</p>	<p>£100 (plus VAT) Additional written advice £100 (plus VAT)</p>
<ul style="list-style-type: none"> • Provision of 2-9 dwellings • Non-residential extensions up to 999 square metres 	<p>One meeting with the Case Officer after receipt of consultation responses to discuss the main issues of the proposal.</p> <p>One piece of written advice consisting of a summary of key issues including consultation responses, suggested amendments, where possible, required and a list of validation requirements</p> <p>An additional meeting with additional written advice (a summary of key issues) can be provided at a cost of £200 (plus VAT) if required.</p>	<p>£500 (plus VAT)</p> <p>Additional meeting with written</p>

		advice £200 (plus VAT)
<p>For schemes where a meeting is not included, we aim to provide the written response within <u>20 working days</u>.</p> <p>If a meeting is included in the request, you will be contacted by the Case Officer with potential meeting dates to be scheduled after the consultation period has expired (approximately <u>20 working days</u> after receipt of the correct fee together with the application documents) and we aim to provide a written summary within <u>5 working days</u> after the meeting date.</p>		

General matters

If any reduction of fees is sought (other than those stipulated in this document) this will be at the discretion of the Planning Manager based on the circumstances put forward.

Please note that other external statutory consultees may charge for their own services separately. If this is the case then these charges will be in addition to the charges outlined above. You are advised to speak to the relevant statutory consultee who will be able to advise in advance if charges are likely to apply to their services.

What do you need to do to begin the pre-application process?

1. Complete the relevant forms available on the Council's website at <https://www.swindon.gov.uk/planning>
2. Pay the relevant fee. This can be paid:
 - Online using the allocated reference number and going to the Council's website https://www.swindon.gov.uk/info/20030/planning_and_regeneration/492/apply_for_planning_permission
 - By cheque payable to Swindon Borough Council submitted with your form
 - By calling 01793 466340
3. Provide appropriate supporting information.

Information to be submitted with your Householder or Minor pre-application submission

The quality and certainty of advice provided from the Council is dependent on the quality and accuracy of the information you submit. We therefore suggest that you include the following:

- 1:1250 Location plan
- 1:500 Site Plan showing the boundaries of the site and any neighbouring structures, trees, and other constraints (all developments except for Householder developments)
- Notional floor plans and elevation drawings of the proposal at least in sketch form
- Photographs of site and surroundings
- A covering letter detailing your proposal and your understanding of the constraints of the site (all applications other than Householder developments)

What will we do?

- Acknowledge your application.
- We will contact you if we believe we do not have sufficient information to answer your query.
- We will contact you after the initial receipt of the pre application once the fee has been received, to arrange a meeting (if applicable).
- We will aim to provide a written summary of advice regarding the proposal in accordance with the timeframes stipulated in this document.

What matters could be included in the assessment of Householder and Minor Pre-application Advice proposal?

- Any relevant planning history for the site
- Statutory and Local designations applying to the site, such as Conservation Areas, Area of Outstanding Natural Beauty, protected trees.

- Relevant policies and other guidance relevant to the proposal such as parking standards
- A validation checklist, including the timeframe for determination of the application and the relevant fee
- Any likely on site requirements, expectations and restrictions and/or financial contributions associated with the proposal such as contributions to Community Infrastructure Levy
- A discussion in relation to the planning considerations (either by telephone conversation for householder applications or face to face meeting if applicable).
- A summary of the key issues relevant to the proposal with a without prejudice view as to the likely success of a planning application, suggested amendments to make the scheme acceptable if appropriate (if applicable).
- The relevant details of local community/Parish and Ward Councillors/other stakeholders (for all developments other than householder extensions applications).

We aim to work with you to provide you with the appropriate level of advice in a timely manner. However, this will be dependent on the complexity of the scheme and the amount of work required prior to that initial meeting or written response, including obtaining views from internal consultees. The meeting will not include attendance of the Council's specialist advisors.

In order to ensure certainty for all parties, if we do not hear from you within 3 months of the provision of the initial advice, we will assume the pre-application process has concluded and the file will be closed and a further meeting will not be scheduled as part of the initial fee.

All meetings will normally take place at Swindon Council Offices.

Please note.....

Each project or separate site referred to in an enquiry will be charged at the appropriate rate.

Any advice given by Council officers following pre-application enquiries does not constitute a formal response or decision of the Council in respect of any future planning applications.

Any views or opinions expressed are given in good faith, and to the best of ability, based on existing planning policies and standards, without prejudice to the formal consideration of any future planning application. The final recommendation on any application can only be taken after the Council has consulted local people, statutory consultees and other interested parties. The final decision on an application will then be made by senior planning officers or by the Council's Planning Committee and will be based on all of the information available at the time.

It follows that officers cannot give any guarantees about the final formal decision that will be made on any future planning application. However, any pre-application advice

that has been provided will be carefully considered in reaching a decision or recommendation on an application. (The weight given to pre-application advice notes will inevitably decline over time).

Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.

Pre-application requests for advice will not be subject to any external publicity but we may be obliged to release documents if we receive a Freedom of Information (FOI) request. Our file notes will form part of the public file if an application follows.

We cannot therefore guarantee confidentiality. If the information you provide includes sensitive or confidential information this should be clearly stated at the head of the submission. We can then take this into account should an FOI request be received.

Do you need further information?

You can find further information by visiting our website www.swindon.gov.uk/planning

There is also further help provided on the planning portal, including ways to purchase plans of the development site if you require them. Please visit <https://www.planningportal.co.uk/>

We welcome your feedback

If you have any comments or suggestions to help improve the service please email us at planningenquiries@swindon.gov.uk entitled "Pre application feedback FAO David Dewart"

Contact Details

Building Control Team

Principal Building Control Surveyor- Building Control Department 4th Floor Wat Tyler House West , Beckhampton Street, Swindon, SN1 2JH email: buildingcontrol@swindon.gov.uk Tel 01793 466138

Development Management Team

Please email us at planningenquiries@swindon.gov.uk and entitle you email "Pre-application Service enquiry"

PART 2 – MAJOR DEVELOPMENT PROPOSALS PRE-APPLICATION SUBMISSION

Major Development Proposals

The following schedule relates to major development proposals. This category of development includes the following development:

- The provision of more than 10 dwellings
- The provision of more than 1000 square metres of gross internal floor area of non-residential floor space.
- Other development proposals on a site area of more than 15 Hectares.

If you consider the service does not meet your needs, you can contact the team to negotiate a bespoke service programme and enter into a Planning Performance Agreement (please see the relevant contact details at the end of this document). In addition, if when we receive your pre application and the development is complex or highly time constrained it may be recommended that a Planning Performance Agreement is more appropriate to assess the development in full.

Design Review Panel

Securing design quality is a core planning principle of the National Planning Policy Framework and essential to the delivery of sustainable development. It is also a strategic objective of the Swindon Borough Local Plan (2026). New development needs to positively contribute to Swindon's natural and built environment and support its communities over the long term. As recognised in the NPPF good design has social, environmental and economic value and is the collective responsibility of all those involved from planning through implementation and for the life of the development

Major Development Proposals		
<p>The following fee schedule can be utilised for major development proposals. However, if you consider the service outlined does not meet your needs, you can contact the team to negotiate a bespoke service programme and enter into a Planning Performance Agreement (please see the relevant contact details at the end of this document). In addition, if when we receive your pre application and the development is complex or highly time constrained it may be recommended that a Planning Performance Agreement is more appropriate to assess the development in full.</p>		
Application Type (applies to both outline applications and reserved matters)	Service Provided	Charge

applications)		
<p>Small Majors</p> <ul style="list-style-type: none"> • Provision of 10- 30 dwellings • Non-residential extensions 1,000 – 5,000 square metres • Use of land with an area greater than 15 Hectares for disposal of waste or extraction of minerals. 	<p>One meeting with the Case Officer.</p> <p>The fee also includes the provision of one piece of written advice, provided after the meeting. The advice will consist of a summary of key issues including consultation responses, suggested amendments if possible and a list of validation requirements.</p> <p>An additional meeting (including any additional written summary) will be charged £500 (plus VAT) per meeting.</p> <p><u>Design Review Panel</u></p> <p>The design of development proposals is important to the Council and therefore, it is likely that Officers will recommend the proposal is taken to a Design Review Panel. This is a cost to be met by applicants in addition to the pre-application fees in this document. Additional information regarding the process can be found in Appendix B.</p> <p>There is an additional cost to be administered directly to the operators of the Panel. Further advice can be provided at the initial pre-application meeting.</p>	<p>£1500 (plus VAT)</p> <p>Additional meetings including subsequent written advice £500 (plus VAT)</p>
<p>Medium Majors</p> <ul style="list-style-type: none"> • Provision of 31 – 100 dwellings • Provision of 5,001 – 10,000 square metres of non-residential floor space. 	<p>Two meetings with the Case Officer.</p> <p>Provision of two pieces of written advice (consisting of a summary of key issues, suggested revisions if possible and a validation check list) provided within 10 working days after each meeting.</p> <p>An additional meeting including written advice will be charged £500 (plus VAT)</p> <p><u>Design Review Panel</u></p> <p>The design of development proposals is important to the Council and therefore, it is likely that Officers will recommend the proposal is taken to a Design Review Panel. This is a cost to be met by applicants in addition to the pre-application fees in this document. Additional information regarding the process can be found in Appendix B.</p> <p>There is an additional cost to be administered directly</p>	<p>£2500 (plus VAT)</p> <p>Additional meeting together with written advice £500 (plus VAT)</p>

	to the operators of the Panel. Further advice can be provided at the initial pre-application meeting.	
<p>Large Majors</p> <ul style="list-style-type: none"> • Provision of 101 - 200 dwellings • 10,001 – 20,000 square metres of non-residential floor space 	<p>Two meetings with the Case Officer and relevant consultees.</p> <p>Provision of two pieces of written advice consisting of a summary of key issues including consultation responses, suggested amendments and a list of validation requirements</p> <p>An additional meeting including written advice will be charged £500 (plus VAT)</p> <p><u>Design Review Panel</u></p> <p>The design of development proposals is important to the Council and therefore, it is likely that Officers will recommend the proposal is taken to a Design Review Panel. This is a cost to be met by applicants in addition to the pre-application fees in this document. Additional information regarding the process can be found in Appendix B.</p> <p>There is an additional cost to be administered directly to the operators of the Panel. Further advice can be provided at the initial pre-application meeting.</p>	<p>£4000 (plus VAT)</p> <p>Additional meeting together with written advice</p> <p>£500 (plus VAT)</p>
<p>Super Majors</p> <ul style="list-style-type: none"> • Provision of 201 – 300 dwellings • Provision of more 20,001 – 30,000 sq metres of non-residential floor area. 	<p>Two meetings with the Case Officer and relevant consultees.</p> <p>Provision of two pieces of written advice consisting of a summary of key issues including consultation responses, suggested amendments and a list of validation requirements.</p> <p>An additional meeting including written advice will be charged £500.</p> <p><u>Design Review Panel</u></p> <p>The design of development proposals is important to the Council and therefore, it is likely that Officers will recommend the proposal is taken to a Design Review Panel. This is a cost to be met by applicants in addition to the pre-application fees in this document. Additional information regarding the process can be found in Appendix B.</p>	<p>£5,500 (plus VAT)</p> <p>An additional meeting including written advice will be charged at £500 (plus VAT)</p>

	There is an additional cost to be administered directly to the operators of the Panel. Further advice can be provided at the initial pre-application meeting.	
Strategic Majors <ul style="list-style-type: none"> • Provision of more than 300 dwellings • Provision of more than 30,000 sq m of non-residential floorspace 	<p>An agreed programme of meetings with the Case Officer and relevant consultees</p> <p>Provision of three pieces of written advice consisting of a summary of key issues including consultation responses, suggested amendments where possible and a list of validation requirements</p> <p><u>Design Review Panel</u></p> <p>The design of development proposals is important to the Council and therefore, it is likely that Officers will recommend the proposal is taken to a Design Review Panel. This is a cost to be met by applicants in addition to the pre-application fees in this document. Additional information regarding the process can be found in Appendix B.</p> <p>There is an additional cost to be administered directly to the operators of the Panel. Further advice can be provided at the initial pre-application meeting.</p>	£10% of the application fee (plus VAT)
<p>Once the application has been received with the relevant fee, you will be contacted by the Case Officer with potential meeting dates. We aim to schedule the meeting after the consultation period has expired. This is likely to take place approximately <u>25 working days</u> after receipt of the correct fee and required supporting documents. We aim to provide a written summary within <u>10 working days</u> after any meeting date.</p> <p>Subsequent meetings will be scheduled by mutual agreement between the applicant and the Case Officer.</p>		

Additional fees		
Design Review Panel	In addition to the pre-application fees above (unless negotiated as part of the Planning Performance Agreement), applicants are encouraged to refer proposals to the Design Review Panel. Further advice can be found in Appendix B	See Appendix B for charges
Scoping Meetings	A one-off scoping meeting for any Major development proposal to primarily consider the	£500 (plus VAT)

	principle of the proposal only in the context of the Swindon Borough Local Plan 2026. The discussion of detailed matters regarding development proposals will be required to enter detailed pre-application discussions as detailed above.	
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General matters

If any reduction of fees is sought (other than those stipulated in this document) this will be at the discretion of the Planning Manager based on the circumstances put forward.

Please note that other external statutory consultees may charge for their own services separately. If this is the case then these charges will be in addition to the charges outlined above. You are advised to speak to the relevant statutory consultee who will be able to advise in advance if charges are likely to apply to their services.

What do you need to do to begin the pre-application process?

1. Complete the relevant forms available at <https://www.swindon.gov.uk/planning>
2. Pay the relevant fee. This can be paid by:
 - Online via the Council's website, at https://www.swindon.gov.uk/info/20030/planning_and_regeneration/492/apply_for_planning_permission
 - cheque payable to Swindon Borough Council submitted with your form
 - by calling 01793 466340
3. Provide appropriate supporting information.

Information to be submitted with your pre-application submission

The certainty of advice provided from the Council offers is in part dependent on the quality and accuracy of the information you submit. We therefore suggest that you include the following:

- 1:1250 Location plan
- 1:500 Site Plan showing the boundaries of the site and any neighbouring structures, trees, and other constraints
- A covering letter detailing your proposal and your understanding of the constraints of the site
- Indicative site layout including existing site constraints
- Indicative scale and massing information in sketch or written form
- Any supplementary information relating to the mitigation of environmental effects such as Ecological Reports, flood risk, highway safety measures etc.
- Photographs of site and surroundings

What will we do?

- We will contact you if we believe we do not have sufficient information to answer your query
- We will contact you after the initial receipt of the pre application once the fee has been received, to arrange a meeting (if applicable) and discuss your timeframes.
- Arrange the relevant meetings to enable discussion of the key issues
- Provide a summary of any meetings regarding the main issues and actions required.

The Case Officer will make every effort to meet your timeframes. However, this will be dependent on the complexity of the scheme and the amount of work required prior to that initial meeting, including obtaining views from internal consultees. The meeting may not include attendance of the Council's specialist advisors.

All meetings will normally take place at Swindon Council Offices.

Please note.....

Each project or separate site referred to in an enquiry will be charged at the appropriate rate.

Any advice given by Council officers following pre-application enquiries does not constitute a formal response or decision of the Council in respect of any future planning applications.

Any views or opinions expressed are given in good faith, and to the best of ability, based on existing planning policies and standards, without prejudice to the formal consideration of any future planning application. The final recommendation on any application can only be taken after the Council has consulted local people, statutory consultees and other interested parties. The final decision on an application will then be made by senior planning officers or by the Council's Planning Committee and will be based on all of the information available at the time.

It follows that officers cannot give any guarantees about the final formal decision that will be made on any future planning application. However, any pre-application advice that has been provided will be carefully considered in reaching a decision or recommendation on an application, subject to the proviso that circumstances and information may change, and alter that position. (The weight given to pre-application advice notes will inevitably decline over time and little or no weight may be given to the Council's pre-application advice for schemes which are submitted more than two years after the advice being issued)

Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.

Pre-application requests for advice will not be subject to any publicity but we may be obliged to release documents if we receive a Freedom of Information (FOI) request. Our file notes will form part of the public file if an application follows.

We cannot therefore guarantee confidentiality. If the information you provide includes sensitive or confidential information this should be clearly stated at the head of the submission. We can then take this into account should an FOI request be received.

Do you need further information?

You can find further information by visiting our website www.swindon.gov.uk/planning

There is also further help provided on the planning portal, including ways to purchase plans of the development site if you require them. Please visit <https://www.planningportal.co.uk/>

We welcome your feedback

If you have any comments or suggestions to help improve the service please e mail us at [sbcdc@swindon.gov.uk](mailto:sbcd@swindon.gov.uk) entitled "Pre application feedback FAO David Dewart"

Contact Details

Building Control

Principal Building Control Surveyor- Building Control Department 4th Floor Wat Tyler House West , Beckhampton Street, Swindon,SN1 2JH email: buildingcontrol@swindon.gov.uk Tel 01793 466138

Development Management

planningenquiries@swindon.gov.uk

Masterplanning, Design & Conservation Team

designmasterplanning@swindon.gov.uk

New Eastern Village Development

nev@swindon.gov.uk

APPENDIX A – PUBLIC ENGAGEMENT

Whilst pre application discussions are treated as confidential, the Swindon Borough Council encourages applicants to carry out pre-application consultation with the local residents and other sections of the community. Early engagement with interested parties should result in better quality development which is more likely to be supported by the community and less likely to be delayed by objections.

Single householder applications

- Approach immediate neighbours and other nearby occupiers/owners of properties/land at the earliest stage in order to view sketch plans and discuss proposals.

Major development proposals or those below the major threshold but which are likely to have a significant impact due to the type of proposal or sensitivity of the site or its surroundings

We strongly encourage some or all of the following should be carried out when the proposal is still at an 'early ideas' stage of the process:

1. Approach immediate neighbours and other nearby occupiers/owners of properties/land at the earliest stage in order to view sketch plans and discuss proposals
2. Engage with Local Ward Councillors. Contact details can be obtained via the Council's website.
3. Contact the relevant Parish Council. You can obtain information on the Parish Councils via the Council's website (see link below). Parish Councils are consulted about the majority of applications in their area. Their role is to make representations on behalf of their parishioners. Most Parish Councils meet monthly but some of the larger councils have separate planning committees which may meet more regularly. Time is allocated in each meeting for attendees to raise issues with councillors and to gain feedback. Parish Councils can:
 - Give feedback as to whether a proposal is likely to be acceptable or not to the local community
 - Suggest improvements or mitigations to make a proposal more acceptable
 - Provide contact details for local community groups and other stakeholders
 - Provide additional useful local information eg about land ownership/flooding/community aspirations
 - Help with arranging public information events to publicise proposals
4. Make arrangements to meet representatives of local stakeholder groups either separately or at a wider exhibition/event in order to present sketch plans and ideas. Attendees should be requested to provide written feedback, either by a form/questionnaire available at the event or by email/post within 2 weeks.

5. Prepare a proposed Statement of Community Involvement detailing the planned engagement.

Useful links:

To find out which Parish Council to approach go to: [Parish Council postcode checker](#) and use the postcode checker and then view the contact details for the relevant Parish [Contact Details for Parishes](#)

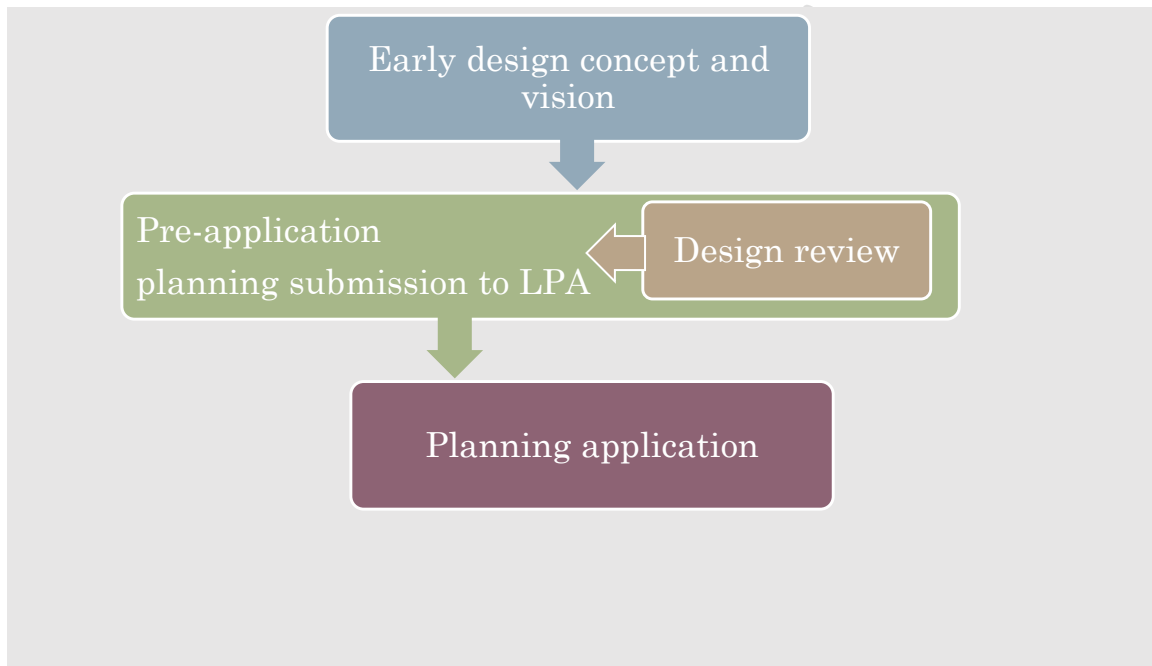
To find out which Ward Members to engage with see the SBC website at: [Your Councillors](#)

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APPENDIX B

Swindon Borough Council's Design Review Requirements

Design Review in Swindon – most development proposals include a dialogue between planning and design officers to achieve the Council's strategic objective of achieving high quality design. In addition, and in line with the NPPF (Para. 62), Swindon aims to strengthen the capacity for independent expert design review as part of our design process, through a Design Review Panel.



Purpose & Timing

The use of a Design Review Panel is not to duplicate or replace our existing in-house design service. Instead it provides independent advice from a multi-disciplinary expert panel to support scheme progression and offer support to both the developers and Swindon BC in securing high quality development.

Achieving high quality design requires early dialogue. A design review supports dialogue most effectively when given concurrently with key consultee feedback, and that avoids the need for major changes and costly revisions. Design Review is therefore best held at the pre-application stages.

Benefits of Design Review

Design Review¹

- can bring a breadth and depth of experience that is sometimes not available within the project team or planning authority.
- offers expert views that take account of a wide range of complex issues, and so helps to achieve sustainable development.
- looks at schemes in context, and can challenge the design brief or the assumptions that lie behind the project.
- gives planners, developers and their design teams confidence that they have had the best possible independent advice on design quality.
- supports and encourages good design and innovative proposals.
- identifies weak and inappropriate schemes at an early stage, when radical changes can be made with a minimum of wasted time and effort.
- offers opportunities for continued learning, particularly about how to assess design quality, to the people observing the review process.

Design Review in the Pre-App Planning Process

1. Early design concept and vision

2. Pre-application planning submission to LPA

[if required]

- a. Proposal invited (or requests) to partake in design review
- b. Applicants booked onto next available Panel Date. Meeting booked and preparation underway by applicant to present to panel.
- c. Design review session:
 - i. **Site visit** (not required for follow-up reviews) – attended by client, agent / or architect, panel members incl. design review chair, administrator, LPA planning officer and design officer.
 - ii. **Meeting** - undertaken at the Council's offices (unless otherwise agreed).
- d. Design Review Letter (2 weeks later)
- e. Debrief meeting/s following on from letter to establish next steps in design evolution. Considering design options to address design review and officer's comments / concerns.

3. Prepare planning submission

4. Submit planning application

5. Application assessment and consultations – LPA to decide whether scheme

¹

https://www.designcouncil.org.uk/sites/default/files/asset/document/DC%20Cabe%20Design%20Review%2013%20W_0.pdf

should be referred for post-planning design review. (This could be a smaller design review with fewer panel members, or even a Desk-Top Review. Each of these result in a formal written letter by the Design Review Panel with their advice).

6. Case officer's report, including design review report/s along with all other reports and inputs.
7. Planning committee / or delegated report.

The Design Review Panel

Creating Excellence South West Design Review Panel* (CE SWDRP) provides independent design review services to Swindon Borough Council.

The CE SWDRP Panel provides multi-disciplinary expertise in architecture, landscape architecture, heritage design, urban design, hydrology, town planning, highways and transport planning, engineering, environmental sustainability, energy, development delivery and viability. The composition of the Panel for each design review session is tailor-made to meet the needs of the particular proposal under consideration.

The Panel follows the [Ten Principles of Design Review](#) as set out by the RIBA, RTPI, Landscape Institute and Design Council CABI. As to their work, CE provide some [case study examples](#).

The CE SWDRP Panel is managed and administered by Creating Excellence (CE) a not-for-profit organisation that has been delivering design support in the South West since 2005. There is more information on the [Creating Excellence South West Design Review Panel](#) website.

Contact

Administration and advice on design review requirements is provided by CE SWDRP's Panel Manager Julie Tanner (MRTPI) julie.tanner@creatingexcellence.org.uk 07970 514480.

Which schemes should come to Design Review?

- Development proposals of a significant scale and/or impact
 - Masterplanning of major sites;
 - Design Codes, Design Guidance;
 - Large buildings, tall buildings or groups of buildings;
 - Regeneration projects;
 - Large public realm projects;
- Significance in relation to site
 - New building/s within the town centre
 - Proposals impacting on sensitive views or areas
 - Proposals impacting on the historic environment.
- Other development proposals:
 - Proposals likely to establish a precedent for future development;
 - Proposals that "challenge the existing context" (Swindon Residential Design Guide);

- Proposals that require 'outstanding or innovative' design (including NPPF para 55);
- Proposals outside the settlement boundary

How to arrange a design review session?

On submitting your pre-application or application, Swindon BC will recommend whether a Design Review is needed. Please contact Creating Excellence who will agree design review requirements and a convenient date and time with you. The Design Review meeting will be held at Swindon Borough Council Offices and will be preceded by a site visit.

Swindon BC will provide the Council's policy position in relation to the proposals before the meeting.

Confidentiality

In line with the Council's normal pre-application process, design review advice provided to the applicant before an application is confidential at that time. Applicants should feel free to share their proposals openly and honestly with the Panel in order to receive the most useful advice. After an application is submitted, Design Review letters, including those produced at a pre-application stage will be published on the Council's website - in line with maintaining transparency in the Council's planning process.

In order to ensure the process is streamlined and consistent, both the case officer and an urban design officer will be present at each design review session.

Design Review Letter

CE will produce a formal letter on behalf of the Panel Chair following the design review that will be provided to the LPA and Applicant simultaneously 10-14 days from the review session. This will carry the CE SWDRP logo and the contents will be taken into account and reflected in the Planning Officers report to fulfil the requirements of NPPF paragraph 62.

Cost

CE is a not-for profit organisation, run independently from the Council. Fees for Design Review are paid directly to CE. The range of Design Review services offered by CE can be tailored to the scheme and agreed with the applicant first. A list of typical charges is available to view at this [link](#).