CASE OFFICER'S REPORT

Application Reference:	PL/2023/10078
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	21 November 2023
Case officer:	Ruaridh O'Donoghue

Site Address:	Baptist Church, Castle Street, Calne, SN11 0DX
Proposal:	Discharge of Condition No 6,7,8 and 13 on PL/2022/06692 - Demolition of the existing Church, The Manse and associated storage buildings. Construction of a church and community centre with 2no. residential dwellings
Recommendation:	Approve

This is an application to discharge conditions 6, 7, 8 and 13 attached to planning permission PL/2022/00692 which was for the demolition of the existing Church, The Manse and associated storage buildings and the construction of a church and community centre with 2 no. residential dwellings in Calne.

In respect of the details submitted for each condition, the following is noted.

Condition 6

Condition 6 required details of all the joinery. Initially, these details were not submitted with the applicant stating that as all the windows and doors were to be aluminium framed, there would be no joinery. At the request of the officer, these details were supplied for the aluminium doors and windows. The details now submitted are considered to be acceptable and as such, this condition can be discharged.

Condition 7

Condition 7 requires details of all external materials.

The application proposed reconstructed Bathstone for the walls a sloping Zinc roof finish to the Worship area, and a GRP roof finish to the flat roofs. Noting that this is a modern building with reflective elements of the local vernacular but expressed in a contemporary manner, these materials are considered acceptable, and as such, this condition can be discharged.

Condition 8

Condition 8 required details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods and canopies to be agreed with the LPA prior to commencement.

The originally submitted drawings for this condition lacked clarity of precise material in places (e.g., TBC was mentioned regarding external finish on eaves and soffits) and the RWGs were proposed as uPVC. At the application stage, it was purported that this would be a new landmark building for Calne with a high-quality finish. To ensure this remains the case, further details were requested to ensure higher-spec materials. Now anodised aluminium is proposed; coloured white

for eaves and soffits and black for the RWGs. with these changes secured the details are now considered acceptable and this condition can be discharged.

Condition 13
This condition is worded as follows:

The development shall not be occupied until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principles laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

Details have been submitted which demonstrate that the cycle parking facility accords with the dimensions, access, location, design and security principles laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. A total of 5 spaces have been provided in accordance with the requirements set out for a D1 use (place of worship) in the LTP3 (note: this is now defined as an F1 use under the latest Use Classes Order). As such, this condition can be discharged.