



## Lyneham and Bradenstoke Parish Council Planning Committee Briefing Note D

Application Number:	20/04896/FUL
Application Location:	Mobile Home 1 Argosy Road Lyneham SN15 4AP
Proposed Development:	New 3 Bed Dwelling
Expected Decision Date:	11 August 2020
Web Link for Documents <sup>1</sup> :	<a href="https://tinyurl.com/Planning1Argosy">https://tinyurl.com/Planning1Argosy</a>
Is the site in a conservation area?	No
Is the building protected?	No
Type of Setting:	Residential
History of past applications for this site:	2007 – Outline Planning for one dwelling - WITHDRAWN  2007 – Full Planning for one detached dwelling – REFUSED  2008 – Appeal the above - DISMISSED  2009 – Outline Planning for an one dwelling – GRANTED but allowed to LAPSED by applicant due to conditions

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<sup>1</sup> The weblink has been shortened to make it manageable in length for this briefing note. Please cut and paste to your preferred internet browser.



## 2019 – Full Planning for one Dwelling – Refused

Has other work of a similar nature taken place with 100m of the site?

No

Are there material grounds for objecting to this application?

The development would be contrary to Core Policy 57 (iii) and (vi) and paragraphs 127 and 130 of the NPPF as its design, layout, density and visibility from public vantage points, it is considered that the proposal would constitute a cramped form of development which would cause harm to the character of the area.

The development would be contrary to Core Policy 57 (vii) as it is with 15m of Preston Lane Sewage Pumping Station, the proposed dwelling would be subject to a risk of odour and noise from the operation of the pumping station. The proposal could not therefore achieve an adequate level of amenity within the development itself.

The applicant has previously been notified that under Wessex Waters (WWDS-DEV 063G March 2020) that this property is within a minimum clearance of 15 metres from site boundary to habitable dwellings, recognising the potential risk of nuisance from odour, noise and vibration. This is a technical concern provide by a Utility



Company and is a major material matter.

That the dwelling would contravene Design and Construction Guidance (Appendix C of the Sewerage Sector Guidance) published by Water UK 2020 as it will be built within 15 meters of a Type 3 Pumping Station

Observations/Recommendations for consideration by the Parish Council

It is noted that the application address between 2007 and 2009 was Boundary House.

The application made in 2019 gave the address as 40 Argosy Road (This address is NOT registered or recognised)

This application has give the address as Mobile Home 1 Argosy Road.

It is not clear why multiple addresses, but it does make it harder to locate the past applications

Consultations options:  
*This will be the response made by the Parish Council and sent to the Case Officer.*

No Comment

No Objection

Object (For the following reasons)

**NO LATER THAN**  
**5<sup>th</sup> August 2020**

Support (with the following observations)

Support