

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 17 APRIL 2008**

Held in: **THE COUNCIL CHAMBER, COUNCIL OFFICES,
BRADLEY ROAD, TROWBRIDGE**

Councillors: Cllrs Clark (Chairman), Alford, Binding, Burden, Carbin, Denison-Pender, Fortescue, Fuller, Griffiths, James, King, March, Martindale, H.Osborn, Parks and Phillips OBE.

Also Present Cllrs Conley, J.Osborn and While.

Officers: Development Control Service Manager (DH), Principal Planning Officer (RM), Principal Planning Officer (MK), Planning Officer (MP), Principle Lawyer (SS) and Democratic Support Officer (KF).

40. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Mounde and Repton, Cllr H.Osborn substituted for Cllr Repton.

41. DECLARATIONS OF INTEREST

Application Item	Cllr / Officer	Reason
08/00508/FUL Land adjoining 3 Ashton Rise, Hilperton	Cllr Clark	Chaired the meeting of Hilperton Parish Council when this application was discussed, will consider the application with an open mind.

Any items discussed at Trowbridge Town Council planning Committee	Cllrs Fuller and James	Personal interests, Trowbridge Town Council Planning Committee Members.
08/00331/FUL Land adjoining 11 Dowding Way, Bowerhill, Melksham	Cllr King	Prejudicial Interest will leave the Chamber.
08/00418/FUL Garages rear of 40 to 43 Lambrok Close, Trowbridge	Cllr King	Prejudicial Interest will leave the Chamber.
08/00222/FUL 145 Chantry Gardens, Southwick	Cllr Phillips OBE	Personal interest – Southwick Parish Councillor.
08/00529/FUL Land adjoining 57 Chantry Gardens, Southwick	Cllr Phillips OBE	Personal interest – Southwick Parish Councillor.

42. MINUTES

The minutes of the meetings held on 27 March 2008 were approved and signed as a correct record by the Chairman.

43. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman advised the Committee that the running order of the planning applications for determination would be changed with application 07/01911/OUT Former Bottling Plant, Ushers Brewery, Conigre, Trowbridge being discussed first.

44. OPEN FORUM

For all other open forum presentations in respect of planning applications please refer to minute number 45.

45. PLANNING APPLICATIONS

Open Forum speakers:

Application No. 1 08/00105/FUL Cherry Croft, Upton Scudamore	Mr Alan Merrills Mrs Sue Brewster Cllr Linda Conley Mr Kevin Smith
Application No. 2 08/0228/FUL Land adjoining Cherry Croft, Upton Scudamore	Mr Alan Merrills Mrs Sue Brewster Cllr Linda Conley Mr Kevin Smith
Application No. 3 08/00222/FUL 145 Chantry Gardens, Southwick	Mrs Myra Thomas Mr Roger Boor
Application No. 7 08/0361/FUL 19 Silver Street, Trowbridge	Mr Brent Hodges
Application No. 9 08/00075/FUL 1 Swift Way, Bowerhill, Melksham	Mr Sam Gompels Cllr Roy While
Application No. 10 08/0331/FUL Land adjoining 11 Dowding Way, Bowerhill, Melksham	Mr Steve Day Mr David Bellinger Cllr Roy While
Application No. 12 08/00210/FUL 21 Fitzmaurice Place, Bradford on Avon	Mrs Beatrice Allen
Application No. 13 08/00508/FUL Land adjoining 3 Ashton Rise, Hilperton	Mrs Gwendoline Gibbs Mr Ian Thomas
Application No. 14 07/03938/FUL Land North East of Hercules Way, Bowerhill, Melksham	Mr Cedric Grosjean
Application No. 15 08/00418/FUL Garages rear of 40 to 43 Lambrok Close, Trowbridge	Mrs Mary Goulding Mr Edward Knight Mrs June Jefferies Mr David Wilcox Cllr Rollie Ceere

Application No. 15
08/00418/FUL
Garages rear of 40 to 43 Lambrok Close,
Trowbridge

MR Paul Walsh

Application No. 1 – 08/0105/FUL - Cherry Croft Upton Scudamore Wiltshire
BA12 0AQ

Permission as recommendation BUT add one condition as follows:-

The rooflights on the north-east elevation shall be glazed with obscure glass and shall be maintained as such in perpetuity.

REASON: In order to protect the amenity of neighbours.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 Policy C38.

Application No. 2 – 08/00228/FUL - Land Adjoining Cherry Croft Upton
Scudamore Wiltshire

REFUSAL for the following 2 reasons:-

1. The proposed dwelling by reason of its height, mass, form and configuration would result in a cramped and overly prominent development that would be visible on the skyline and would fail to respect the existing grain of development and distinctive spatial form and characteristics of the area contrary to Policies C31a and H17 of the West Wiltshire District Plan – 1st Alteration 2004.
2. Any increased use made of the existing sub-standard access (due to its sub-standard visibility to the east) generated by the proposed development would be prejudicial to highway safety contrary to Policy H17 of the West Wiltshire District Plan – 1st Alteration 2004.

Application No. 3 – 08/00222/FUL - 145 Chantry Gardens Southwick Wiltshire

REFUSAL for the following reason:-

1. The proposal would result in an increase in the volume of traffic using an already busy entrance to the existing residential cul de sac, which together with additional on-street parking in an already congested area would give rise to additional traffic congestion close to its junction with Frome Road. This would be prejudicial to highway safety and result in inconvenience and loss of residential amenity contrary to Policies C38 and H16 of the West Wiltshire District Plan – 1st Alteration 2004.

Application No.4– 08/00582/FUL – The Old Forge 68 Kingston Deverill Wiltshire

Permission as recommendation.

**Application No. 5 – 08/00529/FUL – Land adjoining 57 Chantry Gardens
Southwick Wiltshire**

Permission as recommendation.

**Application No. 6 – 07/01911/OUT – Former Bottling Plant Ushers Brewery
Trowbridge Wiltshire**

Deferred pending receipt of legal advice.

Cllrs Carbin, James and Phillips OBE requested that their vote against the decision be noted.

Application No. 7 – 07/03671/FUL – 19 Silver Street Trowbridge Wiltshire

Refusal as recommendation.

Application No. 8– 07/03672/LBC – 19 Silver Street Trowbridge Wiltshire

Refusal as recommendation.

The Committee requested that Officers issue a Stop Notice and consider what further action such as enforcement or legal action could be taken to retrieve the situation.

**Application No. 9– 08/00075/FUL – Gompels Healthcare Ltd 1 Swift Way Bowerhill
Melksham Wiltshire**

Permission as recommendation.

**Application No. 10 – 08/00331/FUL – Land adjoining 11 Dowding Way Bowerhill
Melksham Wiltshire**

Deferred to enable officers to ascertain whether the certificates accompanying the application have been correctly completed.

**Application No. 11 – 08/00244/LBC – Land rear of 34 Hilperton Road Trowbridge
Wiltshire**

Consent as recommendation.

**Application No. 12 – 08/00210/FUL – 21 Fitzmaurice Place Bradford on Avon
Wiltshire**

Permission as recommendation.

Application No. 13 – 08/00508/FUL – Land adjoining 3 Ashton Rise Hilperton Wiltshire

Deferred for a site visit to take place at 5pm on Thursday 8 May followed by a site visit at the Black Swan site at 5.30pm.

Application No.14 – 07/03938/FUL – Land North East of Hercules Way Bowerhill Melksham Wiltshire

Permission as recommendation.

Application No. 15 – 08/00418/FUL – Garages rear of 40 to 43 Lambrok Close Trowbridge Wiltshire

REFUSAL for the following 2 reasons:-

1. The application proposal would by reason of the siting of the proposed dwellings in relation to existing surrounding residential development, give rise to an unacceptable loss of amenity to surrounding residential occupiers contrary to Policy C38 of the West Wiltshire District Plan First Alteration 2004.
2. The application proposal would give rise to an unacceptable loss of garages at the site which would have a detrimental impact on the amenity enjoyed by neighbouring residents contrary to Policy C38 of the West Wiltshire District Plan First Alteration 2004.

Application No. 16 – 07/03679/FUL – 59 Newtown Bradford on Avon Wiltshire

Consent as recommendation provided that following referral to Secretary of State it is remitted back to the Council for decision BUT with changes to the wording of the following conditions:-

3, 4, 6, 7 & 8 - after 'and approved' these should state 'in writing'.

Member Attendance

Cllr Alford left the meeting at the start of the officer presentation of 08/00418/FUL Garages rear of 40 to 43 Lambrok Close, Trowbridge and did not return.

Cllr Denison-Pender left the meeting at the start of the officer presentation of 08/00244/LBC Land rear of 34 Hilperton Road, Trowbridge and returned during the officer presentation of the same.

Cllr Denison-Pender left the meeting at the start of the officer presentation of 08/00529/FUL Land adjoining 57 Chantry Gardens, Southwick and returned during the officer presentation of 07/03671/FUL 19 Silver Street, Trowbridge.

Cllr James left the meeting at the start of the officer presentation of 08/00222/FUL 145 Chantry Gardens, Southwick and returned during the debate of the same.

Cllr James left the meeting at the start of the officer presentation of 08/00075/FUL Gompels Healthcare Ltd, 1 Swift Way, Bowerhill, Melksham and returned during the open forum of the same.

Cllr James left the meeting at the start of the officer presentation of 07/03679/LBC 59 New Town, Bradford on Avon and returned during the officer presentation of the same.

Cllr King left the meeting at the start of the officer presentation of 08/00222/FUL 145 Chantry Gardens, Southwick and returned during the officer presentation of the same.

Cllr King left the meeting at the start of the officer presentation of 08/00075/FUL Gompels Healthcare Ltd, 1 Swift Way, Bowerhill, Melksham and did not return.

Cllr Martindale left the meeting at the start of the officer presentation of 08/00582/FUL The Old Forge, 68 Kingston Deverill and returned during the debate on the same.

Cllr Parks left the meeting at the start of the officer presentation of 08/00529/FUL Land adjoining 57 Chantry Gardens, Southwick and returned during the officer presentation of 07/03671/FUL 19 Silver Street, Trowbridge.

Cllr Parks left the meeting at the start of the officer presentation of 08/00244/LBC Land rear of 34 Hilperton Road, Trowbridge and returned during the officer presentation of the same.

Cllr H.Osborn left the meeting at the start of the officer presentation of 08/00222/FUL 145 Chantry Gardens, Southwick and returned during the debate of the same.

NOTE: VOTE TO CONTINUE

During consideration of planning application no.9, after 3 hours had elapsed, the Committee took a vote in accordance with the Constitution on whether or not to continue with the meeting.

RESOLVED:

To continue with the meeting until all items on the agenda with open forum speakers registered had been debated.

Site Visits

It was agreed that site visits would take place at 5pm on Thursday 8 May to view the land adjoining 3 Ashton Rise Hilperton followed by a site visit to the Black Swan site, Adcroft Street, Trowbridge at 5.30pm.

46. DATE OF NEXT MEETING

The next meeting of the Planning Committee will be held on **Thursday 8 May 2008** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 23.30)

These minutes were prepared by Kevin Fielding, Democratic Support Officer who can be contacted on 01225 776655 ext 115 or by e-mail kfielding@westwiltshire.gov.uk