

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 11 SEPTEMBER 2008**

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

Councillors: Cllrs Fuller (Chairman), Alford, Bolwell, Burden, Clark, Carbin, Denison-Pender, Griffiths, Halik, James, March, Martindale, Mounde, Newbury, Phillips OBE and Repton.

Also Present Cllr Brown (part), Humphries and Walker (part).

Officers: Principal Planning Officer (MK), Principal Planning Officer (RM), Senior Planning Officer (JD) and Democratic Support Officer (KF).

103. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllr Parks.

104. DECLARATIONS OF INTEREST

Application Item	Cllr / Officer	Reason
Application No. 12	Burden & March	Personal interest – Warminster Town Councillor, knows the applicant.
	Mounde	Personal interest - knows the applicant.
Any Trowbridge applications.	Fuller James	Personal interest - Trowbridge Town Councillor, will view applications with an open mind.

Application No. 2	Griffiths	Personal interest – Relation has a horse stabled at this application, will debate the application but will not vote on it.
Application No. 7 & 8	Halik	Personal interest - Trowbridge Town Councillor, was at Trowbridge TC planning meetings when these applications were discussed, will view applications with an open mind.
Application No. 15	Martindale	Personal interest – lives in the locality.
Application No. 4 & 5	Rose Macgregor (Senior Planning Officer)	Personal interest – has spoken out publicly against the closure of Bradford on Avon Hospital and lives in the locality.

105. MINUTES OF THE 21 AUGUST 2008 PLANNING MEETING

The minutes of the meeting held on 21 August 2008 were approved and signed as a correct record by the Chairman.

106. ANNOUNCEMENTS FROM THE CHAIRMAN

There were no announcements from the Chairman.

107. OPEN FORUM

Application No. 11 – 08/01955/FUL – Land adjacent to 115a High Street, Chapmanslade – Miss D Rawlings & Mrs A Stanton-Drake.

Application No. 14 – 08/01368/FUL – Land adjacent 40 Shepherds Mead, Dilton Marsh – Mr N Miller & Mrs T Armstrong-Julier.

For all other open forum presentations in respect of planning applications please refer to minute number 109.

108. PROPOSED DIVERSION OF FOOTPATH 11, KINGSTON DEVERILL (KELSEY FARM)

To divert Footpath 11 Kingston Deverill to enable the existing grain store to be extended.

RESOLVED:

That an order be made for the diversion of Footpath 11 Kingston Deverill and the new route and landscaping to be constructed to the satisfaction of Wiltshire County Council the Highway Authority.

109. PLANNING APPLICATIONS

Open Forum speakers:

Application No. 1 – 08/01226/OUT – Land rear of 9 Forest Road, Melksham. Jodanna Chapman

Application No. 2 – 08/00078/FUL – Land South East of Hillview Farm, Bradford on Avon. Rebecca Carson
Betty Parr
Alan Pettitt
Cllr Walker

Application No. 3 – 08/02107/FUL – Thoulstone Park Golf Club, Thoulstone, Chapmanslade. Francis Morland
Frank Brine

Application No.4 – 08/00004/FUL – Bradford on Avon Hospital, Berryfield Road, Bradford on Avon. Shiena Bowen
Barbara Humble
Vicky Landell-Mills
Bruce Epsley
John Cottle
Margaret Fletcher
Mike Thomas
Gerald Millward-Oliver
Keith Charnley
Dr James Heffer
Cllr Brown
Chris Beaver
Stephen Green

Application No. 6 – 08/01146/FUL – 50A Woodcock Road, Warminster. Mike Hopper
Mick Riley

Application No. 7 – 08/00903/OUT – Land adjoining 1 Dursley Road, Trowbridge. Noel Morgan

Application No. 9 – 08/02255/FUL – 5 Woodstock Gardens, Melksham. Mark Campbell

Application No. 11 – 08/01955/FUL – Land adjacent to 115a High Street, Chapmanslade. Francis Morland
Alvin Howard

Application No. 12 – 08/02163/FUL – 2B Prestbury Drive, Warminster. Cllr Humphries

Application No. 13 – 08/00750/FUL – Land adjacent 53 Woolley Street, Bradford on Avon. Nigel Gerdes
Mark Moorfoot
William Raybould
Gillian Ellis-King
David Hadfield

Application No. 14 – 08/01368/FUL – Land adjacent 40 Shepherds Mead, Dilton Marsh. Les McGee
Mark Bowler

Application No. 1 – 08/01226/OUT – Land rear of 9 Forest Road, Melksham.
Refusal as recommendation.

Application No. 2 – 08/00078/FUL – Land South East of Hillview Farm, Bradford on Avon.

Permission as recommendation BUT condition 3 to be revised as

3. Only horses owned by the applicant and/or horses at the livery on the site may be exercised on the land.

REASON: In the interests of highway safety

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy E10

Application No. 3 – 08/02107/FUL – Thoulstone Park Golf Club, Thoulstone, Chapmanslade.

Permission as recommendation

The committee requested that officers write to the Highways Agency and Highway Authority regarding highway safety issues in particular the need for double lines to prevent overtaking in the middle of the road, and also highlight the danger of people pulling out and turning right and that the applicant should be informed of this concern and requested to consider appropriate signage within the site.

Application No.4 – 08/00004/FUL – Bradford on Avon Hospital, Berryfield Road, Bradford on Avon.

A recorded vote was requested to defer the application pending legal opinion as to the lack of social housing on the proposed application.

The following committee members voted in favour of deferral: Cllr Alford, Burden, Clark, James and Phillips OBE.

The following committee members voted against deferral: Cllr Bolwell, Carbin, Denison-Pender, Fuller, Griffiths, Halik, March, Martindale, Mounde, Newbury and Repton.

There were no abstentions.

The vote was lost 5-11-0 in favour of not deferring for legal opinion, permission was then granted with the conditions as:

Permission be granted at a future date to the Development Control Manager being satisfied that the Town Council has no objections to the revised plans; and subject to the prior completion of a legal agreement to secure the following;

- i) a financial contribution to Public Open Space and Recreation in the area
- ii) a financial contribution to education needs in the locality

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting and that the character and fabric of the listed building is protected.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & C28.

- 3 A sample wall panel, not less than 1 metre square, of the render finish to the new dwellings shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be left in

position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

REASON: To protect the setting of the listed building and ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 4 Details of all new or replacement rainwater goods, which shall be of cast iron or cast aluminium construction and finished in black, shall be submitted to and approved by the Local Planning Authority prior to their installation. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 5 Details of the elevations of all new or replacement external windows, roof lights and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and to protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 6 Details of all new or replacement external chimneys, flues, extract ducts, vents, grilles, meter housings and like features shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and to protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & C28.

- 7 Details of the design, external appearance and finish of all railings, fences, gates, walls, bollards and other means of enclosure shall be submitted to and approved by the Local Planning Authority prior to their construction. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 8 A full schedule of repairs to Berryfield House and its existing curtilage structures shall be undertaken of the external walls, roof, windows and doors which shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works to the listed building, and subsequently the works shall be carried out strictly in accordance with the approved details prior to the first occupation of the development hereby approved.

REASON: To ensure that the character and integrity of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

- 9 Before any repointing of the external stonework to Berryfield House and its existing curtilage structures is undertaken, a sample area shall be prepared on site to show the proposed mortar composition and colour, and method of pointing, for the approval of the Local Planning Authority in writing.

REASON: The submitted drawings are inadequate in this matter and further information is needed in order to protect the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

- 10 Before the development starts full details of the bus stop works, together with the tactile paving/crossing at the junction of Berryfield Road/Bath Road and the footway works at both site accesses shall be submitted for approval in writing by the Local Planning Authority; and the works shall be complete in accordance with the approved details before first occupation of the development.

REASON: In the interests of highway safety.

- 11 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

- 12 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 13 Oil or chemical storage facilities should be sited in bunded areas. The capacity of the bund should be at least 10% greater than the capacity of the storage tank or, if more than one tank is involved, the capacity of the largest tank within the bunded area. Hydraulically inter-linked tanks should be regarded as a single tank. There should be no working connections outside the bunded area.

REASON: To prevent pollution of the water environment.

NOTE: Any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations ("The Control of Pollution (Oil Storage) (England) Regulations 2001").

- 14 Inspection manholes shall be provided and clearly identified on foul and surface water drainage systems, in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

REASON: To enable discharges from individual premises or buildings to be inspected and sampled.

- 15 No work shall commence on site until further survey work relating to protected species has been carried out and mitigation measures agreed in writing by the Local Planning Authority.

REASON: In the interests of protected species.

- 16 The proposals for the landscaping of the site, as shown on the approved plans (including provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels) shall be carried out as follows:

* The approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;

* All planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;

* The scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and

* The whole scheme shall be subsequently retained.

REASON: In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C32 and C40.

- 17 Full details of pathway construction method, including the finished surface shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be completed in all respects prior to the site being considered for adoption.

REASON: To enhance the amenities of the site and to secure a well planned development.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C32 and C40.

- 18 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner. The landscape management plan shall be carried out in accordance with the approved details.

REASON: To secure the proper development of the site and in the interests of the establishment and long term management of the landscaped areas.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C32 and C40.

Note: This condition should be used in addition to a condition requiring the submission of a landscaping scheme.

- 19 All works relating to landscape maintenance and general management shall be carried out as specified in the approved Landscape Management plan and shall be supervised by the appointed landscape consultant and where appropriate an arboricultural consultant holding nationally recognised qualifications.

REASON: To secure the proper development of the site.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C32 and C40.

- 20 All works relating to the demolition/development with implications for trees shall be carried out as specified in the approved arboricultural method statement, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

REASON: To prevent trees on site from being damaged during construction works.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C32 and C40.

- 21 Prior to the commencement of demolition/development a pre-commencement site meeting shall be held and attended by the developer's arboricultural consultant, the designated site foreman and a representative from the Local Authority to discuss details of the working procedures. Subsequently and until the completion of all site works, site visits should be carried out on a monthly basis by the developer's arboricultural consultant. Copies of written site notes and/or reports detailing the results of site supervision and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant immediately following that approval.

REASON; In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that the work is carried out in accordance with current best practice.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C32 and C40.

- 22 Details of all proposed exterior illumination for the buildings, outside lighting or illuminated signs shall be submitted to and approved in writing by the local planning authority. The work shall subsequently be implemented strictly in accordance with the approved details.

REASON: In the interest of neighbouring amenity.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C38

- 23 During the construction phase of this redevelopment. No plant machinery or equipment shall be operated or repaired so as to be audible at the site boundary outside the hours of 0730 to 1800 Mondays to Fridays and 0800 to 1300 hours Saturdays, or at any time on Sundays or Bank Holidays.

REASON: In order to safeguard the amenities of the area in which the development is located.

POLICY: West Wiltshire District Plan - 1st Alteration- Policies C36 & C38.

- 24 The occupation of the residential care home and assisted living accommodation flats identified on the approved plans as Blocks A, B, C & D shall be limited to Class C2 Residential Institutions.

REASON: In the interests of the proper planning of the area and to ensure that these units remain in perpetuity for those in need of care.

- 25 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, no development falling within Schedule 2, Part 1, Class(es) A to E of the Order shall be carried out without the express planning permission of the Local Planning Authority.

REASON: The implementation of permitted development rights on this site would be unacceptable.

NOTES TO APPLICANT:

- 1 There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

Please note the Environment Agency requests that the surface water drainage scheme for the proposed development must meet the following criteria:

Any outflow from the site must be limited to the maximum allowable rate, i.e. no increase in the rate &/or volume of run-off and preferably a reduction.

Drainage calculations must be included to demonstrate the surface water drainage system is appropriately designed (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).

If there is any surcharge and flooding from the system, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing.

Adoption and maintenance of the drainage system must be addressed and stated.

Details of the proposed methods to meet these criteria should be submitted in due course for the Environment Agency to recommend the relevant planning condition be discharged.

We recommended that the developer investigate the use of Sustainable Drainage Systems (SuDs) for surface water drainage on this site, in order to reduce the rate of run-off and to reduce pollution risks. These techniques involve controlling the sources of increased surface water, and include:

- Interception and reuse
- Porous paving/surfaces
- Infiltration techniques
- Detention/attenuation
- Wetlands.

A copy of the Agency's leaflet on Sustainable Drainage Systems has been sent to the applicant/agent.

All demolition wastes produced from the site must be removed from the site and disposed of only at sites holding a permit appropriate for the category of waste.

2 Water Supply

The existing system is adequate to serve the proposed redevelopment of the site Buildings with more than two storeys will require on-site pumped storage. We suggest that the connection to the existing 4" dia main off Bath Road be retained and used.

3 Foul drainage

The existing system is adequate to serve the proposed redevelopment of the site it may be feasible to utilise existing connection(s) the adoption of existing private drainage can be considered subject to the condition and performance of the pipelines a new connection to the public foul sewer in Leigh Park Road may be necessary for any development on the northern part of the site -a requisition for a connection may also be required in order to cross third party land

4 Surface Water Drainage

The site plan indicates large areas of open space and soakaways should be used wherever feasible road drainage should not be connected to public sewers

A highway drain/culverted watercourse is located in Bath Road -the developer should contact the local Highways Department for more details there is a small diameter public storm sewer in Berryfield Road -a greenfield run-off equivalent of 5 l/s/ha can be connected here a storm sewer and open ditch/culverted watercourse exist in Leigh Park Road, although the crossing of third party land would be involved for a connection.

Application No.5 – 08/00005/LBC - Bradford on Avon Hospital, Berryfield Road, Bradford on Avon.

. Consent with the following condition:

- 1 The consent granted shall begin before the expiration of three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting and that the character and fabric of the listed building is protected.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & C28.

- 3 A sample wall panel, not less than 1 metre square, of the render finish to the new dwellings shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

REASON: To protect the setting of the listed building and ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 4 Details of all new or replacement rainwater goods, which shall be of cast iron or cast aluminium construction and finished in black, shall be submitted to and approved by the Local Planning Authority prior to their installation. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 5 Details of the elevations of all new or replacement external windows, roof lights and doors including any glazing, at a scale of not less than 1:20, and sections

through all frames, glazing bars and opening mechanisms, at a scale of not less than 1 :2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and to protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 6 Details of all new or replacement external chimneys, flues, extract ducts, vents, grilles, meter housings and like features shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and to protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & C28.

- 7 Details of the design, external appearance and finish of all railings, fences, gates, walls, bollards and other means of enclosure shall be submitted to and approved by the Local Planning Authority prior to their construction. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting and that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C31A & C28.

- 8 A full schedule of repairs to Berryfield House and its existing curtilage structures shall be undertaken of the external walls, roof, windows and doors which shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works to the listed building, and subsequently the works shall be carried out strictly in accordance with the approved details prior to the first occupation of the development hereby approved.

REASON: To ensure that the character and integrity of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

- 9 Before any repointing of the external stonework to Berryfield House and its existing curtilage structures is undertaken, a sample area shall be prepared on site to show the proposed mortar composition and colour, and method of pointing, for the approval of the Local Planning Authority in writing.

REASON: The submitted drawings are inadequate in this matter and further information is needed in order to protect the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

- 10 Details of all new or replacement internal doors, door linings, architraves, beadings, skirtings within Berryfield House shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details prior to the first occupation of the development.

REASON: To ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

- 11 Details of all new internal staircases, balusters, newel posts and handrails within Berryfield House shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details prior to the first occupation of the development.

REASON: To ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

- 12 A full schedule of works to Berryfield House on a room by room basis of all repairs and alterations to the interior of the listed building, together with a schedule of repairs to the external walls, roof, windows and doors, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works to the listed building, and subsequently the works shall be carried out strictly in accordance with the approved details prior to the first occupation of the development hereby approved.

REASON: To ensure that the character and integrity of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

- 13 Details of the method of fire separation and sound proofing of any doors, partitions and between floors within the listed buildings shall be submitted to and approved by the Local Planning Authority prior to their installation. The works shall then only be carried out strictly in accordance with those approved details prior to the first occupation of the development.

REASON: To ensure that the character of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

- 14 No works to the listed building shall be commenced until a full structural survey to include a photographic record of the listed building has been carried out, submitted to and approved in writing by the Local Planning Authority, and one copy provided for West Wiltshire District Council records and a second copy has been deposited with the Wiltshire County Records Office.

REASON: To ensure that an historic record of the building exists and that the character of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

Application No. 6 – 08/01146/FUL – 50A Woodcock Road, Warminster.

Refusal for the following reasons:

1. The proposals would result in over development of a site limited by its long length and narrow width that would fail to respect the spatial character of the area contrary to Policies H1, H24 and C31a of the West Wiltshire District Plan 1st Alteration (2004).
2. The proposed dwelling in the rear of the site would result in inappropriate backland development that is constrained by the position of protected trees and would be harmful to the amenity of the occupiers of neighbouring dwellings by reason of its proximity to the boundaries and likely noise and nuisance from manoeuvring vehicles contrary to Policies H1, C31a and C38 of the West Wiltshire District Plan 1st Alteration (2004).
3. The proposed dwelling in the rear of the site by reason of its height, mass, bulk, form and design would have an overbearing impact on neighbouring dwellings to the detriment of residential amenity contrary to Policies H1, C31a and C38 of the West Wiltshire District Plan 1st Alteration (2004).

Application No. 7 – 08/00903/OUT – Land adjoining 1 Dursley Road, Trowbridge.

Refusal for the following reasons:

1. The proposal would result in the loss of employment land and it has not been demonstrated that there is alternative land or premises elsewhere within the locality that are readily available contrary to Policy E5 of the West Wiltshire District Plan 1st Alteration (2004).

Application No. 8 – 08/02076/FUL – Trowbridge Retail Park, 235 Bradley Road, Trowbridge.

Deferred to next meeting

Application No. 9 – 08/02255/FUL – 5 Woodstock Gardens, Melksham.

Permission as recommendation

Application No. 10 – 08/02290/FUL – 28 Southleigh, Bradford on Avon.

Deferred to next meeting

Application No. 11 – 08/01955/FUL – Land adjacent to 115a High Street, Chapmanslade.

Permission as recommendation

Application No. 12 – 08/02163/FUL – 2B Prestbury Drive, Warminster.

Deferred to next meeting

Application No. 13 – 08/00750/FUL – Land adjacent 53 Woolley Street, Bradford on Avon.

Deferred for site visit to take place on 2nd October 2008 at 5pm.

Application No. 14 – 08/01368/FUL – Land adjacent 40 Shepherds Mead, Dilton Marsh.

Refusal for the following reasons:

1. The proposed development, by reason of its form, mass, proportion, width and scale would be out of keeping with the character, appearance and distinctive grain and pattern of development in the locality contrary to Policies C31a, H17 and H24 of the West Wiltshire District Plan 1st Alteration (2004).
2. The proposed development would lead to an unacceptable degree of overlooking of the neighbouring garden to the south, number 55 Shepherd's Mead from the proposed habitable first floor rooms which have windows on the front elevation contrary to Policy C38 of the West Wiltshire District Plan 1st Alteration (2004).
3. The proposed development would result in a total of 8 dwellings being served from a single end of cul-de-sac location which would be likely to result in congestion of the highway that would be detrimental to highway safety and cause nuisance to local residents contrary to Policies H17 and C38 of the West Wiltshire District Plan 1st Alteration (2004).

Application No. 15 – 08/02092/FUL – 92 Trowbridge Road, Bradford on Avon.

Deferred to next meeting

Member Attendance

Cllr James left the meeting during the officer presentation of 08/00004/FUL Bradford on Avon Hospital, Berryfield Road Bradford on Avon and returned during the debate of the same.

Cllr Alford left the meeting during of the officer presentation of 08/00004/FUL Bradford on Avon Hospital, Berryfield Road Bradford on Avon and did not return.

Cllr Clark left the meeting during the open forum of 08/02107/FUL Thoulstone Park Golf Club Thoulstone Park Chapmanslade and did not return.

Cllr James left the meeting during the open forum of 08/02107/FUL Thoulstone Park Golf Club Thoulstone Park Chapmanslade and returned during the debate of the same.

Cllr Newbury left the meeting during the debate of 08/02107/FUL Thoulstone Park Golf Club Thoulstone Park Chapmanslade and did not return.

Cllr Mounde left the meeting at the start of the officer presentation of 08/01226/OUT Land rear of 9 Forest Road Melksham and returned during the open forum of the same.

Cllr Mounde left the meeting at the start of the officer presentation of 08/01509/FUL Land adjacent 40 Shepherds Mead Dilton Marsh and returned during the open forum of the same.

NOTE: VOTE TO CONTINUE

During consideration of application No.3, 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 the meeting until all applications on the agenda had been debated.

ORDER OF APPLICATIONS CONSIDERED

The Chairman varied the order of the applications and dealt firstly with those where the public had registered to speak or had attended the meeting to listen. Consequently, the applications were dealt with in the following order (numbers refer to the application number on the agenda):

4, 1, 2, 5, 3, 6, 13, 14, 7, 9 and 11, applications 8, 10, 12, and 15 were deferred.

Site Visit

It was agreed that a site visit would take place at 5pm on Thursday 2 October to view Land adjacent 53 Woolley Street, Bradford on Avon.

RESOLVED:

- (a) That the list of delegated decisions made since the last meeting be received and noted.**
- (b) To make decisions on planning and related applications as set out in the appendix to these minutes.**

110. PLANNING APPEALS UPDATE REPORT

The Planning Committee noted the update report.

111. DATE OF NEXT MEETING

The next meeting of the Planning Committee will be held on **Thursday 2 October 2008 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 00.23)

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