

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 2 OCTOBER 2008**

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

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

Also Present

Officers: Acting Development Control Manager (RY), Principal Planning Officer (MK), Senior Planning Officer (JE) and Democratic Support Officer (KF).

112. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Alford, Binding, James and Parks.

113. DECLARATIONS OF INTEREST

Application Item	Cllr / Officer	Reason
Application No. 3	Cllr Burden & March	Personal interest – Warminster Town Councillor, knows the applicant.
	Cllr Mounde	Personal interest - knows the applicant.

Application No.9	Cllr Clark & Newbury	Personal interest – WCC member, will view application with an open mind.
Any Trowbridge applications	Cllr Fuller & Halik	Personal interest - Trowbridge Town Councillor, will view applications with an open mind.
Any Bradford on Avon South applications	Cllr Martindale	Personal interest – lives in the locality.

114. MINUTES OF THE 11 SEPTEMBER 2008 PLANNING MEETING

The minutes of the meeting held on 11 September 2008 were approved and signed as a correct record by the Chairman.

115. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman introduced Robert Young who is the acting Development Control Manager, covering for Dave Hubbard who is currently on sick leave.

116. OPEN FORUM

For all open forum presentations in respect of planning applications please refer to minute number 117.

117. PLANNING APPLICATIONS

Open Forum speakers:

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

Nigel Gerdes
Sam Olas
Kevin Burnside
Gillian Ellis-King
David Hadfield

Application No. 3 – 08/02163/FUL – 2B Prestbury Drive, Warminster.

Peter Grist

Application No. 4 – 08/02290/FUL – 28 Southleigh, Bradford on Avon.

Keith Cottrell
Richard Cowell

Application No. 5 – 08/02076/FUL – Trowbridge
Retail Park, 235 Bradley Road, Trowbridge. Adrian Barraclough

Application No. 6 – 08/02462/FUL – Kings Farm,
6 Little Common, North Bradley. Peter Grist

Application No. 7 – 08/0265/LBC – Kings Farm,
6 Little Common, North Bradley. Peter Grist

Application No. 8 – 08/01673/FUL – Land
adjoining 252 Imber Road, Warminster. Peter Grist

Application No. 1 – 08/00750/FUL – Land adjacent 53 Woolley Street, Bradford on Avon.

Refusal as recommendation

Application No. 2 – 08/02092/FUL – 92 Trowbridge Road, Bradford on Avon.

Permission as recommendation

Application No. 3 – 08/02163/FUL – 2B Prestbury Drive, Warminster.

PERMISSION with justification, conditions and informative as follows:

JUSTIFICATION: The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and any planning objections have been overcome by conditions.

(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.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 – Policy C31A.

(3) Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order with or without modification, no windows, roof lights or doors, other than those hereby approved, shall be added to any elevation of the development hereby permitted.

REASON: In the interests of amenity and privacy

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

(4) The development hereby permitted shall be used only for the purposes incidental to the enjoyment of the dwelling house, and shall not be used as separate living accommodation.

REASON: In the interests of the proper planning of the area.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy H1

Informative

The applicant is advised that the application fee paid is for an extension and the application forms submitted clearly state that the proposal is for an extension. The proposals have been considered on that basis, i.e. a residential extension, not a new dwelling.

A motion for refusal was proposed in the first instance, this was lost.

For the motion: 5 Against the motion: 8 Abstentions: 0

Application No.4 – 08/02290/FUL – 28 Southleigh, Bradford on Avon.

Permission as recommendation BUT condition (1) to be amended so that it reads;

(1) The store 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.

Cllr Martindale requested that it was noted that she was disappointed that a more expansive photograph of the street scene had not been made available for Members to view.

Application No.5 – 08/02076/FUL – Trowbridge Retail Park, 235 Bradley Road, Trowbridge.

Permission as recommendation BUT condition (3) and (4) to be amended so that they read;

(3) The use hereby permitted shall not be open to customers outside the following times: 07.30hrs and 20.00hrs on Mondays to Saturdays and 10.00hrs and 16.00hrs on Sundays and 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 2004 - Policy C38.

(4) As this is a form of development which would not normally be acceptable on a permanent basis and therefore to enable the Local Planning Authority to grant permission without committing itself beyond the period specified and thereby to retain control of the situation, this planning permission shall cease to have effect on the 02.10.2011, by which date the catering van shall have been removed from the site.

REASON: Because this is a form of development which would not be appropriate on a permanent basis.

Application No. 6 – 08/02464/FUL – Kings Farm, 6 Little Common, North Bradley.

Refusal as recommendation

Application No. 7 – 08/02465/LBC – Kings Farm, 6 Little Common, North Bradley

Refusal as recommendation

Application No. 8 – 08/01673/FUL – Land adjoining 252 Imber Road, Warminster.

As per recommendation

Application No. 9 – 08/02488/ADV – County Hall, Bythesea Road, Trowbridge.

Consent as recommendation

Member Attendance

Cllr Bolwell left the meeting at the start of the officer presentation of 08/01673/FUL – Land adjoining 252 Imber Road, Warminster and returned during the open forum of the same.

Cllr Bolwell left the meeting during the debate of 08/02488/ADV – County Hall, Bythesea Road, Trowbridge and did not return.

Cllr Fortescue left the meeting during the debate of 08/02163/FUL – 2B Prestbury Drive, Warminster and did not return.

Cllr Newbury left the meeting during the officer presentation of 08/02076/FUL – Trowbridge Retail Park, 235 Bradley Road, Trowbridge and returned during the debate of the same.

Cllr Repton left the meeting during the debate of 08/02488/ADV – County Hall, Bythesea Road, Trowbridge and did not return.

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.**

118. PLANNING APPEALS UPDATE REPORT

The Planning Committee noted the update report.

119. DATE OF NEXT MEETING

The next meeting of the Planning Committee will be held on **Thursday 23 October 2008** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 21.10)

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