

## WEST WILTSHIRE DISTRICT COUNCIL

### MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 23 OCTOBER 2008**

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

Councillors: Cllrs Fuller (Chairman), Burden, Clark, Carbin (part),  
Denison-Pender, Fortescue, Griffiths, Halik, March,  
Moude, Hawker (part), Parks, Phillips OBE and Repton.

Also Present Cllr J Osborne

Officers: Acting Development Control Manager (RY), Principal  
Planning Officer (MK), Planning Officer (MP) and Member  
Support Officer (KR).

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#### 120. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Alford, James, Martindale and Newbury.

#### 121. DECLARATIONS OF INTEREST

<b>Application Item</b>	<b>Cllr / Officer</b>	<b>Reason</b>
Application No. 6	Cllrs Clark & Fuller	Personal Interest - Member of WCC
	Cllr Clark	Prejudicial Interest – Member of Selwood Housing Board
Application No.9	Cllrs Fuller & Halik	Personal interest - Trowbridge Town Councillor and on the development committee, will view applications with an open mind.

## **122. MINUTES OF THE 11 SEPTEMBER 2008 PLANNING MEETING**

The minutes of the meeting held on 2 October 2008 were approved and signed as a correct record by the Chairman.

## **123. ANNOUNCEMENTS FROM THE CHAIRMAN**

There no announcements

## **124. OPEN FORUM**

For all open forum presentations in respect of planning applications please refer to minute number 126.

## **125. Proposed Section 106 Agreement in respect of an outline planning application for residential development of 50 to 70 dwellings at Manor Primary School, Queensway, Melksham**

### **RESOLVED**

**That the Committee approved the changes as per the recommendation.**

## **126. PLANNING APPLICATIONS**

Open Forum speakers:

Agenda Item No. 6.

Mr Chris Trowell

Proposed Section 106 Agreement in respect of an outline planning application for residential development of 50-70 dwellings at Manor Primary School, Queensway, Melksham

Application Item 2 & 3.

Mr Tim Walker

08/02400/FUL & 08/2401/LBC – Erection of dwelling and demolition of garage (renewal 03//01722FUL & 03/01722/LBC) – Land Adjacent to 8 Sladesbrook, BOA

Application Item 1

Mr Robert Chapman

Extension to Care Home – Henford House, Lower Marsh, Warminster road, Wiltshire, BA12 9PA

Application Item 9  
Land between Frampton court and 32 Whiterow Park,  
Trowbridge

Mr John Swindell  
Mr David Wemiss  
Cllr Jeff Osborne

Mrs Louise Mason

Application Item 11

Erection of side and rear single storey extension –  
16 Birch Gardens, Hilperton

Mr James Williams

Application Item 12

Alteration to roof (increasing height by 0.5 metres)  
on outbuilding – Manor Farm, Monkton Deverill

**Application No. 1 – 08/01210/FUL – Henford House, Lower Marsh Road  
Warminster, Wiltshire.**

Permission as recommendation BUT add the following condition:

Working hours during the carrying out of works for the development hereby approved shall be confined to 07:30 to 18:00 on Mondays to Fridays and 08:00 to 13:00 on Saturdays, and at no 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 – Policy C38.

And the addition of the following note to the applicant:

The applicant is advised that the neighbour at No. 22 Lower Marsh Road has volunteered involvement in the pre-commencement site meeting referred to in Condition 8 in view of his familiarity with site conditions. Contact details can be obtained from the Local Planning Authority, and the Landscape Officer has been advised accordingly.

**Application No. 2 – 08/02400/FUL – Land Adjacent 8 Sladesbrook, Bradford on Avon, Wiltshire.**

Decision as per recommendation

**Application No. 3 – 08/02401/LBC – Land Adjacent 8 Sladesbrook, Bradford on Avon, Wiltshire.**

Decision as per recommendation

**Application No.4 – 08/00567/FUL – Land Adjoining 39 Craybourne Road, Melksham, Wiltshire.**

Refusal as recommended

**Application No.5 – 08/02281/FUL – Land Adjoining 7 Mount Pleasant, Bradford on Avon, Wiltshire.**

Permission as per recommendation plus informative

It should be noted by the applicant that Members were concerned with the proposed usage of Farmington Stone on the external elevations of the property which it was felt was inappropriate particularly in a Conservation Area.

**Application No. 6 – 08/02321/FUL – Rhotteridge Farm, Lower Woodrow, Melksham, Wiltshire.**

Permission as recommendation

**Application No. 7 – 08/02322/LBC – Rhotteridge Farm, Lower Woodrow, Melksham, Wiltshire.**

Consent as recommendation BUT with the following informative attached.

It should be noted by the applicant that the satellite dish attached on the side elevation of the listed building requires Listed Building Consent.

**Application No. 8 – 08/02521/LBC – 8 Bratton Road, Westbury, Wiltshire.**

Consent as recommended

**Application No. 9 – 08/02589/FUL – Land between Frampton Court and 32 Whiterow Park, Trowbridge, Wiltshire.**

Refusal for the following reasons:

The proposed dwelling, by reason of its design, siting and position on this plot would result in a cramped form of development out of keeping with the surrounding area and disrupting the existing pattern of development in the locality contrary to Policy H1 of the West Wiltshire District Plan 1st Alteration 2004.

**Application No. 10 – 08/0205/FUL – Millbrook, 1 Waterhouse Lane, Limpley Stoke, Wiltshire.**

Permission as recommendation

**Application No. 11 – 08/02482/FUL – 16 Birch Gardens, Hilperton, Wiltshire.**

Permission as recommendation

**Application No. 12 – 08/01945/FUL – Manor Farm, Monkton Deverill, Wiltshire.**

Permission with the following 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.

And with the following informative:

The applicant is advised that, notwithstanding this permission, works should not commence prior to listed building consent having been obtained.

### **Member Attendance**

Cllr Clark left the meeting at the start of the officer presentation of 08/02321/FUL – Rhotteridge Farm, Lower Woodrow, Melksham and returned during the Officers Presentation of 08/02521/LBC 8 Bratton Road, Westbury.

Cllr Carbin joined the meeting during the Officers presentation of 08/02281/FUL – Land adjoining 7 Mount Pleasant, BOA.

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

Cllr Hawker joined the meeting during officers presentation of agenda item no.6 - Proposed Section 106 Agreement in respect of an outline planning application for residential development of 50-70 dwellings at Manor Primary School, Queensway, Melksham.

### **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.**

### **127. PLANNING APPEALS UPDATE REPORT**

The Planning Committee noted the update report.

## **128. DATE OF NEXT MEETING**

The next meeting of the Planning Committee will be held on **Thursday 13 November 2008** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 21.35)

These minutes were prepared by Karen Richardson, Member Support Officer who can be contacted on 01225 776655 ext 115 or by e-mail [kfielding@westwiltshire.gov.uk](mailto:kfielding@westwiltshire.gov.uk)