

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 13 NOVEMBER 2008**

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

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

Also Present Cllrs Hawker (part), Jenkins (part) and King (part).

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

129. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

There were no apologies for absence, however Cllr Mounde had indicated that that he would be late as he would be attending a Parish Council meeting before attending the Planning Committee.

130. DECLARATIONS OF INTEREST

| Application Item | Cllr / Officer | Reason |
|--------------------------------------|-----------------------------|---|
| Application No. 7 & 9. | Cllr Clark | Personal Interest - Chaired the meetings of Hilperton Parish Council when these applications were debated, and will consider with an open mind. |
| Any Trowbridge related applications. | Cllrs Fuller, Halik & James | Personal interest - Trowbridge Town Councillor and on the development committee, will view applications with an open mind. |

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|------------------------|----------------------|--|
| Application No. 2 & 5. | Cllr Martindale | Personal interest – Bradford on Avon Town Councillor, was at the Town planning meeting when these applications were discussed, will view applications with an open mind. |
| Application No. 1. | Cllr Phillips OBE | Personal interest – Southwick Parish Councillor, was at the Parish planning meeting when this application was discussed, will view the application with an open mind. |

131. ANNOUNCEMENTS FROM THE CHAIRMAN

The chairman announced that at the end of the Planning Committee meeting Cllr Tony Phillips OBE would update the Committee on planning matters which had been raised at the last Interim Executive meeting, and that Bob Young would update the Committee on changes within West Wilts Development Control function.

132. OPEN FORUM

For all open forum presentations in respect of planning applications please refer to minute number 133.

133. PLANNING APPLICATIONS

Open Forum speakers:

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| Application No. 1 – 08/02175/FUL – Land adjoining 24, Church Street, Southwick. | Mark Campbell |
| Application No. 3 – 08/01877/FUL – Former Little Chef, Hillside, Codford. | Alvin Howard |
| Application No.5 – 08/02478/FUL – 15, Bassetts Pasture, Bradford on Avon. | Justine Watson |
| Application No. 6 – 08/02626/ADV – Land North East of A303, Chilmark Junction, Stockton. | Cllr Michael Fowler Nick Hughes Lloyd Stephens Tom Russell Cllr Tony Deane |

Application No. 7 – 08/02526/FUL – 177, Devizes Road, Hilperton. Roger Smith

Application No. 8 – 08/02351/FUL – 12, Hayward Place, Westbury. Karen James
Cllr Russell Hawker
Cllr David Jenkins
Cllr Gordon King

Application No. 11 – 08/02808/FUL – 19E, Bradford Road, Winsley. Chris Waight

Application No. 12 – 08/02683/FUL – Land adjoining 25, Halifax Road, Bowerhill, Melksham. Richard Harlow

Application No. 1 – 08/02175/FUL – Land adjoining 24, Church Street, Southwick.

DEFERRED for the following reasons:

To seek/provide further information on whether the applicant has any control over the access, whether there is a pavement leading to the rear of the shops, and provide photo's for the next presentation to committee of the full length of the access from Chantry Gardens.

Application No. 2 – 08/02655/FUL – 90, Winsley Road, Bradford on Avon.

PERMISSION as Recommendation.

Application No. 3 – 08/01877/FUL – Former Little Chef, Hillside, Codford.

PERMISSION as Recommendation with informative as follows:

1. You are advised that the removal of the existing yellow elephant on the frontage would be welcomed or alternatively painted in grey as more appropriate for an Indian elephant.

Application No.4 – 08/01875/ADV – Former Little Chef, Hillside, Codford.

CONSENT as Recommendation.

Application No.5 – 08/02478/FUL – 15, Bassetts Pasture, Bradford on Avon.

PERMISSION as Recommendation.

Application No. 6 – 08/02626/ADV – Land North East of A303, Chilmark Junction, Stockton.

CONSENT with informative as follows:

1. Your attention is drawn to the Traffic Signs Regulations and General Directions 2002.

Application No. 7 – 08/02526/FUL – 177, Devizes Road, Hilperton.
PERMISSION as Recommendation.

Application No. 8 – 08/02351/FUL – 12, Hayward Place, Westbury.

PERMISSION with conditions as follows:

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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

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

3. Notwithstanding the submitted plans, the new bedroom window on the rear elevation of the existing dwelling shall be at high level, details of which shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The works shall subsequently be carried out strictly in accordance with the approved details prior to the extension being brought into use.

REASON: In order to minimise overlooking of the adjoining property.

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

Application No. 9 – 08/02799/FUL – 42, St Marys Gardens, Hilperton.

PERMISSION as Recommendation BUT add one condition as follows:

5. The existing garage in the rear garden shall be demolished prior to the commencement of the development hereby approved.

REASON: In order to define the terms of this permission.

Application No. 10 – 08/02624/FUL – Magnet Ltd, Polebarn Road, Trowbridge.

PERMISSION as Recommendation

Application No. 11 – 08/02808/FUL – 19E, Bradford Road, Winsley.

PERMISSION as Recommendation

Application No. 12 – 08/02683/FUL – Land adjoining 25, Halifax Road, Bowerhill, Melksham.

with conditions as follows:

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, as amended, no development falling within Schedule 2, Part 1, Class(es) A - 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.

4. The areas allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

REASON: In the interests of amenity and road safety.

Member Attendance

Cllr Alford joined the meeting during the open forum of 08/02175/FUL – Land adjoining 24, Church Street, Southwick.

Cllr Bolwell left the meeting at the start of the officer presentation of application No. 10 – 08/02624/FUL – Magnet Ltd, Polebarn Road, Trowbridge and returned during the debate of the same.

Cllr Clark left the meeting at the start of the officer presentation of application No. 8 – 08/02351/FUL – 12, Hayward Place, Westbury and returned during the debate of the same.

Cllr Denison-Pender left the meeting at the start of the debate of application No. 10 – 08/02624/FUL – Magnet Ltd, Polebarn Road, Trowbridge and returned during the debate of the same.

Cllr James left the meeting at the start of the officer presentation of application No. 7 – 08/02526/FUL – 177, Devizes Road, Hilperton and returned at the start of application No. 8 – 08/02351/FUL – 12, Hayward Place, Westbury.

Cllr Martindale left the meeting at the start of the open forum of application No. 6 – 08/02626/ADV – Land North East of A303, Chilmark Junction, Stockton and returned during the open forum of the same.

Cllr Mounde joined the meeting during the debate of application No. 6 – 08/02626/ADV – Land North East of A303, Chilmark Junction, Stockton.

Cllr Newbury left the meeting at the start of the officer presentation of application No. 9 – 08/02799/FUL – 42, St Marys Gardens, Hilperton and returned during the open forum of application No. 11 – 08/02808/FUL – 19E, Bradford Road, Winsley.

Cllr Parks left the meeting at the start of the officer presentation of application No. 7 – 08/02526/FUL – 177, Devizes Road, Hilperton and returned during the debate of the same.

Cllr Parks left the meeting at the start of the officer presentation of application No. 9 – 08/02799/FUL – 42, St Marys Gardens, Hilperton and returned during the debate of application No. 10 – 08/02624/FUL – Magnet Ltd, Polebarn Road, Trowbridge.

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.**

134. PLANNING APPEALS UPDATE REPORT

The Planning Committee noted the update report.

Cllr Tony Phillips OBE briefly updated the Committee on planning matters which had been raised at the last Interim Executive meeting, this included the likelihood of an interim Planning Committee to cover the period March 31 2009 – June 2009, the period between the end of the District Councils and the start of the Wiltshire Unitary Council.

Councillors requested that written details of this issue should be published in the Members information sheet.

Bob Young updated the Committee on changes within West Wilts Development Control function, these included:

- That the Heritage Development Officer will attend all future site visits.
- That the agenda planning reports have been revised, with the recommendation at the end of each report.
- That Development Control staff had worked positively to reduce the backlog of cases down to 115.

135. DATE OF NEXT MEETING

The next meeting of the Planning Committee will be held on **Thursday 4 December 2008** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 22:20)

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