

## NORTHERN AREA PLANNING COMMITTEE

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### MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 8 AUGUST 2012 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

#### Present:

Cllr Desna Allen, Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Davis, Cllr Peter Doyle, Cllr Alan Hill (Vice Chairman), Cllr Peter Hutton, Cllr Mark Packard and Cllr Anthony Trotman (Chairman)

#### Also Present:

Cllr Sheila Parker

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#### 66 Apologies

Apologies were received from Cllrs Simon Killane and Toby Sturgis.

Cllr Killane was substituted by Cllr Bill Douglas.

#### 67 Minutes of the Previous Meeting

The minutes of the meeting held on **18 July 2012** were presented. It was,

#### Resolved:

**To APPROVE as a true and correct record and sign the minutes.**

#### 68 Declarations of Interest

Cllr Peter Doyle declared an interest in Minute Numbers **72a** - *Braeside Cottage, Box Hill* - and **72b** - *Warren Business Park, Knockdown* - as a member of the Cotswold Conservation Board. He declared he would participate in the debate and vote for each item with an open mind.

#### 69 Chairman's Announcements

There were no announcements.

70 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

71 **Planning Appeals**

The Committee noted the contents of the appeals update.

72 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes, in respect of applications **7a** and **7b** as listed in the agenda pack.

72a) **N/12/00309/FUL - Braeside Cottage, Box Hill, SN13 8ET**

Public Participation

Mr David Hadfield, agent and applicant, spoke in support of the application.

The Planning Officer introduced a report which recommended that planning permission be granted, subject to conditions. The existing extension to the cottage was noted along a comparison with the original structure, and the design and materials of the proposed new extension was raised, with the key issues for consideration including the principle of the development in the Area of Outstanding Natural Beauty (AONB) and the impact on the character and appearance of the area and the amenity of neighbouring properties. It was highlighted that parking arrangements would not be altered by the proposals.

The Committee then had the opportunity to ask technical questions of officers. Details on the graduated coloured cladding for the extensions was sought, and examples provided at the meeting. Members also sought details of the scale of the extension in proportion to the existing structure, including the existing extension.

Members of the public then had the opportunity to address the Committee with their views, as detailed above.

The Local Member, Cllr Sheila Parker, then spoke in objection to the application.

A debate followed, where the impact on future amenity of the cottage with the reducing of the garden was discussed, and it was clarified that there is no policy minimum size for gardens, but could be a consideration. The Committee also discussed the balance between the attempt to improve upon the existing cottage with the visual impact upon the character and appearance of the AONB and the overall scale and design of the application, as well as choice of materials.

At the conclusion of debate, it was,

**Resolved:**

**To REFUSE planning permission for the following reason:**

**By reason of its design, scale, form, materials and detailing the proposed development is not in keeping with the host building and is considered to not preserve the natural beauty and openness of the landscape, designated part of the Green Belt and Area of Outstanding Natural Beauty. The proposal is therefore considered to fail the requirements of policies C3, H8, NE1 and NE4 of the adopted North Wiltshire Local Plan 2011, as well as guidance contained within the National Planning Policy Framework.**

**72b N/12/01246/S73A - Warren Business Park, Knockdown, Wiltshire, GL8 8QY**

Public Participation

Mrs Charlotte Watkins spoke in objection to the application.

Mr David Pearce, agent, spoke in support of the application.

The Planning Officer introduced a report which, modified by the late observations provided at the meeting, recommended that approval be granted, subject to conditions. It was noted that the application was retrospective, and that the key issues included the impact on the landscape and the Area of Outstanding Natural Beauty, and the affect on the amenity of neighbouring properties.

Details were then provided on the scale and number of solar panels on the application site, and it was stated that a landscaping planting plan to screen views had now been produced. It was noted that the County Landscape Officer raised no objection subject to the submission of a landscaping planting plan, and the Campaign to Protect Rural England (CPRE) broadly concurring with those comments.

The Committee then had the opportunity to ask technical questions of officers. Potential limits on the number of solar panels on site was raised, and the adequacy of the proposed screening of trees was discussed in relation to the nearest residential property.

Members of the public then had the opportunity to address the Committee with their views, as detailed above.

A debate followed, where the distance from the nearest residential properties to the site in conjunction with the adjoining presence of the agricultural and commercial business park and the resulting slight impact of

the application was discussed. The specifics of the proposed landscaping planting plan were also raised.

After debate, it was,

**Resolved:**

**That Planning Permission be GRANTED for the following reason:**

**The development is considered to be acceptable in principle and, subject to additional planting for mitigation and enhancement purposes, on balance it is considered that the proposal would not have an unacceptable impact on the landscape and natural beauty of the Area of Outstanding Beauty nor would unduly harm the amenities of neighbouring dwellings. As such the proposal would generally accord with policies C1, C3, NE4, NE15 and NE16 of the North Wiltshire Local Plan 2011.**

**And Subject to the following conditions:**

**1. The development hereby approved shall be discontinued and the land restored to its former condition on or before 25 years from the date of this permission in accordance with a scheme for the decommissioning and restoration of the development site, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall include how the land will be restored back to full agricultural use upon the development no longer being in operation or upon the expiry of 25 years from the date of this planning permission, whichever is the sooner. The decommissioning and restoration of the development site shall be carried out in complete accordance with the scheme so agreed.**

**REASON: Reason: In the interests of amenity and the finite operation of this type of development and to ensure that upon the development no longer being in use, the complete removal of all development allowed under this permission and the restoration of the land to its former condition.**

**2. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting season following the date of this permission. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.**

**REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.**

**3. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further**

application.

- LDC Site Plan 1639.001, LDC Site Layout and Fence Details 1639.002, LDC 1639.003 Panel Details, received on 1<sup>st</sup> May 2012.
- LDC Landscaping Plan received on 13<sup>th</sup> July 2012.
- LDC Revised Drawing 1639.004A received 7th August 2012

**REASON:** To ensure that the development is implemented as approved.

73 **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 - 7.00 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic Services, direct line (01225) 718504, e-mail [kieran.elliott@wiltshire.gov.uk](mailto:kieran.elliott@wiltshire.gov.uk)

Press enquiries to Communications, direct line (01225) 713114/713115

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**NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION**  
**8th August 2012**

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

**The text in bold is additional/amended information to that circulated to Members on Tuesday 7<sup>th</sup> August 2012**

Item 7a – Braeside Cottage, Box Hill, SN13 8ET (12/00309/FUL)

Following the submission of amended plans in respect of the above application, the Parish Council have been invited to review their initial representations. Having considered the amended application, their comments are as follows:

*“The Council looked at the revised plans.*

*Their previous objections still stand. They feel this is an overlarge extension of a small cottage in the Green Belt and AONB. The “contested” land is land, the Parish Council believes, to be outside the ownership of the applicant. If permission were to be granted it must remain ancillary to the existing dwelling.”*

The Officer’s recommendation therefore remains to grant permission, subject to conditions.

The Local Member has raised the issue of the visibility at the adjacent junction between Beech Road and the A4 Box Hill, an accident blackspot, and raised concern in respect of its safety.

The view of the Highways Officer is that, as the application is for an extension to an existing property, little or no additional traffic will be generated. The design will not reduce visibility at the junction. As a result the impact on the junction of Beech Road with A4 will be negligible.

**Whilst it is appreciated that the current access to the A4 from Beech Road is inadequate, the proposal will not exacerbate the situation and it is therefore considered unreasonable to require its alteration as part of this application.**

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**Item 7b – Warren Business Park, Knockdown GL8 8QY – (12/01246/S73A)**

**A definitive landscaping plan has now been received from the applicant and consultation undertaken with the Council’s Landscape Officer who states:**

**The revised drawing LDC.1639.004A shows the missing detail and corrects the technical errors in the previous drawing.**

**I have no further comments to make on the scheme itself. I find the fencing & landscaping acceptable both in terms of providing adequate mitigation to screen and break up views of the Solar panels from the footpath (by planting the new hedge with hawthorn standards) and providing appropriate enhancement to the AONB & landscape character (New Oak & Ash tree planting in existing hedgerows).**

**Officer comments:**

**Condition 2 requires the implementation of the landscaping scheme in the first planting season, no further condition or amendment necessary.**

**Recommendation: APPROVE subject to conditions.**

**Condition 3 to be amended to include drawing no. LDC.1639.004A received 7 August 2012**

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