

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 17 MARCH 2010 AT COUNCIL CHAMBER, WILTSHIRE COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Tony Trotman (Chairman), Cllr Chuck Berry, Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Davis, Cllr Bill Douglas, Cllr Peter Doyle, Cllr Alan Hill, Cllr Peter Hutton and Cllr Howard Marshall.

Also Present:

Cllr Howard Greenman

24. **Apologies for Absence**

Apologies for absence were received from Cllr Toby Sturgis who was substituted by Cllr Chuck Berry.

25. **Minutes**

Resolved:

To confirm and sign the minutes of the Committee meeting held on 24 February 2010.

26. **Declarations of Interest**

Cllr Peter Colmer stated that he had a personal interest regarding Item No 6 – Marston Meysey, proposed diversion of Footpath 10 (Part) (see Minute No 29 below) as he chaired the local Liaison Committee which looked at any problems associated with the operation and management of the site. He would take part in the debate but not vote.

Cllr Peter Doyle declared a personal interest regarding Item No 7 (1) – proposed erection of 100 dwellings with primary access from Stoneover Lane at Rylands Sports Field, Stoneover Lane, Wootton Bassett (Application No 07/03318/OUT) (see Minute No 30(1) below). He would take part in the debate and vote.

Cllr Howard Marshall declared a personal interest regarding Item Nos 7 (2)/(3) – retention of existing signage with reduction in characters and repositioning at 1 Market Hill, Calne (Application Nos 09/02234/LBC and 09/02235/ADV) (see Minute No 30(2) below). He would take part in the debate and vote.

27. **Chairman's Announcements**

There were none.

28. **Public Participation**

Members of the public addressed the Committee as set out in Minute Nos 29 and 30 below.

29. **Marston Meysey, Proposed Diversion of Footpath 10 (Part)**

Public Participation

Mr Anthony Murrison, of Woodmancote, Gloucestershire, spoke objecting to the proposal.

Mr Terry Skellern, a local resident, spoke objecting to the proposal.

Mr Moreton Cullimore, the applicant, spoke in favour of the proposal.

Mr Jim Meadowcroft, the agent, spoke in support of the proposal.

On considering a report by the Corporate Director, Transport, Environment & Leisure and emails received from Mr Derek Richards and Mr Terry Skellern, local residents, both of whom objected to the proposal,

Resolved:

To submit to the Secretary of State for the Environment, Food & Rural Affairs the Order proposing to divert sections of Footpath 10, Marston Meysey, as shown on Appendix A to the report, with the recommendation that the Order be confirmed as made.

30. **Planning Applications**

(1) **07/03318/OUT – Rylands Sports Field, Stoneover Lane, Wootton Bassett – Erection of 100 Dwellings with Primary Access from Stoneover Lane (Outline)**

On considering a report by the Case Officer,

Resolved:

To amend the delegated authority granted to the Area Development Manager in September 2008 to provide that planning permission be granted subject to:-

1. **Completion of Agreements to ensure:**
 - (a) **Affordable Housing and Public Open Space.**
 - (b) **The provision of alternative sports facilities takes place prior to the occupation of any residential units hereby approved.**

Reason

It is considered that removal of the requirement to link the development of the Rylands Way site with the proposed Sports Hub development in the way proposed will enable the development to proceed, whilst still securing the provision of alternative sports facilities which meet the relevant Sport England criteria.

- (2) 09/02234/LBC & 09/02235/ADV – 1 Market Hill, Calne - Retention of Existing Signage with Reduction in Characters and Repositioning**

Public Participation

Mr Simon Chambers, the agent, spoke in favour of the application.

On considering a report by the Case Officer,

Resolved:

In respect of 09/02234/LBC

To grant listed building consent for the retention of the existing signage with reduction in characters and repositioning in accordance with the following plans:-

Drawing No. 09/663/01 rev / (date stamped 14.12.09)

Drawing No. 09/663/01 rev / (date stamped 21.12.09)

Drawing No. 09/663/02 rev / (date stamped 14.12.09)

And for the following reason:-

The proposed signage will preserve the architectural and historic interest of the listed building and will therefore comply with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the advice contained in PPG15 (Planning and the Historic Environment).

In respect of 09/02235/ADV

To permit the retention of the existing signage with reduction in characters and repositioning for the following reason:-

The proposed signage will preserve the architectural and historic interest of the listed building and Conservation Area. It will therefore comply with the Planning (Listed Buildings and Conservation Areas) Act 1990, the advice contained in PPG15 (Planning and the Historic Environment) and Policies C3, HE1, HE4 and BD9 of the North Wiltshire Local Plan 2011.

(3) 09/02177/FUL – Bowldown Farm, Days Lane, Kington Langley – Erection of Agricultural Worker’s Dwelling

Public Participation

Mr Roman Weston, a local resident, spoke objecting to the application. Mr Colin Coles, an immediate neighbour, spoke objecting to the application.

Cllr Dr Maurice Dixon, Chairman of the Kington Langley Parish Council, spoke objecting to the proposal.

On considering a report by the Case Officer and on hearing the views of Cllr Howard Greenman, the local Councillor,

Resolved:

To refuse planning permission for the following reason:-

In the context of an earlier planning permission for similar on this site, which already provides for an acceptable vehicular access, the proposed new access arrangements would constitute the unnecessary creation of a surfaced vehicular access track across an open agricultural field. Such works are considered to create an unnecessary adverse impact upon the character and appearance of the open countryside contrary to the provisions of Policies C3 and NE15 of the adopted North Wiltshire Local Plan 2011.

(4) 09/02254/FUL – Land and Buildings at Peterborough Farm, Dauntsey Lock, Chippenham – Erection of New Dwelling on Footprint of Original Agricultural Buildings

Public Participation

Mr Viv Vines, the agent, spoke in favour of the application.

On considering a report by the Case Officer and on hearing the views of Cllr Toby Sturgis, the local Member, presented by Cllr Chuck Berry,

Resolved:

To refuse planning permission for the following reason:-

The proposed development is a new dwelling in the open countryside with no special justification. As such, the development is contrary to well established planning policy at the national and local level, notably PPS7, PPG13 as well as Policy H4 of the adopted North Wiltshire Local Plan 2011.

(5) 10/00320/FUL – 21 Park Lane, Corsham – Extension to Dwelling, Double Garage, Parking and Vehicular Access

Public Participation

Mrs Elizabeth Weathers, the applicant, spoke in favour of the application.

The Committee considered a report by the Case Officer. It was noted that a further letter of objection had been received in respect of the proposed car parking arrangements. On hearing the views of Cllr Alan Macrae, the local Member,

Resolved:

To grant planning permission subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.**

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY-C3

- (3) No part of the development hereby approved shall be occupied or first brought into use until the parking area shown on the approved plans has been consolidated,**

surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

POLICY- C3

Reason

The proposed development by reason of its scale, design and siting is in keeping with the host dwelling and given the extension of nearby properties in a similar manner, would not be out of keeping with the character and appearance of the area.

Furthermore the proposal would not be detrimental to the privacy and amenity of adjacent residents or highway safety.

Accordingly, the proposal complies with Policies C3 and H8 of the adopted the North Wiltshire Local Plan 2011.

(6) N/10/00366/FUL & N/10/00367/LBC – Allington Grange, Allington, Chippenham – Extension & Alterations to Dwelling

Public Participation

Mr Simon Chambers, the agent, spoke in favour of the applications. Cllr Paul Reynolds, Chairman of the Chippenham Without Parish Council, spoke in favour of the applications.

Consideration was given to a report by the Case Officer. It was reported that since the report had been circulated, a communication had been received from Chippenham Without Parish Council stating that no objections were being raised to the proposals, which the Parish Council considered would improve the appearance of the building. On hearing the views of Cllr Howard Greenman, the local Member, who supported the applications.

Resolved:

In respect of N/10/00366/FUL

To delegate to the Area Development Manager authority to grant planning permission for the following reason and subject to conditions:-

The works proposed will preserve the architectural and historic interest of the listed building and will therefore comply with the Planning (Listed Buildings and Conservation Areas) Act 1990, the advice contained in PPG15 (Planning and the Historic Environment) and Policies C3 and HE4 of the North Wiltshire Local Plan 2011.

In respect of N/10/00367/LBC

To delegate to the Area Development Manager authority to grant licensed building consent for the following reason and subject to conditions:-

The works proposed will preserve the architectural and historic interest of the listed building and will therefore comply with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the advice contained in PPG15 (Planning and the Historic Environment).

31. Planning Appeals

The Committee received a report setting out a schedule of planning appeal decisions.

Members of the Committee sought clarification over some of the appeals listed.

Resolved:

To note the Planning Appeals Update Report

32. Urgent Items

There were no urgent items.

(Duration of meeting: 6.00pm – 8.15pm)

The Officer who has produced these minutes is Roger Bishton, of Democratic & Members' Services, direct line (01225) 713035, e-mail roger.bishton@wiltshire.gov.uk

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