

## WESTERN AREA PLANNING COMMITTEE

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### DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 21 APRIL 2010 AT COUNCIL CHAMBER, WILTSHIRE COUNCIL OFFICES, BRADLEY ROAD, TROWBRIDGE.

#### Present:

Cllr Ernie Clark, Cllr Peter Fuller (Chairman), Cllr Mark Griffiths, Cllr Malcolm Hewson, Cllr John Knight, Cllr Francis Morland (Reserve), Cllr Stephen Petty, Cllr Fleur de Rhe-Philippe (Reserve) and Cllr Roy While

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#### 113. Apologies for Absence

Apologies for absence were received from Councillors Rod Eaton (substituted by Councillor Fleur de Rhé-Philippe), Christopher Newbury (substituted by Councillor Francis Morland), Graham Payne and Jonathon Seed.

#### 114. Minutes of the Previous Meeting

The minutes of the meeting held on 10 March 2010 were confirmed as a correct record and signed by the Chairman subject to the following:

##### **110.1 W/09/00690FUL**

5. Mrs Sarah Cardy, Melksham Town Council, spoke in objection to the application.

##### **111. Planning Appeal Update Report**

Resolved:

To note the report

#### 115. Declarations of Interest

**W/10/00495/FUL** – Councillor Ernie Clark declared a personal interest as Chairman of Hilperton Parish Council although he had abstained from discussing or voting on the application when considered by Hilperton Parish

Council. Councillor Clark gave his assurance that he would consider the application on its own merit and with an open mind.

116. **Chairman's Announcements**

There were no Chairman's Announcements

117. **Public Participation**

The Chairman explained the rules of Public Participation.

118. **Planning Applications**

**118.1 W/10/00226/FUL - Single storey extension to front and side - 48 Church Lane North Bradley Wiltshire BA14 0TE**

Public Participation:

1. Mr Wayne Gapper, the applicant, spoke in support of the application
2. Mr Iain Winterbottom spoke in support of the application

**Resolved:**

**That planning permission be GRANTED contrary to officer recommendation**

**For the following reason:**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

**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. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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: In the interests of visual amenity and the character and appearance of the area.

West Wiltshire District Plan 1st Alteration 2004 - Policy C31a.

3. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the surface water drainage has been constructed in accordance with the approved scheme.

REASON: In the interests of highway safety and to ensure that the development can be adequately drained.

West Wiltshire District Plan 1<sup>st</sup> Alteration 2004 – Policy U2

4 The gradient of the parking spaces shall not exceed 1 in 15. The parking spaces shall be properly consolidated and of a permeable surface (not loose stone or gravel).

REASON: In the interests of highway safety.

West Wiltshire District Plan 1<sup>st</sup> Alteration 2004 – Policy C31a

5 No development shall commence until details of the retention wall and parking area at the front of the dwelling has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interest of visual amenity and the character and appearance of the area

West Wiltshire District Plan 1<sup>st</sup> Alteration 2004 – Policy C31a

## **118.2 W/10/00495/FUL - Proposed new dwelling - Land Rear Of 28 St Marys Close Hilperton Wiltshire**

Public Participation:

1. Mr Richard Harlow, agent for the applicant, spoke in support of the application

During the discussion an amendment to the officers' recommendation was approved:

- For conditions 2, 3, 4, 5 and 6 to start with the wording “within one month from the date of this permission” instead of “no development shall commence on site until”
- To delete the following wording from condition 4 “(including surface water from the access/driveway)”,

Therefore it was

**Resolved:**

**That planning be PERMITTED**

**For the following reasons:**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

**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 Within one month from the date of this permission details and samples of the materials to be used for the external walls and roofs 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: In the interests of visual amenity and the character and appearance of the area.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

3 Within one month from the date of this permission details of internal ground floor levels, which shall ensure that the height of the dwelling hereby approved does not exceed that of neighboring dwellings, has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with the approved details.

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

West Wiltshire District Plan 1st Alteration 2004 – POLICY: C31a.

4 Within one month from the date of this permission a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U2

5 Within one month from the date of this permission details of the works for the disposal of sewerage have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U1a

6 Within one month from the date of this permission a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include

- \* indications of all existing trees and hedgerows on the land;
- \* details of any to be retained, together with measures for their protection in the course of development;
- \* all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- \* finished levels and contours;
- \* means of enclosure;
- \* car park layouts;
- \* other vehicle and pedestrian access and circulation areas;
- \* hard surfacing materials;
- \* minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- \* proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- \* retained historic landscape features and proposed restoration, where relevant.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

7 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

8 The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a

9 The dwelling shall not be occupied until a means of vehicular access to the public highway has been constructed in accordance with detailed plans which have been submitted to and agreed in writing by the Local Planning Authority. The access shall be maintained for use by vehicles thereafter.

REASON: In the interests of highway safety

West Wiltshire District Plan First Alteration 2004 Policy C31A

**Informative(s):**

1 The attention of the applicant/developer is drawn to the contents of the letter from Wessex Water dated 31 March 2010.

119. **Planning Appeals Update Report**

**Resolved:**

**To note the report**

120. **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 - 6.40 pm)

The Officer who has produced these minutes is Marie Gondlach, of Democratic Services, direct line 01225 713597, e-mail [marie.gondlach@wiltshire.gov.uk](mailto:marie.gondlach@wiltshire.gov.uk)

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