

Eastern Area Planning Committee

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 24 MARCH 2022 AT WESSEX ROOM - THE CORN EXCHANGE, MARKET PLACE, DEVIZES, SN10 1HS.

Present:

Cllr Philip Whitehead (Chairman), Cllr Paul Oatway QPM (Vice-Chairman), Cllr Dr Brian Mathew, Cllr Kelvin Nash, Cllr Sam Pearce-Kearney, Cllr Tony Pickernell, Cllr Iain Wallis and Cllr Caroline Thomas (Substitute)

Also Present:

Cllr Dominic Muns and Cllr Laura Mayes

11. **Apologies**

Apologies were received from Cllr Stuart Wheeler. Cllr Wheeler was replaced for this meeting by Cllr Caroline Thomas.

12. **Minutes of the Previous Meeting**

The minutes of the meeting held on 24 February 2022 were presented for consideration.

Resolved:

To approve and sign the minutes as a true and correct record.

(Note – Cllr Sam Pearce-Kearney and Cllr Kelvin Nash abstained from voting as they were either not in attendance or arrived late for the last meeting).

13. **Declarations of Interest**

There were no declarations of interest.

14. **Chairman's Announcements**

There were no Chairman's announcements.

15. **Public Participation**

The Chairman detailed the procedure for the meeting and the procedures for public participation which were set out at item 5 of the agenda.

16. **Planning Appeals and Updates**

Resolved:

To note the report on completed and pending appeals.

17. **Planning Applications**

The following planning applications were considered:

18. **PL/2021/11715 (Plot 1) - Plot 1 & Plot 2, 72 West Winds, Netherstreet, Bromham, SN15 2DP**

Public Participation:

- Jeremy Payne - spoke in objection to the application
- John Cattell – read a statement from Nigel Thomas in objection to the application
- Vikki Cattell – spoke in objection to the application
- Mike Butler – Applicant – spoke in support of the application
- Richard Cosker – agent – spoke in support of the application

Jonathan James, Senior Conservation/Planning Officer presented the report which recommended that planning permission be approved with conditions and informatives as detailed in the report, for the demolition of bungalow and replacement with 1 detached dwelling and associated works to include change of use of land to form extended residential curtilage. The Committee noted that the report addressed 2 separate but neighbouring applications on which currently there was a single plot occupied by a bungalow.

The officer stated that the main issue for consideration by the Committee was an assessment of the merits of the proposals against the policies of the development plan and other material considerations, and the on-balance recommendation detail in the above paragraph.

The officer advised that the redevelopment (and enlargement) of the combined site for 2 dwellings is contrary to the development plan but was previously accepted in principle in the granting of outline consent on 7 October 2021. That application did not include any details of the proposed dwellings. As individually the applications represent a one-for-one replacement of the existing dwelling, the principle is in accordance with the development plan and can be supported subject to impacts. The assessment of the combined application rests on the planning balance between the benefits and adverse impacts of the development, considering the design, scale and layout of the development detailed in the two applications.

The Officer in detailing the representations received, highlighted that there had been no objection from Bromham Parish Council and Wiltshire Council Archaeology, although some conditions had been suggested by Wiltshire

Council Highways. Ten local resident objections to the application had been received and a summary of the issues raised were detailed in the report.

There were no technical questions asked by the Committee.

Members of the public then had the opportunity to present their views, as detailed above.

The unitary division member, Cllr Laura Mayes, spoke in objection to the application. Cllr Mayes commented on the street scene and the mix of housing in the vicinity of the application site, highlighting that there was no one design, the large scale and bulk of the proposed dwellings, the current design blocking views for neighbouring properties, and urged the Committee to refuse the application.

So that the Committee had something to debate the Chairman proposed a motion to approve the application, with the conditions stated at pages 33 – 36 of the agenda, as per the officer recommendation. This was seconded by Cllr Paul Oatway QPM.

A debate followed where Members commented on the future use of rooms to increase the number of bedrooms, design and scale of the dwellings, the comprehensive nature of the report, and the similarities in design to neighbouring properties.

At the conclusion of the debate, it was,

Resolved:

That planning permission is granted 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 development hereby permitted shall be carried out in accordance with the following approved drawings and details:**

Location Plan **LOC_1969-RM-PLAN 1 Plot**
1.dwg
Proposed plans sections & elevations P1-rev C_1969-RM-PLAN1
PLOT1 A.dwg
Proposed plans sections & elevations P2-rev B_1969-RM-PLAN1
PLOT1 A.dwg
Protected Species Survey

REASON: For the avoidance of doubt and in the interests of proper planning.

3. i) No development (including works of demolition) shall commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority.
- ii) The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the construction phase of the development.
- iii) It shall include details of the following:
 - a. arrangements for lorries delivering to and collecting from the site,
 - b. hours of working (including deliveries and collection of demolition waste),
 - c. the loading and unloading of equipment and materials, and
 - d. provision on the site for storage of materials and parking of construction staff and contractor vehicles.
- iv) The demolition and construction work will be carried out fully in accordance with the so-approved Construction Management Plan at all times.

REASON: In the interests of neighbouring amenities and highway safety.

4. i) Demolition works shall be carried out in full accordance with recommendations of Section 5 of the approved Protected Species Survey report (21 Apr 2021).
- ii) The dwellings shall not be first occupied until bat roosting and bird nesting facilities have been incorporated in the development in accordance with details first to have been submitted to and approved in writing by the local planning authority; such details to be in accordance with the recommendations of the approved Protected Species Survey report (21 Apr 2021).

REASON In the interests of biodiversity.

5. i) No development of the dwelling above ground floor slab level shall commence until full details of the materials and finishes to be used for the external walls and roofs have been submitted to and approved in writing by the local planning authority.
- ii) The development shall not be carried out other than in full accordance with the so approved details.

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

6. i) Prior to commencement of construction of the new dwelling there shall have been submitted to and approved in writing by the local planning authority full details of a surface water drainage scheme and maintenance requirements to be implemented on the site in respect of all buildings and new or replacement areas of hard standing.
- ii) There shall be no occupation of the development until the so-approved drainage scheme has been implemented in full.
- iii) The drainage scheme shall thereafter be maintained in accordance with approved details.

REASON In the interests of controlling flood risk and highway safety.

INFORMATIVE

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For the suggested soakaways, the information to be submitted under this condition must include:

- Ground investigations and infiltration testing in line with the requirements of the BRE Digest 365 and undertaken by a competent contractor are required to assess the feasibility of the proposed surface water drainage strategy.
 - Sizing calculations, construction details and a maintenance plan.
7. i) Prior to commencement of the development above ground floor slab level there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, the details of which shall include:
 - a. all hard and soft surfacing materials,
 - b. means of enclosure, (including details of any existing fencing to be retained),
 - c. a detailed planting plan and specification showing all plant species, supply and planting sizes and planting densities,
 - ii) All so-approved planting shall be carried out no later than the first planting and seeding season following the first occupation of either building or the substantial completion of the development whichever is the sooner.

iii) All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.

iv) 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.

v) All hard landscaping shall also be carried out in accordance with the approved details prior to the first occupation of the dwelling 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.

8. i) The development hereby permitted shall not be first brought into use until the area between the nearside carriageway edge and a line drawn 2.4m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level.

ii) The above frontage visibility margin shall be maintained as such at all times thereafter.

REASON: In the interests of highway safety.

9. i) The development hereby permitted shall not be first occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel).

ii) The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

INFORMATIVE

The surfacing of the access must be in accordance with the details of hard landscaping and surface water drainage to be approved under the conditions above.

10. Prior to first occupation of the dwelling hereby permitted, or within 3 months of the substantial completion of the development (whichever is the sooner) all the existing buildings on site shall have been permanently demolished and removed from the site, the neighbouring site and other land shown on the approved drawings as being within the applicants' control.

REASON: In the interests of the character and appearance of the area and neighbouring amenities.

- 11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or roof light shall be inserted above ground floor ceiling level in the south elevation of the development hereby permitted. REASON: In the interests of residential amenity and privacy.**

INFORMATIVE

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application

19. PL/2021/11714 (Plot 2) - Plot 1 & Plot 2, 72 West Winds, Netherstreet, Bromham, SN15 2DP

Note – The Committee considered the application for Plot 2 at the same time as Plot 1 above, as the applications were linked and shared common considerations. Therefore, the minute wording for Plot 1 is repeated here as the same issues and comments were addressed for both planning applications.

Public Participation:

- Jeremy Payne - spoke in objection to the application
- John Cattell – read a statement from Nigel Thomas in objection to the application
- Vikki Cattell – spoke in objection to the application
- Mike Butler – Applicant – spoke in support of the application
- Richard Cosker – agent – spoke in support of the application

Jonathan James, Senior Conservation/Planning Officer presented the report which recommended that planning permission be approved with conditions and informatives as detailed in the report, for the demolition of bungalow and replacement with 1 detached dwelling and associated works to include change of use of land to form extended residential curtilage. The Committee noted that the report addressed 2 separate but neighbouring applications on which currently there was a single plot occupied by a bungalow.

The officer stated that the main issue for consideration by the Committee was an assessment of the merits of the proposals against the policies of the development plan and other material considerations, and the on-balance recommendation detail in the above paragraph.

The officer advised that the redevelopment (and enlargement) of the combined site for 2 dwellings is contrary to the development plan but was previously accepted in principle in the granting of outline consent on 7 October 2021. That application did not include any details of the proposed dwellings. As individually the applications represent a one-for-one replacement of the existing dwelling, the principle is in accordance with the development plan and can be supported subject to impacts. The assessment of the combined application rests on the planning balance between the benefits and adverse impacts of the development, considering the design, scale and layout of the development detailed in the two applications.

The Officer in detailing the representations received, highlighted that there had been no objection from Bromham Parish Council and Wiltshire Council Archaeology, although some conditions had been suggested by Wiltshire Council Highways. Ten local resident objections to the application had been received and a summary of the issues raised were detailed in the report.

There were no technical questions asked by the Committee.

Members of the public then had the opportunity to present their views, as detailed above.

The unitary division member, Cllr Laura Mayes, spoke in objection to the application. Cllr Mayes commented on the street scene and the mix of housing in the vicinity of the application site, highlighting that there was no one design, the large scale and bulk of the proposed dwellings, the current design blocking views for neighbouring properties, and urged the Committee to refuse the application.

So that the Committee had something to debate the Chairman proposed a motion to approve the application, with the conditions stated at pages 33 – 36 of the agenda, as per the officer recommendation. This was seconded by Cllr Paul Oatway QPM.

A debate followed where Members commented on the future use of rooms to increase the number of bedrooms, design and scale of the dwellings, the comprehensive nature of the report, and the similarities in design to neighbouring properties.

At the conclusion of the debate, it was,

Resolved:

That planning permission is granted 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 development hereby permitted shall be carried out in accordance with the following approved drawings and details:**

**Location Plan LOC_1969-RM-PLAN 1 Plot 1.dwg
Proposed plans sections & elevations P1-rev C_1969-RM-PLAN1
PLOT 2A.dwg
Proposed plans sections & elevations P2-rev B_1969-RM-PLAN1
PLOT 2A.dwg
Protected Species Survey**

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3. i) No development (including works of demolition) shall commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority.**

ii) The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the construction phase of the development.

iii) It shall include details of the following:

- a. arrangements for lorries delivering to and collecting from the site,**
- b. hours of working (including deliveries and collection of demolition waste),**
- c. the loading and unloading of equipment and materials, and**
- d. provision on the site for storage of materials and parking of construction staff and contractor vehicles.**

iv) The demolition and construction work will be carried out fully in accordance with the so-approved Construction Management Plan at all times.

REASON: In the interests of neighbouring amenities and highway safety.

4. i) Demolition works shall be carried out in full accordance with recommendations of Section 5 of the approved Protected Species Survey report (21 Apr 2021).

ii) The dwelling shall not be first occupied until bat roosting and bird nesting facilities have been incorporated in the development in accordance with details first to have been submitted to and approved in writing by the local planning authority; such details to be in accordance with the recommendations of the approved Protected Species Survey report (21 Apr 2021).

REASON In the interests of biodiversity.

5. i) No development of the dwelling shall commence above ground floor slab level until full details of the materials and finishes to be used for the external walls and roofs have been submitted to and approved in writing by the local planning authority.

ii) The development shall not be carried out other than in full accordance with the so approved details.

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

6. i) Prior to commencement of construction of the new dwelling there shall have been submitted to and approved in writing by the local planning authority full details of a surface water drainage scheme and maintenance requirements to be implemented on the site in respect of all buildings and new or replacement areas of hard standing.

ii) There shall be no occupation of the development until the so-approved drainage scheme has been implemented in full.

iii) The drainage scheme shall thereafter be maintained in accordance with approved details.

REASON In the interests of controlling flood risk and highway safety.

INFORMATIVE

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For the suggested soakaways, the information to be submitted under this condition must include:

- Ground investigations and infiltration testing in line with the requirements of the BRE Digest 365 and undertaken by a competent contractor are required to assess the feasibility of the proposed surface water drainage strategy.

- **Sizing calculations, construction details and a maintenance plan.**
7. i) **Prior to commencement of the development above ground floor slab level there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, the details of which shall include:**
- a. **all hard and soft surfacing materials,**
 - b. **means of enclosure, (including details of any existing fencing to be retained),**
 - c. **a detailed planting plan and specification showing all plant species, supply and planting sizes and planting densities,**
- ii) **All so-approved planting shall be carried out no later than the first planting and seeding season following the first occupation of either building or the substantial completion of the development whichever is the sooner.**
- iii) **All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.**
- iv) **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.**
- v) **All hard landscaping shall also be carried out in accordance with the approved details prior to the first occupation of the dwelling 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.

8. i) **The development hereby permitted shall not be first brought into use until the area between the nearside carriageway edge and a line drawn 2.4m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level.**
- ii) **The above frontage visibility margin shall be maintained as such at all times thereafter.**

REASON: In the interests of highway safety.

9. i) **The development hereby permitted shall not be first occupied until the first 5m of the access, measured from the edge of the**

carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel).

ii) The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

INFORMATIVE

The surfacing of the access must be in accordance with the details of hard landscaping and surface water drainage to be approved under the conditions above.

10. Prior to first occupation of the dwelling hereby permitted, or within 3 months of the substantial completion of the development (whichever is the sooner) all the existing buildings on site shall have been permanently demolished and removed from the site, the neighbouring site and other land shown on the approved drawings as being within the applicants' control.

REASON: In the interests of the character and appearance of the area and neighbouring amenities.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or roof light shall be inserted above ground floor ceiling level in the north elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

INFORMATIVE

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

20. **PL/2021/09496 - Land at Dauntseys School, West Lavington**

Public Participation:

- Peter Storey – spoke in objection to the application
- Philip Richardson – spoke in objection to the application
- Sarah Hockin - agent spoke in support of the application

- Julia Ford, West Lavington Parish Council – spoke in objection to the application

Ruaridh O'Donoghue, Senior Conservation/Planning Officer presented the report which recommended that planning permission be approved, for reasons detailed in the report, for the development of a coach, mini-bus and taxi drop-off / pick up area and associated infrastructure.

The officer advised that the application concerned a parcel of land at Dauntseys School that is located to the west of the main driveway. The site is currently made up of a staff car park and a netball/tennis court with associated hedging around the perimeter. The School is located within the limits of development of West Lavington which is recognised as a Large Village within the WCS. The site is located within the West Lavington and Littleton Panel Conservation Area. The main school building is listed at grade II and opposite the site lie No.'s 7 and 9 Cheverell Road that are also grade II listed. A public right of way runs through the middle of the site.

The officer stated that there were no 'in principle' policies that indicate this form of development should be considered unacceptable. It was felt that the scheme would not have an adverse impact upon the character and appearance of the area and was considered to be in broad accordance with Core Policies 51 and 57 of the WCS. The proposal will have a broadly neutral impact upon heritage assets and in the absence of identified harm, is considered to comply with Core Policy 58 of the WCS. It is noted that the greatest impact is from the presence of coaches on the site but, this is a temporary impact during the periods of school drop off and collection and therefore not a substantive ground in which to attach harm to.

The Committee noted that the parking of coaches in this location did not require any form of planning consent. However, because the school had chosen to lay hardstanding, create pavements and erect fencing and lighting, planning permission is required.

The officer explained that whilst subject to appropriate conditions, there are no technical objections raised with the application against ecology, trees or drainage, and is considered to accord with the development plan policy and is acceptable.

The report detailed the responses to the consultation and representations received. It was noted that considerable objection had been raised in respect of the highways impacts of the development from local residents. The Local Highway Authority were satisfied that the scheme would not have a severe impact on users of the adjoining highway (A360). In light of NPPF para 111 they had not raised objection to the scheme.

In response to technical questions asked by the Committee, the officer confirmed that coaches were currently parking to the rear of the school site and use either the B3098 or A360 to exit the site, existing conditions restricted coaches from entering the school from the B3098, therefore all coaches enter

the site via the A360, external lighting levels and timings for lighting would be conditioned, whilst a travel plan would include agreements between the coach operator and the school about when coach lights and engines are turned off during pick-up and drop-off.

Members of the public then had the opportunity to present their views, as detailed above.

The unitary division member, Cllr Dominic Muns spoke on the application. Cllr Muns indicated that he supported the schools drive to improve the safety of all users of the site, although he had concerns about the increase in coaches using the A360, other highway and environmental impacts associated with the development.

In response to issues raised during public participation and the Unitary Member statement, the planning officer explained that an additional bullet point could be added to condition 4 in relation to external lighting, limiting the Lux levels so as to avoid light pollution; there would be no increase in the number of coaches accessing the school site; condition 8 referred to the travel plan and agreement in relation to switching off engines and headlights; there was no adverse impact on heritage assets; the opinion of the Highways Authority is that coaches exiting the school site onto the A360 would not cause a significant impact, however, coaches would not be encouraged to exit the site via the B3098 due to the width of the road and potential for delays due to queuing traffic.

So that the Committee had something to debate the Chairman proposed a motion to approve the application, with reasons detailed at pages 63-66 of the agenda, as per the officer recommendations.

A debate followed where Members expressed concern about the highways issues and in particular the increase in vehicles exiting the site onto the A360, lack of accurate traffic flow assessment and impact on neighbour amenities.

Cllr Kelvin Nash originally moved that the application be refused, and this was seconded by Cllr Caroline Thomas. Following the debate, Cllr Nash amended his proposal and moved that the application be deferred for clarity on a number of highways issues raised during the meeting, this was seconded by Cllr Caroline Thomas.

At the conclusion of the debate, it was

Resolved:

That planning permission is deferred for additional highway information.

21. **Urgent items**

There were no urgent items.

(Duration of meeting: 3.00 - 5.00 pm)

The Officer who has produced these minutes is Stuart Figini of Democratic Services,
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