

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 8 FEBRUARY 2017 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Andrew Davis (Chairman), Cllr Glenis Ansell, Cllr Trevor Carbin, Cllr Terry Chivers, Cllr Stewart Dobson, Cllr Charles Howard, Cllr David Jenkins, Cllr Christopher Newbury, Cllr Bridget Wayman, Cllr Fred Westmoreland and Cllr Christine Crisp (Substitute)

Also Present:

Cllr Mollie Groom, Cllr Allison Bucknell, Cllr Mary Champion and Cllr Chris Hurst

1 **Apologies**

Apologies were received from Councillor Tony Trotman, who was substituted by Councillor Christine Crisp.

2 **Minutes of the Previous Meeting**

The minutes of the meeting held on 14 December 2016 were presented for consideration, and it was,

Resolved:

To approve and sign as a true and correct record.

3 **Declarations of Interest**

There were no declarations.

4 **Chairman's Announcements**

There were no announcements.

5 **Public Participation**

The rules on public participation were noted.

6 **Planning Appeals & Updates**

An update on planning appeals and decisions was received.

Mr Francis Morland delivered a statement querying the council's position on its five-year land supply at recent appeal hearings. Following discussion from the Committee it was requested an update to the briefing note prepared in the new year on the five-year land supply be prepared.

Resolved:

To note the update.

- 7 **16/10934/FUL - Land Adjacent Old Telephone Exchange, Seagry Hill, Sutton Benger, Wiltshire, SN15 4SA - Change of use of land to one gypsy and traveller pitch, the erection of a day room, siting of a static home together with space for the parking of two cars, a mobile home, space for a garden and the siting of a cess pit.**

The Senior Planning Officer, Mark Staincliffe, presented a report recommending that approval be granted for change of use of land to one gypsy and traveller pitch, erection of a day room, siting of a static home with parking space for two cars, a mobile home, space for a garden and the siting of a cess pit. Key issues included the principle of development, impact on character and appearance of the area and highway safety. Details were provided on conditions to control landscaping and drainage, and the level of work that had already taken place on the site.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought on the level of need for further gypsy and traveller pitches under the Core Strategy. It was stated that during the examination of the Core Strategy the government inspector had questioned the methodology and so the council had committed to preparing a development plan document to further demonstrate the total need, but that in its absence the Core Strategy figure, which had been met, was a minimum need, and any applications should be judged in accordance with Core Policy 47. Officers were of the opinion that the application met the necessary criteria in that policy.

No members of the public had registered to speak regarding the application.

During the debate that followed the Committee further discussed relevant policies and the level of unmet need for gypsy and traveller pitches.

Councillor Trevor Carbin, seconded by Councillor Terry Chivers, moved the recommendation as detailed in the officer report, and at the conclusion of discussion, it was,

Resolved:

That planning permission be 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 plans:**

TP1- Received 09/11/2016

TP2- Received 09/11/2016

TP 3 REV B- Received 12/01/2017

TP4 REV A- Received 12/01/2017

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

- 3 Within 3 months from the date of this permission the parking areas shown on the approved plans shall have been consolidated, surfaced and laid out in accordance with the approved details. Those areas shall be maintained and remain available for that use at all times thereafter.**

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

- 4 No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs of the 'Day Room' 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission.

- 5 Within three months of the date of this decision a scheme of hard and soft landscaping shall have been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-**

a detailed planting specification showing all plant species, supply and planting sizes and planting densities;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 6 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.

- 7 The site shall not be permanently occupied by persons other than gypsies and travellers as defined in Annex 1 of Planning policy for traveller sites, August 2015.**

REASON: Planning permission has only been granted on the basis of a demonstrated unmet need for accommodation for gypsies and travellers and it is therefore necessary to keep the site available to meet that need.

- 8 Within 3 months of the date of this decision, details of the retaining wall shall have been submitted for the approval of the local planning authority. The wall shall then be completed in strict accordance with the details as approved within 3 months of the local planning authority's decision.**

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission.

- 9 Occupation and use of the Mobile home and touring caravan hereby permitted shall be limited solely to and by close family members of the occupants of the application site. Close family members defined as dependents, sons, daughters and grandchildren.**

REASON: In the interests of residential amenity.

- 10 There shall be no more than one (1) permanent pitch on the application site.**

REASON: In the interests of visual amenity and the amenity of occupants of the site.

- 11 No more than one (1) commercial vehicle shall be kept on the land for use by the occupiers of the caravan hereby permitted, and they shall not exceed 3.5 tonnes in weight and no commercial activity or use, including the storage of materials and waste, shall be carried out on the site.

REASON: In the interests of residential amenity, highway safety and the character of the countryside.

- 12 There shall be no more than two (2) caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 on the application site, of which no more than one (1) shall be a static caravan or mobile home and no more than one (1) shall be a touring caravan, shall be stationed on the site at any time.

REASON: It is important for the local planning authority to retain control over the number of caravans on the site in order to safeguard interests of visual and residential amenity in accordance with CP47 of the Wiltshire Core Strategy 2015.

- 13 Within three months from the date of this permission details of the works for the disposal of sewerage shall have been submitted to and approved in writing by the Local Planning Authority. Within 1 month of the Council's approval of the above details the approved sewerage details shall be fully implemented in accordance with the approved plans.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 14 Within three months from the date of this permission a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, shall be submitted to and approved in writing by the Local Planning Authority. Within one month of the Council's approval of the above details the surface water drainage shall be constructed in accordance with the approved scheme.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise

the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

8 **14/08060/OUT - Land at Marsh Farm, Coped Hall, Royal Wootton Bassett SN4 8ER - Mixed Development of up to 320 Dwellings, Community Hub Comprising of 500sqm of A1/A2/A3/A4/A5/D1 & D2 Uses, Public Open Space, Landscaping, Extension to Approved Sports Hub & Access**

Public Participation

Mr Chris Wannell, resident, spoke in objection to the application.

Mr Steve Walls, resident, spoke in objection to the application.

Mr Mike Drury, resident, spoke in objection to the application.

Mr Steve Sensecal, agent, spoke in support of the application.

Councillor Peter Willis on behalf of Lydiard Tregoze Parish Council, spoke in objection to the application.

Councillor Paul Heaphy, on behalf of Royal Wootton Bassett Town Council, spoke in objection to the application.

The Development Management Team Leader, Lee Burman, introduced a report which recommended that authority be delegated to the Head of Development Management to grant planning permission for Mixed Development of up to 320 Dwellings, a Community Hub Comprising of 500sqm of A1/A2/A3/A4/A5/D1 & D2 Uses, Public Open Space, Landscaping, Extension to Approved Sports Hub and Access subject to the conditions and the signing of a Section 106 legal agreement. If the legal agreement was not completed within six months of delegation, the application would be refused.

Key issues were stated to include the scale of development and its visual, environmental and highways impact, and design, also including impact upon the curtilage of a nearby listed building. It was stated that the site lay outside boundaries identified in the Core Strategy meaning it should only be approved if material reasons it should and its benefits outweighed the harm. The council not currently having the required level of Wiltshire housing land supply was

highlighted as a material consideration. Officers detailed the site history and the relationship between applications submitted at the site and reported on the agenda.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought on potential noise pollution on the site, assessment of drainage issues and mitigating proposals on the site which officers considered acceptable, and detail on relevant council policies, highway speed limits and the council's lack of a current five-year housing land supply and the impact of that lack when weighing the planning balance.

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

Local Unitary Division Members Councillors Mollie Groom, Mary Champion and Chris Hurst then spoke in objection to the application, raising concerns about the impact on highways. Green space, overdevelopment in the community area and lack of adherence to Core Policies 1, 2 and 19.

The Committee then debated the application, noting the complexity of the site and significant potential impacts on several issues that had been raised, and it was raised whether a delay to inspect the site might resolve some of the concerns that had been raised.

Councillor Christopher Newbury, seconded by Councillor Charles Howard, moved that the application be deferred for a site visit and opportunity for request of additional information if required, and at the conclusion of discussion, it was,

Resolved:

To DEFER the application for arrangement of a site visit, and to allow members of the Committee and local Unitary members to submit requests for further information to be provided within two weeks of this meeting (i.e. no later than 22 February 2017).

- 9 **16/06995/FUL - Land North of Malmesbury Road, Royal Wootton Bassett SN4 8AY - Hybrid Application for a 2,469 m2 (GIA) supermarket with access and landscaping (detail), up to 33 senior living units and Class C2 care home of up to 3,000 m2 (outline).**

Public Participation

Mr Alan Williams, Planning Potential (Cambria Automobiles plc), spoke in objection to the application.

Mr Chris Wannell, resident, spoke in objection to the application.

Mr Steve Walls, resident, spoke in objection to the application.

Mr Steve Sensecal, agent, spoke in support of the application.

Councillor Peter Willis, on behalf of Lydiard Tregoze Parish Council, spoke in objection to the application.

Councillor Paul Heaphy, on behalf of Royal Wootton Bassett Town Council, spoke in objection to the application.

The Development Management Team Leader, Lee Burman, introduced a report which recommended that authority be delegated to the Head of Development Management to grant planning permission for a 2,469 m2 (GIA) supermarket with access and landscaping (detail), up to 33 senior living units and Class C2 care home of up to 3,000 m2 (outline) subject to conditions and the signing of a Section 106 legal agreement. If the legal agreement was not completed within six months of delegation, the application would be refused. Given the previous resolution in respect of the related application a limited scope presentation was given.

Key issues were stated to include retail impact on the town centre and the sequential approach to site selection;, surface and foul water outage and the location outside the settlement boundary. Detail was provided on the sequential tests to be followed when determining application for large scale retail.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details on the care home element of the application was sought.

Members of the Committee then had the opportunity to address the Committee, as detailed above.

Local Unitary Division Members Councillors Mollie Groom, Mary Champion and Chris Hurst then spoke in objection to the application and requested the application also be deferred for a site visit.

A debate followed, where the impact of the out of centre retail development proposed was assessed, along with whether a care home operator was or shortly would be in place for the proposed units.

Councillor Fred Westmoreland, seconded by Councillor Bridget Wayman, moved that the application be deferred pending a site visit. At the conclusion of debate, it was,

Resolved:

To DEFER for a site visit.

10 **Date of Next Meeting**

The date of the next scheduled meeting was confirmed as 8 March 2017.

11 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.30 am - 1.40 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

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