

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 21 APRIL 2016 AT WESSEX ROOM - THE CORN EXCHANGE, MARKET PLACE, DEVIZES, SN10 1HS.

Present:

Cllr Charles Howard (Chairman), Cllr Stewart Dobson, Cllr Peter Evans, Cllr Richard Gamble, Cllr Jerry Kunkler, Cllr Anna Cuthbert (Substitute), Cllr Dennis Drewett (Substitute) and Cllr James Sheppard (Substitute)

Also Present:

Cllr Jemima Milton

17. **Apologies for Absence**

Apologies were received from Councillors Nick Fogg MBE, Mark Connolly and Paul Oatway QPM.

Councillor Fogg was substituted by Councillor Dennis Drewett.

Councillor Connolly was substituted by Councillor James Sheppard.

Councillor Oatway was substituted by Councillor Anna Cuthbert.

18. **Minutes of the Previous Meeting**

The minutes of the meeting held on 10 March 2016 were presented for consideration, and it was,

Resolved:

To APPROVE and sign as a true and correct record.

19. **Declarations of Interest**

During application 16/00736/FUL - The Coach House, High Street, Avebury, Wiltshire, SN8 1 RF - Councillor Drewett declared that on 20 April 2016 he had sat on a Licensing Sub-Committee considering licensing applications from the National Trust. Councillor Drewett also declared he was a member of the National Trust, a nationwide organisation with many members, and his wife had done some volunteer work for the Trust in the past.

20. **Chairman's Announcements**

There were no announcements.

21. **Public Participation and Councillors' Questions**

The procedure on public speaking was noted.

22. **Planning Appeals**

No update was received.

23. **Planning Applications**

24. **15/08373/FUL - Land at Lady Godley Close, Tidworth, Wiltshire**

Public Speaking

Mr Peter Casson-Crook spoke in objection to the application.

Mr Tim Willis spoke in objection to the application.

Mr Richard Cosker, agent, spoke in support of the application.

The Area Development Manager presented the report which recommended that permission be granted for the demolition of the existing garage block to be replaced by two pairs of semi-detached dwellings. Key issues included parking, impact upon amenity and design.

The Committee then had the opportunity to ask technical questions of the officers. Details were sought on drainage issues, ecology and access. In response to queries it was clarified there were too few dwellings proposed to require affordable housing provision, and that no official footpath existed on the site

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

The Committee then debated the application, discussing the extent of ecology assessment for the application, along with the increased parking provision resulting from the replacement of mostly unused garages with new spaces elsewhere. The impact upon amenity was noted in respect of the rear wall of the garages currently forming the back wall of several gardens, and members sought details of the scale and nature of any replacement boundary.

At the conclusion of debate, it was,

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 Notwithstanding the details shown on the plans submitted no development shall commence on site until the exact 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: 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, in the interests of visual amenity and the character and appearance of the area.

- 3 Before development (including demolition) commences, details of the boundary treatment of the curtilage of the properties, including where the two garage blocks are being demolished, shall be submitted to and approved in writing by the local planning authority. The details shall, where possible, include the retention of the existing rear walls of the garages. If this is not possible, the replacement boundary features for the rear garage walls shall include the replacement of the rear wall of the smaller garage block with a new wall, the height of which shall be agreed in the details to be submitted, but which shall in any event be no less than 2 metres above ground level. Similarly, any replacement boundary treatment for the rear wall of the larger garage block if this cannot be retained shall be of a minimum height of 2 metres. The approved boundary treatment for the areas where the rear walls of the garages are located shall be provided before the erection of the dwellings is commenced and the remaining boundary treatments shall be erected in accordance with the approved details before any of the dwellings are first occupied.**

REASON: To protect the amenity of residents of adjoining properties and to protect the appearance of the area.

- 4 No development shall commence on site until 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 :-**

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft 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);

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 a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 5** 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 buildings 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.

- 6** No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plan, reference P1-1552 Plan2.dwg. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 7** 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), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 8** No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

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, in the interests of visual amenity.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan P2 - 1552 plan 2.dwg dated 25/2/16; Location Plan LOC_A-1552 Plan 2.dwg dated 17/8/15; Floor plans and elevations P1_B-1552 Plan 2.dwg dated 9/9/15; Site sections P1_A-1552 Plan 2.dwg; Supporting statement received 21/8/15.

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

- 10 No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

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

- 11 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 together with permeability test results to BRE365, 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.

- 12 Prior to commencement of the development of lots 3 and 4 details of the proposed ramp shown at the western end of the site shall be submitted to and approved in writing. The development shall be carried out in accordance with the details submitted and plots 3 and 4 shall not be occupied until completion of the ramp has taken place.

REASON: In the interests of visual amenity.

- 13 Prior to first occupation of any of the houses on the development, details shall be submitted to and agreed in writing by the local planning authority of the method for marking out the five additional parking spaces in Avon Road; the one additional space at the southern end of Lady Godley Road and the four parking spaces and one visitors space at the northern end of Lady Godley Road for use by residents and visitors. The spaces shall then be marked out in accordance with the agreed details prior to first occupation of any of the houses on the development and shall be maintained as such thereafter.

REASON: In the interests of providing adequate parking spaces for the

proposed development.

- 14 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) hours of construction, including deliveries;
- has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

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 minimise detrimental effects to the amenities of neighbouring properties, during the construction phase.

25. **16/00736/FUL - The Coach House, High Street, Avebury, Wiltshire, SN8 1RF**

Public Speaking

Christopher Spratt spoke in objection to the application.

Dianne Reynell spoke in objection to the application.

Mary Beale spoke in objection to the application.

Janet Tomlin for the applicants spoke in support of the application.

Eva Stuetzenberger for the applicants spoke in support of the application.

Cllr Andrew Williamson, Chairman of Avebury Parish Council, spoke in objection to the application.

The Area Development Manager presented a report which recommended permission be granted for proposed outdoor seating for use by a food outlet, extended opening hours and erection of a screened refuse area. It was highlighted that the food outlet already had planning permission to operate at the site 365 days a year, and that it had been determined additional signage applied for did not require planning consent from the Committee.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought about the refuse area proposed for the site.

The Local Unitary Member, Councillor Jemima Milton then spoke in objection to the application, noting concerns raised by members of the community, in particular around the use of parasols, littering, the need to preserve the world heritage site, and extent of consultation.

The Committee then debated the application, discussing the existing permission on the site and the additional impact of the application upon the character and appearance of the area of the new application.

At the conclusion of debate, it was,

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 development hereby permitted shall be carried out in accordance with the application form and the following approved plans and documents:
Design and access statement, statement of operation, PA1-205-2 Rev A "Proposed cafe outlet external seating elevations" received on 3 March 2016 PA1-205-1 Rev C "Proposed cafe outlet external seating" received on 14 March 2016**

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

- 3 The opening hours shall be no earlier than 10 am in the morning and the sale of food from the premises shall end no later than 5pm in the evening.**

REASON: To protect the amenity of nearby residents.

- 4 The seating hereby approved shall only be located in the areas indicated on the approved plan PA1-205-1 Rev B and not within the grassed area and orchard to the rear.**

REASON: To preserve the amenities of the surrounding neighbours.

26. Urgent items

There were no urgent items.

(Duration of meeting: 6.00 - 7.30 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic & Members' Services, direct line 01225 718038, e-mail adam.brown@wiltshire.gov.uk

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

