

WESTERN AREA PLANNING COMMITTEE

MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 20 SEPTEMBER 2017 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Christopher Newbury (Chairman), Cllr Jonathon Seed (Vice Chairman), Cllr Phil Alford, Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Peter Fuller, Cllr Sarah Gibson, Cllr Edward Kirk, Cllr Stewart Palmen, Cllr Pip Ridout and Cllr Roy While (Substitute)

67 **Apologies**

Apologies for absence were received from Councillors Andrew Davis (substituted by Councillor Roy While).

68 **Minutes of the Previous Meeting**

The minutes of the meeting held on 23 August 2017 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 23 August 2017.

69 **Declarations of Interest**

Cllr Ernie Clark referred to his register of interest for item 8a.

Cllr Andrew Davis (attending as the local member – not part of the committee) declared that he was part of the Feoffees (Trustees) of St Lawrence Chapel relating to items 8b and 8c.

70 **Chairman's Announcements**

There were no Chairman's Announcements.

The Chairman gave details of the exits to be used in the event of an emergency.

71 **Public Participation**

No questions had been received from councillors or members of the public.

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

72 **Planning Appeals and Updates**

Public participation

Mr Francis Morland spoke on the appeals report.

The Planning Appeals Update Report for the period between the 11/08/2017 and 08/09/2017 was received.

Resolved:

To note the Planning Appeals Update Report for 11/08/2017 and 08/09/2017.

73 **Appeals Report**

74 **Planning Applications**

The Committee considered the following applications:

75 **17/01250/REM - Land South Of Devizes Road, Hilperton, Wiltshire**

Public Participation

Mr Trowler, agent, spoke in support of the application

Eileen Medlin, as Senior Planning Officer, outlined the report for a reserved matters application for the scale, layout & external appearance of the development and It was recommended that the application be approved subject to conditions.

The key planning issues identified in the officer's presentation were outlined to Include; scale, layout, external appearance of the development, landscaping of the site, density, spread of the affordable housing and footpath access..

Members of the Committee then had the opportunity to ask technical questions of the officer which there were none.

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

Cllr Ernie Clark, as the local member, explained that he accepted the spread of the affordable housing and that it would not stand out as much. There were still

concerns over density and that there had been no change to the applications number of dwellings despite the application being deferred at a previous meeting for those negotiations to take place.

Cllr Ernie Clark moved a motion to refuse planning permission which was seconded by Cllr Trevor Carbin.

A debate followed and the main points raised included; the inspectors report on density and allocated parking for 4 bedroom houses.

Following the debate the motion was lost.

Cllr Jonathon Seed moved a motion to approve the officers recommendation which was seconded by Cllr Roy While.

A debate followed and the main points raised included; a condition to remove permitted development rights specific to the garages of the dwellings.

Following the debate it was;

Resolved

To Approve planning permission subject to the following conditions:

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

Dwg SLP – Site Location Plan Revision P1, Received 09 February 2017

Dwg 1 – Proposed Residential Development, Revision P4, Received 27 June 2017

Dwg 2 - Landscape Strategy Plan - Revision P2, Received 27 June 2017

Dwg 3 – Street Scene and Site Sections – Revision P2, Received 13 July 2017

Dwg 5 - Single Garage Detail, Received 27 June 2017

Dwg 10 – Avebury House Types Floor Plans (Plots 1 and 2) Revision P3, Received 27 June 2017

Dwg 11 – Avebury House Types Elevations (plots 1 and 2) Revision P4, Received 27 June 2017

Dwg 20 - Cherhill House Type Floor Plans (Plot 3) Revision P1, Received 27 June 2017

Dwg 21 – Cherhill House Type Elevations (Plot 3) Revision P2, Received 27 June 2017

Dwg 30 – Durrington House Types Floor Plans (Plot 5) Revision P2, Received June 2017

Dwg 31 – Durrington House Types Elevations (Plots 5) Revision P2, Received 27 June 2017

Dwg 40 – Edington House Type Plans (Plots 4, 10, 12 and 13) Revision P2, Received 27 June 2017

Dwg 41 – Edington House Type Elevations (Plots 4, 10 and 13) Revision P2, Received 27 June 2017
Dwg 42 - Edington House Type Floor Plans (Plot 12), Rev P2, Received 27 June 2017
Dwg 60 - Ramsbury House Type Floor Plans (Plots 6 and 11) Revision P2, Received 27 June 2017
Dwg 61 - Ramsbury House Type Elevations Revision P2 (Plot 6), Received 27 June 2017
Dwg 62 - Ramsbury House Type Elevations Revision P2 (Plot 11) Received 27 June 2017
Dwg AF01 - Block 1 Affordable House Type Plans (plots 14 and 15) Rev P2, Received 27 June 2017
Dwg AF02 – Block 1 Affordable House Type Elevations (Plots 14 and 15) Revision P2, Received 27 June 2017
Dwg AF03 - Block 2 Affordable House Types Plans (Plots 7 and 9) Revision P2, Received 27 June 2017
Dwg AF04 – Block 2 Affordable House Types Elevations (Plots 7 and 9) Revision P2, Received 27 June 2017
Dwg 5278-100 Revision B – Vehicle Swept Path Analysis, Received 18 July 2017
Dwg 5278-101 Revision A – Drainage Strategy and Finished Levels, Received 18 July 2017

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

- 2. 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 :-**
- * location and current canopy spread of all existing trees and hedgerows on the land;**
 - * full details of any to be retained, together with measures for their protection in the course of development;**
 - * 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);**
 - * proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines indicating lines, manholes, supports);**

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.

3. 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.

4. No dwelling hereby permitted shall be occupied until the access, turning area and parking spaces thereto have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

5. The approved brick panel which has been constructed on site and is illustrated and annotated on the sample photograph received on 14 July 2017 shall then be left in a position on site for comparison purposes whilst the development is carried out. The development shall be carried out in accordance with the approved brick sample.

REASON: in the interests of visual amenity and the character and appearance of the area

6. No development shall commence on site until details of the roof tiles/slate and render type to be used on the development 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

7. No development shall commence on site until a lighting design strategy for biodiversity for buildings, features or areas to be lit shall be submitted and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for foraging and commuting bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, foraging;
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications, including a Lux plot) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places; and
- c) Specify luminaires, heights and positions of fittings, direction and other features, e.g. cowls, louvres or baffles

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To minimise light spillage into hedgerows and trees and to maintain dark foraging and commuting corridors for bats.

8. The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

9. 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), the garages hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

Planning Informative:

1. Your attention is drawn to the fact that, whilst the details have been approved in relation to this reserved matters application, the conditions attached to the outline planning permission under reference 13/06879/OUT will need to be discharged prior to the commencement of works and adhered to as well as compliance with the associated S106 agreement.

Mr Andrew Pollard, spoke in objection to the application

Mr Duncan Lawrence, Agent, spoke in support of the application

Mr Huy Nguyen, spoke in support of the application

Mathew Perks, as senior planning officer, outlined the report for a proposed refurbishment of existing frontage building to provide 2 shops with 4 flats above plus new residential development of 5 dwellings and landscaping to the rear. It was recommended that planning permission should be granted, subject to conditions and a S106 legal agreement.

The key planning issues identified in the officer's presentation were outlined to include: principle of the development, the impacts on heritage asset(s), the access and parking impacts and neighbouring amenity impacts.

Members of the Committee then had the opportunity to ask technical questions of the officer. The questions focused on: access and parking.

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

Cllr Andrew Davis, as the local member, informed the committee that he was a member of the Feoffees (Trustees) of St Lawrence Chapel, although he was speaking as the local member. Concerns raised included; the scale of the development, design, appearance, out of keeping with the area, bin storage and collection, noise impacts from Morrison's and the church bells on those who reside in the new developments, the developments plans not being to scale and conservation issues. It was recommended that conditions be put in place in respect of archaeology and that the building work is finished before occupation and an informative about the bell ringing.

Jocelyn Sage, Conservation Officer, informed the committee that conservation were keen to retain the building but due to the buildings deteriorating condition that would be difficult. The development would enhance the conservation of the area and fit with the clustered characteristic of the town.

Cllr Pip Ridout moved a motion to conduct a site visit which was seconded by the Chairman.

During the debate issues raised included: the need for the site to be marked out.

Following the debate it was;

Resolved

To defer the application for a site visit which would be held at 12noon on the 18 October 2017.

77 **17/04445/LBC - 3 High Street, WARMINSTER BA12 9AG**

Mathew Perks, as senior planning officer, outlined the report for listed building consent to refurbish the existing frontage to provide 2 shops with 4 flats above. It was recommended that planning permission should be granted, subject to conditions.

The key planning issues identified in the officer's presentation were outlined to include: impact on the Grade ii Listed Building.

Due to this application relating to item 8b, it was moved by Cllr Pip Ridout and seconded by the Chairman that the application be deferred until after the site visit.

Following this it was;

Resolved

To defer the application for a site visit which would be held at 12noon on the 18 October 2017.

78 **Urgent Items**

The committee discussed the need to review the procedures on site visits. It was noted that a overview and scrutiny focus group had been formed to look at planning issues and procedures which included site visit procedures.

(Duration of meeting: 3.00 - 4.40 pm)

The Officer who has produced these minutes is Jessica Croman of Democratic Services, direct line 01225 718262, e-mail jessica.croman@wiltshire.gov.uk

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