

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 30 JANUARY 2019 AT COUNCIL CHAMBER - WILTSHIRE COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM SN15 1ER.

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice-Chairman), Cllr Chuck Berry, Cllr Christine Crisp, Cllr Gavin Grant, Cllr Howard Greenman, Cllr Chris Hurst, Cllr Toby Sturgis, Cllr Brian Mathew, Cllr Ashley O'Neill and Cllr Ben Anderson (Substitute)

Also Present:

Cllr Jacqui Lay

1 **Apologies**

Cllr Mollie Groom was substituted by Cllr Ben Anderson.

2 **Minutes of the Previous Meeting**

The minutes of the meeting held on 28th November 2018 were presented.

Resolved:

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

3 **Declarations of Interest**

There were no declarations of interest.

4 **Chairman's Announcements**

There were no Chairman's announcements.

5 **Public Participation**

The Committee noted the rules on public participation.

6 **Planning Appeals and Updates**

The Committee noted the contents of the appeals update.

7 **Planning Applications**

The Committee considered the following application:

8 **17/09618/FUL - Braydon Lane Garage, Chelworth Industrial Estate, SN6 6HE**

Public participation

Ben Pearce, the agent, spoke in support to the application.

Sue Smart, local resident, spoke in objection to the application.

Cllr Chris Hodgson, Cricklade Town Council, spoke in objection to the application.

The Planning Officer, Lee Burman, introduced a report which recommended granting planning permission, subject to conditions, for the use of land for the storage of vehicles (retrospective).

Key issues highlighted included: principle of development/development plan policy compliance including the made neighbourhood plan for Cricklade, highways impact, drainage impact, ecological impact, impact on the character, and appearance of the locality including heritage assets and impact on neighbour amenity.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: the retrospective nature of the application and whether access to site can be restricted or lorries rerouted.

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

Cllr Jacqui Lay, speaking on behalf of the Division Member, spoke regarding the application with the main points focusing on the possibility for traffic issues to be addressed through conditions or other measures ; the impact on nearby homes and the possibility of a different lorry route that did not cut through Cricklade.

At the start of the debate a proposal was moved by Cllr Peter Hutton, seconded by Cllr Toby Sturgis to grant planning permission as detailed in the report.

During the debate the main points raised were: highways impact; the retrospective nature of the application; drainage impact; impact on neighbour amenity; clarification over Condition 3 and the extent and scope of the vehicle storage permitted; traffic issues; what the vehicles in storage will be used for and the Town Council's role in addressing traffic issues in their locality.

Resolved

That planning permission is approved subject to conditions in accordance with the officer recommendation:

(1) Within 3 months of the date of this decision or within the first planting season thereafter the replanting works proposed to mitigate the impact of the development shall be implemented in accordance with J&BH/RPP-01/18.03.18. 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.

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

(2) The development shall be retained in accordance with the drawings

**J&BH/RPP-01/18.03.18
Block Plan LDC 2093_02A
Location Plan LDC 2093_01A**

Received 06/04/2018

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

(3) No more than 30 no. vehicles can be stored on the site (as indicated in red on Location Plan) at any time.

REASON: In the interests of the appearance of the site and the amenities of the area and for the avoidance of doubt and in the interests of proper planning.

(4) The development hereby permitted shall not be brought into use until a plan showing the precise location of any areas of open storage and specifying a maximum height of open storage within such area(s) has been submitted to and approved in writing by the Local Planning Authority. No materials, goods, plants, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored on the site outside the approved storage area, or above the height agreed as part of this condition.

REASON: In the interests of the appearance of the site and the amenities of the area.

(5) The parking area hereby permitted shall not be first brought into use 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 any identified water course maintenance requirements in the offsite downstream system and all required third party approvals, has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained without increasing flood risk to others

(6) No external lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall be designed so as to meet the criteria for Environmental Zone E2 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

(7) Within 3 months of the date of this decision the mitigation measures as set out in the recommendations given in the Ecological Management Plan (Tree Parts Limited Dated 29/03/2018) shall be implemented. The development thereafter shall be permanently retained as such.

REASON: In the interests of the ecology of the site

INFORMATIVES:

Any discharge of storm water to an ordinary water course will require a separate application (LDC) to and approval of the LLFA as well as that of the riparian owner.

If the development generates foul effluent discharge it will either need a full formal discharge licence from the EA or if under their set limit then need to follow the EA guidelines.

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.

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. 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.

This decision does not purport to allow any additional signage or advertisements on the building or extensions where separate consent would be required under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

The Institute of Lighting Professionals “Guidance Notes for the Reduction of Obtrusive Light” can be found free online on the following website.

www.theilp.org.uk/

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Urgent Items

There were no urgent items.

(Duration of meeting: 3.00 - 3.50 pm)

The Officer who has produced these minutes is Craig Player of Democratic Services, direct line 01225 713191, e-mail craig.player@wiltshire.gov.uk

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