

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 24 FEBRUARY 2010 AT COUNCIL CHAMBER, WILTSHIRE COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Davis, Cllr Alan Hill, Cllr Peter Hutton, Cllr Howard Marshall, Cllr T Sturgis and Cllr Anthony Trotman

Also Present:

Cllr Jane Scott

17. **Apologies for Absence**

Apologies for absence were received from Cllr Bill Douglas and Cllr Peter Doyle.

18. **Apologies for Absence**

Apologies for absence were received from Cllr Bill Douglas and Cllr Peter Doyle.

19. **Minutes**

Resolved:

To confirm and sign the minutes of the Committee meeting held on 3 February 2010.

20. **Declarations of Interest**

There were none.

21. **Chairman's Announcements**

There were none.

22. **Public Participation**

Members of the public addressed the Committee as set out in Minute No. 11 below.

23. **Planning Applications**

(1) **09/01805/FUL – Strathmore, Bristol Road, Allington, Chippenham – Conversion of Existing 5 Bedroom House to 6 Self Contained Flats together with Parking and 2 Balcony Areas**

Public Participation

Ms Doris Lendon, a local resident, spoke objecting to the application.
Mr Andrew Jennings, a local businessman, spoke in support of the application.

Cllr Paul Reynolds, Chairman of the Chippenham Without Parish Council, spoke objecting to the application.

Resolved:

To delegate to the Area Development Manager 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

POLICY- C3

(3) 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) indications of all existing trees and hedgerows on the land;**
- (b) details of any to be retained, together with measures for their protection in the course of development;**

- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;**
- (d) finished levels and contours;**
- (e) means of enclosure;**
- (f) car park layouts;**
- (g) other vehicle and pedestrian access and circulation areas;**
- (h) hard surfacing materials;**
- (i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**
- (j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);**
- (k) retained historic landscape features and proposed restoration, where relevant.**

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

POLICY- C3

(4) 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.

POLICY- C3

(5) The development hereby permitted shall not be first occupied until the first ten metres of the access, measured from the edge of carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

(6) No part of the development hereby approved shall be first occupied until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

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

(7) 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, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/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.

POLICY- C3

(8) No development shall commence on site until details of the works for the disposal of sewerage have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage.

POLICY – C3

(9) No development shall commence on site until details of the storage of refuse, including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until the approved refuse storage has been completed and made available for use in accordance with the approved details and it shall be subsequently maintained in accordance with the approved details thereafter.

REASON: In the interests of public health and safety.

POLICY- C3

(10) Notwithstanding the positioning of the bin containment area shown on the revised layout plan hereby approved, full details of the positioning and appearance of the bin containment area, which shall be relocated elsewhere on the application site, shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall be carried out in complete accordance with the details so approved prior to the first occupation of the flats hereby granted planning permission.

Reason: In the interests of highway safety and visual amenity.

(11) Prior to the commencement of development a detailed scheme for the creation of an access to the site from the public highway shall have been submitted to and approved in writing by the Local Planning Authority. The access shall be laid out in complete accordance with those details so approved and shall remain free from obstruction for use as an access to the site at all times thereafter.

Reason: In the interests of highway safety

Reason

The proposed development for the sub-division of an existing residential property into 6 self-contained flats is considered to be a reasonable intensification of an established use without detrimental impact upon surrounding amenities, highway safety or the wider countryside. As such the proposal is considered to comply with the provisions of Policies C1 and C3 of the adopted North Wiltshire Local Plan 2011.

(2) 09/02155/FUL – 2, Hartham Lane, Biddestone, Chippenham – Two Storey Side Extension & Demolition of Single Storey Detached Garage to Rear of Property

Public Participation

Mr John Marrinan, a local resident, spoke objecting to the application.

Mr John Tilley, the architect, spoke in support of the application.

Mr Gordon Stanley, on behalf of the applicant, spoke in favour of the application.

Cllr Tim Smith, representing Biddestone Parish Council, spoke objecting to the application.

Cllr Jane Scott, the local Member, reported that, despite efforts to encourage discussions between the parties in order to try and achieve a compromise, she had been unsuccessful and in these circumstances felt unable to support the present application.

Resolved:

To delegate to the Area Development Manager 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.

POLICY: C3 and H8

(2) The wall materials to be used on the side elevation shall match those proposed on the front elevation (i.e. exposed random stone (cavity) wall construction to the ground floor and a lime rendered finish to the first floor including stone quoin details).

REASON: In the interests of the appearance of the host dwelling and the character and appearance of the area.

Policy C3 H8

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

Policy C3 H8

Reason

The proposed development, by virtue of its siting, scale and design, will not be harmful to the character and appearance of the streetscene, will not be detrimental to the amenities of adjoining occupiers and acceptable in terms of highway safety. On that basis, the proposal accords with Policies C3, H8 and NE4 of the North Wiltshire Local Plan 2011.

Informatives:

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref: 034/100, 034/101/A, 034/110, 034/111, 034/112, 034/120, 034/121, 034/122 received by the Local Planning Authority on the 30th November 2009 and 034/115/A, 034/116/A 034/125/A, 034/126/A, 034/127/A received by the Local Planning Authority on the 5th January 2010

2. You are advised that this planning permission does not override any interests that third parties may have regarding civil matters such as ownership, covenants or private rights of way. Before any works are carried out which affect land outside your ownership you should ensure the necessary consents have been obtained from all persons having an interest in the land.

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

24. Urgent Items

There were no items of urgent business.

(Duration of meeting: 6.00pm – 19.30pm)

The Officer who has produced these minutes is Roger Bishton, Democratic & Members' Services, direct line (01225) 713035 or e-mail

roger.bishton@wiltshire.gov.uk

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