

NORTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 20 APRIL 2011 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Davis, Cllr Bill Douglas, Cllr Peter Doyle, Cllr Alan Hill (Vice Chairman), Cllr Peter Hutton, Cllr Howard Marshall, Cllr Toby Sturgis and Cllr Anthony Trotman (Chairman)

Also Present:

Cllr Jacqueline Lay, Cllr Carole Soden and Cllr John Thomson.

33. **Apologies for Absence**

There were no apologies for absence.

34. **Minutes**

Resolved:

To confirm and sign the Minutes of the meeting held on 30 March 2011.

35. **Declarations of Interest**

Cllr Peter Colmer declared a personal interest in Minute No 39 (a) – Application No 10/03993/FUL – Roundhouse Farm Outbuildings, Marston Meysey, SN6 6LL – Change of Use to Storage and Distribution, because:-

- (i) he represented Wiltshire Council on the Cotswold Water Park Joint Committee, and
- (ii) he chaired meetings of the Roundhouse Farm Liaison Group.

He stated that he would take part in the debate on this application and vote.

36. **Chairman's Announcements**

There were no Chairman's announcements.

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

Members of the public addressed the Committee as set out in Minute No 39 below.

There were no questions received from members of the public or members of the Council.

38. **Planning Appeals**

The Committee received and noted a report setting out details of:-

- (i) Forthcoming hearings and public inquiries between 6 April and 31 July 2011.
- (ii) Planning appeals received between 17 March and 6 April 2011.
- (iii) Planning appeals decided between 17 March and 6 April 2011.

39. **Planning Applications**

1a **10/03993/FUL - Roundhouse Farm Outbuildings, Marston Meysey, SN6 6LL - Change of Use to Storage and Distribution**

The following people spoke against the proposal:

Mrs Tracey Coleman, a local resident
Mrs Anne Henshaw, representing The Campaign to Protect Rural England (CPRE)
Mr Anthony Murison, a resident with a local interest
Cllr Andrew Brand, Chairman of Marston Meysey Parish Meeting

The following people spoke in favour of the proposal:

Mr Barry Butchart, agent

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. She introduced the report which recommended that the application be granted subject to conditions. She also drew Members' attention to the late items.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

After discussion,

Resolved:

To refuse planning permission for the following reasons:-

1. The site is in a rural location remote from services and not well served by public transport. The proposal would therefore generate significant additional journeys by private car, contrary to Policies DP5 and DP14 of the adopted Wiltshire and Swindon Structure Plan 2016, Policies C1, C3 and BD6 of the adopted North Wiltshire Local 2011 and supporting guidance contained within PPS7 and PPG13, which seek to reduce the growth in the length and number of motorised journeys.
2. The building subject to this application is in a generally poor condition and not in sympathy with the rural character of this part of the countryside. The continuation and re-use of the building is therefore considered not to respect the local character, distinctiveness and setting of the area contrary to the requirements of Policies C3 and BD6 of the adopted North Wiltshire Local Plan 2011.
3. The proposed use of this building of significant scale is likely to result in the increased use of a substandard access and increase vehicular movements across a public right of way through the site with a resulting prejudicial effect upon highway and pedestrian safety. As such, the proposal is considered to be contrary to the provisions of Policies C3 and BD6 of the adopted North Wiltshire Local Plan 2011.

1b **10/04304/FUL - Great Dairy Farm, Sodom Lane, Dauntsey, SN15 4JA - Change of Use to Equestrian for Breeding & Rearing Horses, Provision of Outdoor Menage and Erection of Four Stables & Two Tack Rooms**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. She introduced the report which recommended that the application be delegated to officers to negotiate the option of approval, following the submission and assessment of additional satisfactory information and amended plans but that if agreement with the applicant could not be reached, then the application be refused.

The Case Officer explained that the application had been deferred from the last meeting in order to obtain highway views on conditions proposed by the Committee. She also drew Members' attention to the late items in which the Highways Officer confirmed that the applicant had shown an improved internal access and parking arrangement and had provided a widened access to allow two vehicles to pass. However, the visibility at the access was still substandard and the Highways Officer did not consider that there were any conditions which could be imposed which could adequately address the highway concerns. The Case Officer pointed out that these highway comments were based on the application for four stables. However, the applicant had since agreed to a reduction in the scale of the proposals with a reduced scheme of two stables and one tack room, thus providing accommodation for a maximum of two horses.

After discussion,

Resolved:

To delegate the Area Development Manager to negotiate the option of approval, following the submission and assessment of additional satisfactory information and amended plans but that if agreement with the applicant could not be reached, then the application be refused.

1c 10/03664/FUL - Methuen Park, Bath Road, Chippenham, SN14 0UL - Reconfiguration & Refurbishment of Existing Retail Warehouse to Create Three Retail Warehouse Units together with Improvements to Car Parking, Landscaping & Servicing

The following people spoke against the proposal:

Mr Alan Williams, ING Real Estate
Mr Rob Perks, President of Chippenham Chamber of Commerce
Mr John Clark, Chairman of Chippenham Vision Board
Cllr Doris Lendon, representing Chippenham Without Parish Council

The following person spoke in favour of the proposal:

Mr Craig Blatchford, the agent

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. She introduced the report which recommended that the application be granted subject to conditions. She also drew Members' attention to the late items.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of

the public as detailed above, expressing their views regarding the planning application.

Resolved:

To defer consideration of the application to enable officer consideration of the recent retail decisions at Peterborough and Gateshead referred to in the additional information and to report back to the Committee.

1d **10/01968/FUL & 10/01969/LBC - The Old Vicarage, Church Walk, Ashton Keynes, SN6 6PB - External Alterations and Extensions to the House**

The following person spoke in favour of the proposal:

Mr Mike Narbett, the agent

The Committee received a presentation by the Case Officer which set out the main issues in respect of the applications. She introduced the report which recommended that the applications be refused.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from a member of the public as detailed above, expressing his views regarding the planning application.

Members heard the views of Cllr Carole Soden, the local member, in support of the applications.

After discussion,

Resolved:

To delegate the Area Development Manager to issue:-

- (1) **Planning permission, subject to suitable conditions.**

REASON

The proposed works will not lead to substantial or disproportionate harm to the significance of this heritage asset and will thereby preserve the historic interest of the listed

building to the public benefit in accordance with PPS5 and Policies C3 and HE4 of the adopted North Wiltshire Local Plan 2011.

(2) Listed building consent, subject to suitable conditions.

REASON

The proposed works will not lead to substantial or disproportionate harm to the significance of this heritage asset and will thereby preserve the historic interest of the listed building to the public benefit in accordance with PPS5 and Policies C3 and HE4 of the adopted North Wiltshire Local Plan 2011.

1e **10/04414/FUL - 55 Pavenhill, Dogeridge, Purton, SN5 4BZ - Redevelopment involving Demolition of Existing Dwellinghouse and Erection of 7 Dwellinghouses & Associated Works**

The following person spoke in favour of the proposal:

Mr Gary Llewellyn, the agent

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. She introduced the report which recommended that the application be delegated to the Area Development Manager for planning permission to be granted, subject to all parties entering into a legal agreement under Section 106 of the Town & Country Planning Act 1990 and subject to conditions. She also drew Members' attention to the late items.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from a member of the public as detailed above, expressing his views regarding the planning application.

Members heard the views of Cllr Jacqueline Lay, the local member, who explained her objections to the proposal.

After discussion,

Resolved:

Subject to all parties entering into a legal agreement under Section 106

of The Town & Country Planning Act 1990 in respect of the provision of a financial contribution towards public open space, as required by Policy CF3 of the adopted North Wiltshire Local Plan 2011, to grant planning permission for the following reason:

Subject to the imposition of appropriate planning conditions, the proposed development of seven new dwellings on this site is considered to be acceptable in terms of its scale, layout, appearance and means of access in the context of the surrounding locality. In addition, the proposal is not considered to result in an unacceptable impact upon residential amenity of surrounding occupiers. In this way the proposed development is considered to comply with the provisions of policies C3 and H3 of the adopted North Wiltshire Local Plan 2011 and guidance contained within PPS3 Housing.

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 implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plans

Site location plan – dated 26th November 2010

Site layout (55/PD/001A) – dated 4th February 2011

Site layout existing (55/PD/010) – dated 26th November 2010

Landscape proposals (PN/LP/070) - dated 4th February 2011

Visibility splay drawing (55/PD/012) – dated 26th November 2010

Street scenes (55/PD/009A) – dated 4th February 2011

Site sections (55/PD/008A) – dated 4th February 2011

Plots 1 & 2 plans and elevations (55/PD/002A) - dated 4th February 2011

Plots 3 plans and elevations (55/PD/003A) - dated 4th February 2011

Plots 4 & 5 plans and elevations (55/PD/004A) - dated 4th February 2011

Plot 6 plans and elevations (55/PD/005A) - dated 4th February 2011

Plot 7 plans and elevations (55/PD/006A) - dated 4th February 2011

Garage plans and elevations (55/PD/007) – dated 26th November 2010

REASON: To ensure that the development is implemented as approved.

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 part of the development hereby permitted shall be first brought into use/occupied until the access, turning area and parking spaces 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. 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), there shall be no additions/extensions or external alterations to 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 external alterations

6. Before the development hereby permitted is first occupied all windows shown as such on the approved plans, shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

7. 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.

8. Unless otherwise agreed in writing with the Local Planning Authority prior to its construction, the proposed rebuilt and repositioned retaining wall to the frontage of the site with Pavenhill shall be constructed using the stone reclaimed from the existing wall.

REASON: In the interests of securing a boundary treatment that respects the existing character of the locality.

9. All development shall be carried out in full accordance with the recommendations in Section 4 of the approved Biodiversity Supporting Statement (John's Associates, 2011), unless otherwise agreed in writing by the Local Planning Authority. In the event that protected species are discovered onsite during the development, all works shall be suspended until such time as an appropriately qualified ecologist has advised how to proceed.

REASON: In the interests of securing development that takes account of the ecological value of the site.

10. No development shall commence within the area indicated until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and**
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.**

REASON: To enable the recording of any matters of archaeological interest.

1f **11/00515/FUL - Brook Hill House, Brook Hill, Sherston, Malmesbury, SN16 0NQ - Two Storey Extension with Basement & Single Storey Rear Extension**

The following people spoke in favour of the proposal:

Miss Jaquiline Pembroke, the agent

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. She introduced the report which recommended that the application be refused. She also drew Members' attention to the late items.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from a member of the public as detailed above, expressing her views regarding the planning application.

Members heard the views of Cllr John Thomson, the local member, who supported the application.

After discussion,

Resolved:

To grant planning permission for the following reason:

The proposed development by reason of its scale, design and siting is considered to be in keeping with the host dwelling and would preserve the character and appearance of the Sherston Conservation Area in accordance with Policies cC3 and H8 of the adopted North Wiltshire Local Plan 2011.

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 & H8

3. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plans: 1042/1, 2 Rev A, 3 dated 8/2/11

.

REASON: To ensure that the development is implemented as approved.

40. **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 - 9.00 pm)

The Officer who has produced these minutes is Roger Bishton, of Democratic Services, direct line (01225) 713035, e-mail roger.bishton@wiltshire.gov.uk

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