

## EASTERN AREA PLANNING COMMITTEE

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### DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 22 JULY 2010 AT COUNCIL CHAMBER, WILTSHIRE COUNCIL OFFICES, BROWFORT, DEVIZES.

#### **Present:**

Cllr Jane Burton, Cllr Peggy Dow, Cllr Richard Gamble, Cllr Lionel Grundy OBE (Reserve), Cllr Charles Howard, Cllr Chris Humphries, Cllr Laura Mayes, Cllr Christopher Newbury (Reserve) and Cllr Christopher Williams

#### **Also Present:**

Cllr Jerry Kunkler and Cllr Jonathon Seed

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#### 69. **Apologies for Absence**

Apologies were received from Cllr Philip Brown who was substituted by Cllr Lionel Grundy, and from Cllr Nick Fogg who was substituted by Cllr Christopher Newbury.

#### 70. **Minutes of the Previous Meeting**

##### **Resolved:**

To confirm and sign the minutes of the meeting held on 1 July 2010 as a correct record.

#### 71. **Declarations of Interest**

There were no declarations of interest.

#### 72. **Chairman's Announcements**

There were no Chairman's announcements.

#### 73. **Public Participation**

Members of the public addressed the Committee as set out in Minute No 74 below.

## 74. Planning Applications

### 74.1 E/10/0516/FUL - Full planning application for: Creation of family golf centre At: Land at Berhills Lane, Sells Green, SEEND, SN12 6RR

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which the Committee received statements from the following members of the public expressing their views regarding this planning application.

#### **The following people spoke against the proposal**

Mr Peter Newsom, a local resident

Mr Donal Ryan, a local resident

Mrs J Giles, a local resident

Cllr Mrs Carr, representing Seend Parish Council

#### **The following person spoke in favour of the proposal**

Mr John Easdon, Cole Easdon Consultants, the agent

On hearing the views of Cllr Jonathon Seed, as local Member, and after discussion,

#### **Resolved:**

**To refuse planning permission for the following reasons:-**

**Traffic generated from this proposal would use a road (C242) which, by virtue of its inadequate width and alignment, is considered unsuitable to accommodate the increase in traffic resulting from this development. The proposal is therefore contrary to Policy PD1(B4) of the Kennet Local Plan 2011.**

**The site is located in the open countryside, not in or adjacent to a village. The Council considers that locating a golf centre here would conflict with national guidance in PPG 17 as it does not consider that there is any special justification for a facility of this nature to be located here. Furthermore, the Council is not satisfied that the facility will be of benefit to either the rural economy in the locality, or to the social well-being of the rural community in the locality. Accordingly, the proposal conflicts with policy NR6 of the Kennet Local Plan.**

**The proposed development would have an unacceptable impact on the amenity of residents of nearby properties, by reason of increased disturbance created by the construction and use of the facility. This would conflict with policy PD1 of the Kennet Local Plan.**

**74.2 E/10/0725/FUL Erection of single dwelling: and two storey extension to existing house at Longdon, Bath Road, MARLBOROUGH, SN8 1NN**

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which the Committee received a statement from Mr James Wood, Senior Surveyor, in support of the application.

After discussion,

**Resolved:**

**To grant planning permission subject to the conditions set out below, for the following reasons:-**

**The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:**

**The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policies PD1 & HC5 of the Kennet Local Plan 2011, and Central Government planning policy set out in PPS1, PPS3, PPS5 and PPS7.**

**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 Works relating to the construction of the new house and related terraces/retaining walls hereby approved shall not commence until 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:**

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

- 3** The materials to be used in the construction of the external surfaces of the extension to Longdon 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.

- 4** The access, driveways and parking areas shall have a final surface of bound gravel (porous as necessary within root protection areas) unless otherwise agreed in writing by the local planning authority. The final surface shall be applied in its entirety prior to occupation of the new house hereby approved.

**REASON:**

To accord with the terms of the application and to ensure an appropriate surfacing treatment in the interests of visual amenity.

- 5** Notwithstanding the details set out in the application particulars, details (including samples and large scale drawings as necessary) of all new boundary structures within the site shall be submitted to the local planning authority for approval in writing before any development commences. The boundary structures shall be erected and maintained in accordance with the approved details.

**REASON:**

To ensure satisfactory boundary structures in the interests of visual amenity.

- 6** No development shall commence on site until a scheme of 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.

**REASON:**

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

- 7 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.

- 8 Prior to commencement of development a statement setting out the method by which works will be carried out within, and the design of any constructions within, the root protection areas of trees T1, T2, T18, T19, T24 and T26 shall be submitted to the local planning authority for approval in writing. Works shall then be carried out in accordance with the approved statement.

**REASON:**

To accord with the terms of the application and to ensure the long term health of these important amenity trees.

- 9 The new dwelling hereby permitted shall not be first 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.**

- 10** Prior to the first use of the access provision shall be made for the disposal of surface water in accordance with details that have been submitted to and approved in writing by the local planning authority. The method of surface water disposal shall be implemented in accordance with the approved details.

**REASON:**

To ensure that surface water is not discharged onto the highway, in the interests of highway safety.

- 11** 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.

Drawing no. C8460.09.P002 rev A dated 08/05/09;  
Drawing no. C8460/09/01 dated 04/06/09;  
Drawing nos. C8460/10/050 rev B, C8460/10/051 rev B,  
C8460.10.100 rev B & C8460.10.010 rev A dated April 2010 and received on 19<sup>th</sup> July 2010;  
"Arboricultural Implications Assessment" by DPDS Regional Ltd dated June 2010

**74.3 E/10/0731/OUT Outline planning application for: 1 dwelling At: Three Horse Shoes, MILTON LILBOURNE, SN9 5NB**

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which The Committee received statements from the following members of the public expressing their views regarding this planning application.

**The following person spoke in favour of the proposal**

Mr R Wright, the applicant  
Mr Collings, a local resident

On hearing the views of Cllr Jerry Kunkler, the local Member, and after discussion,

**Resolved:**

To grant planning permission, subject to the conditions set out below, for the following reason:-

The proposed development would enhance the appearance of this previously developed site in the area of outstanding natural beauty, and given the fact that the site is within an existing group of dwellings, and adjacent to a development of houses allowed on appeal, the Council considers that these other material considerations outweigh the planning policy objections raised to the development.

**Conditions**

- 1 Approval of the details of the layout, scale and appearance of the building, the access thereto and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**

**REASON:**

**This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.**

- 2 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

**REASON:**

**To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.**

- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

**REASON:**

**To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.**

**74.4 E/10/0264/FUL Full planning application for: Siting of a metal sea container and portable office building. Stationing and internal/external washing of milk tankers and milk transshipment. At: SCC Transport Folly Road ROUNDWAY Devizes Wilts SN10 2HT**

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which the Committee received statements from the following members of the public expressing their views regarding this planning application.

**The following person spoke against the proposal**

Mr Matthew Smith, a local resident

**The following person spoke in favour of the proposal**

Mr Keith Spencer, Lloyd Fraser Group, the applicant

On hearing the views of Cllr Laura Mayes, as local Member, and after discussion,

**Resolved:**

**To approve planning application, subject to the conditions set out below, for the following reason:-**

**The development is located on an established employment site designated as a strategic employment site in policy ED7 of the Kennet Local Plan. With the condition attached to the permission, the Council is satisfied that the development will not have any significant adverse impacts on the amenities of nearby residents and that it will be in accordance with policies ED7 and PD1 of the Kennet Local Plan, as well as with national guidance set out in PPG24.**

**Conditions**

- 1 The pumping operation involved in the transshipment of milk shall only take place between the hours of 0800 and 2200. The pumping operation shall not take place at any other time.**

**REASON:**

**To protect the amenities of the occupants of nearby residential properties.**

- 2 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.**

**Application form, design and access statement, 1:1250 location plan, 1:500 block plan, 1:500 drainage plan and elevation drawings, received on 8 March 2010.**

75. **Urgent items**

There were no urgent items.

(Duration of meeting: 6.00 - 8.10 pm)

The Officer who has produced these minutes is Roger Bishton, of Democratic Services, direct line (01225) 718379035, e-mail [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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