

NORTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 21 JULY 2010 AT COUNCIL CHAMBER, WILTSHIRE COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

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

75. **Apologies for Absence**

An apology for absence was received from Cllr Bill Douglas.

76. **Minutes**

Resolved:

To confirm and sign the minutes of the meeting held on 30 June 2010 as a correct record.

77. **Declarations of Interest**

There were no declarations of interest.

78. **Chairman's Announcements**

There were no Chairman's announcements.

79. **Public Participation**

A member of the public addressed the Committee as set out in Minute No. 81 below.

80. **Planning Appeals**

The Committee received a report setting out:-

- (i) details of hearings and public inquiries scheduled to be heard between 21 July and 31 December 2010.
- (ii) planning appeal decisions received between 17 June and 8 July 2010.

81. **Planning Applications**

1a **10/01862/S73 - Land at Pound Mead/Station Road, Corsham, SN13 9HA - Erection of 14 Flats with Associated Parking (15 Spaces) & Amenity Space (Renewal of 07.02278.FUL) - Electoral Division Corsham Town**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which they received a statement from Cllr Isabel Langsford of Corsham Town Council setting out the Town Council's objections to the proposal.

On hearing the views of Cllr Peter Davis, as local member, objecting to the proposal and after discussion,

Resolved:

To delegate to the Area Development Manager to grant planning permission, subject to the completion of a legal agreement securing a contribution towards open space provision/maintenance and to the conditions set out below, for the following reason:-

The proposed development reflects the scale, bulk and massing of the previous approved scheme for the site and is in keeping with the character and appearance of this area, which is characterised by a range of house types and densities.

The proposal will not be detrimental to highway safety or the residential amenity of adjacent properties.

The proposal wholly accords with Policy C3 of the adopted North Wiltshire Local Plan 2011.

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 Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- (1) walls, fences, gates and other means of enclosure;**
- (2) ground surfacing materials;**
- (3) finished floor levels of all buildings;**
- (4) finished levels across the site;**
- (5) details of cycle/bin stores;**
- (6) relocated street lighting and telecoms poles;**

The development shall be carried out in accordance with the details so approved.

Reason: In the interests of amenity and satisfactory layout.

4. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that

which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

5. Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the local planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity.

6. Prior to occupation there shall be an agreed implemented scheme that caters for the hatched areas on the carriageway adjacent to the site and the central refuge near block C on plan 536/101B. This area needs to be entirely redesigned to ensure vehicles cannot park on this area etc. This area shall include build outs and kerbing. Plans shall be submitted to, and approved in writing by the local planning authority and construction shall be in accordance with approved plans.

Reason: In the interests of highway safety.

7. Prior to the occupation of the residential units a 1.5m wide footway shall be provided across the site frontage in accordance with the plan 536/101B. The specification of the footway shall be agreed prior to construction with the local planning authority. The specification shall be in accordance with WCC's Specification Guide. The footway will also be subject to a highway dedication agreement.

Reason: In the interests of highway safety.

8. Prior to occupation a scheme for a Traffic Regulation Order for Pound Mead shall be agreed by Wiltshire County Council. The Traffic Regulation Order shall be fully operational prior to occupation. Please allow a minimum lead up period of 6-9 months to enable a scheme to be developed, advertised and fully implemented.

Reason: In the interests of highway safety.

9. Before the residential units hereby permitted is first brought into use the area between the nearside carriageway edge and a line drawn 2m parallel thereto over the entire site frontage shall be cleared of any obstruction to visibility at and above a height of .6m above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

10. Before the residential units hereby approved are first occupied, properly consolidated and surfaced access and parking areas shall be constructed (not loose stone or gravel), details of which shall have been submitted to and approved by the local planning authority.

Reason: In the interests of highway safety.

11. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and road safety.

12. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to, and approved in writing by the Local Planning Authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The approved drainage works shall be completed in accordance with the details and timetable agreed.

REASON: To ensure flood risk is not increase in the area and that a satisfactory means of surface water disposal is implemented.

13. No development shall commence (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) until the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To prevent pollution of controlled waters

14. The development shall be implemented in accordance with the documents and plans submitted with the planning application listed below. No variation from the approved documents should be made without the prior approval of this Council.

Plan References

Proposed site plan 536/101C; Block A - floor plans 536/102C; Block A Elevations 536/103B; Block B & C floor plans 536/104B; Blocks B & C elevations 536/105B; Proposed site sections 536/110; Existing site sections 536/111; Existing & proposed street scenes 1 & 2 536/112 & 113; all dated 31/10/07

Location plan dated 21/08/07, Design and Access statement dated 17/09/07 and Noise Impact Assessment dated 19 September 2007.

REASON: For the avoidance of doubt

INFORMATIVE

1. The attention of the applicant is drawn to the contents of the attached letter from the Environment Agency dated 2 July 2010.

1b **10/01887/S73 - Land at Pound Mead/Station Road, Corsham, SN13 9HA - Six 1 Bed Flats with Associated Parking, Works and Access (Renewal of 08/00161/FUL) - Electoral Division Corsham Town**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which they received a statement from Cllr Isabel Langsford of Corsham Town Council setting out the Town Council's objections to the proposal.

On hearing the views of Cllr Peter Davis, as local member, objecting to the proposal and after discussion,

Resolved:

To delegate to the Area Development Manager to grant planning permission, subject to the completion of a legal agreement securing a contribution towards open space contributions and to the conditions set out below, for the following reason:-

The proposal is considered to be acceptable and in compliance with policies C3 and H3 of the North Wiltshire Local Plan 2011 and circumstances have not changed since the previous approval.

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 Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. No work shall commence on the development of the site until the relocation of the bus stop has been carried out and fully completed in accordance with a design and specification to be approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety

4. The area allocated for parking of vehicles on the submitted plans shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interest of amenity and road safety.

5. Before any of the flats hereby approved is first occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

6. Before development commences details of a screen to be erected on the east side of the balcony to the flat on the east side of the first floor shall be submitted to and approved in writing by the Local Planning Authority. The approved screen shall be erected before the flat is first occupied and shall thereafter be retained.

Reason: In the interests of amenity of adjacent neighbours

7. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

8. Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- (1) walls, fences, gates and other means of enclosure;
- (2) ground surfacing materials;
- (3) finished floor levels of all buildings;
- (4) finished levels across the site;
- (5) the means of foul sewage disposal.

The development shall be carried out in accordance with the details so approved.

Items 1 to 5 shall be completed prior to the use or occupation of the development at Pound Mead, Corsham.

Reason: In the interests of amenity and satisfactory layout.

9. Before development commences a scheme to insulate the flats from external noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before any of the flats is first occupied.

Reason: To ensure a satisfactory residential environment.

10. Before development commences details of the design of the bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be fully implemented before the development is occupied.

Reason: In the interests of amenity.

11. Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the local planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity.

12. The proposed footpath across the front of the site as shown on the approved plans shall be constructed in accordance with the details shown prior to the occupation of any of the flats.

Reason: In the interests of highway safety.

13. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to, and approved in writing by the Local Planning Authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The approved drainage works shall be completed in accordance with the details and timetable agreed.

REASON: To ensure flood risk is not increase in the area and that a satisfactory means of surface water disposal is implemented.

14. No development shall commence (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) until the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:**
 - all previous uses**
 - potential contaminants associated with those uses**
 - a conceptual model of the site indicating sources, pathways and receptors**
 - potentially unacceptable risks arising from contamination at the site.**

- 2) A site investigation scheme, based on (1) to provide information for**

a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To prevent pollution of controlled waters

15. Flood resilience measures shall be incorporated to at least 600mm above ground level (or 300mm above floor levels).

Reason: In the interests of flood prevention.

16. The development shall be implemented in accordance with the documents and plans submitted with the planning application listed below. No variation from the approved documents should be made without the prior approval of this Council.

Plan References

Proposed site plan 548/01 (date stamped 24/01/08)

Location plan 1:1250 (date stamped 05/02/08)

Existing and proposed section 548/103B (date stamped 24/01/08)

Existing site plan 548/100 (date stamped 24/01/08)

Proposed apartment block plans 548/104D (date stamped 24/01/08)

Proposed apartment block elevations 548/105B (date stamped 24/01/08)

Proposed apartment block sections BB and CC 548/106C (date stamped 24/01/08)

Existing and proposed street elevations 548/102 (date stamped 24/01/08)

Reason: For the avoidance of doubt

INFORMATIVE:

1. The attention of the applicant is drawn to the contents of the attached letter from the Environment Agency dated 2 July 2010.

82. **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 - 7.10 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