

## NORTHERN AREA PLANNING COMMITTEE

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### DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 1 SEPTEMBER 2010 AT COUNCIL CHAMBER - MONKTON PARK, CHIPPENHAM.

#### **Present:**

Cllr Chuck Berry, Cllr Peter Colmer, Cllr Christine Crisp, Cllr Bill Douglas, Cllr Peter Hutton, Cllr Simon Killane, Cllr Toby Sturgis and Cllr Anthony Trotman (Chairman)

#### **Also Present:**

Cllr Dick Tonge

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#### 91. **Apologies for Absence**

Apologies were received from Councillors Alan Hill (substituted by Cllr Chuck Berry), Howard Marshall (substituted by Cllr Simon Killane), Peter Davis and Peter Doyle.

#### 92. **Minutes**

##### **Resolved:**

**To confirm and sign the minutes of the meeting held on 11 August 2010 as a correct record.**

#### 93. **Declarations of Interest**

There were no declarations of interest.

#### 94. **Chairman's Announcements**

There were no Chairman's announcements.

#### 95. **Public Participation**

Members of the public addressed the committee as set out in minute no. 96a below.

#### 96. **Planning Applications**

1a **10/01581/FUL - Lacock Working Mens Club, Chapel Hill, Lacock, Chippenham, SN15 2LA - Extension, Alteration & Conversion of Former Working Men's Club (A4 Use) to a Mixed Use Live-Work Development including a Photographic Gallery& Workshop/Studio, together with Three B&B Rooms**

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 statements from members of the public expressing their views regarding this application as follows:

Mr Simon Chambers, the applicant's agent, spoke in favour of the application.

Mr Matthew Bollen, the architect for the proposed development, spoke in favour of the application.

On hearing the views of Cllr Dick Tonge, the local Member, who spoke in favour of the application and after discussion,

**Resolved:**

**To delegate authority to the Area Development Manager to grant planning permission, subject to the completion of a legal agreement securing a contribution towards Public Open Space, and subject to the conditions set out below, for the following reason:**

**The proposed development would promote and maintain the long term economic health of the local economy contributing towards employment and tourism in accordance with Policy C1 of the North Wiltshire Local Plan 2011 and Policies RLT 8 and 9 of the Wiltshire and Swindon Structure Plan 2016. In addition, by reason of its scale, design and appearance it would enhance the character and appearance of the Lacock Conservation Area. The proposal thus fails to accord with Policies C3 and HE1 of the North Wiltshire Local Plan 2011 together with Government advice contained in PPS5 "Planning for the Historic Environment".**

**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. 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) hard surfacing materials;

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

**POLICY:** C3 HE1

3. No development shall commence on site 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.

**POLICY:** C3, HE1

4. Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

- i. Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- ii. Large scale details of all internal joinery (1:5 elevation, 1:2 section);
- iii. Full details of proposed rooflights, which shall be set in plane with the roof covering;
- iv. Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;

- v. Full details of proposed meter and alarm boxes;
- vi. Large scale details of proposed eaves and verges (1:5 section);
- vii. Full details of external decoration to render, joinery and metalwork; and
- viii. Full details and samples of external materials.

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

**REASON:** In the interests of preserving the character and appearance of the adjacent listed building and its setting and the wider conservation area.

5. No part of the development hereby approved shall be occupied or first brought into use 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 interests of highway safety.

6. The B&B accommodation created by this development shall not be used as a separate dwelling unit.

**REASON:** To prevent the creation of permanent dwelling(s) in the open countryside.

7. A minimum of three rooms shall be used and/or made available for bed and breakfast accommodation at anyone time.

**REASON:** Due to the circumstances of the site and its location where residential development would not normally be permitted.

8. The owners/ operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of rooms and shall make information available at all reasonable times to the Local Planning Authority.

**REASON:** This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

**Policy C3 North Wiltshire Local Plan 2011, RLT8 and 9  
Wiltshire and Swindon Structure Plan 2016**

97. **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 – 6.40 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](mailto:roger.bishton@wiltshire.gov.uk)

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