

NORTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 22 SEPTEMBER 2010 AT COUNCIL CHAMBER - MONKTON PARK, CHIPPENHAM.

Present:

Cllr Chuck Berry, Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Davis, Cllr Peter Doyle, Cllr Alan Hill (Vice Chairman), Cllr Peter Hutton, Cllr Simon Killane and Cllr Anthony Trotman (Chairman)

Also Present:

Cllr Alan Macrae, Cllr Carole Soden and Cllr John Thomson

98. **Apologies for Absence**

Apologies were received from Councillors Bill Douglas (substituted by Cllr Simon Killane), Toby Sturgis (substituted by Cllr Chuck Berry) and Howard Marshall.

99. **Minutes**

Resolved:

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

100. **Declarations of Interest**

There were no declarations of interest.

101. **Chairman's Announcements**

There were no Chairman's announcements.

102. **Public Participation**

Members of the public addressed the committee as set out in Minute No. 104 below.

103. **Planning Appeals**

The Committee received a report setting out:-

- (i) details of forthcoming hearings and public inquiries between 01/09/2010 and 31/01/2011.
- (ii) planning appeals received between 08/07/2010 and 09/09/2010.
- (iii) planning appeals decided between 08/07/2010 and 09/09/2010.

104. **Planning Applications**

1a **10/00426/FUL - Glen Avon, Hornbury Hill, Minety, Malmsbury, SN16 9QH - Demolition of Existing dwelling and Erection of 8 No. Dwellings, Vehicular & Pedestrian Access, Parking & Landscaping**

The Committee received a presentation by the Case Officer setting out the main issues in respect of the application, which was recommended for approval, and drew members' attention to the late items.

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 Rhys Dunning, the owner of the neighbouring property, spoke in opposition to the application.

Mr David Neame, the agent, spoke in support of the application.

On hearing the views of Cllr Carole Soden, the local member, who spoke in support of the application and after discussion by the Committee,

Resolved:

That the application be refused for the following reason:

The proposed development does not include or bring forward adequate provision for affordable housing as is required by Policies C2 and H6 of the adopted North Wiltshire Local Plan 2011 and supporting guidance contained within the Revised Affordable Housing Supplementary Planning Guidance 2008.

1b **10/01149/FUL - The Ostlers House, 42 Pickwick, Corsham, SN13 0HY - Erection of Detached Garden Room**

The Committee received a presentation by the Case Officer setting out the

main issues in respect of the application, which was recommended for refusal, and drew members' attention to the late items.

Members of the Committee then asked technical questions after which they received statements from members of the public expressing their views regarding the application as follows:

Mrs Stella Collett, the applicant, spoke in support of the application.

On hearing the views of Cllr Alan Macrae, the local member, who spoke in support of the application and after discussion by the Committee,

Resolved:

To approve the application for the following reason:

The proposed development is appropriate in scale and detail for the proposed location and would not be detrimental to the character, appearance and setting of the listed building, neighbouring listed buildings and visual amenity of the area. The proposal preserves the character and appearance of the conservation area and accords with advice contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5 and to policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.

And 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 building hereby permitted shall be used for purposes ancillary to residential and not for any commercial purpose.**

REASON: The additional accommodation is sited 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 a commercial storage operation.

POLICY – C3/H8

INFORMATIVES:

1. I033 Part site plan as existing (date stamped 24.06.10)
Part site plan as proposed (date stamped 24.06.10)
Photo of proposed summerhouse (date stamped 24.06.10)
2. The applicant is advised that the siting of the building closer to the corner of this part of the site away from the host dwelling would be welcomed.

1c **10/02546/LBC - Brook Farm, Frog Lane, Great Somerford, Chippenham, SN15 5JA - Removal of 2.0m Length of Wall**

The Committee received a presentation on behalf of the Case Officer setting out the main issues in respect of the application, which was recommended for refusal, and drew attention to the late items.

Members of the Committee then asked technical questions, after which they received a statement from Cllr John Thomson, the local member for the adjoining constituency of Sherston, who spoke in support of the application. After discussion,

Resolved:

To approve the application for the following reason:

The proposed development would not detrimentally affect the fabric of the Listed Building in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5 and to policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.

And subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No works shall commence until such time as details (scale 1:10) in respect of the new opening hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

REASON: in the interests of maintaining the internal character and appearance of the Listed Building.

INFORMATIVES:

**I033 A4 site Plan and Ground floor plan received 21.7.2010;
1.20, 4.02, 5.01, 5.03, 6.02**

105. **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 - 7.15 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

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