

NORTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 9 MARCH 2011 AT COUNCIL CHAMBER - 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 Mark Packard (Reserve), Cllr Toby Sturgis and Cllr Anthony Trotman (Chairman)

Also Present:

Cllr Paul Darby, Cllr Howard Greenman and Cllr John Thomson.

17. **Apologies for Absence**

An apology for absence was received from Cllr Bill Douglas, who was substituted by Cllr Mark Packard.

18. **Minutes**

Resolved:

To confirm and sign the Minutes of the meeting held on 16 February 2011.

19. **Declarations of Interest**

There were no declarations of interest.

20. **Chairman's Announcements**

The Chairman reported that the following item had been withdrawn from the agenda in order that a discrepancy regarding whether the site was connected to the mains sewer could be clarified with Thames Water:-

Item No 7.f – 10/03993/FUL - Roundhouse Farm Outbuildings, Marston Meysey, SN6 6LL – Change of Use to Storage and Distribution.

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

Members of the public addressed the Committee as set out in Minute No 23 below.

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

22. **Planning Appeals**

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

- (i) Forthcoming hearings and public inquiries between 28 February & 31 May 2011.
- (ii) Planning appeals received between 3 & 24 February 2011.
- (iii) Planning appeals decided between 3 & 24 February 2011.

23. **Planning Applications**

1a **10/04039/REM - Land off Sandpit Road, Calne - Erection of 285 Dwellings & Associated Works**

The following people spoke against the proposal:

Mr David Lymath, a local resident
Mr Wren, representing Save Calne Marsh Group

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 planning 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 grant planning permission for the following reason:-

The reserved matters of appearance, layout, scale and landscaping accords with the outline permission granted under 08/02438OUT and

would not result in the detrimental impact on any residential amenities, landscape, ecology or highways. The proposal thus accords with Policies C2, C3 and NE15 of the adopted North Wiltshire Local Plan 2011.

Subject to the following conditions:

1. Prior to the commencement of the development of Plots 38-285 (inclusive), 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) finished floor levels of all buildings;**
- (2) finished levels across the site;**

Where the development permitted is to be carried out in a phased manner, the development of each phase shall not start until details of the matters listed above have been submitted to and approved in writing by the local planning authority insofar as they relate to that phase.

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

POLICY – C3 NE15

2. Prior to the commencement of development a tree and hedgerow protection plan in line with the requirements of BS 5837:2005 – “Trees in relation to construction – Recommendations” should be submitted to and approved in writing by the LPA. The approved method and line of protective fencing should be erected around the approved Root Protection/Construction Exclusion areas before any construction operations are commenced on site. The plan should consider likely requirements for temporary access, compounds and storage areas etc.

This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

REASON: Necessary for protection of existing retained landscape features during course of construction phases.

POLICY – C3

3. Prior to the occupation of the 1st dwelling 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) details of the play equipment to be installed on the "LEAP" in the position indicated on the drawing number PL-01 Revision Z.

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

POLICY – C3 NE15

4. The north eastern landscape buffer fronting the residential development along Sandpit Road shall be carried out in the first planting and seeding season following the commencement of development. 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.

POLICY- C3 NE15

5. 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.

POLICY- C3 NE15

6. (a) No retained tree or hedge shall be cut down, uprooted or destroyed, nor shall any retained tree or hedge be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree or hedge is removed, uprooted or destroyed or dies, another tree/hedgerow shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

In this condition “retained tree or hedge ” means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

POLICY- C3 NE15

7. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

POLICY – C3

8. No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of future occupants.

POLICY – C3

9. The development hereby permitted shall be constructed in accordance with the noise mitigation measures contained within paragraph 5.2.3 of the Noise Assessment prepared by ANV dated

October 2008 unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of the residential amenity of those residents fronting/adjoining Sandpit Road.

10. 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.

POLICY- C3

11. 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 plots 70-84 inclusive and plots 246-257 inclusive.

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.

POLICY-C3

12. The construction of any part of the development hereby granted shall not include the use on site of machinery, powered vehicles or power tools before 08:00 hours or after 18:00 hours on any weekday, nor before 08:00 hours or after 13:00 hours on any Saturday nor at all on any Sunday or Bank or Public Holiday without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenity of local residents.

13. The existing access to the sales offices shall be used solely for that purpose and shall not be used by any residential or construction traffic. Once the sales office ceases to be used in this location, the existing access shall be blocked up and planted in the first available planting season in accordance with dwg no. JBA/10/172-03C dated 1

March 2011.

Reason: For clarification in the interests of highway safety and the provision and retention of the landscape buffer along this boundary.

14. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed in informative 2. 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.

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

INFORMATIVES:

- 1.** This decision should be read in conjunction with decision 08/02438OUT and the S106 agreement approved therein.
- 2.** List of plans as referred to in Condition 14.

Dated 22 October 2010

PL-03B, PL-04a

HT-01B, 02B, 03a A, 03b, 04B, 05A A, 05B A, 05C A, 06A C, 06B, 06C A, 06D, 07A B, 07B, 07C A, 08A B, 08C B, 09a, 09b A, 10a, 10c, 11, 12A A, 12B A, 21B, 21A, 21B, 21C, 23a A, 23b A, 24, 25, GAR-01 A, 02 A, 03A, 04 A, 05 A, 06 A, 07 A, HT-AFAPT-01 B, 02 B, 03 A, 04 A 05 A HT-OPAPT-01 A, 02 A, 03 A, 04 A, 05 A 06 A, 07 A, 08 A STORE 01 B

Dated 1 March 2011

Design and Access Statement

PL-01 Z, PL-05 H, PL-09 G PL-11 A, PL-12 B, SS-01 D, 02

Per-01

HT-22a B, 22b B

JBA 10/172-01C, 2C, 03C, 04C, 05C, 06B, 07B, 08B and 09.

Dated 4 March 2011

RHSW/3677/06/001

Dated 11 March 2011

PL-01 AA

Dated 14 March 2011

**JBA 10/172-01E, 2E, 03E, 04E, 05D, 06D, 07D, 08D and 09 LANDSCAPE
EMP PLANS**

- 3. The Applicant should seek to ensure that arrangements are made in good time with the Highways Authority in respect of seeking the installation of street lighting and early adoption of the site access prior to first occupation. The applicant is also invited to consider the provision and installation of a bus layby as part of the development proposals.**

**1b 11/00385/FUL - Ratford Hill Farm, 3 Ratford Hill, Ratford, Calne, SN11
9JY - Erection of Agricultural Storage Building**

The following people spoke against the proposal:

Mrs Delia Myall, a local resident
Mr Ian Dobie, a local resident
Mr Mark Willis, consultant

The following people spoke in favour of the proposal:

Mr David Pearce, planning consultant
Mr Peter Goodenough, a local resident

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application. He introduced the report which recommended that the planning application be granted subject to conditions. He 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 grant planning permission for the following reason:-

The proposed building is a typical modern agricultural storage building, providing space for hay/produce, machinery and a small

office. The site is located in open countryside, adjacent to existing, smaller, agricultural buildings and a series of traditional listed buildings. The building will undoubtedly be visible in the landscape from public and private vantage points. However, given that the building is considered to be reasonably necessary for the needs of the holding any adverse impact is considered to be outweighed by the needs of the agricultural holding. The proposal is considered to comply with the requirement of policies C3 (Development Control Policy); NE15 (Landscape character) HE4 (development affecting the setting of a listed building) of the North Wiltshire Local Plan 2011 and the policies contained in PPS7 and PPS5.

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. No further development shall commence on site until a scheme of soft landscaping (planting) has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include 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.

POLICY C3 and NE15

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.

POLICY C3 and NE15

4. 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.

Location Plan (rev 1); Plan Numbers MF135 – 006 rev 1, 007 rev1, 008 rev1 and 009 rev1 Dated 8th March 2011.

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

5. The roller shutter door on the southern elevation of the building shall either be weathered or oxidized galvanized appearance or be coated to reflect the colour of the proposed cladding of the building.

Reason: to ensure that the appearance of the building is appropriate in this countryside location.

1c **10/04645/FUL - 2 Portal Close, Malmesbury Road, Chippenham, SN15 1QJ - Alterations, Relocation of Garage and Replacement Extension**

The following people spoke against the proposal:

Mr Tony Doyle, planning consultant
Ms Jacqui Ellis, a local resident
Mr Mark Latham, a local resident

The following people spoke in favour of the proposal:

Mrs Wendy Woods, the applicant
Mr Charles Manning, architect

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that the planning application be granted subject to conditions.

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.

On hearing the views of Cllr Paul Darby, the local member, who spoke in support of the application, on noting the objections of Chippenham Town Council and after discussion,

Resolved:

To refuse planning permission for the following reason:

The proposed development by reason of its scale and siting would result in the loss of an open gateway feature to the existing development out of keeping with the distinctiveness and character and appearance of the area contrary to Policy C3 of the adopted North Wiltshire Local Plan 2011.

1d 10/03072/FUL - Land at Stanton, Chippenham - Use of Land for the Stationing of Touring Caravans & Tents

The following person spoke against the proposal:

Mr Paul Hobbs, neighbour

The following person spoke in favour of the proposal:

Mr Benjamin Pearce, planning consultant

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 planning application be granted subject to conditions.

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.

On hearing the views of Cllr Howard Greenman, the local member, and after discussion,

Resolved:

To grant planning permission for the following reason:

The proposed development by reason of its scale and use would not have a harmful effect on the visual qualities and rural character of the surrounding area. The proposal would not result in any undue harm to highway safety. Accordingly, the proposed development is considered to comply with Policies C3 and NE15 of the North Wiltshire Local Plan 2011 and Policy RLT10 of the adopted Wiltshire and Swindon Structure Plan 2016.

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. 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) car park layouts;**
- (g) other vehicle and pedestrian access and circulation areas;**
- (h) hard surfacing materials;**
- (i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**
- (j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);**

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

POLICY: C3, NE15

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.

POLICY: C3, NE25

4. Prior to the commencement of development a schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the amenity of the area.

POLICY: C3, NE15

5. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increased risk of flooding, to improve protect water quality and ensure future maintenance of the surface water drainage system in accordance with PPS25.

6. Development shall not begin until details of foul water disposal from the development has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be include details of

construction design and materials, siting and maintenance responsibilities and schedules. The scheme shall be implemented as approved.

REASON: To prevent pollution of the water environment in accordance with PPS23 and Circular 03/99.

7. Prior to the commencement of development an Ecological Habitat and Access Management Plan shall be submitted to and approved in writing by the Local Planning Authority. All development shall take place in accordance with the approved details and maintained thereafter.

REASON: In the interests of ecology and biodiversity.

8. No caravan shall remain on the site between 1 November in any one year and 1 February in the succeeding year.

REASON: The site lies within an area in which caravans would not normally be permitted except for occupation as holiday accommodation only.

POLICY: C3, H4 (NWLP 2011), RLT10 (WSP 2016)

9. No person shall occupy the land for the uses hereby permitted for a continuous period of more than 21 days in any calendar year and it shall not be reoccupied by the same person/s within 3 months following the end of that period.

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.

10. The owners/ operators of the site shall maintain an up -to -date register of the names of all owners/occupiers of individual caravans, tents on the site, and of their main home addresses, and shall make this 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 H4 (NWLP2011) RLT10 (WSP 2016)

11. 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

**Plans LDC.1397.001 and 002 dated 30 July 2010
Flood Risk Assessment dated 29 December 2010
Additional Supporting Statement dated 29 September 2010
Waste Audit dated 14 January 2011**

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

INFORMATIVES

1. The proposed surface water drainage scheme relies on the suitability of soils for infiltration. Usually, we would require percolation tests to be submitted prior to the planning application being determined to ensure that such a scheme is feasible. However, given the conclusions and calculations within the FRA, together with the nature of the development and the scale of impermeable area proposed, we are satisfied that such details can be agreed under a condition which will meet the relevant tests.

- 1e 10/04596/FUL - Barncroft, Upper Common, Kington Langley, Chippenham, SN15 5PF - Erection of 3 Detached Dwellings**

The following people spoke in favour of the proposal:

Mr Nick Elkins, architect
Mr Robert Giles, a local resident
Dr Maurice Dixon, Chairman of Kington Langley Parish Council

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 planning application be refused.

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.

On hearing the views of Cllr Howard Greenman, the local member, in support of the application and after discussion,

Resolved:

To refuse planning permission for the following reasons:

1. The proposal makes no provision for affordable housing as required by policy H6 of the North Wiltshire Local Plan 2011 and the Council's Revised Affordable Housing Supplementary Planning Document (Adopted April 2008) and where no acceptable financial justification has been made to make a departure from the policy and where the Council has demonstrated a need for such housing.

2. The proposal does not include any public open space provision or financial contribution, contrary to Policy CF3 of the North Wiltshire Local Plan (2011).

INFORMATIVE

1. This decision relates to documents/plans submitted with the application, listed below.

Plan Numbers

**Site Location Plan
333/1; 333/2; 333/3; 333/4; 333/5**

All Dated 17/12/10

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

It was noted that this item had been withdrawn from the agenda in order that a discrepancy regarding whether the site was connected to the mains sewer could be clarified with Thames Water.

1g 11/00250/FUL - Peterborough Farm, Dauntsey, Chippenham, SN15 4HD - Erection of Dwelling

The following people spoke in favour of the proposal:

Mr Viv Vines, agent
Cllr Mrs Ellen Blacker, Vice-Chairman of Dauntsey Parish Council

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

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.

Cllr Peter Hutton proposed and Cllr Alan Hill seconded a Motion that planning permission be refused. On the taking of a vote the Motion was lost.

After further discussion, Cllr Peter Davis proposed and the Chairman seconded the following motion:-

“Subject to the agreement of the Secretary of State, to whom the application would need to be referred as a departure from the North Wiltshire Local Plan 2011, to grant planning permission for the following reason and subject to conditions to be provided by the Area Development Manager:-

The application accords with PPS7: Sustainable Development in Rural Areas which states that *very occasionally the exceptional quality and innovative nature of the design of the proposed, isolated new house proposed may provide this special justification for granting planning permission. Such design should be truly outstanding and ground breaking...*”

The Committee agreed to a recorded vote which was as follows:-

Those in favour of the Motion

Cllr Peter Davis, Cllr Howard Marshall, Cllr Toby Sturgis, Cllr Tony Trotman.

Those against the Motion

Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Doyle, Cllr Alan Hill, Cllr Peter Hutton, Cllr Mark Packard.

Thus this motion was lost.

As a consequence of the votes on the motions being in conflict with each other and accordingly no resolution having been made, a motion of return to officer recommendation to refuse was proposed by Cllr Peter Colmer and seconded by Cllr Peter Doyle.

Thereupon after further discussion, it was

Resolved:

To refuse planning permission for the following reason:-

The proposed development is a new dwelling in the open countryside with no special justification. As such, the development is contrary to well established planning policy at the national and local level, notably PPS7, PPG13 as well as Policy H4 of the adopted North Wiltshire Local Plan 2011.

Informative

1. This decision relates to documents/plans submitted with the application, listed below.

Existing access drawing 1:100

Proposed access drawing 1:100

2008-39-6

2008-39-7

2008-39-8

All dated 24th January 2011

- 1h 11/00064/FUL & 11/00065/LBC - The Stables, Pinkney Court, Pinkney, Malmesbury - Alteration & Conversion of Stable Building to Provide a New Independent Dwelling**

The following person spoke in support of the proposal:

Mr Simon Chambers, agent

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application. He introduced the report which recommended that the planning application and listed building consent both be refused. He 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.

On hearing the views of Cllr John Thomson, the local Member in support of the application and after discussion,

Resolved:

- (1) **To delegate authority to the Area Development Manager to grant planning permission, subject to conditions, for the following reason:-**

The proposed conversion and associated works by reason of its scale, design and siting is considered to be a suitable re-use of this rural building and would not detrimental impact upon a cartilage listed building. The proposal thus accords with Policies HE4 and BD6 of the adopted North Wiltshire Local Plan and PPS5.

- (2) **To approve Listed Building Consent.**

24. **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00pm – 9.50pm)

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