

WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 27 OCTOBER 2010 IN COUNCIL CHAMBER - COUNCIL OFFICES, BRADLEY ROAD, TROWBRIDGE.

Present:

Cllr Ernie Clark, Cllr Andrew Davis (Reserve), Cllr Rod Eaton, Cllr Peter Fuller (Chairman), Cllr Mark Griffiths, Cllr Malcolm Hewson, Cllr John Knight, Cllr Francis Morland (Reserve), Cllr Stephen Petty, Cllr Jonathon Seed and Cllr Roy While (Vice Chairman)

186 **Apologies for Absence**

Apologies for absence were received from Councillors Graham Payne (substituted by Councillor Andrew Davis) and Christopher Newbury (substituted by Councillor Francis Morland).

187 **Minutes of the Previous Meeting**

The minutes of the meeting held on 6 October 2010 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 6 October 2010.

188 **Declarations of Interest**

W/10/01933/FUL – Councillor Malcolm Hewson declared a personal interest as he had on occasions frequented the premises.

189 **Chairman's Announcements**

There were no Chairman's Announcements.

190 **Public Participation**

The Chairman thanked everyone for attending the meeting. He then explained the rules of public participation and the procedure to be followed.

191 **Planning Applications**

The Committee considered the following applications:

191.a W/10/02908/FUL Extensions to hay barn and kennels, erection of porch to existing cabin and erection of an agricultural building - Littleton Stables Littleton Semington Wiltshire BA14 6LF

1. Mr Kirwen Cole, agent for the applicant, spoke in support of the application.
2. Mr Brian Smyth, Semington Parish Councillor, spoke in objection to the application.

Officers introduced the report which recommended approval, explained the application's history and drew the Committee's attention to the late list which contained additional comments.

During the debate that followed members of the Committee sought reassurance that the agricultural building would only be for agricultural use and sought clarification of the Planning Inspector's report.

It was therefore

Resolved

That planning permission be GRANTED

For the following reason(s)

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

1. The pig farrowing building development hereby permitted shall be begun before the expiration of three years from the date of this permission. All other developments, namely the extensions to the stable/workshop/kennels and former tractor shed shall be begun before the 12 January 2013.

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 and to reflect the temporary nature of some parts of the existing development.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing buildings.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

3. The use permitted under planning permission W/09/00407/FUL dated 12 January 2010 shall be carried on only by Mr Adrian, Mrs Christine and Mr Lee Diment, and shall be for a limited period until 12 January 2013, or the period during which the premises are occupied by one or more of these named persons, whichever is the shorter, within 6 months of which all residential use shall cease; the touring caravan, industrial container 'B', kennels and extensions hereto shall be removed; the cabin shall be restored to the condition and appearance approved under planning permission 01/00008, dated 21 February 2001; and the land to which planning permission W/09/00407/FUL dated 12 January 2010 relates restored to its condition before the residential use commenced.

REASON: In order to protect the rural character of the area and define the terms of this permission.

Informative(s):

1. The development hereby approved is limited to that detailed in section 3 of the submitted application form, namely "extensions to hay barn and kennels, provision of a small porch to existing cabin, erection of an agricultural building" pursuant to the conditions attached herewith.

191.b W/10/01933/FUL Change of use of ground floor of former public house to residential - The Beehive 263 Trowbridge Road Bradford On Avon Wiltshire BA15 1UA

1. Mr James Honey spoke in objection to the application.
2. Mr John Feane spoke in objection to the application.
3. Mr A.R Meyrick-Carpenter, applicant, spoke in support of the application.
4. Mrs Jane Reeves spoke in support of the application.

Officers introduced the report which recommended approval and explained that a robust marketing exercise had taken place.

A debate followed during which the Committee expressed regret at the loss of a public house but most members of the Committee felt that in this case the size and location of the building would make it difficult to compete with nearby similar establishments and be a viable business.

It was therefore

Resolved:

That planning permission be GRANTED

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

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. 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 any building forming part of the development hereby permitted.

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.
West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C38

3. The ground floor conversion hereby approved together with the upper floor accommodation of The Beehive shall be occupied as one dwelling unit.

REASON: The formation of a separate residential accommodation would not be appropriate.
POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy H19.

Informative(s):

1. The attention of the applicant is drawn to the contents of the attached letter from Wessex Water dated 22 June 2010.

192 **Planning Appeals Update Report**

The Planning Appeals Update Report for September 2010 was received.

It was pointed out that there was an error in the report (page 33 of the agenda refers) and it should read as follows:

W/09/03287/OUT - Land Adjoining 14 Woodrow Road Melksham

The Inspector in allowing the appeal considered that the main issue was whether the erection of a 2 storey dwelling in the side garden of No.14 Woodrow Road would have an unacceptable impact on the amenities enjoyed by the occupants of Nos 33 and 34 Woodcombe.

Although he understood why members had been concerned about a possible loss of privacy he was of the opinion that this could be addressed by ensuring that there would be no overlooking of Nos 33 and 34 from any habitable rooms at first floor level. However no cost were awarded.

Resolved:

To note the Planning Appeals Update Report for September 2010.

193 **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 - 7.25 pm)

The Officer who has produced these minutes is Marie Gondlach, of Democratic Services, direct line 01225 713597, e-mail marie.gondlach@wiltshire.gov.uk

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