

EASTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 28 JANUARY 2016 IN THE WESSEX ROOM - THE CORN EXCHANGE, MARKET PLACE, DEVIZES, SN10 1HS.

Present:

Cllr Charles Howard (Chairman), Cllr Mark Connolly (Vice Chairman), Cllr Stewart Dobson, Cllr Peter Evans, Cllr Richard Gamble, Cllr Jerry Kunkler and Cllr Paul Oatway

1. Apologies for Absence

An apology for absence was received from Cllr Nick Fogg MBE.

2. Minutes of the Previous Meeting

Resolved:

To approve and sign as a correct record the minutes of the previous meeting held on 10 December 2015.

3. Declarations of Interest

Cllr Stewart Dobson declared a non-pecuniary interest in Application No 15/10410/FUL in Minute No 6.2 below as he held a £1.00 share in Aster Communities, the applicant. He would take part in the debate but would not vote.

4. Chairman's Announcements

It was announced that the following applications had been withdrawn by the applicant:-

- **15/11631/VAR - Brail Vista, 163 Crofton Road, Great Bedwyn, Wiltshire, SN8 3LX - Removal of condition 2 of planning permission K/44735 to allow full time independent residential occupation of the holiday let**
- **15/11632/VAR - Brail Vista, 163 Crofton Road, Great Bedwyn,**

Wiltshire, SN8 3LX - Removal of condition 2 of planning permission E/2012/0670/FUL to allow full time independent residential occupation of the holiday let

5. Public Participation and Councillors' Questions

There were no questions received from members of the Council.

Members of the public addressed the Committee as set out in Minute Nos. 6.1 and 6.2 below.

6. Planning Applications

6.1 15/11169/FUL - Land to the South of Ramsbury Primary School, Back Lane, Ramsbury, Wiltshire, SN8 2QH - Erection of new pre-school building, with outdoor play areas and associated landscaping

The following person spoke against the application

Mr Ron Young, a local resident

The following people spoke in support of the application

Mrs Emma Green, Headteacher of the Pre-School
Mr Mark Pettitt, the agent

The Committee received a presentation from the Area Development Manager which set out the main issues in respect of the application, with a recommendation that planning permission be granted, subject to conditions.

Members 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, 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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form received 9th November 2015

Location Plan - 150111-01 received 9th November 2015

Fence and Gate Detail - 150111-03 received 9th November 2015

Arboricultural Impact Assessment by SJ Stephens Associates received 9th November 2015

Design Scheme - 150111-02 Rev A received 7th January 2016

Ramsbury Pre-School Travel Plan received 7th January 2016

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence on site until the exact 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. 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) location and current canopy spread of all existing trees and hedgerows on the land;**
- b) full details of any to be retained, together with measures for their protection in the
 - a. course of development;****
- c) a detailed planting specification showing all plant species, supply and planting sizes**
- d) and planting densities;**
- e) finished levels and contours;**
- f) means of enclosure;**
- g) car park layouts;**
- h) other vehicle and pedestrian access and circulation areas;**
- i) all hard and soft surfacing materials;**
- j) minor artefacts and structures (e.g. furniture, play equipment, refuse and other**
- k) storage units, signs, lighting etc);**

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before

development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

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.

6.2 15/10410/FUL - Land at the junction of Kennet Road and Chestnut Avenue, Tidworth - Erection of a two storey dwelling

The following person spoke in support of the application

Mr Richard Cosker, the agent

The Committee received a presentation from the Area Development Manager which set out the main issues in respect of the application, with a recommendation that planning permission be granted, subject to conditions.

Members had the opportunity to ask technical questions after which the Committee received a statement from Mr Richard Cosker as listed above, expressing his views regarding the planning application.

Members then heard the views of Cllr Mark Connolly, as local Member, who read a statement received from a neighbour and objected to the proposal on account of:

- The visual impact upon the surrounding area
- The relationship to adjoining properties
- The design – bulk, height and general appearance
- The property would be two storey when all properties in Chestnut Avenue and Hawthorn Road were bungalows. The property would look over 2 Hawthorn Road whereas if it were a bungalow there would be no issue.

- The footpath from Kennet Road to the bottom of Hawthorn Road should be joined.

During discussion, some Members who had visited the site considered that the design fitted into the surrounding area and could be screened from the neighbour. They noted that there existed a substantial hedge to help screen the building and also a certain amount of green space retained.

Resolved:

To grant planning permission, 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 take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted 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: To secure a harmonious form of development.

3. 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:-

- Full details of any trees and landscaping to be retained, together with measures for their protection in the course of development;
- A detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- Finished levels and contours;
- Means of enclosure;

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

4. 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; 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, including the erection of the boundary fence, shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.

REASON: To ensure the provision of adequate landscaping, to assimilate the development into its local context, and to protect the amenity of the nearby dwelling.

5. No part of the development hereby approved shall be occupied until a scheme for a safe pedestrian pavement route between Hawthorn Road and Kennet Road has been submitted to and approved in writing by the Local Planning Authority. The pavement shall be provided in accordance with the approved details prior to the first occupation of the dwelling.

REASON: To secure the provision of safe pedestrian access.

6. The development hereby permitted shall not be first occupied until the parking spaces hereby approved have been consolidated and surfaced (not loose stone or gravel) and sustainable drainage has been installed to prevent surface-water runoff onto the highway. The parking spaces shall be kept free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

7. The development shall be constructed in accordance with the submitted drawings:

Location Plan 1537 Plan 1; P1 1537; P2 1537; BDS 10-03-15.

REASON: For the avoidance of doubt.

INFORMATIVE:

Many wildlife species are legally protected. The applicant should be aware that if it becomes apparent that the site is being used or has previously been used by protected species (such as slowworms, badgers, barn owls or bats), work should STOP immediately and Natural England should be contacted at their Devizes office 01380 725344 for advice on how to proceed.

INFORMATIVE:

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

6.3 15/11631/VAR - Brail Vista, 163 Crofton Road, Great Bedwyn, Wiltshire, SN8 3LX - Removal of condition 2 of planning permission K/44735 to allow full time independent residential occupation of the holiday let

It was noted that the applicant had withdrawn the application.

6.4 15/11632/VAR - Brail Vista, 163 Crofton Road, Great Bedwyn, Wiltshire, SN8 3LX - Removal of condition 2 of planning permission E/2012/0670/FUL to allow full time independent residential occupation of the holiday let

It was noted that the applicant had withdrawn the application.

7. Urgent items

There were no urgent items of business.

(Duration of meeting: 6.00 - 6.55 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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