

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 4 AUGUST 2016 AT CHEESE HALL - DEVIZES TOWN HALL, DEVIZES, SN10 1BN.

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

Also Present:

Cllr Stuart Wheeler

35. Apologies for Absence

Apologies were received from Councillor Nick Fogg MBE.

36. Minutes of the Previous Meeting

The minutes of the meeting held on 12 May 2016 were presented for consideration, and it was,

Resolved:

That subject to adding 'he urged' after the second use of 'town council' in paragraph 5 of Minute 33, and amending 'formally at two separate schools' to 'formerly at the two separate schools' in paragraph 7, to approve as a true and correct record and sign the minutes.

37. Declarations of Interest

Councillor Stewart Dobson declared a non-pecuniary interest in the applications to be considered by virtue of a family connection to an appeal decision that was referenced in the reports. He withdrew from the Committee and did not speak or vote on the items.

38. Chairman's Announcements

There were no announcements.

39. Public Participation and Councillors' Questions

The rules on public participation were noted.

40. **Planning Appeals**

The Appeals update for the period between 28 April and 22 July 2016 was received. It was noted that application 15/01052/OUT, Land off Rabley Wood View, Marlborough, which had been refused by the Committee, had been allowed on appeal.

Details were sought on the reasons for granting the appeal, and in response to queries it was confirmed judicial review was the only option for challenging the appeal decision on a point of law.

Officers were also thanked for their work on the Newby Acre appeal, 15/10378/FUL, which since the papers were received the refusal had been upheld on appeal.

Resolved:

To note the update.

41. **Planning Applications**

42. **16/03834/VAR:Brail Vista, 163 Crofton Road, Great Bedwyn, SN8 3LX**

Public Participation

Mrs Mary Rhodes, applicant, spoke in support of the application.

Mr Peter Crozier, agent, spoke in support of the application.

The Planning Officer, Nick Clark, presented a report which recommended permission be refused for removal of conditions for the property known as 'Kestrel Cottage' which would allow full time independent residential occupation of the current holiday let. Key issues included the narrow access, location outside the village boundary and conflicts with national and local planning policy for sustainable buildings in the countryside as detailed in the report.

Members of the Committee then had the opportunity to ask technical questions of the officer.

Members of the public then had the opportunity to address the Committee with their views, as detailed above.

The local unitary division member, Councillor Stuart Wheeler, then spoke in support of the application. He felt the application was directly comparable with an allowed scheme for application 15/05858/FUL and consistency with that was needed. He stated the impact on allowing the cottage to be let for longer periods would be no different to its current use, the village was easily accessible across the canal, no objections had been received and the parish council were in favour.

The Committee then debated the application. It was discussed whether there were sufficient similarities to the referenced application that was approved, or

whether in this case the national and local policies were clear that the existing use was viable, and whether alternate uses had been explored before removal of the conditions was sought. Comparisons were also made to an appeal dismissed in 2015 at Chute Cadley.

A motion to refuse the application in line with the officer's recommendation was moved by Councillor Mark Connolly, seconded by Councillor Richard Gamble. At the conclusion of debate, it was,

Resolved:

That the application be refused for the following reasons:

1) The site is located in open countryside outside of the limits of development defined for Great Bedwyn in the Wiltshire Core Strategy (adopted January 2015). The proposal would therefore conflict with Core Policies 1, 2 and 18 of the Wiltshire Core Strategy (adopted January 2015) which seeks to ensure that housing developments occupy sustainable locations throughout Wiltshire including the Pewsey Community Area. Furthermore, the proposal would conflict with the criteria set out in Core Policies 48, 51, 57 and 60 of the Wiltshire Core Strategy and with paragraph 55 and of the NPPF for the following reasons:

- **the application does not include any 'clear evidence' of the impracticality of continued use as a holiday let,**
- **local services and facilities could not be easily accessed other than by use of unsustainable modes and patterns of travel,**
- **the permanent independent residential use would result in pressure for outbuildings, washing lines, play equipment etc that would be detrimental to the rural and landscape character and appearance of the area.**

43. 16/03839/VAR:Brail Vista, 163 Crofton Road, Great Bedwyn, SN8 3LX

The Planning Officer, Nick Clark, presented a report which recommended permission be refused for removal of conditions for the property known as 'Clock Tower Cottage' which would allow full time independent residential occupation of the current holiday let. Key issues, as with the other cottage at the site, included the narrow access, location outside the village boundary and conflicts with national and local planning policy for sustainable buildings in the countryside as detailed in the report.

Members were given the opportunity to ask technical questions of the officer.

As the issues for the application were very similar to the preceding application, following an opportunity for any members of the public to speak or additional debate, a motion was moved by Councillor Mark Connolly, seconded by Councillor Richard Gamble, to refuse the application in line with the officer's recommendation.

Resolved:

That the application be refused for the following reasons:

- 1) The site is located in open countryside outside of the limits of development defined for Great Bedwyn in the Wiltshire Core Strategy (adopted January 2015). The proposal would therefore conflict with Core Policies 1, 2 and 18 of the Wiltshire Core Strategy (adopted January 2015) which seeks to ensure that housing developments occupy sustainable locations throughout Wiltshire including the Pewsey Community Area. Furthermore, the proposal would conflict with the criteria set out in Core Policies 48, 51, 57 and 60 of the Wiltshire Core Strategy and with paragraph 55 and of the NPPF for the following reasons:**
 - the application does not include any ‘clear evidence’ of the impracticality of continued use as a holiday let,**
 - local services and facilities could not be easily accessed other than by use of unsustainable modes and patterns of travel,**
 - The permanent independent residential use would result in pressure for outbuildings, play equipment etc that would be detrimental to the rural and landscape character and appearance of the area.**

44. Urgent items

There were no urgent items.

(Duration of meeting: 6.00 - 6.40 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic & Members' Services, direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

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