

## NORTHERN AREA PLANNING COMMITTEE

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### MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 14 SEPTEMBER 2016 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

#### Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Mollie Groom, Cllr Toby Sturgis, Cllr Philip Whalley (Substitute), Cllr Glenis Ansell, Cllr Chuck Berry, Cllr Howard Greenman and Cllr Chris Hurst

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#### 113 Apologies

Apologies were received from Councillors Howard Marshall and Terry Chivers.

Councillor Marshall was substituted by Councillor Phillip Whalley.

#### 114 Minutes of the Previous Meeting

The minutes of the meeting held on 24 August 2016 were presented.

#### Resolved:

**To approve as a true and correct record and sign the minutes.**

#### 115 Declarations of Interest

Councillor Tony Trotman declared a non-pecuniary interest in item 16/02363/FUL by virtue of a general acquaintance with the applicant. He declared he would not vote on the application.

#### 116 Chairman's Announcements

It was announced that application 16/06079/FUL had been withdrawn by the applicant prior to the meeting.

It was clarified that the meeting had begun late as a result of the Strategic Planning Committee which had taken place before the meeting.

#### 117 Public Participation and Councillors' Questions

The Committee noted the rules on public participation.

118 **Planning Appeals**

The Committee noted the contents of the appeals update.

119 **Planning Applications**

120 **16/02363/FUL Land at Rear of 4 The Crescent, Calne, Wiltshire, SN11 8LG**

Public Participation

Mr Richard Loveday spoke in objection to the application.

Lee Burman, Area Team Leader, presented a report which recommended that permission be granted for a two storey dwelling. Key issues were stated to include the principle of the development, parking provision, impact upon residential amenity and the material significance of the site application history including appeal decisions.

Members of the Committee then had the opportunity to ask technical questions about the application. Details were sought about the history of the site, and it was confirmed that three previous applications for very similar dwellings on the site had been granted on appeal, though each permission had expired prior to construction.

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

The Committee debated the application, discussing parking access and overlooking of neighbouring properties, and it was stated Highways officers were satisfied the access arrangements were sufficient, and that current issues on the site had been present for those applications granted on appeal.

Councillor Peter Hutton moved a motion to approve in accordance with the officer's recommendation, seconded by Councillor Chuck Berry, and it was,

**Resolved:**

**That Planning permission be GRANTED subject to 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:**

**Proposed Cottage Elevations Sheet 3 and Proposed Cottage Floor Plans Sheet 4 (both received 9 March 2016), Location Plan**

(received 20 June 2016) and Site Plan and Parking Layout 2016-11 05B (received 22 August 2016)

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

- 3 Before the development hereby permitted is first occupied the first floor windows in the east elevation shall be glazed with obscure glass only and the windows shall be maintained with obscure glazing in perpetuity.

**REASON:** In the interests of residential amenity and privacy.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the eastern or southern elevations of the development hereby permitted.

**REASON:** In the interests of residential amenity and privacy.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of 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 enlargements.

- 6 No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans 2016-11 05B, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

**REASON:** To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 7** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

**REASON:** To safeguard the character and appearance of the area.

- 8** **INFORMATIVE TO APPLICANT:**

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

- 9** **INFORMATIVE TO APPLICANT:**

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 10** **INFORMATIVE TO APPLICANT:**

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

- 11** **INFORMATIVE TO APPLICANT:**

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not

normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

**12      INFORMATIVE TO APPLICANT:**

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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility.

The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).

**121      16/02433/FUL & 16/02612/LBC The Old Stables, Grittleton House, Grittleton, Wiltshire, SN14 6AJ**

Public Participation

David Pearce, agent, spoke in support of the application.

Cllr Palmer, Grittleton Parish Council, spoke in support of the application.

Mark Staincliffe, Area Team Leader, presented a report that recommended permission be refused for the proposed conversion of Stables to form dormitories and listed building consent for the works. Key issues were stated to include the listed status of the stables in their own right as well as the impact upon the listed Grittleton House, the impact upon the area of outstanding natural beauty and the principle of the development. It was stated conversion and alteration to maintain the site was felt by officers to be acceptable, but that substantial demolition as proposed was not appropriate.

Members of the Committee had the opportunity to ask technical questions of the officer. Details were sought on the access to the site, location of Grittleton

House in relation to the stables and the level of public harm to the listed buildings.

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

The Committee then debated the application. A motion to refuse in accordance with the officer's recommendation was moved by Councillor Chuck Berry, seconded by Councillor Tony Trotman, but following discussion of the use of the site and the specific impact from the proposals, the motion was withdrawn. A motion to defer the application for a site visit to take place was moved by Councillor Toby Sturgis and seconded by Councillor Peter Hutton.

**Resolved:**

**To defer the application for a site visit to take place.**

122 **16/06079/FUL Bremhill Grove Cottage, East Tytherton, Chippenham, SN15 4LX**

The application was withdrawn prior to the meeting.

123 **Urgent Items**

There were no urgent items.

(Duration of meeting: 4.25 - 5.10 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic Services, direct line 01225 718504 , e-mail [kieran.elliott@wiltshire.gov.uk](mailto:kieran.elliott@wiltshire.gov.uk)

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