

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 8 AUGUST 2018 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice-Chairman), Cllr Chuck Berry, Cllr Christine Crisp, Cllr Howard Greenman, Cllr Gavin Grant, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Toby Sturgis and Cllr Brian Mathew

36 **Apologies**

Apologies were received from Cllr Ashley O'Neill.

37 **Minutes of the Previous Meeting**

The minutes of the meeting held on 18 July 2018 were presented.

Resolved:

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

38 **Declarations of Interest**

There were no declarations of interest.

39 **Chairman's Announcements**

There were no Chairman's announcements.

40 **Public Participation**

The Committee noted the rules on public participation.

41 **Planning Appeals and Updates**

The Chair commented on the Planning Appeals decided between 29th June 2018 - 27th July 2018, and in particular highlighted the application for change of use to equestrian and erection of timber stables at Newlands, Little Drew,

Chippenham. The Chairman explained that the application had been allowed with conditions at appeal and costs had been awarded against the Council.

The Committee noted the contents of the appeals update.

42 **Planning Applications**

To consider and determine the following planning applications:

42a 18/04022/FUL - 74 Blain Place, Royal Wootton Bassett

The Area Team Leader (North), Lee Burman, introduced a report which recommended granting planning permission, subject to conditions, for a garage conversion and additional single storey side extension. The Committee was verbally advised of a late submission by the Agent and it was confirmed that it reflected closely the application submissions and so had been taken into account in the report prepared and the recommendation.

Key issues highlighted included, principle of the development, parking provision and highway safety, impact on the scale and character of the existing site/buildings, impact on neighbour amenity.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: the need to consider fire safety issues following the relocation of the kitchen on the ground floor of the dwelling.

There were no members of the public attending the meeting and therefore, the Committee did not receive any comments from the public about the application.

Councillor Mollie Groom, Division Member, spoke in objection to the application with the main points focusing on the impact on the surrounding highway due to the removal of a garage parking space, and the availability of appropriate space at the front of the property to park two cars.

At the start of the debate a proposal was moved by Councillor Gavin Grant, seconded by Councillor Peter Hutton to grant planning permission as detailed in the report.

Resolved:

Planning Permission is APPROVED 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:

74BP07EE
74BP03LBP
74BP0506FP
74BP08EP
74BP0512FP2
Registered 31.05.18

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

3. No part of the development hereby approved shall be brought into use until the parking area shown on the approved plans has been consolidated, 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.

4. 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 building.

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

5. 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.

6. **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.

7. **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.

8. 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.

9. 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. The applicant is also requested to note that internal alterations affecting walls, kitchens and staircases may have implications in respect of Fire Safety Regulations.

42b 18/04178/FUL - 62 Blain Place, Royal Wootton Bassett

The Area Team Leader (North), Lee Burman introduced a report which recommended granting planning permission, subject to conditions, for a garage conversion. Permitted development rights were removed prior to the building of the dwellings.

Key issues highlighted included, principle of the development, the scale, design and layout of the proposals and impact on visual amenity, impact on the residential amenity and impact on highways.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: the need to consider fire safety issues following the relocation of the kitchen within the ground floor space of the dwelling.

There were no members of the public attending the meeting and therefore, the Committee did not receive any comments from the public about the application.

Councillor Mollie Groom, Division Member, spoke in objection to the application with the main points focusing on the impact on the surrounding highway due to the removal of a garage parking space, and the availability of appropriate space at the front of the property to park two cars.

At the start of the debate a proposal was moved by Councillor Gavin Grant, seconded by Councillor Peter Hutton to grant planning permission as detailed in the report.

Resolved:

Planning Permission is APPROVED 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:**

Drawing 01 (location plan, site plan, existing and proposed plans and existing and proposed elevations [Received on the 11th of May 2018])

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

- 3. No part of the development hereby approved shall be brought into use until the parking area shown on the approved plans has been consolidated, 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.

- 4. 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 building.**

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

- 5. 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.

6. 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.

7. 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.

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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. The applicant is also requested to note that internal alterations affecting walls, kitchens and staircases may have implications in respect of Fire Safety Regulations.

43 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 3.20 pm)

The Officer who has produced these minutes is Stuart Figini of Democratic Services, direct line 01225 718221, e-mail stuart.figini@wiltshire.gov.uk

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