

## NORTHERN AREA PLANNING COMMITTEE

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### DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 16 FEBRUARY 2011 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

#### **Present:**

Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Davis, Cllr Bill Douglas, Cllr Alan Hill (Vice Chairman), Cllr Peter Hutton, Cllr Howard Marshall, Cllr Toby Sturgis and Cllr Anthony Trotman (Chairman)

#### **Also Present:**

Cllr John Thomson

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#### 1. **Apologies for Absence**

Apologies were received from Councillor Peter Doyle.

#### 2. **Minutes**

##### **Resolved:**

**To confirm and sign the Minutes of the meeting held on 26 January 2011.**

#### 3. **Declarations of Interest**

There were no Declarations of Interest.

#### 4. **Chairman's Announcements**

The Chairman announced that application 10/04558/FUL – 57C Kington St Michael, Chippenham SN14 6JE – had been withdrawn by the applicant and as such would not be considered by the Committee.

#### 5. **Public Participation**

Members of the public addressed the Committee as set out in Minute Nos. 7a and 7b below.

6. **Planning Appeals**

The Committee noted a list of appeals as follows:

Forthcoming Hearings and Public Inquiries between 07/02/2011 and 30/04/2011.

Planning Appeals Received between 13/01/2011 and 03/02/2011.

Planning Appeals Decided between 06/01/2011 and 03/02/2011.

7. **Planning Applications**

7a **10/03442/LBC & 10/03443/FUL - Pulens, Church Road, Luckington, Chippenham, SN14 6PG - Add New Porch to Side Entrance Door**

**The following person spoke in support of the application.**

Mr Dennis Parsons, the agent.

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the applications for planning permission and listed building consent. He introduced the report which recommended that both applications be refused and drew Members' attention to the late items.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from a member of the public as detailed above, expressing their views regarding the applications.

On hearing the views of Cllr John Thomson, the divisional member, and after discussion, it was,

**Resolved:**

**To delegate authority to the Area Development Manager to approve the application for planning permission for the following reason:**

**The proposals will preserve the character, appearance and setting of the listed building and the amenity of the conservation area and would comply with the advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5 and policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.**

**And 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 implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

**General Detail Drawing: Dated 14<sup>th</sup> September 2010**  
**Elevation as existing; elevations as proposed; and existing and proposed floor plans: Dated 15<sup>th</sup> October 2010**

**REASON:** To ensure that the development is implemented as approved.

**And to delegate authority to the Area Development Manager to approve the application for listed building consent for the following reason:**

**The proposals will preserve the character, appearance and setting of the listed and amenity of the conservation area and would comply with the advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5.**

**And subject to the following conditions:**

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

**REASON:** To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

**General Detail Drawing: Dated 14<sup>th</sup> September 2010**

**Elevation as existing; elevations as proposed; and existing and proposed floor plans: Dated 15<sup>th</sup> October 2010**

**REASON: To ensure that the development is implemented as approved**

**7b 10/04113/FUL & 10/04114/LBC - The Close, Great Somerford, Chippenham, SN15 5JG - Two Storey Extension Plus Associated Alterations to Ground Levels**

**The following person spoke in favour of the application:**

Mr James Slater, the agent.

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the applications for planning permission and listed building consent. He introduced the report, which recommended that both applications be refused.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from a member of the public as detailed above, expressing their views regarding the applications.

On hearing the views of Cllr Toby Sturgis, the divisional Member and after discussion, it was,

**Resolved:**

**To delegate authority to the Area Development Manager to approve the application for planning permission for the following reason:**

**The proposals would preserve the character, appearance and setting of the listed building and amenity of the conservation area. These proposals would comply with advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5 and the policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.**

**And 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 implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.**

**Site location and Plan numbers 10-40-100/101/102/103/104 and 105  
Dated 1<sup>st</sup> November 2010**

**REASON: To ensure that the development is implemented as approved**

- 3. No development shall commence on site until 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: In the interests of visual amenity and the character and appearance of the listed building.**

- 4. The natural stonework to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size and bedding of stone, coursing, type of pointing and mortar mix.**

**REASON: In the interests of visual amenity and the character and appearance of the listed building.**

- 5. No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.**

**REASON: In the interests of visual amenity and the character and appearance of the listed building.**

**And to delegate authority to the Area Development Manager to approve the application for listed building consent for the following reason:**

**The proposals would preserve the character, appearance and setting of the listed building and amenity of the conservation area. These proposals would comply with advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5.**

**And subject to the following conditions:**

- 1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.**

**REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.**

- 2. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.**

**Site location and Plan numbers 10-40-100/101/102/103/104 and 105  
Dated 1<sup>st</sup> November 2010**

**REASON: To ensure that the development is implemented as approved**

- 3. No development shall commence on site until 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: In the interests of visual amenity and the character and appearance of the listed building.**

- 4. The natural stonework to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size and bedding of stone, coursing, type of pointing and mortar mix.**

**REASON: In the interests of visual amenity and the character and appearance of the listed building.**

- 5. No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.**

**REASON: In the interests of visual amenity and the character and appearance of the listed building**

7c **10/04558/FUL - 57C Kington St Michael, Chippenham, SN14 6JE -  
Erection of Single Storey Dwelling with Accommodation in Roof Space**

This application for planning permission had been withdrawn by the applicant and as such was not necessary to consider or determine by the Committee.

7d **10/04207/FUL - Stanton St Quintin Primary School, Stanton St Quintin,  
Chippenham, SN14 6DQ - Extension to Rear of Property to Create an  
Extended Services Room**

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application. He introduced the report which recommended that the planning application be refused.

Members of the Committee then had the opportunity to ask technical questions. There were no members of the public wishing to speak in relation to the item.

After discussion, it was,

**Resolved:**

**To delegate authority to the Area Development Manager to approve the application for planning permission for the following reason:**

**The flat roof kerb Velux rooflights would not be out of character with this part of the Stanton St Quintin Conservation Area and would comply with Policies C3 and HE1 of the North Wiltshire Local Plan 2011.**

**INFORMATIVE TO APPLICANT**

**1. This decision relates to documents/plans submitted with the application, listed below:**

Plan Ref 1:1250 OS location plan; Dwg Nos: 291246-100; 291246-02; 291246-12 C; and 291246-11 B - Dated 19<sup>th</sup> November 2010

**8. Urgent Items**

There were no Urgent Items.

(Duration of meeting: 6.00 - 6.45 pm)

The Officer who has produced these minutes is Chris Marsh, of Democratic Services,  
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