

NORTHERN AREA PLANNING COMMITTEE

MINUTES of a MEETING of the NORTHERN AREA PLANNING COMMITTEE held at MONKTON PARK, CHIPPENHAM on MONDAY 14 DECEMBER 2009.

PRESENT:

Cllr Alan Hill (Vice-Chairman in the Chair), Cllr Chuck Berry, Cllr Peter Colmer, Cllr Peter Davis, Cllr Bill Douglas, Cllr Peter Hutton, Cllr Simon Killane and Cllr Toby Sturgis.

70. **Apologies** Apologies for absence were received from Cllr Christine Crisp (who was substituted by Cllr Chuck Berry), Cllr Peter Doyle, Cllr Howard Marshall (who was substituted by Cllr Simon Killane), and Cllr Tony Trotman.

71. **Minutes of Previous Meeting**

Resolved: To confirm and sign the minutes of the Committee meeting held on 25 November 2009.

72. **Cricklade: Erection of 1 Two Storey Dwelling, Land off Calcutt Street (Application No. N.09.01829/FUL)** The Committee received a presentation by the Case Officer which set out the main issues in respect of the application.

The Committee then received a statement from Mrs G Chapman representing Cricklade Town Council expressing the Council's views against the proposal to which the Chairman responded.

The Committee then considered the detail of a report by the Case Officer.

After discussion,

Resolved: To refuse planning permission for the following reasons:-

- (1) The proposed development by reason of its size, scale, design and layout will have an adverse impact on the character and appearance of the area and will fail to preserve or enhance the Cricklade Conservation Area. The application fails to comply with Policies C3 (i)&(ii) and HE1 of the North Wiltshire Local Plan 2011.
- (2) The proposed development makes limited provision for parking and no provision for turning within the site. This will result in increased on-street parking and additional pressure for existing limited parking provision in the vicinity as well as vehicles reversing out on to the highway. This will have an adverse impact on the highway and pedestrian safety, the free flow of traffic and the amenity of the area contrary to Policy C3 (vii) and (viii) of the North Wiltshire Local Plan 2011.
- (3) The proposed development does not make provision for the satisfactory disposal of surface water from the site leading to an unacceptable burden on the local drainage network contrary to Policy C3 of the North Wiltshire Local Plan 2011 and advice given in PPS25.
- (4) The application fails to make any provision for or contribution towards public open space as required by Policy CF3 of the North Wiltshire Local Plan 2011.

Informatives

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

2941/02B, 2941/03A dated 24th November 2009 and 2940/01 dated 8th October 2009

73. **Cricklade: Erection of Two Storey Dwelling with Flat over and A1 (Travel Agents) Use on Ground Floor, Land off Calcutt Street (Application No. N.09.01830/FUL)** The Committee received a presentation by the Case Officer which set out the main issues in respect of the application.

The Committee then received a statement from Mrs G Chapman representing Cricklade Town Council expressing the Council's views against the proposal to which the Chairman responded.

The Committee then considered the detail of a report by the Case Officer.

After discussion,

Resolved: To refuse planning permission for the following reasons:-

- (1) The proposed development by reason of its size, scale, design and layout will have an adverse impact on the character and appearance of the area and will fail to preserve or enhance the Cricklade Conservation Area. The application fails to comply with Policies C3 (i)&(ii) and HE1 of the North Wiltshire Local Plan 2011.
- (2) The proposed development makes limited provision for parking and no provision for turning within the site. This will result in increased on-street parking and additional pressure for existing limited parking provision in the vicinity as well as vehicles reversing out on to the highway. This will have an adverse impact on the highway and pedestrian safety, the free flow of traffic and the amenity of the area contrary to Policy C3 (vii) and (viii) of the North Wiltshire Local Plan 2011.
- (3) The proposed development does not make provision for the satisfactory disposal of surface water from the site leading to an unacceptable burden on the local drainage network contrary to Policy C3 of the North Wiltshire Local Plan 2011 and advice given in PPS25.
- (4) The application fails to make any provision for or contribution towards public open space as required by Policy CF3 of the North Wiltshire Local Plan 2011.

Informatives

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

2940/01, 2940/02 dated 8th October 2009 and 2940/03A dated 24th November 2009.

74. **Malmesbury: Conversion of Barn to Dwelling at Coombe Green Farm, Lea (Application No. N.09.01884/FUL)** On report from the Chairman,

Resolved: To note that the application had been withdrawn.

(Duration of meeting: 6.00pm – 6.25pm)

The Officer who has produced these minutes is Roger Bishton, Democratic & Members' Services, direct line (01225) 713035 or e-mail

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