

Northern Area Planning Committee

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 29 JANUARY 2020 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 Gavin Grant, Cllr Howard Greenman, Cllr Chris Hurst, Cllr Toby Sturgis, Cllr Brian Mathew, Cllr Ashley O'Neill and Cllr Philip Whalley (Substitute)

Also Present:

Cllr Ian Thorn and Cllr Alan Hill

1 **Apologies**

Apologies were received from Cllr Mollie Groom and Cllr Bob Jones MBE.

Cllr Groom was substituted by Cllr Philip Whalley.

2 **Minutes of the Previous Meeting**

The minutes of the meeting held on 06 November 2019 were presented.

The Chairman drew the Committee's attention to a letter received from Paul Kavanagh regarding the accuracy of the minutes.

Resolved:

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

3 **Declarations of Interest**

Cllr Tony Trotman declared an interest in agenda item no. 7a (his family had owned a business in the town centre but the freehold had been sold 11 years ago and he is a member of Calne Town Council. He had been at meetings when this application had been discussed but had not made comment other than to consider what others had said at the meetings). He declared he would participate in the debate and vote for each item with an open mind.

4 **Chairman's Announcements**

There were no Chairman's announcements.

5 **Public Participation**

The Committee noted the rules on public participation.

6 **Planning Appeals and Updates**

The Committee noted the contents of the appeals update.

7 **Planning Applications**

The Committee considered the following applications:

8 **19/03435/FUL - Land rear of 8-13 High St, Calne**

Public participation

Kevin Wells, local resident, spoke in objection to the application.

Andrew Jones, Calne Our Place, spoke in objection to the application.

John Boaler, local resident, spoke in objection to the application.

Matthew Shellum, the agent, spoke in support of the application.

Glenis Ansell, Calne Town Council, spoke in objection to the application.

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes. It was noted that the waste contribution had been scaled down to £2,324.

The Planning Officer, Paul Galpin, introduced a report which recommended granting planning permission, subject to conditions, for 39 apartments for older people, a guest apartment, communal facilities, car parking, landscaping and four retail units.

Key issues highlighted included: principle of development; design and appearance of the development; town centre vibrancy; impact of the development on Listed Buildings and the Calne Conservation Area; impact on residential amenity; highways/parking; ecology; planning contributions and infrastructure and archaeology.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: loss of retail and the imbalance of retail and residential use; building height and size; the harm to setting of the Zion chapel and conservation area; the lack of servicing to commercial units and the pedestrian access to the retail units in the Pippin.

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

Cllr Ian Thorn, Division Member, spoke regarding the application with the main points focusing on: the Calne Community Neighbourhood Plan; elderly housing not being suited to boosting the vibrancy of the town centre; the current state of the site; the imbalance of retail and residential use; the Spatial Planning Officer conclusion that the proposals are in conflict with the Calne Community Neighbourhood Plan and Calne Town Centre Masterplan; the community's clear disapproval of the application and the applicant failure to engage with members of the public and in particular those who live in close proximity to the site.

The Planning Officer addressed some of the issues raised by the public and Division Member. In response to a suggestion from the applicant's agent that photovoltaics (PV) solar panels would be constructed in the development, it was confirmed that this had not been detailed by the applicant in its submission.

At the start of the debate a proposal was moved by Cllr Christine Crisp, seconded by Cllr Gavin Grant to refuse planning permission contrary to the officer recommendation as it would not comply with the requirements of Core Policy 8 of the Wiltshire Core Strategy and is contrary to the provisions of Core Policy 57 and 58 of the Wiltshire Core Strategy.

During the debate the main points raised were: loss of retail and the imbalance of retail and residential use; the lack of servicing to commercial units; the design and appearance of the development; highways concerns; confliction with the Calne Neighbourhood Plan; town centre vibrancy; impact on the Calne Conservation Area; the need for elderly housing; that PV solar panels seem inappropriate for the development and were not committed to in the application and parking provision.

Resolved

That planning permission is refused for the following reasons:

- 1. The mix and proportions of land uses proposed is not considered to help strengthen or regenerate the town centre and would not comply with the requirements of Core Policy 8 of the Wiltshire Core Strategy or the vision outlined within the Calne Community Neighbourhood Plan 2016-2026 and associated masterplan.**
- 2. By reason of its scale, bulk, mass, positioning, detailing and lack of public realm improvements and use of materials, the proposed development would result in harm to the setting of the Grade II Listed Building Zion Chapel, and the character and appearance of this important part of the Calne Conservation Area. The proposal is therefore contrary to the provisions of Policies CP57 and CP58 of the Wiltshire Core Strategy, Policy BE2 of the Calne Community Neighbourhood Plan 2016-2026 as well as section 12 of the of the National Planning Policy Framework (2018).**
- 3. Due to its height, mass, scale and the placement of windows in close proximity to neighbouring residential properties the proposal will**

result in an unacceptable level of overlooking and an unacceptable impact upon the amenity and living conditions of existing residential occupiers, contrary to the provisions of policy CP57 of the Wiltshire Core Strategy.

9 **19/07988/FUL - Barn at Sydney Farm, Bath Rd, Colerne, Chippenham**

Public participation

Paul Oakley, the agent, spoke in support of the application.

The Planning Officer, Victoria Davis, introduced a report which recommended refusing planning permission for the conversion of a barn to dwelling and associated works.

Key issues highlighted included: principle of development; appropriateness of development in Green Belt and harm to the openness; impact on rural landscape and an Area of Outstanding Natural Beauty; residential amenity; highways safety and ecology.

There were no technical questions.

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

Cllr Brian Mathew, Division Member, spoke regarding the application with the main point focusing on consideration of the proposal in the context of another proposal for a barn in the area.

At the start of the debate a proposal was moved by Cllr Toby Sturgis, seconded by Cllr Christine Crisp to refuse planning permission as detailed in the report.

During the debate the main points raised were the importance of considering each application on individual merit, that the application goes beyond what could reasonably be considered a conversion and the principle of development.

Resolved

That planning permission is refused for the following reasons:

- 1. The application fails to demonstrate that the proposal for a dwelling on the site meets the 'conversion criteria' of Core Policy 48 of the Wiltshire Core Strategy. The extent of works required to render the building capable of functioning as a dwelling goes beyond what could be reasonably considered as a conversion. As such the proposal amounts to a to a new dwelling in an unsustainable location in the open countryside, outside of any limits of development as defined by the Wiltshire Core Strategy. Accordingly, the proposal is considered to be contrary to the provisions and requirements of CP1, CP2 and CP48 of the Wiltshire Core Strategy and saved policy H4 of the North**

Wiltshire Local Plan 2011 as well as relevant sections of the NPPF including paragraph 79.

- 2. The proposed new dwelling is inappropriate development within the Green Belt which is, by definition, harmful. The application fails to demonstrate that there are any material considerations or very special circumstances that exist to outweigh this harm and overcome the presumption against such development. The proposal is contrary to Section 13, paragraphs 143, 144, 145 & 146 of the National Planning Policy Framework.**

9a 19/09234/FUL - 14 Keels, Cricklade, Swindon

Public participation

Alan Poole, local resident, spoke in objection to the application.

Linda Ridgway, on behalf of the applicant, spoke in support of the application.

Mark Clarke, Cricklade Parish Council, spoke in objection to the application.

The Planning Officer, Simon Smith, introduced a report which recommended granting planning permission, subject to conditions, for the retrospective removal of a hedge and the erection of 1.8m high featheredge fence.

Key issues highlighted included: principle of development; the scale, design and layout of the proposals and impact on character, appearance and visual amenity of the locality; impact on residential amenity and impact on highways and safety.

There were no technical questions.

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

At the start of the debate a proposal was moved by Cllr Toby Sturgis, seconded by Cllr Howard Greenman to refuse planning permission contrary to the officer recommendation.

During the debate the main points raised were: the retrospective nature of the application; highways concerns; the height and design of the fence; retention and enhancement of natural landscape; safe access to the highway; the pattern of development and existing streetscene and the impact on residential amenity.

Resolved

That planning permission is refused for the following reason:

By reason of its height, design and siting hard up against the public highway, the proposed fencing would result in a boundary treatment

which would fail to integrate into the existing context, pattern of development and streetscene which is not generally characterised by high fencing directly fronting the highway. Accordingly, the proposal is considered to contrary to Core Policy 57 of the Wiltshire Core Strategy (2015), as well as section 12 to the NPPF.

10 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 5.30 pm)

The Officer who has produced these minutes is Craig Player of Democratic Services, direct line 01225 713191, e-mail craig.player@wiltshire.gov.uk

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NORTHERN AREA PLANNING COMMITTEE – 29th January 2020

ADDITIONAL INFORMATION

Agenda Item 7a) 19/03435/FUL – Land to rear 8-13 High Street, Calne Churchill Retirement living

1. Revised Drawing – Site Plan C

A revised Site Plan C has been submitted. This now includes removal of the sub-station. This also includes trees in replacement and condition 20 is revised as detailed below.

- 10100CN-PA101 Rev B Site Plan 1/05/19 (Superseded)
- 10100CN-PA101 Rev C Site Plan 21/01/20 (Revised)

Conditions 2, 5 and 20 will be amended accordingly to reflect new revision C.

2. Revised condition 20

Revised condition to take into account tree planting in location of previously proposed sub-station. *The revision is in italics*

20. All soft landscaping comprised in the approved details of landscaping (JBA 18/262 Rev D) and *in accordance with the Site Plan 10100CN-PA101 Rev C the tree planting in location of the previously proposed sub-station*, full details shall be submitted and approved in writing prior to planting. All planting shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. All hard landscaping comprised in the approved details of landscaping shall be carried out in the full prior to the first occupation of the building and maintained as such thereafter, in perpetuity.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features in accordance with CP57.

3. Revised condition 2

Condition 2 to be amended to include:

- Transport Assessment October 2019 (SW Planning Ltd)
- Transport Addendum March 2019 (SW Planning Ltd)

4. Revised condition 19

Condition 19 to be amended so as to specifically reference the common boundary of the application site with adjoining residential properties:

19. All common boundaries of the application site with adjoining residential properties (particularly those fronting and immediately to the rear of, the High Street) shall be provided with a secure treatment prior to the first occupation of the development hereby permitted. No such railings, fences, gates, walls, bollards and other means of enclosure shall be erected along those boundaries or elsewhere on the site until full and complete details of their design, external appearance and security or decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved details.

REASON: So as to provide a secure treatment to all boundaries of the application site and so as to allow full assessment of the final treatment in this sensitive town centre and Conservation Area location.

5. Additional condition – Condition 37

37. No external lighting shall be installed on site until plans (lighting scheme) showing the type of light appliance, the height and position of fitting, illumination levels and light spillage spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication “Guidance Notes for the Reduction of Obtrusive Light” (ILE, 2005)”, have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

6. Additional representations

Please note that six (6) additional representations have been received from members of the public. The issues raised do not include any new issues not already considered in the report.