

WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 25 MAY 2011 IN THE COUNCIL CHAMBER - COUNCIL OFFICES, BRADLEY ROAD, TROWBRIDGE.

Present:

Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Rod Eaton, Cllr Peter Fuller (Chairman), Cllr Mark Griffiths, Cllr John Knight, Cllr Francis Morland (Substitute), Cllr Stephen Petty, Cllr Pip Ridout, Cllr Jonathon Seed and Cllr Roy While (Vice Chairman)

47 **Apologies for Absence and Changes to Committee Membership**

Apologies for absence were received from Councillor Christopher Newbury (substituted by Councillor Francis Morland).

The Chairman invited the committee to note the changes in membership as agreed at the Annual Meeting of the Council held on 17 May 2011. The Chairman took the opportunity to thank Councillors Malcolm Hewson, Graham Payne and Jeff Osborn for their work over the past two years and welcomed newly appointed members and substitutes.

Resolved:

To note that at the Annual Meeting of the Council held on 17 May 2011, the following changes in membership were agreed:

- **Councillors Pip Ridout and Trevor Carbin were appointed as members in place of Councillors Graham Payne and Malcolm Hewson**
- **Councillors Keith Humphries and Helen Osborn were appointed as substitute members in place of Councillors Pip Ridout and Jeff Osborn.**

48 **Minutes of the Previous Meeting**

The minutes of the meeting held on 4 May 2011 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 4 May 2011 with the following amendments (as shown in bold type):

Minute number 45.a refers:

Officers introduced the report which sought approval and in doing **so** drew the committee's attention to the late list.

During the ensuing debate members of the committee could not be satisfied that the application would not constitute over development and have a detrimental effect on the character **of** the area and the street scene.

Minute number 45.b refers:

Councillor David Jenkins, Unitary Member for **Westbury** North, expressed his concerns over the application.

49 **Declarations of Interest**

W/11/00350/FUL - First floor extension over existing ground floor, 10 Beckerley Lane Holt Wiltshire BA14 6QQ

Councillor Trevor Carbin wished for the fact that he had met with both the applicant and objector to be recorded, although he had expressed no opinion on the application. He gave his assurance that he would consider the application with an open mind.

W/11/01171/FUL - Retrospective application for erection of car port attached to existing garage, 23 Warren Road Staverton Wiltshire BA14 8UZ

Councillor Trevor Carbin wished for the fact that he had met with the objector to be recorded, although he had expressed no opinion on the application. He gave his assurance that he would consider the application with an open mind.

Councillor Ernie Clark declared a personal interest as he knew of the objector to the application. He gave his assurance that he would consider the application with an open mind.

50 **Chairman's Announcements**

There were no Chairman's Announcements.

51 **Public Participation**

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

52 **Planning Applications**

The Committee considered the following applications:

52.a W/11/00350/FUL - First floor extension over existing ground floor, Beckerley Lane Holt Wiltshire BA14 6QQ

Public Participation:

- Mr Joffrey Blwyddin spoke in objection to the application
- Mr Roy Damey spoke in objection to the application
- Mrs Natalie Morant, applicant, spoke in support of the application

Officers introduced the report which sought approval.

During the ensuing debate it was confirmed that the window in the gable end of the neighbouring property was an en-suite bathroom window. The Committee felt that due to the orientation of the gardens (North facing) the loss of sunshine to neighbouring properties would in this instance be minimal.

It was therefore:

Resolved:

That planning permission be GRANTED

For the following reason(s):

The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.

Subject to the following condition(s):

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 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

3. The windows marked on Drawing no. PW658/05 as being obscure glazed shall be obscurely glazed before the extension is brought into use and shall thereafter be retained as obscure glazed windows.

REASON: To protect the amenity of residents of nearby properties.

4. The development hereby permitted shall not be carried out except in accordance with the details shown on the approved plans:
PW658/01- 06 dated January 2011

REASON: To ensure that the development is carried out in accordance with the approved plans.

53 W/11/01171/FUL - Retrospective application for erection of car port attached to existing garage, 23 Warren Road Staverton Wiltshire BA14 8UZ

Public Participation:

- Mr Kevin Perrett spoke in support of the application
- Mr Graham Tucker spoke in support of the application
- Mr Mark Fati, applicant, spoke in support of the application

Officers introduced the report which sought retrospective approval.

Resolved:

That retrospective planning permission be GRANTED

For the following reason:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition:

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:
800-200-01 received on 29 March 2011

Reason: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

54 Urgent Items

There were no Urgent Items.

(Duration of meeting: 6.00 - 6.35 pm)

The Officer who has produced these minutes is Marie Gondlach (Democratic Services Officer), of Democratic Services, direct line 01225 713597, e-mail marie.gondlach@wiltshire.gov.uk

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