

## NORTHERN AREA PLANNING COMMITTEE

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### **DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 1 JUNE 2011 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.**

#### **Present:**

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

#### **Also Present:**

Cllr Nina Phillips and Cllr Jane Scott

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#### **49. Apologies for Absence and Changes to Committee Membership**

- (1) There were no apologies for absence.
- (2) It was noted that at the Annual Meeting of the Council held on 17 May 2011, the following changes in membership were agreed:-
  - Cllr Simon Killane was appointed as a member in place of Cllr Bill Douglas.
  - Cllr Desna Allen and Cllr Bill Douglas were appointed as substitute members in place of Cllr Paul Darby and Cllr Simon Killane.

#### **50. Minutes**

##### **Resolved:**

**To confirm and sign the Minutes of the meeting held on 11 May 2011.**

#### **51. Declarations of Interest**

Cllr Peter Doyle declared a personal interest in Minute No 55 (c) – Application No 11/00173/S73A – Castle Combe Circuit, Castle Combe, Chippenham, SN14 7EY – Variation of Condition 1 of 06/01814/S73A to Allow 6 Additional Club Sprint Meetings Per Year (10 Days Total), because he was a member of the

Cotswold Conservation Board. He stated that he would take part in the debate and vote with an open mind.

52. **Chairman's Announcements**

The Chairman reported that due to an analysis carried out of the Peterborough Appeal Decision Letter dated 22 September 2009 and Counsel's Advice dated 15 March 2010 re the Gateshead ILVA Unit followed by further legal submissions from objectors including their own Counsel's Advice, the following application had been withdrawn from the agenda and deferred to a future meeting of the Committee to allow the Council's Legal Services to properly consider the implications of those submissions:-

Item No 7a – 10/03664/FUL – Methuen Park, Bath Road, Chippenham, SN14 0UL - Reconfiguration and Refurbishment of Existing Retail Warehouse to Create Three Retail Warehouse Units together with Improvements to Car Parking, Landscaping and Servicing

53. **Public Participation and Councillors' Questions**

Members of the public addressed the Committee as set out in Minute No 55 below.

There were no questions received from members of the public or members of the Council.

54. **Planning Appeals**

The Committee received and noted a report setting out details of:-

- (i) Forthcoming hearings and public inquiries between 19 May and 31 August 2011.
- (ii) Planning appeals received between 26 April and 19 May 2011.
- (iii) Planning appeals decided between 26 April and 19 May 2011.

55. **Planning Applications**

1a **10/03664/FUL - Methuen Park, Bath Road, Chippenham, SN14 0UL - Reconfiguration and Refurbishment of Existing Retail Warehouse to Create Three Retail Warehouse Units together with Improvements to Car Parking, Landscaping and Servicing**

It was noted that due to an analysis carried out of the Peterborough Appeal Decision Letter dated 22 September 2009 and Counsel's Advice dated 15 March 2010 re the Gateshead ILVA Unit followed by further legal

submissions from objectors including their own Counsel's Advice, the application had been withdrawn from the agenda and deferred to a future meeting of the Committee to allow the Council's Legal Services to properly consider the implications of those submissions.

**1b 11/00102/FUL - 32 Hardenhuish Lane, Chippenham, SN14 6HN - Demolition of Existing Dwelling and Erection of New Dwelling with Detached Garage**

**The following person spoke against the proposal**

Mr David Fullbrook, an adjacent neighbour

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 planning permission be granted subject to conditions. It was noted that the application had been deferred from the meeting held on 30 March 2011 so that the officers could seek to determine if there was a suitable engineering solution to the disposal of surface water from the site and assess the effect of the proposed basement upon the water table. He also drew Members' attention to the late items which set out the additional comments of the Council's Drainage Engineer.

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 his views regarding the planning application.

Members heard the views of Cllr Nina Phillips, the local member, objecting to the application.

After discussion,

**Resolved:**

**To grant planning permission for the following reason:-**

**It is considered that the high quality bespoke design of the proposed new dwelling will be a striking addition to the street-scene. The Local planning authority has therefore determined that the development is considered to be acceptable on its planning merits as the proposal is compatible and complimentary to policies C3 and H3 of the North Wiltshire Local Plan 2011 and having regard to all other matters raised, planning permission is granted subject to the following conditions.**

**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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions / external alterations to any building forming part of the development hereby permitted and no plant or machinery shall be installed outside any such building on the site on the approved plans.**

**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, or the installation of any outdoor plant/machinery.**

**3. 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), the garage(s) hereby permitted shall not be converted to habitable accommodation.**

**REASON: To safeguard the amenities and character of the area and in the interest of highway safety.**

**4. No part of the development hereby permitted shall be first occupied until the parking and turning area, indicated as 'Gravel Drive' on drawing T309/10 titled 'Site Plan' spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.**

**REASON: In the interests of highway safety.**

**5. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details and a timetable for implementation, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be**

implemented in accordance with the agreed timetable.

**REASON:** To ensure that the development can be adequately drained.

**6.** No development shall commence on site until a schedule detailing access times for construction traffic to the site has been submitted to and approved in writing by the Local Planning Department. Development shall be undertaken in complete accordance with that schedule so approved.

**REASON:** In the interests of highway safety.

**7.** 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.

#### **Plans**

**H309/7, T309/12, T309/9, T309/11, T309/6, T309/8, T309/10, date stamped 13.01.11**

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

#### **Informatives**

- 1.** 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.**

- 2.** This decision does not grant any permission for any additional hardstanding or outbuildings not shown on the approved plans.
- 3.** You are advised that the drainage details required under condition 5 of the application should be in complete accordance with the advice provided by the Council's Drainage Engineer.(Email - dated 10.05.11)

1c **11/00173/S73A - Castle Combe Circuit, Castle Combe, Chippenham, SN14 7EY - Variation of Condition 1 of 06/01814/S73A to Allow 6 Additional Club Sprint Meetings Per Year (10 Days Total)**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. She introduced the report which recommended that planning permission be delegated to the Area Development Manager, subject to a legal agreement and conditions. She explained that the proposal was to vary Condition 1 of Application No. 06/01814/S73A to allow six additional club sprint meetings per year to make a total of 10. The proposal also involved the giving up of 6 Defensive Driving Days (where 4 cars were on track at any one time). The proposal had arisen from the current days on the Colerne Airfield needing to be relocated. She also drew Members' attention to the late items which stated that the Highway Authority raised no objections to the proposal.

Members of the Committee then had the opportunity to ask technical questions.

On hearing the views of Cllr Jane Scott, the local member, in support of the application and after discussion,

**Resolved:**

**To delegate the Area Development Manager to issue planning permission for the following reason:-**

**To allow officers to draw up a suitably worded legal agreement for the circuit to enter into to secure the removal of 6 days of Defensive Driving Days allowed under existing permissions and also to limit the noise levels on the existing permissions for Club Sprint days to 100dBA.**

56. **Urgent Items**

There were no urgent items.

The Officer who has produced these minutes is Roger Bishton, of Democratic Services, direct line (01225) 713035, e-mail [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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