

WESTERN AREA PLANNING COMMITTEE

MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 17 FEBRUARY 2010 AT COUNCIL CHAMBER, WILTSHIRE COUNCIL OFFICES, BRADLEY ROAD, TROWBRIDGE.

Present:

Cllr Ernie Clark, Cllr Rod Eaton, Cllr Peter Fuller (Chairman), Cllr Mark Griffiths, Cllr Malcolm Hewson, Cllr John Knight, Cllr Christopher Newbury, Cllr Graham Payne, Cllr Stephen Petty, Cllr Jonathon Seed and Cllr Roy White

Also Present:

Cllr Michael Cuthbert-Murray

96. **Apologies for Absence**

There were no apologies

97. **Minutes of the Previous Meeting**

The minutes of the meeting held on 10 February 2010 were confirmed as a correct record and signed by the Chairman subject to the following:

Minute 93.2 refer. W/09/00690/FUL

Resolved:

- To investigate gating the new footpath from the Bear Car Park to the site out-of-hours

98. **Declarations of Interest**

There were no Declarations of Interest

99. **Chairman's Announcements**

There were no Chairman's Announcements

100. **Public Participation**

The Chairman explained the rules of Public Participation

101. **Planning Applications**

101.1 W/09/03629/FUL Additional parking area (retrospective application) – R And R Coaches Ltd Bishopstrow Road Warminster Wiltshire BA12 9HQ

Members of the committee were informed that the applicant had withdrawn the application, as detailed in the Minutes Annex

It was therefore

Resolved:

- **To note that the applicant had withdrawn the application**
- **To request that should a further application be submitted Bishopstrow Parish Council be consulted**

101.2 W/09/02998/FUL Retrospective application for the continued use of agricultural building as an office and the retrospective erection of stable block - Land South Of Keepers Cottage Spiers Piece Steeple Ashton Wiltshire

Members of the committee were informed of some typing error and contradictory statements in the report, as detailed in the Minutes Annex.

Public Participation

1. Mr Geoffrey Hyatt, Steeple Ashton Parish Council, spoke in objection to the application
2. Mr Mark Campbell, Agent for the applicant, spoke in support of the application

Resolved:

That planning permission be REFUSED by unanimous vote

For the following reason(s):

1. Policy E8 of the West Wiltshire District Plan - First Alteration 2004 states that the conversion of rural buildings will not be permitted where it involves extensive alteration to the original character of the building, and where the proposed conversion does not safeguard the essential form and character of the building. The alterations to the building, particularly the amount and type of fenestration and the first floor balcony, significantly change the character of the building, giving a residential

appearance that is at odds with its countryside location. This is considered contrary to adopted development plan policy.

2. Policy E8 of the West Wiltshire District Plan - First Alteration 2004 requires the conversion of buildings in rural areas not to harm the natural environment, including the water environment, and be supported by a structural survey to ascertain the suitability of the building for conversion. Policies U1a and U2 of the West Wiltshire District Plan - First Alteration 2004 require the satisfactory provision of foul and surface water to protect the environment from pollution. The proposal for the conversion has been submitted with insufficient information with regard to the structural condition of the building, the impact of the conversion on protected species and their habitats, and the means of foul and surface water drainage, to allow a comprehensive and informed decision to be made about the need for the unauthorised change of use, works and buildings. This is considered contrary to these policies.

Informative(s):

You are advised that any application resubmission should be supported with sufficient information and supporting justification to allow a comprehensive assessment of the proposal to be made.

101.3 W/09/03480/FUL Proposed first floor extension - 44 Newtown Westbury Wiltshire BA13 3EF

Public Participation

There was no public participation.

Councillor Michael Cuthbert-Murray, Unitary Member for Westbury East, spoke in support of the application

Resolved:

That planning permission be GRANTED contrary to officer recommendation

For the following Reason(s)

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

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 walls and roof 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 – C31A.

102. **Planning Appeals Update Report**

Members of the committee sought clarification over some of the appeals listed.

Resolved:

To note the Planning Appeals Update Report

103. **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 6.50 pm)

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

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