

## WESTERN AREA PLANNING COMMITTEE

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### DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 19 OCTOBER 2011 IN THE COUNCIL CHAMBER - COUNCIL OFFICES, BRADLEY ROAD, TROWBRIDGE.

#### Present:

Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis (Substitute), Cllr Rod Eaton, Cllr Peter Fuller (Chairman), Cllr John Knight, Cllr Christopher Newbury, Cllr Stephen Petty, Cllr Jonathon Seed and Cllr Roy While (Vice Chairman).

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#### 92 **Apologies for Absence**

Apologies for absence were received from Councillors Mark Griffiths and Pip Ridout (substituted by Councillor Andrew Davis).

#### 93 **Minutes of the Previous Meeting**

The minutes of the meeting held on 28 September 2011 were presented.

#### **Resolved:**

**To approve as a correct record and sign the minutes of the meeting held on 28 September 2011.**

#### 94 **Declarations of Interest**

**W/11/02180/FUL** - 35 Lacock Gardens Hilperton Wiltshire BA14 7TF - Rear conservatory with balcony to roof.

Councillor Ernie Clark declared a personal interest as he had chaired the meeting of the Hilperton Parish Council when this application had been discussed. He gave his assurance that he would consider the application with an open mind.

#### 95 **Chairman's Announcements**

The Chairman welcomed Rosemary Lansdowne, Planning Solicitor.

#### 96 **Public Participation**

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

## 97 **Planning Applications**

The Committee considered the following applications:

### **97.a W/11/02226/FUL - Land Adjacent 3 Forewoods Common Holt Wiltshire - Dismantle and re-erection of existing barn for storage**

Public Participation:

- Mr Seb Shipway spoke in support of the application.
- Mr Nick Allen, applicant, spoke in support of the application.

Officers introduced the report which sought approval and informed the Committee that very late notification had been given by Holt Parish Council that they wished to withdraw their objection.

Members of the Committee sought clarification on whether or not the site was within the green belt and it was confirmed that it was. During the ensuing debate Members of the Committee expressed their satisfaction that all issues had been addressed satisfactorily.

**Resolved:**

**That planning permission be GRANTED.**

**For the following reasons:**

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

**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. No development shall commence on site until details, including samples if requested, of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The timber boarding on the external walls shall be put in place before the building is brought into use. Development shall be carried out in accordance with the approved details.

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. 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), the site shall be used solely for purposes within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification). No allowance is hereby given to convert the said building to any other use without a separate application being submitted and approved by the local planning authority.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

POLICY: PPG2 - Green Belts and West Wiltshire District Plan 1st Alteration 2004 - Policy C1

4. Notwithstanding the erroneous notation on the site plan (received on 08 August 2011), no permission is hereby granted for any conversion to the existing storage facility, which is the subject of demolition and replacement.

REASON: To define the terms of this permission.

5. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of the appearance of the site and the amenities of the area.

POLICY: PPG2 - Green Belts and West Wiltshire District Plan 1st Alteration 2004 policies C31a and C38

6. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

LOCATION PLAN received on 08.08.2011

SITE PLAN received on 08.08.2011

EXISTING PLANS received on 08.08.2011

PROPOSED PLANS received on 08.08.2011

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.

#### **Informatives:**

1. The applicant should be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within, or close to the site.

2. The applicant is advised to ensure that all asbestos material is removed and disposed of properly in accordance with Hazardous Waste Regulations. The applicant is encouraged to contact the Environment Agency for more information.

**97.b W/11/02180/FUL - 35 Lacock Gardens Hilperton Wiltshire BA14 7TF - Rear conservatory with balcony to roof**

There was no public participation.

Officers introduced the report which sought approval and in doing so drew the Committee's attention to the fact that no objections had been received from neighbours.

During the ensuing debate Members of the Committee recognised that this was an unusual design but that there were no objections to it on planning grounds.

**Resolved:**

**That planning permission be GRANTED.**

**For the following reasons:**

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

**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. This permission relates to the details contained within the application forms and to the plans submitted with them in August 2011.

**98 Urgent Items**

There were no Urgent Items.

(Duration of meeting: 6.00 - 6.15 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](mailto:marie.gondlach@wiltshire.gov.uk)

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