

NORTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 25 APRIL 2012 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Desna Allen (Substitute), Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Davis, Cllr Peter Doyle, Cllr Alan Hill (Vice Chairman), Cllr Peter Hutton, Cllr Simon Killane, Cllr Mark Packard, Cllr Toby Sturgis and Cllr Anthony Trotman (Chairman)

Also Present:

Cllr Dick Tonge

26. Apologies for Absence

Apologies were received from Cllr Howard Marshall.

Cllr Marshall was substituted by Cllr Desna Allen.

27. Minutes of the Previous Meeting

The minutes of the meeting held on **04 April 2012** were presented. It was,

Resolved:

To approve as a true and correct record.

28. Declarations of Interest

There were no declarations.

29. Chairman's Announcements

There were no announcements.

30. Public Participation and Councillors' Questions

The committee noted the rules on public participation.

31. **Planning Appeals**

The Chair drew the Committee's attention to application 10/04575/OUT, which will be going to Public Inquiry on 9th May 2012.

It was,

Resolved:

To note the contents of the update.

32. **Planning Applications**

32 a) 11/04112/S73A - The Barn, Sodom Lane, Dauntsey, Wiltshire, SN15 4JA

Public Participation

Mr Stephen Eggleton spoke in objection to the application.

Mrs Helen Eggleton spoke in objection to the application.

Mr Simon Chambers, agent, spoke in support of the application.

The Planning Officer introduced the report, which recommended permission be granted, and noted the item had been deferred from the meeting on 22 February to seek the views of Highways and to establish the lawful usage of the site and the resulting implications. It was clarified that the proposed extension has already been constructed and is in use.

Members of the Committee then had the opportunity to ask technical questions of the officers. Questions were raised as to the nature of the work within the facility and the extension specifically, the past history of the site prior to office and light industrial use, and the purpose of and extent of use of the proposed generator. It was explained that conditions had been proposed to limit the hours of use of any forklift on site, the request for an acoustic report to assess the noise impact of the generator, and the distance to the nearest properties, which was deemed sufficient.

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

Cllr Toby Sturgis, as Local Member, then spoke in objection to the application.

A debate followed, during which the impact of previous applications on site on the current proposal was raised. It was,

Resolved:

To REFUSE the application for the following reason:

The proposed development, by virtue of its design and extensive size and scale amounts to more than limited expansion or limited new building, to the detriment of its rural setting. The proposal therefore fails to accord with Policy BD5 of the adopted North Wiltshire Local Plan 2011.

32 b) **11/03489/FUL - Ridgefield Farm, Green Road, The Ridge, Corsham, SN13 9PW**

Public Participation

Mr Richard Cosker, agent, spoke in support of the application.

The Planning Officer presented a report which recommended refusal. In an update to the report, the Planning Officer revealed the Parish Council wished the application refused, and that the Council's Principal Ecologist raised no objections. He clarified that the key issues were the principle of new builds in rural locations, and the nature and design of any proposed build.

Members of the Committee then had the opportunity to ask technical questions of the officers. The definition of Serviced Accommodation was raised.

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

A debate followed, during which the likelihood of further rural builds was discussed, as well as the appropriate level of diversification of rural land supported by Council policies.

It was,

Resolved:

That Planning Permission be REFUSED for the following reasons:

The proposed development would be located in a rural area remote from public transport, local services and employment opportunities and would constitute unsustainable development contrary to the aims of policies RLT9 and RLT10 of the Wiltshire and Swindon Structure Plan 2016 and policy C3 of the North Wiltshire Local Plan 2011.

The proposed development by reason of its scale, character and size would be an incongruous feature in this rural area and would not conserve or enhance the rural character of the area contrary to policies C3 and NE15 of the North Wiltshire Local Plan 2011 and policies RLT9 and RLT10 of the Wiltshire and Swindon Structure Plan 2016.

33. **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 - 6.55 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic Services,
direct line (01225) 718504, e-mail kieran.elliott@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115