

WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 3 OCTOBER 2012 IN THE COUNCIL CHAMBER - CIVIC CENTRE, SAINT STEPHEN'S PLACE, TROWBRIDGE, WILTSHIRE.

Present:

Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis (Substitute), Cllr Peter Fuller (Chairman), Cllr Mark Griffiths, Cllr John Knight, Cllr Christopher Newbury, Cllr Stephen Petty, Cllr Pip Ridout and Cllr Roy While (Vice Chairman)

Also Present:

Cllr Francis Morland

78 Apologies for Absence

Apologies for absence were received from Councillors Jonathan Seed and Rod Eaton.

Councillor Andrew Davis replaced Councillor Jonathan Seed for this meeting only.

79 Minutes of the Previous Meeting

The minutes of the meeting held on 22 August 2012 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 22 August 2012, subject to the deletion of a comma between the name Gary and Llewellyn on page 2 minute 76.

80 Chairman's Announcements

There were no Chairman's Announcements.

The Chairman gave details of the exits to be used in the event of an emergency.

81 Declarations of Interest

W/11/03231/FUL – 78A Whaddon, Hilperton

Cllr John Knight declared that, as a Member of Trowbridge Town Council he had previously considered the application, but gave his assurance that he would consider the application with an open mind and in his capacity as a Wiltshire Councillor.

Cllr Peter Fuller declared that, as a Member of Trowbridge Town Council he had previously considered the application, but gave his assurance that he would consider the application with an open mind and in his capacity as a Wiltshire Councillor.

Cllr Ernie Clark explained that he had been advised outside of this meeting, by the Wiltshire Council Head of Governance that neither legislation nor the Wiltshire Council Code of Conduct required him to declare any interests other than those which were a disclosable pecuniary interest.

82 Public Participation and Councillors' Questions

No questions had been received from councillors or members of the public.

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

83 Planning Applications

The Committee considered the following applications:

84 W/11/03231/FUL - 78A Whaddon, Hilperton, Wiltshire

Public Participation:

Sally Evans spoke in objection to the application
Tony Pieri spoke in objection to the application
Pam Fisher spoke in objection to the application
Liz Tucker, the applicant's daughter, spoke in support of the application
Ben Pearce, applicant agent, spoke in support of the application

The Area Team Leader presented a report which recommended planning permission be granted subject to planning conditions.

He explained that the application was a retrospective application seeking to regularise the existing change of use which has occurred to 2 former agricultural buildings. Building A was a former poultry house that had been subdivided into 11 units and was occupied by 7x domestic storage users, 3x commercial storage users and 1x B2 private auto servicing user. Building B was one unit being used for commercial storage by Northern Lights Fireworks Company.

The proposals have been submitted with a supporting statement and during the course of the application this had been supplemented by another supporting statement, a hard and soft landscaping plan, letters of support, an updated occupants list, and an additional highway improvement plan.

The Committee then had the opportunity to ask technical questions of officers. In response to queries it was confirmed that the unit used for private auto servicing was solely for the user of that unit and that there was no commercial work carried out; there was also some concern that conditions 2, 3 and 8 needed some further work.

Members of the public then had the opportunity to address the Committee with their views, as detailed above. The Local Member, Cllr Ernie Clark, then spoke in objection to the application. He was concerned that not all members had had an opportunity to visit the site and suggested that this was necessary before a decision could be made.

Resolved:

That the application be deferred to allow for a site visit of the application site, which would take place prior to the next meeting on 24 October 2012.

Note:

1. Councillor Ernie Clark moved a site visit and Councillor Mark Griffiths seconded the move
2. The Committee voted 8 in favour of the decision made, 0 against the decision made and 2 abstentions.

85 W/12/01305/FUL - 8 Castle Place Shopping Centre Trowbridge Wiltshire

Public Participation:

Sarah Cardy – Representing Wiltshire Money, Spoke in objection to the application

Jason Wessell – Representing the applicant, spoke in support to the application

The Area Team Leader presented a report which recommended planning permission be granted subject to planning conditions.

He explained that this was an application seeking to change the use of No. 8 Castle Place Shopping Centre from an A1 shop into an A2 financial and professional services unit. The unit would be occupied by Cheque Centres Ltd, a 'pay day' lender.

The Committee then had the opportunity to ask technical questions of officers.

Members of the public then had the opportunity to address the Committee with their views, as detailed above. The Local Member, Cllr John Knight, then spoke in objection to the application.

A discussion followed, where the makeup of the retail quarter in Trowbridge was discussed and in particular policy SP4 of the West Wiltshire District Plan which stated that "changes of use from A1 to A2 and A3 uses at ground floor level will only be permitted having regard to the existing mix of uses, where they do not prejudice the shopping function of the primary retail frontages or individually or cumulatively harm the vitality of the town centre." Members felt that on balance it was preferable to have a unit in use rather than vacant.

Resolved:

That 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(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. No changes shall be made to the existing shop front and a shop window display shall be maintained at all times.

REASON: To prevent the introduction of dead frontage that would harm the vitality and viability of the Town Centre.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policy SP4.

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

Supporting Statement received on 11 July 2012
Site Location Plan received on 11 July 2012
Block Plan 1:500 received on 11 July 2012

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.

Note:

1. Councillor Andrew Davis moved to grant the application and Councillor Trevor Carbin seconded the move
2. The Committee voted 7 in favour of the decision made, 1 against the decision made and 2 abstentions
3. Councillor John Knight asked for his vote against the decision to be recorded

86 **W/12/01329/FUL - 29 Upton Scudamore Upton Scudamore Warminster Wiltshire**

Public Participation:

Michael Turner, the applicant spoke in support of the application

The Area Team Leader presented a report which recommended planning permission be granted subject to planning conditions.

He explained that the application involved building a first floor extension over an existing extension. The first floor extension was proposed to have a hipped roof set down below the existing ridgeline by approximately 0.3m. The walls of the proposed extension would be rendered blockwork and the roof was proposed to be constructed of plain concrete tiles.

The Committee then had the opportunity to ask technical questions of officers.

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

Resolved:

That 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.

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 submitted details no development shall commence on site until details and samples of the materials to be used for the external walls and roofs (including the proposed render) have been submitted to and approved in writing by the Local Planning Authority. 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. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

DRWG. 3 Rev.B received on 14.09.2012

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.

Informative(s):

1. The applicant is advised to ensure that the development is carried out entirely within the site and does not encroach onto neighbouring land.

Note:

1. Councillor Mark Griffiths moved to grant the application and Councillor Trevor Carbin seconded the move
2. The Committee voted 9 in favour of the decision made, 0 against the decision made

87 **Urgent Items**

There were no Urgent Items.

(Duration of meeting: 6.00 - 7.50 pm)

The Officer who has produced these minutes is Stuart Figini, of Democratic Services, direct line 01225 718376, e-mail stuart.figini@wiltshire.gov.uk

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