

EASTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 22 NOVEMBER 2012 IN THE WESSEX ROOM CORN EXCHANGE DEVIZES SN10 1HS.

Present:

Cllr Liz Bryant (Substitute), Cllr Trevor Carbin, Cllr Nigel Carter (Substitute), Cllr Peggy Dow (Substitute), Cllr Charles Howard (Chairman), Cllr Jerry Kunkler, Cllr Jemima Milton, Cllr Jonathon Seed (Substitute) and Cllr Christopher Williams

69. Membership

The Committee noted the changes to the membership of the Committee, as follows:

Full Members Removed: Cllr Chris Humphries (Con)
Cllr Peggy Dow (Lib Dem)

Substitutes Removed: Cllr Francis Morland (Ind)
Cllr Jerry Kunkler (Con)

Full Members Added: Cllr Trevor Carbin (Lib Dem)
Cllr Jerry Kunkler (Con)

Substituted Added: Cllr Peggy Dow (Ind)
Cllr Stuart Wheeler (Con)

70. Apologies for Absence

Apologies for absence were received from Cllr Laura Mayes, Cllr Richard Gamble, Cllr Nick Fogg and Cllr Jane Burton.

Cllr Mayes was substituted by Cllr Jonathon Seed.

Cllr Gamble was substituted by Cllr Liz Bryant.

Cllr Fogg was substituted by Cllr Peggy Dow.

Cllr Burton was substituted by Cllr Nigel Carter.

71. **Minutes of the Previous Meeting**

The minutes of the meeting held on **01 November 2012** were presented. It was,

Resolved:

That subject to the correction to the numbering of Conditions for Minute 67a, to remove the inclusion of Two Condition Fives, to APPROVE as a true and correct record and sign the minutes.

72. **Declarations of Interest**

There were no declarations.

73. **Chairman's Announcements**

There were no specific announcements.

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

The Committee noted the rules on public participation.

There were no questions submitted.

75. **Planning Applications**

75.a E/2012/0943/FUL: Land to the rear of 1-6 London Road, Marlborough, SN8 1PH

Public Participation

Mr Christopher Loveday spoke in objection to the application.

Mr Marc Willis, agent, spoke in support of the application.

Mr Peter Riddle spoke in support of the application.

The Area Development Manager presented a report which recommended the application be approved. The level of recent development in the area was noted, and it was stated that Highways officers considered one parking place per dwelling was acceptable given the near town centre location. It was highlighted that the principle of two dwellings on the site had been accepted with previously granted permissions, and that the key issue was the impact on the character and amenity of the area.

The Committee then had the opportunity to ask technical questions of the officer. Details were sought regarding the previous residential planning

permission on the site, and also regarding the rear pedestrian access for houses along the London road, next to the proposed dwellings.

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

The Local Member, Cllr Peggy Dow, then spoke in objection to the application.

A debate followed, during which the appropriate level of parking for the site was raised, along with whether the application constituted an overdevelopment of the site. The quality of the design in respect of the wider area was also discussed.

At the conclusion of debate, it was,

Resolved:

That the application be GRANTED subject to the conditions set out below and for the following reason:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1 and HC1.

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 of the proposed ground floor slab levels of the 3 dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON:

In the interests of visual amenity and to safeguard the character and appearance of the area which is designated as a conservation area and the setting of adjacent listed buildings.

3. Notwithstanding the submitted details, no development shall commence on site until details and samples of the materials to be used for the external walls (including the string course and boundary walls) and roofs have been submitted to and approved in writing by the Local Planning Authority. The roof material shall comprise either natural slate or a plain clay tile. Development shall be carried out in accordance with the approved details.

REASON:

To safeguard the character and appearance of the area which is designated as a conservation area and the setting of adjacent listed buildings.

4. The brickwork on the houses and walls hereby permitted shall be constructed using English bond unless otherwise agreed in writing by the local planning authority.

REASON:

To safeguard the character and appearance of the area which is designated as a conservation area and the setting of adjacent listed buildings.

5. Notwithstanding the submitted details, no development shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details of all windows, including the fan window above the front doors), doors and rainwater goods 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:

To safeguard the character and appearance of the area which is designated as a conservation area and the setting of adjacent listed buildings.

6. No development shall commence on site until a scheme of soft and hard landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) hard surfacing materials, and
- (e) Details of all boundary walls within the site. This shall make provision for a front boundary to plot 3.

Development shall be carried out in accordance with these approved details unless otherwise submitted to and agreed in writing by the local planning authority.

REASON:

To ensure a satisfactory hard and soft landscaped setting for the development.

7. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in

accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON:

To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

8. No development shall commence within the application site until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON:

To enable the recording of any matters of archaeological interest.

9. 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 those Orders with or without modification), no development within Part 1, Classes A-E and G-H, and Part 2, Class A shall take place at the dwellinghouses hereby permitted or within their curtilage.

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 enlargements.

10. The rear-facing windows at first floor level of plot 1 and plot 2 shown on the approved plans shall be glazed with obscured glass and permanently fixed shut and shall be maintained as such thereafter.

REASON:

In the interests of the privacy of neighbouring properties.

11. No part of the development hereby permitted shall be first occupied until the three parking 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.

12. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement

action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

**Drawing no:11999/5, Received on the 2nd October 2012, and
Drawing no:11999/6, Received on the 2nd October 2012.**

76. **Urgent items**

There were no urgent items.

(Duration of meeting: 6.00 - 6.30 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic Services,
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