

WESTERN AREA PLANNING COMMITTEE

MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 2 JUNE 2010 AT COUNCIL CHAMBER, WILTSHIRE COUNCIL OFFICES, BRADLEY ROAD, TROWBRIDGE.

Present:

Cllr Rosemary Brown (Reserve), Cllr Ernie Clark, 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)

Also Present:

Cllr Trevor Carbin

132 Apologies for Absence

Apologies from absence were received from Councillor Graham Payne, Councillor Mark Griffiths and Councillor Malcolm Hewson (substituted by Councillor Rosemary Brown).

133 Minutes of the Previous Meeting

The minutes of the meeting held on 12 May 2010 were confirmed as a correct record and signed by the Chairman.

134 Declarations of Interest

W/10/00527/REM – Councillor Ernie Clark declared a personal interest as he had attended the meeting of Hilperton Parish Council when the application was discussed but he had abstained from voting. Councillor Clark gave his assurance that he would consider the application on its own merit, with an open mind and base his decision on the information now presented to him.

W/10/00527/REM – During the debate on this application Councillor John Knight declared a personal interest as his grandson attends the Mead Primary School. Councillor Knight gave his assurance that he would consider the application on its own merit and with an open mind.

135 Chairman's Announcements

There were no Chairman's Announcements.

136 **Public Participation**

No members of the public had registered to speak, apart from Councillor Trevor Carbin on behalf of Hilperton Parish Council therefore the Chairman did not need to explain the rules of Public Participation.

137 **Planning Applications**

The Committee considered the following application:

138 **W/10/00527/REM - Application for reserved matters relating to 25 dwellings, garages, roads and associated engineering works - Land Off Hackett Place Hilperton Wiltshire**

Councillor Jonathon Seed arrived at this point.

The Officer introduced the report and reminded members of the Committee that, as the principle of development had been established under outline permission obtained via a successful planning appeal, the main issues to be considered were only the reserved matters (as detailed on the agenda).

Public Participation:

1. Councillor Trevor Carbin spoke on behalf of Hilperton Parish Council in objection to the application.

The Committee discussed various issues including environmental considerations, parking, access and the benefits of a site visit.

The Committee sought clarification from the officers as whether the Mead Primary School had made an objection to the application. The Officer informed the Committee that they had not received any objection from the Mead Primary School.

As the Committee did not agree a site visit would be beneficial, members of the committee further debated the issue of parking and access.

During the course of the debate Councillor Ernie Clark moved a motion that the Application be refused against officer recommendation, for the following reason: in the interest of road safety as on-street parking would be encouraged by the design and layout of the application to the detriment of both the Highway safety and other road users contrary to Policy C32 of the adopted Local Plan. On being put to the vote the motion was LOST and Councillor Ernie Clark requested that his vote in favour of the motion be recorded.

The Committee then sought clarification from the officers on the possibility of adding a condition regarding parking and the use of the garages.

Resolved:

That planning permission be GRANTED

For the following reason(s):

The details submitted to satisfy the reserved matters of planning permission reference 01/01971/OUT are satisfactory and the development would result in no harm to any material planning interests.

Subject to the following condition(s):

1. The development hereby permitted shall not be occupied until the first five metres of each individual property driveway, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The driveways shall be maintained as such thereafter.

REASONS: In the interests of highway safety.

West Wiltshire District Plan 1st alteration (2004) POLICY H1.

2. The garages hereby approved shall be either used for the parking of cars or available for use for the parking of cars at all times.

REASON: In the interests of safety and convenience of the users of the highway.

POLICY: Planning Policy Guidance Note: 13.

Informative(s):

1. The developer is reminded that it is their responsibility to ensure compliance with all conditions connected with the planning approvals/permissions in connection with the development. This includes the conditions attached to the outline planning permission reference 01/01971/OUT as detailed in the Planning Inspector's decision dated 9 January 2008.
2. You are advised that no works should commence on site until the precautionary measures listed in sections 4.6 – 4.9 of EDP's Protected Species Report dated January 2010 have been undertaken and that no trees or scrub should be removed outside the bird nesting season 1st March – 31st August inclusive.

139 **Planning Appeals Update Report**

The Committee considered the report detailing appeals' decisions and pending appeals.

Resolved:

To note the report.

140 **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00 - 6.45 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

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