

NORTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 19 JUNE 2013 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Desna Allen (Substitute), Cllr Christine Crisp, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Peter Hutton (Vice-Chair), Cllr Howard Marshall, Cllr Mark Packard, Cllr Sheila Parker, Cllr Toby Sturgis, Cllr Anthony Trotman (Chairman) and Cllr Philip Whalley

Also Present:

Cllr Howard Greenman

61 **Apologies**

Apologies were received from Councillor Bill Roberts and Councillor Dick Tonge.

Councillor Bill Roberts was substituted by Councillor Desna Allen.

62 **Minutes of the Previous Meeting**

The minutes of the meeting held on 19 June 2013 were presented.

Resolved:

To approve as a true and correct record, with the amendment that Councillor John Gundry, Malmesbury Town Council, spoke in SUPPORT of application N/12/00165/FUL – land to rear of Avon Mills, and sign the minutes.

63 **Declarations of Interest**

There were no declarations of interest.

64 **Chairman's Announcements**

There were no Chairman's announcements.

65 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

66 **Planning Appeals**

The Committee noted the contents of the appeals update.

67 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes, in respect of applications 7a and 7b as listed in the agenda pack.

Late List of Observations

68 **N/13/00795/FUL and N/13/00870/LBC- 8 Monks Lane, Neston, Corsham, SN13 9PH**

Public Participation

Mr Mark Lewis spoke in support of the application.

The planning officer explained that this application had returned to the committee after the previous meeting because the materials proposed for a glazed link were different to those reported. The application sought replacement of a garage and outbuildings and construction of a glazed link in timber to stand on a stone plinth between the dwelling and an outbuilding. The rest of the application remained the same as before.

The committee then had the opportunity to ask technical questions of the officer. There were no questions raised.

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

The local councillor, Councillor Dick Tonge, had presented his apologies, after speaking at the previous meeting.

A short discussion took place regarding ensuring the development remained as a garage and controlling the use of materials.

Resolved:

For Application N/13/00795/FUL

That planning permission be APPROVED for the following reason:

The proposed development, by reason of its siting, scale, massing, design and materials, will conserve the character or appearance of the listed building and its setting and therefore accords with Policies C3, HE4 and H8 of the adopted North Wiltshire Local Plan 2011 and Sections 7 and 12 of the National Planning Policy Framework.

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. 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 that Order with or without modification), the extension hereby permitted shall not be converted to habitable accommodation.

REASON: In the interests of highway safety and the character and appearance of the listed building.

3. The development hereby permitted shall be carried out in accordance with the following approved plans with approval by the planning officer of materials to be used prior to commencement of development:

2079/2 - Plans & Elevations Proposed

Received 21 March 2013

REASON: For the avoidance of doubt and in the interests of proper planning.

For Application N/13/00870/LBC

That planning permission be APPROVED for the following reason:

The proposed works, by reason of their siting, scale, massing, design and materials, will not harm the listed building or its setting and therefore accord with the provisions of The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No works shall commence on site until details of any finish to external timber, including any paint or stain to be used on the external walls and window joinery have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the extension being first brought into use.

REASON: In the interests of visual amenity and the character and appearance of the listed building and its setting.

3. The works hereby permitted shall be carried out in accordance with the following approved plans:

2079/2 - Plans & Elevations Proposed

Received 21 March 2013

REASON: For the avoidance of doubt and in the interests of proper planning.

Public Participation

Mr Michael Sideras spoke in objection to the application.

Mr Wynne-Davis spoke in objection to the application.

Mr Bruce Groves spoke in objection to the application.

Mr John Gregory spoke in support of the application.

Miss Sophia Thorpe spoke in support of the application.

Councillor Cathy Smedley spoke in objection to the application.

The planning officer presented a report which recommended that planning permission be granted, subject to conditions and completion of a Section 106 Agreement, and conservation area consent, subject to conditions for proposed redevelopment of redundant farm buildings and paddock to provide residential development comprising 21 houses with associated gardens, parking, pumping station, drainage and landscaping.

The committee then had the opportunity to ask technical questions of the officer. Questions raised included the following:

- The capacity of the balancing ponds and the proximity of the development to the brook in light of flooding issues – officers were content that in all but the most severe of flooding events, the various attenuation measures put forward would be adequate.
- The provision for rubbish bins on the access road – the intention was to adopt the whole of the access road and the highways officer was content with the refuse collection arrangements.
- The use of horizontal timber on the buildings – the urban designer was content with the mixed frontage and this design referenced a nearby property.
- The capacity of the local primary school – education officers would calculate the requirements of the development as part of the Section 106 Agreement.

The local councillor, Councillor Howard Greenman, then spoke in objection to the application. Although he felt the site could benefit from improvement, he voiced concerns over the capacity of the primary school, the visual impact of the development and flooding issues and damage to nearby properties in the recent floods of 2012.

Further discussion then took place regarding flooding issues, the maintenance of the brook and the design of the M4 discharge. The senior planning officer confirmed the development would not make an existing situation worse.

Resolved:

For Applications N/13/00011/FUL and N/13/00012/CAC

That planning permission be DEFERRED for the committee to be provided with further information regarding the consideration of the capacity of the brook and impact of motorway drainage on flood risk.

70 **Urgent Items**

There were no urgent items.

(Duration of meeting:1 hour 30 minutes)

The Officer who has produced these minutes is Alexa Smith, of Democratic Services,
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