

EASTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 5 DECEMBER 2013 IN THE WESSEX ROOM - THE CORN EXCHANGE, MARKET PLACE, DEVIZES, SN10 1HS.

Present:

Cllr Mark Connolly (Vice-Chair), Cllr Stewart Dobson, Cllr Peter Evans, Cllr Richard Gamble, Cllr Charles Howard (Chairman), Cllr Jerry Kunkler and Cllr Paul Oatway

Also Present:

Cllr Jemima Milton

94. Apologies for Absence

Apologies for the meeting were received from Cllr Nick Fogg.

95. Minutes of the Previous Meeting

The Minutes of the previous meeting held 24 October 2013 were presented. It was;

Resolved:

To approve and sign the minutes of the meeting held 24 October 2013, as a true and accurate record.

96. Declarations of Interest

There were no declarations of interest.

97. Chairman's Announcements

The Chairman outlined the procedures for the meeting. There were no further announcements.

98. Public Participation and Councillors' Questions

The Chairman outlined the procedure for public participation. No questions had been submitted from the public or Councillors.

99. Planning Applications

100. 13/04007/FUL - Unit 4 The Old Dairy, Lower Fyfield

Public Participation

Mr Dennis Seeley spoke in objection to the application.

Mr Wayne Crabbe spoke in support of the application.

Mr D. Woolley, Fyfield and West Overton Parish Council, spoke in objection to the application.

Local member Cllr Jemima Milton spoke in objection to the application.

The Development Control Team Leader outlined the report which recommended the application be granted planning permission. No late items had been submitted. The Development Control Team Leader outlined the details of the site, noting that the site was currently allocated for B1 – Business, and B8 - Storage and Distribution uses.

The key planning policy considerations were noted as being: Kennet Local Plan 2011: PD1 – General development principles and ED12 – Protecting employment and tourism within villages. The Wiltshire Core Strategy Pre-Submission Document contains emerging planning policy and will eventually replace the Kennet Local Plan. It is not expected to be adopted until 2014 and therefore would not carry full weight. Members did, however, consider that some weight should be attached to its policies and in particular Core Policy 35 which would afford no protection to the employment use. The National Planning Policy Framework also has some relevance.

The Committee were then invited to ask technical questions of the application. It was confirmed that the conditions attached to the site under its previous planning permission (K/51093/F), were broadly similar to those included on the current application.

Members of the public (above) were then invited to speak on the application.

Local Member Cllr Jemima Milton spoke in objection to the application stating the impact on local residents' amenity, and stated the highways objection as a consideration for the Committee. Cllr Milton also drew attention to the current operating hours and requested that the Committee consider conditions to restrict the usage of the site.

Members then entered into debate on the application, of which the main concerns were the traffic increase, and usage of the site outside standard operating hours. Members discussed an amendment to condition 3 to further limit the opening hours of the site. The Committee encouraged a robust approach to enforcing the operating hours of the site.

Resolved:

To GRANT planning permission for the application 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. No loudspeakers, public address system, or other amplified sound equipment shall be used on the site which would be audible outside the building.

REASON: In order to protect the amenities of nearby residential properties.

3. The use hereby permitted shall only take place between the hours of 0800 and 1800 from Mondays to Saturdays (inclusive). The use shall not take place at any other time or on Bank Holidays. Deliveries shall not be taken or despatched from the site outside the above hours.

REASON: To protect the amenities of this primarily residential area.

4. No external lighting shall be installed anywhere on the site unless otherwise agreed in writing by the local planning authority. Any approved lighting shall not be used outside normal working hours except as security lights. All lighting within the building shall be turned off within 30 minutes of the end of the working day.

REASON: To prevent undue light spillage in this remote rural area.

5. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form

Design and Access Statement (stamped received on 10 September 2013)

1:1250 Location Plan

1:500 Site Plan (Drawing No. 611) (stamped received: on 1 October 2013)

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

101. **13/03941/FUL - Brow Cottage, Broad Hinton,**

Public Participation

Mr Steve Wright spoke in support of the application.

Local member Cllr Jemima Milton spoke in support of the application.

The Development Control Team Leader outlined the report which recommended the application be refused planning permission. No late items had been submitted. The Development Control Team Leader outlined the details of the application, noting in particular the proposed design and materials.

The key planning policy considerations were noted as being: Kennet Local Plan 2011: PD1 – General development principles and NR7 – Protection of the landscape. The Wiltshire Core Strategy Pre- Submission Document contains emerging planning policy and will eventually replace the Kennet Local Plan. It is not expected to be adopted until 2014 and therefore would not carry full weight, however the committee were minded to consider CP51 -Landscape and CP57 – Ensuring high quality design. The National Planning Policy Framework Section 7 – Requirement for good design, and Section 11 – Conserving and enhancing the natural environment, were also considerations for the Committee.

The key areas for consideration were therefore noted as being the design of the proposed development and the impact on the AONB and local amenity.

The Committee were then invited to ask technical questions of the application, of which there were none.

Members of the public (above) were then invited to speak on the application.

Local Member Cllr Jemima Milton spoke in support of the application, stating that the development could enhance the cottage and make a real difference to the local area.

Members then entered into debate on the application, of which the main areas for discussion were the scale and design of the proposed development, and the impact on the surrounding landscape.

Resolved:

To REFUSE planning permission for the application for the following reason:

- 1. The extension, by reason of its height, scale and design, would appear as an overly dominant and incongruous addition to the host dwelling, to the detriment of its character and appearance. Furthermore, by virtue of this fact, the proposed development would also have a materially harmful impact upon the landscape character and visual qualities of the North Wessex Downs Area of Outstanding Natural Beauty. It would therefore be contrary to saved policies PD1 and NR7 of the Kennet Local Plan 2011 and**

Core Policies 51 and 57 of the Wiltshire Core Strategy Pre-Submission Document, February 2012.

102. Urgent items

There were no urgent items.

(Duration of meeting: 6.00 - 7.00 pm)

The Officer who has produced these minutes is Samuel Bath, of Democratic Services, direct line 01225 718211, e-mail samuel.bath@wiltshire.gov.uk

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