

WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 23 JULY 2014 IN THE COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Trevor Carbin, Cllr Andrew Davis, Cllr Keith Humphries (Substitute), Cllr John Knight (Vice-Chair), Cllr Magnus Macdonald, Cllr Christopher Newbury (Chairman), Cllr Pip Ridout, Cllr Jonathon Seed and Cllr Roy While

87 Apologies for Absence

Apologies for absence were received from:

- Cllr Prickett
- Cllr Drewett
- Cllr Clark

88 Minutes of the Previous Meeting

The minutes of the meeting held on 2 July 2014 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 2 July 2014.

89 Chairman's Announcements

The Chairman gave details of the procedure to follow in the event of an emergency.

90 Declarations of Interest

There were no declarations of interest.

91 Public Participation and Councillors' Questions

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

The Chairman explained the rules of public participation and the procedure to be followed at the meeting.

92 Planning Applications

The Committee considered the following applications:

93 14/03465/FUL - 93 Victoria Road, Trowbridge

Public Participation

Madeline Archer spoke in objection to the application.

Cllr Roger Andrews, on behalf of Trowbridge Town Council, spoke in objection to the application.

The Planning Officer outlined the report which recommended the application for approval subject to conditions. The site description and an overview of the proposed development were given noting that the site was outside of the conservation area. The officer also made reference to the site visit that Members undertook.

The Planning Officer outlined the relevant planning policy. 6 letters of objection had been received which were outlined in the report. Attention was drawn to the relevant planning considerations.

Members were invited to ask technical questions about the site.

Members of the public were invited to speak on the application as listed above.

A statement was read on behalf of Cllr Oldrieve as the local Member who objected to the application, noting the main concerns as: Against policy C31a & C38 of the WWDP and that no consultation had been conducted with the neighbours.

The debate focused on how much the extension would overbear the neighbouring property, the adverse impacts of the development on the amenities of the neighbouring property and policies C31a & C38 of the WWDP and at the end of the debate it was;

Resolved

To refuse planning permission for the following reasons:

The proposal by virtue of its scale, mass, proportions and projection beyond the existing property building line would result in overdevelopment of the site and would have an imposing and unacceptable adverse visual impact and would detract from the amenities enjoyed by the neighbouring property at 91 Victoria Road contrary to policies C31a and C38 of the West Wiltshire District Plan 1st Alteration 2004.

94 **14/03780/FUL - Ashton Gifford Coach House, Ashton Gifford Lane, Station Road, Codford St Peter**

Public Participation

Gideon Amos spoke in support of the application.

The Planning Officer outlined the report which recommended the application for refusal. The site description and an overview of the proposed development were given noting that the site was situated in an Area of Outstanding Natural Beauty and outside the village policy limits and therefore in open countryside.

The Planning Officer outlined the relevant planning policy, drew attention to the objections of the Wiltshire Council Highways Officer and made reference to the relevant planning considerations.

Members were invited to ask technical questions about the site and these focused on: the Highways Officer's objection and how the site was deemed unsustainable, the planning history and the options for the property to become a bed and breakfast with increased traffic.

Members of the public were invited to speak on the application as listed above.

The Chairman as the local Member spoke in support of the application. A motion to approve the application subject to conditions was put forward. The debate focused on the issue of whether the sub-division of the property would be sustainable and that many large properties have previously been sub-divided. At the end of the debate it was unanimously;

Resolved

To approve planning permission 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. The area specified as Harness House shall not be occupied as a separate dwelling until the parking spaces and bin storage on the approved plans have been provided. The parking spaces and bin storage shall be maintained for those purposes at all times thereafter.**

REASON: In the interests of highway safety.

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

AGCH/01 Revision A received on 11 April 2014

AGCH/02 received on 28 March 2014

AGCH/03 Revision A received on 11 April 2014

AGCH/04 received on 28 March 2014

AGCH/05 received on 28 March 2014

AGCH/06 received on 28 March 2014

AGCH/07 received on 28 March 2014

AGCH/08 received on 28 March 2014

AGCH/09 received on 28 March 2014

AGCH/10 received on 28 March 2014

AGCH/11 received on 28 March 2014

AGCH/12 received on 28 March 2014

AGCH/13 received on 28 March 2014

AGCH/14 received on 28 March 2014

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

95 **Urgent Items**

There were no Urgent Items.

(Duration of meeting: 3.00 - 4.00 pm)

The Officer who has produced these minutes is Jessica Croman, of Democratic Services, direct line 01225 718262, e-mail jessica.croman@wiltshire.gov.uk

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