

WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 3 SEPTEMBER 2014 IN THE COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Trevor Carbin, Cllr Terry Chivers (Substitute), Cllr Ernie Clark, Cllr Andrew Davis, Cllr Gordon King (Substitute), Cllr John Knight (Vice-Chair), Cllr Christopher Newbury (Chairman), Cllr Pip Ridout, Cllr Jonathon Seed and Cllr Roy While

96 **Apologies for Absence**

Apologies for absence were received from Councillors Dennis Drewett, Magnus Macdonald and Horace Prickett.

Councillor Drewett was substituted by Councillor Terry Chivers.

Councillor Macdonald was substituted by Councillor Gordon King.

97 **Minutes of the Previous Meeting**

The minutes of the meeting held on 23 July 2014 were presented for consideration and it was,

Resolved:

To approve as a correct record and sign the minutes.

98 **Chairman's Announcements**

There were no Chairman's Announcements.

99 **Declarations of Interest**

Cllr Knight declared a non pecuniary interest on items 6C (14/05282/FUL) & 6D (14/05299/LBC) 9 Wicker Hill, Trowbridge. Cllr Knight was a member of Trowbridge Town Council who had previously discussed the applications.

Cllr Seed declared a non pecuniary interest on item 6A (14/05253/FUL) Land West of Granbrook Farm, Little Chalfield. Cllr Seed knew members of the public who were in objection and in support of the application.

100 **Public Participation and Councillors' Questions**

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

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

101 **Planning Applications**

The Committee considered the following applications:

102 **14/05253/FUL: Land West of Ganbrook Farm, Little Chalfield, Wiltshire**

Public Participation

Phillip Addis spoke in objection to the application.

Sarah Morley spoke in objection to the application.

Tony Cooper spoke in objection to the application.

Robert Floyd spoke in support of the application.

Peter McLaren spoke in support of the application.

Anthony Fuller spoke in support of the application.

John Kirkman spoke as a consultee on behalf of CPRE in objection to the application.

Mitch Robert, on behalf of Atworth parish 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 also given.

The Planning Officer outlined the relevant planning policy, consultation and relevant planning considerations.

Members were invited to ask technical questions about the site which focused on the number of CCTV cameras to be installed, the height of the cameras, difficulties enforcing vehicle restrictions, the planned hedging to mitigate views of the solar farm and access routes to the development.

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

Cllr Chivers as the local Member spoke in objection to the application. The main issues were noted as: high level of objection in the community, highways issues, property devalued and cumulative effect. The debate focused on the highways and access issues. A motion was put forward to refuse the application, this was amended to defer the application for a site visit. At the end of the debate it was;

Resolved

To defer for a site visit.

103 14/01962/VAR: Land West of Norrington Lane, Broughton Gifford, Norrington Common, SN12 8LR

Public Participation

Martin Freeman spoke in objection to the application.

Will Monk spoke in objection to the application.

Dan Gerber spoke in objection to the application.

Susanna Miller (Applicant) spoke in support of the application.

Jodie Hoare (Agent) spoke in support of 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 also given.

The Planning Officer outlined the relevant planning policy, consultation and relevant planning considerations.

Members were invited to ask technical questions about the site which focused on the developments on the site without permission, why a stop notice hadn't been issued and breaches of the planning controls.

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

Cllr Chivers as the local Member spoke in objection to the application focusing on the lack of communication, developments without consent and that a stop notice had not been issued. The debate focused on the conditions which had been broken, the visual impact of the development, the adverse affects the development would have on Gifford Hall. The Committee were advised by the Planning Officers that discussions had taken place with the applicant and the applicant had agreed to replace the unauthorised fencing with the original

fencing as per the original conditions, the planning officer also advised the committee that the current fencing erected stood at 1.8 metres in height and that the applicant had previously been given permission for fencing to be erected at approximately 2.2 metres in height. At the end of the debate it was;

Resolved

To refuse planning permission for the following reasons:

- 1. The metal security perimeter fencing and the proposed 72 CCTV cameras based on poles would have an unacceptable adverse visual impact on the countryside and landscape contrary to policies C1 and C34 of the West Wiltshire District Plan (1st alteration) and with policy CP51 of the emerging Core Strategy (April 2014 tracked changes version) and with the Governments Planning Practice Guidance that recognises the impact security measures on solar farms could have on the landscape.**
- 2. The metal security perimeter fencing and the proposed 72 CCTV cameras based on poles would be detrimental to the heritage assets and setting of the Grade II* listed building known as Gifford Hall contrary to the National Planning Policy Framework and policy 58 of the emerging Core Strategy (April 2014 tracked changes version) and the Governments Planning Practice Guidance.**

104 **14/05282/FUL: 9 Wicker Hill, Trowbridge, Wiltshire, BA14 8JU**

Public Participation

Sarah Collins spoke in objection to the application.

Peter Andrews spoke in support of 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 also given.

The Planning Officer outlined the relevant planning policy, consultation and 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.

The planning officer advised Members that the relationship between the building walls was not a planning consideration, the regulation officer had not objected to the application and that issues around the amenities should be discussed outside of the meeting.

The debate focused on access, the neighbours amenities and the revised plans which addressed access. At the end of the debate it was;

Resolved

To approve planning permission with the following conditions:

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON:

In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans:

Location Plan 702:10 received on 27 May 2014

Plan 702:P:10 A received on 29 July 2014

Plan 702:S:10 received on 27 May 2014

Plan 702:P:11 A received on 29 July 2014

Plan 702:S:11 received on 27 May 2014

Plan 702:P:12 A received 29 July 2014

Plan 702:S:12 received on 27 May 2014

Plan 702:P:13 received on 27 May 2014

Plan 702:S:13 received on 27 May 2014

Plan 702:P:14 received on 27 May 2014

Plan 702:P:15 received on 27 May 2014

Plan 702:P:16 received on 27 May 2014

Plan 702:P:17 received 29 July 2014

REASON:

To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

105 14/05299/LBC: 9 Wicker Hill, Trowbridge, Wiltshire, BA14 8JU

This application was discussed alongside item 6C.

It was;

Resolved

To approve consent 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. The additional fenestration shall match that approved under application reference 06/02834/LBC and be in accordance with the hereby approved drawing 702:P:14

REASON:

In the interests of the appearance of the Listed Building.

3. The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans:

**Location Plan 702:10 received on 27 May 2014
Plan 702:P:10 A received on 29 July 2014
Plan 702:S:10 received on 27 May 2014
Plan 702:P:11 A received on 29 July 2014
Plan 702:S:11 received on 27 May 2014
Plan 702:P:12 A received 29 July 2014
Plan 702:S:12 received on 27 May 2014
Plan 702:P:13 received on 27 May 2014
Plan 702:S:13 received on 27 May 2014
Plan 702:P:14 received on 27 May 2014
Plan 702:P:15 received on 27 May 2014
Plan 702:P:16 received on 27 May 2014
Plan 702:P:17 received 29 July 2014**

REASON:

To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

106 Urgent Items

There were no Urgent Items.

(Duration of meeting: 3.00 - 6.00 pm)

The Officer who has produced these minutes is Jessica Croman, of Democratic Services, direct line 01225 713935, e-mail Jessica.croman@wiltshire.gov.uk

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