

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 13 MAY 2015 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Mark Packard, Cllr Sheila Parker, Cllr Toby Sturgis, Cllr Philip Whalley (Substitute) and Cllr Chuck Berry.

39 **Changes to the membership**

Following the Full Council meeting on Tuesday 12 May 2015, a number of changes were made to the Northern Area Planning Committee membership with immediate effect:

Cllr Whalley was now a substitute member.
Cllr Berry and Cllr Greenman were now full members of the Committee
Cllr Melody Thompson was now a substitute member.

40 **Apologies**

Apologies for absence were received from Cllr Tony Trotman and Cllr Howard Greenman. Cllr Greenman was substituted by Cllr Whalley.

41 **Minutes of the Previous Meeting**

Resolved:

To confirm as a true and correct record the minutes of the meeting held on 1 April 2015.

42 **Declarations of Interest**

There were no declarations of interest.

43 **Chairman's Announcements**

The Chairman welcomed Fiona Rae as the new Democratic Services Officer supporting the Committee and thanked Libby Beale for her services to the Committee.

44 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

45 **Planning Applications**

45a 14/8912/OUT -Vale of The White Horse, Minety

Jamie Denman, Brian Peckham, and Martin Snook spoke in support of the application.

Cllr Charles Cook, Chairman of Minety Parish Council, spoke in support of the application.

The Planning Officer introduced the report which recommended that planning permission be refused for the reasons set out in the report. The application was for the construction of 8 dwellings and related to an application for consideration under item 7b of the agenda. Attention was drawn to the late observations which highlighted comments on drainage implications and the level of public support for the development. It was explained that the argument that the development would support the retention of the public house and provide affordable housing could not be given significant weight as there was no legal agreement linking the finance from the development to the retention of the public house and the housing constructed would be market housing. The Planning Officer explained the suggested reasons for refusal, highlighting conflict with the policies of the adopted Wiltshire Core strategy; that the scale of the development was not appropriate in the location, there were poor levels of amenity space and the design was out of character for the locality.

There were no technical questions.

Members of the public then addressed the Committee as detailed above.

The Planning Officer responded to comments from the public to confirm that whilst the application was an outline planning application consent was sought for details of access, scale, layout and appearance and only landscaping was a reserved matter.

The local member, Cllr Berry spoke in support of the application, underlining the strong local support for the development.

In the debate that followed, members commented that there was no legal agreement in place to ensure the application would be an enabling development therefore this was not a material consideration. Members sympathised with the owner of the public house but could not support this development as it contravened the Wiltshire Core Strategy. The Committee sought advice from officers on whether the development of an enabling agreement and selection of building materials could be delegated to officers. Officers advised that materials could be controlled by condition but the application sought approval for the scale, layout and appearance of the development now and these could not be conditioned as reserved matters for future approval. Potentially preparation of a legal agreement to tie the residential development to the enhancement of the Public house could be delegated to officers but extensive additional information submissions were required in that respect and the applicant had already been advised of the requirement in advance of revisions to the application and had not addressed the matter comprehensively to date. The Committee expressed support for the principle of development on the site subject to linking this to enhancements to the public house to secure its retention and encouraged the applicant to submit a revised scheme. It was confirmed that the applicant could withdraw the application before a decision notice was issued.

Resolved:

To REFUSE planning permission for the following reasons:

- 1. The proposal is for 8 No new dwellings in the open countryside with no material considerations or special justification which outweigh the overwhelming policy objection. The development does not represent 'limited infill' and is thus contrary to saved policy H4 of the North Wiltshire Local Plan 2011, Core Policies 1, 2 and 13 of the Wiltshire Core Strategy and Paragraph 55 of the National Planning Policy Framework.**
- 2. The application is not considered to be of a high quality design and the private amenity space is wholly insufficient for proposed houses and results in an inadequate level of residential amenity for future occupants of the proposed dwellings. The proposed development is wholly out of character with the form, scale, bulk, mass and detail of existing dwellings in the locality resulting in harm to the character and appearance of the locality. Parking provision, immediately adjacent to the semi detached and detached dwellings is considered to give rise to an unacceptable impact on the living conditions of future residents in respect of noise and disturbance. The development as a whole is considered contrived and representative of overdevelopment of the site. The development**

therefore is contrary to Core Policy 57 of the Wiltshire Core Strategy. And paragraphs 14 and 17 of the National Planning Policy Framework.

45b 14/08917/FUL- Vale of The White Horse, Minety

The Planning Officer introduced the report which recommended that planning permission be granted subject to the conditions outlined in the report. The application was for the conversion of part of a basement to 3 guest accommodation rooms.

There was no public participation.

The Chairman informed the Committee the proposal had the support of the Parish Council and the local member. The proposal had been called in due to its connection with item 7a (14/8912/OUT – Vale of The White Horse, Minety).

Resolved:

To GRANT 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 development hereby permitted shall be carried out in accordance with the following approved plans:**

Existing attic floor plan and elevations

Proposed semi-basement floor plans

Location and site plan

Existing semi-basement floor plan

Existing ground floor plans and elevations

FRA

DAS

Received 19.10.14

Parking Plan – received 20.03.15

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

- 3. 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.

- 4. The three guest bedrooms hereby approved shall be used for visitor accommodation falling within Class C1 and no other use.**

REASON: To ensure that the development is only occupied as visitor accommodation because the site is within an area where the local planning authority would not normally permit new dwellings.

45c 14/07749/FUL- Manor Farm, North End, Ashton Keynes, SN6 6QR

Cllr Dave Wingrove, Ashton Keynes Parish Council spoke in objection to the application.

The Planning Officer introduced the report which recommended that planning permission be granted subject to conditions. The application was for the erection of a car restoration workshop and showroom extension, the location of the site and its existing access was shown. The Committee was advised that an alternative access would be needed to ensure safety.

The Committee then had the opportunity to ask technical questions and it was confirmed that Cox's Hill was a rural 40mph road where vehicles could pass side by side.

Members of the public then addressed the Committee as detailed above.

The Planning Officer responded to comments from the public, explaining that moving a 7.5 tonne weight limit to ensure that Heavy Goods Vehicles would not drive through the village centre would require a Traffic Regulation Order, this could not be controlled by a condition. The officer highlighted that this would have been recommended by the Highways Officer if it was considered necessary.

The local member, Cllr Berry, questioned whether current access to the site could be altered with restrictions dealing with entry and exit of vehicles and suggested local views be given more consideration.

In the debate that followed, councillors discussed the current and proposed access to the site developed by Highways officers and agreed that, should permission be granted, an informative be included with a recommendation from the Committee for interested parties to investigate and consider proposals for alterations to the location and extent of the weight limit restriction on Cox's Hill via the Community Area Transport Group (CATG) in

order to reduce the number of vehicles going through the village.

Resolved:

To GRANT planning permission subject to the following conditions:

1. **(WA1) 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. **(WM13)The development hereby permitted shall be carried out in accordance with the following approved plans:**

DAS

14340-5

14340-4

14340-3

14340-1

Received 12.08.14

Site location plan – received 17.10.14

14340-2 Rev B – received 23.10.14

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

3. **(WD11) No development shall commence on site until details of the stopping up of all existing accesses, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. That stopping up shall take place in accordance with the approved details within one month of the first occupation of the development. No later than one month after the first occupation of the development, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.**

REASON: In the interests of highway safety.

4. **(WD17) No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 90 metres to the north direction and 120 metres to the south direction from the centre of the access in accordance with the approved plans 'Proposed Block Plan' numbered 14340-2 Rev B. Such splays shall thereafter be**

permanently maintained free from obstruction to vision above a height of 1m above the level of the adjacent carriageway. In order that the visibility splay is achieved I require that 1m beyond the back of the splay is suitably trimmed and cut back, in order seasonal growth does not obstruct. This will require the hedge line to be suitably set back.

REASON: In the interests of highway safety.

5. (WD20) No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

6. (WG2) No development shall commence on site until a scheme for the discharge of surface water from the site access to prevent discharge onto the highway has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

7. (WD13) No development shall commence until details of a consolidated and surfaced vehicle turning space has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first brought into use until that turning space has been completed in accordance with the approved details. Such turning space shall thereafter be retained and kept clear of obstruction at all times.

REASON: To enable vehicles to enter and leave the site in forward gear in the interests of highway safety.

8. The car showroom shall be limited to the use of applicant only and shall be limited to the use stated in the application. The car showroom will not be a sales area and not open to the general public. Clients by appointment. The showroom shall be used to display restored vehicles prior to collection.

REASON: In the interests of residential amenity.

9. The occupation of the site hereby permitted shall only be by the business operating as 'AKVR'.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for occupiers which may have increased traffic movements, having regard to the circumstances of the case.

10. (WF11) The use hereby permitted shall only take place between the hours of Monday to Friday 0800-17:00 and 08:00-13:00 Saturday with no opening on Sundays and Bank or Public Holidays.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

11. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

INFORMATIVE: The Council recommends that interested parties, including the Applicant and Parish Council, investigate and consider proposals for alterations to the location and extent of the weight limit restriction on Cox's Hill via the Community Area Transport Group (CATG).

46 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 4.05 pm)

The Officer who has produced these minutes is Fiona Rae, of Democratic Services, direct line 01225 712681, e-mail fiona.rae@wiltshire.gov.uk

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