

EASTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 4 JUNE 2015 IN THE WESSEX ROOM - THE CORN EXCHANGE, MARKET PLACE, DEVIZES, SN10 1HS.

Present:

Cllr Charles Howard (Chairman), Cllr Peter Evans, Cllr Richard Gamble, Cllr Jerry Kunkler, Cllr Paul Oatway, Cllr Anna Cuthbert (Substitute) and Cllr Philip Whitehead (Substitute)

Also Present:

Cllr Jemima Milton and Cllr Jonathon Seed

29. Apologies for Absence

Apologies were received from:

Cllr Mark Connolly
Cllr Stuart Dobson

Cllr Connolly was substituted by Cllr Philip Whitehead
Cllr Dobson was substituted by Cllr Anna Cuthbert

30. Minutes of the Previous Meeting

Resolved

To approve and sign as a true and correct record the minutes of the meeting held on 2 April 2015.

31. Declarations of Interest

Cllr Philip Whitehead declared a pecuniary interest in item 7c - 15/01683/VAR – as he was the applicant. For this item Cllr Whitehead joined the public and did not participate in proceedings.

32. Chairman's Announcements

Cllr Anna Cuthbert was welcomed to the Committee as a new substitute and member of Wiltshire Council.

33. Public Participation and Councillors' Questions

The rules on public participation were noted. There were no questions submitted.

34. Planning Appeals

None.

35. Planning Applications

36. 15/02669/FUL - Land adjacent to The Former Cricket Pitch, Winterbourne Bassett, SN4 9QD

Public Participation:

Mr Ben Pearce spoke in support of the application

Mr Adrian Smith spoke in support of the application on behalf of Broad Hinton Parish Council

Miss Catherine Pullan spoke in support of the application

The Senior Planning Officer introduced the item which recommended permission be refused for the erection of dwelling in Winterbourne Bassett and associated landscaping.

Key issues were noted as including the principle of development, whether the application could be defined as infill, and the extent of the built-up area. Core Policies 1, 2, 48, 51, 57, 60, and 61 were referenced.

Members of the Committee then had the opportunity to ask technical questions of the officer. The application was clarified as being for a two bedroom dwelling. The previous Kennet Plans were confirmed as running from 1995 – 2004, and 2004 – 2011.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Unitary division member, Councillor Jemima Milton, then spoke in support of the application. Sites were noted as being in existence beyond the proposed development area, and that as such the application may not be considered ribbon development. A regular bus service was noted as connecting the area to the local area.

A debate followed where the definition of infill was considered and whether it applied to this application. It was noted that to approve the decision would not be considered a breach of policy, but that the judgment was on whether or not the application was considered infill as based on the policy definition. Issues of access, visibility, and street lighting were considered.

Resolved

To approve 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 development shall commence on site until the exact 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

- 3 All soft landscaping comprised in the approved details of landscaping (Drg No. LDC.1773.002D) shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.**

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 4 The dwelling shall not be occupied until the parking spaces together with the access thereto, have been provided in accordance with the approved plans.**

REASON: In the interests of highway safety and the amenity of future occupants.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

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

Plan Ref: Planning Application, Supporting Statement, Ecological Appraisal Report, Archaeological Desk-Based Assessment, Location Plan 1:2500, LDC.1773_VS02, LDC.1773.001B, LDC.1773_004, LDC.1773_005, JH/PULL/PLG/01, JH/PULL/PLG/02, JH/PULL/PLG/03, JH/PULL/PLG/04, JH/PULL/PLG/05, JH/PULL/PLG/06 and JH/PULL/PLG/07.

Received: 18th March 2015

REASON:

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

- 8 The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

36.1 15/04125/FUL - Bridge House, Martinslade, Seend, SN12 6RT

Public Participation

Mrs June May spoke in support of the application

The Senior Planning Officer introduced the application which recommended that permission be refused for a first floor extension to an outbuilding. It was confirmed that planning permission had been granted in 1990 for the existing outbuilding.

Key issues were noted as including the principle of development, the design and visual impact, and the impact on heritage assets (a nearby grade II listed building and the Kennet and Avon Canal).

Members of the Committee then had the opportunity to ask technical questions of the officer. It was confirmed that the outbuilding had no historic features.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Unitary division member, Councillor Jonathon Seed, then spoke in support of the application. Attention was drawn to a large modern building on the opposing bank of the canal which was roughly the same distance from the waterway as the outbuilding. It was noted that the outbuilding was located some distance from the grade II listed building and on the opposite side of the bridge on an existing employment site.

A debate then followed where the impact of the development on both historical assets was considered. Core Strategy 58 was discussed, whereby all developments must be sensitive to all heritage assets including waterways and canals. The quality of the building design drawings were considered, including the height, design, and characteristics.

Resolved

To refuse the application for the following reasons:

- 1. The proposed development would result in an outbuilding which would be of an inappropriate scale and design for the context of the site. The outbuilding, due to its significantly increased height and overall mass, would not appear subordinate or respect the proportion of the associated dwelling. The proportions of the proposed windows would be at odds with the local vernacular and the use of timber cladding would be out of keeping with the traditional local building materials. As such, the proposal would be contrary to both national and local planning policies, which seek to promote good design, namely section 7 'Requiring Good Design' of**

the NPPF and Core Policy 57 'Ensuring High Quality Design and Place Shaping' of the adopted Wiltshire Council Core Strategy.

- 2. The proposed development would be detrimental to the appearance of the area and would harm the setting of the surrounding heritage assets. The outbuilding is considered to be of an inappropriate design and due to its position and overall mass, would appear overly prominent and intrusive when seen from the public realm and within the application property, to the detriment of the setting of the Grade II Listed dwelling and the adjoining Kennet & Avon Canal. As such, the proposal would be contrary to both national and local planning policies, which seek to preserve or enhance the historic environment, namely section 12 'Conserving & Enhancing the Historic Environment' of the NPPF and Core Policy 58 'Ensuring the Conservation of the Historic Environment' of the adopted Wiltshire Council Core Strategy.**

36.2 15/01683/VAR - Crookwood House, Cuckoo Corner, Urchfont, SN10 4RA

For this item Cllr Whitehead withdrew from the Committee and sat with the public.

Public Participation

Mr James Monckton spoke in objection to the application.

The Senior Planning Officer introduced the application which recommended that planning permission be granted for the variation of condition 5 of planning permission 14/07886/FUL - 'Two storey extensions to existing 3 bedroomed house' - to enable construction of an external staircase allowing access to a first floor office.

Key issues for consideration were noted as including whether the scale, design, and materials of the external staircase were acceptable. Also noted was the impact on neighbour amenity.

Members of the Committee then had the opportunity to ask technical questions of the officer.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

A debate followed where the impact on neighbour amenity was discussed, along with a discussion over the previous development.

Resolved

To grant planning permission subject to the following conditions:

1. The materials to be used in the construction of the external surfaces of the development hereby permitted (excluding the timber cladding, and the windows in the west elevation as shown on the 'Proposed Elevations' plan, drawing number: CH003/2014, received on the 18/08/2014, which will be powder coated grey aluminium) shall match in material, colour and texture those used in the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

2. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the extensions or the completion of the development whichever is the sooner; All hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any hedges which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

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

Title: Confirmation of materials for the staircase. Received: Via email dated: 17/04/2015

Drg Title: Location Plan. Received: 20/02/2015

Drg Title: Proposed Elevations (north, south and east elevations).

Drg No: CH003/2014. Received: 20/02/2015

Drg Title: Proposed Elevations (west elevation only). Drg No: CH003/2014. Received: 18/08/2014

Drg Title: Proposed Plans. Drg No: CH001/2014. Received: 20/02/2015

Drg No: Proposed Landscape Plan & Tree Protection Plan. Received: 14/10/2014.

Drg Title: Existing Elevations. Drg No: CH_003_2014_exist_elev. Received: 18/08/2014

Drg Title: Existing Layout. Drg No: CH001/2014. Received: 18/08/2014.

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

37. Urgent items

There were no urgent items.

(Duration of meeting: 6.00 - 7.35 pm)

The Officer who has produced these minutes is Adam Brown, of Democratic Services, direct line 01225 718038, e-mail adam.brown@wiltshire.gov.uk

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