

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 26 JANUARY 2006**

Held in: **THE COUNCIL CHAMBER, COUNCIL OFFICES,
BRADLEY ROAD, TROWBRIDGE**

Present:

Councillors: Newbury (Chairman), Burnan OBE, Carbin, Clark, John Clegg, Marion Clegg, Cunliffe-Jones, Fortescue, Knight, Manasseh, March, Oakman, Osborn, Repton, and Viles

Officers: Acting Legal and Democratic Services Manager (GC) (for minute no.), Development Control Manager, (DH), Principal Planning Officers (CC & RM), Conservation Officer CP) and Member Support Team Leader (YR)

9. **APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE**

Apologies for absence were received from Cllrs Hawker and James.

There were no changes to the membership.

10. **OPEN FORUM**

For open forum presentations in respect of planning applications please refer to minute number 7.

11. **MINUTES**

The minutes of the last meeting held on 5 January 2006 were approved as a correct record and signed by the Chairman.

12. **DECLARATIONS OF INTEREST**

The following interests were declared:

Application/Item	Councillor	Reason
05/02145/FUL – 222 Church Street, Hilperton	Clark	Personal interest – chaired Hilperton Parish Council when applications considered.
05/02374/FUL – 28 Marshmead, Hilperton	Clark	Undertook to consider applications at this meeting with an open mind.
05/02332/FUL – 2 Montague Place, Melksham	Oakman	Vice-Chairman of the Planning Committee when application considered.
05/02916/FUL – Middlebridge Stables, South Wraxall	Viles and Cunliffe-Jones	Lobbied but considering with an open mind
05/01807/FUL – Land east of 6 Lower Marsh Road, Warminster	March	Lobbied
05/01845/FUL – Land Adjacent 61 Phipps Close, Westbury	March, Knight, Marion Clegg, John Clegg	Lobbied
05/02879/FUL & 05/02869/LBC – Manor House, High Street, Codford	March, Knight, Marion Clegg, John Clegg Newbury	Lobbied Lobbied. Received call from the applicant and visited the site
05/02216/FUL – Site 11, Washington Road, West Wilts Trading Estate, Heywood	John Clegg & Marion Clegg	At the start of the consideration of this application, they realised they had a prejudicial interest in the application, duly declared it and left the room for the duration of consideration of that item.

13. **QUESTIONS**

No formal questions were received.

14. **ANNOUNCEMENTS FROM THE CHAIRMAN**

No announcements were made.

15. **Proposed Diversion of Footpath No. 2 Staverton (Part)**

The Acting Legal and Democratic Services Manager presented a report concerning the application by Persimmon Homes to divert part of Footpath

No. 2 Staverton. The diversion was required to allow development to proceed for which planning permission had previously been granted.

The Committee had considered the application for the footpath diversion at its meeting on 4 August 2005. That meeting had resolved as follows:

To refer the application to the Secretary for State for decision and that a period of 14 days from the date of the meeting be allowed for receipt of further information to explain the representations from Staverton Parish Council before passing the matter to the Secretary of State for consideration.

The Committee was advised that the above resolution did not comply with the relevant legislation. The Committee was asked to decide on whether or not a Diversion Order should be made, taking into account if it was satisfied that the footpath should be diverted following the granting of planning permission. If an Order is made, there would be a period during which objections could be made and if such objections remained unresolved, the application would be referred to the Secretary of State for determination.

Staverton Parish Council had indicated that if an Order is made, it will then decide whether or not to make an objection to the Secretary of State.

RESOLVED:

That a Diversion Order be made in respect of Footpath No. 2 Staverton (Part).

16. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
05/01807/FUL – Land east of 6 Lower Marsh, Warminster	Robert Chapman & Peter Grist
05/01845/FUL 61 Phipps Close, Westbury	George Menzies
05/02879/FUL – Manor House, High Street, Codford	Romy Wyeth, Karen Johnstone and Graham Savage
05/02625/FUL – Land adjacent 27 St Mary's Lane, Dilton Marsh	Keith Nash
05/02916/FUL – Middlebridge Stables, South Wraxall	Edward Rooth, Annette Seekings and Ann Seward
05/02892/FUL – The Beeches, Leigh Road, Bradford on Avon	Justin Thomson

05/02332/FUL – 2 Montague Place, Melksham	Bryan Sandford and Shawn Donnelly
05/01858/FUL – Land at Kingsdown Farm, Haycombe	Paul Millard and Kate Phillips

Decision made against officer's recommendation

05/02916/FUL – Middlebridge Stables, South Wraxall

The above application was recommended for refusal by officers. However, the Committee resolved to grant permission subject to the conditions as detailed in the appendix to these minutes.

Reasons for going against the officers recommendation and granting planning permission:

The proposed development would not constitute inappropriate development in the Western Wiltshire Green Belt, nor materially affect the rural amenity, and any planning objections have been overcome by conditions.

Application Deferred

05/02892/FUL – The Beeches, Leigh Road, Bradford on Avon

The above application was recommended for refusal by officers. However, the Committee resolved to defer the application in order to clarify issues including those raised during the open forum presentation on this application.

Application deferred for site inspection

The following applications were deferred for a site inspection on a date to be agreed:

05/02879/FUL & 05/02869/LBC Manor House, High Street, Codford

Additional condition imposed

05/01858/FUL – Land at Kingsdown Farm, Haycombe Hill, Sutton Veny

The above application was recommended for permission by officers. The Committee agreed the recommendation but imposed a further condition regarding sample panels as detailed in the appendix to these minutes.

Amended Reason for Refusal

05/01807/FUL – Land East of 6 Lower Marsh Road, Warminster

The reason for refusal was amended as detailed in the 'late list' as follows:

The proposed development, by reason of its proportion, form, massing and scale, combined with the need to meet minimum floor and datum levels, would appear overdominant in the street scene, detrimental to visual amenity and the setting of the Special Landscape Area, contrary to Policies H1, C3 and C31A of the West Wiltshire District Plan 1st Alteration 2004.

RESOLVED:

- (a) That the list of delegated decisions made since the last meeting be received and noted.
- (b) To make decisions on planning and related applications as set out in the appendix to these minutes.
- (c) That the following applications be deferred to allow a site inspection by the Committee on a date to be confirmed - the application would then be considered by the Committee:

05/02879/FUL & 05/02869/LBC Manor House, High Street, Codford

NOTE: VOTE TO CONTINUE

During consideration of the planning applications during consideration of item 14, 3 hours having elapsed, took a vote in accordance with the Constitution on whether or not to continue with the meeting.

RESOLVED:

To continue with the meeting.

Order of applications considered

In view of the length of the agenda and the number of members of public wishing to speak, the Chairman varied the order of the applications considered in order to deal firstly with those where the public had registered to speak. Consequently, the applications were dealt with in the following order (the numbers refer to the numbers on the agenda):

1, 2, 3, 4, 5, 7, 9, 10, 12, 14, 6, 8, 11, 13 and 15

17. PLANNING APPEALS - UPDATE

The Committee considered a report regarding appeals for the period 15 December 2005 to 11 January 2006.

RESOLVED:

That the report be noted.

Note: That officers circulate a copy to the local members Cllrs Carbin and Clark, of the Inspector's decision concerning 05/01085/FUL Poultry House, Whaddon Grove Farm, Whaddon Lane Hilperton

18. Planning Appeals – Quarterly Report

The Committee considered a report concerning planning appeal decision for the fourth quarter (October – December 2005).

The views of the Committee were sought on the format of the reports and if any changes were required for future reports.

RESOLVED:

That the report be noted and that the format as presented continue.

Attendance

Cllrs Repton and Cunliffe-Jones left the meeting after consideration of item 11 – 05/02379/FUL 33 Market Place, Melksham.

Cllrs John and Marion Clegg left for the duration of consideration on item 13 having declared a prejudicial interest – 05/02216/FUL Site 11, Washington Road, West Wilts Trading Estate, Heywood.

DATE OF NEXT MEETING

The next ordinary meeting of the Planning Committee will be held on **Thursday 16 February 2006** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00pm – 10.30pm)

These minutes were prepared by Yamina Rhouati; Member Support Team Leader who can be contacted on direct line 01225 770322 or email yrhouati@westwiltshire.gov.uk

Commdev/word/planning/mins2006/26/01/06