

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 25 JANUARY 2007**

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

Present:

Councillors: Newbury (Chairman), Burnan OBE, Carbin, J Clegg,
M Clegg, Fortescue, Knight, Lovell, Manasseh, March,
Oakman, Osborn, Repton, Rosier and Viles.

Also present:

Officers: Development Control Services Manager (DH), Principal
Planning Officers (RM, PW), Member Support Officer (PS)

9. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Clark, Cunliffe-Jones, James, and Payne.

10. OPEN FORUM

For Open Forum presentations in respect of planning applications please refer to minute number 16.

11. MINUTES

The minutes of the meeting held on 4 January 2007 were approved as a correct record and signed by the Chairman.

12. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor	Reason
06/00378/FUL - 2 Northlands Industrial Estate Copheap Lane Warminster	Lovell	Member of Warminster Council and has been lobbied but will keep an open mind
06/03049/FUL - Land North Of 97 Deverill Road Warminster		
06/03164/FUL - Whitepits Farm 34 – 35 Kingston Deverill	March	Lobbied but will still speak
06/03161/LBC - Whitepits Farm 34 - 35 Kingston Deverill		
06/02823/FUL - 3 Littlejohn Avenue Melksham Wiltshire SN12 7AN	Oakman	Vice Chair of Melksham Town Council Planning Committee. Lobbied
06/03403/OUT - Land Adjacent 22 Cherry Orchard Codford	Osborn Lovell	Members of Housing Society – will leave room for this item.
06/01987/FUL - Unit 13 Ashton Mills West Ashton Road Trowbridge	Repton	Member of Trowbridge Civic Society.
06/01998/FUL - Old Chapel House Little Ashley Winsley	Repton	Lobbied.

13. ANNOUNCEMENTS FROM THE CHAIRMAN

Cllr Newbury announced the site visit in respect of 06/02441/FUL - Land Rear of 69 Woolley Street, Bradford on Avon will take place before the next meeting.

14. WEST WILTSHIRE DISTRICT COUNCIL CONSTITUTION REVIEW

The Development Control Services Manager (DH) presented the report which gave further consideration to two issues which were highlighted by the committee at its last meeting on 4 January.

RESOLVED:

1. that Planning Committee advises the Standards Committee that it supports the following changes and additions to the Planning Committee scheme of delegation:

- the start date of the 28 day period for Parish and Town Councils will be the date when the planning application consultation is dispatched by the development control section to the parish or town council.**
- a 14 day period beginning on the date of dispatch of the amended plans from the planning office to members and parish and town councils be set for members and parish and town councils to comment on amended plans or request planning applications which have been amended be referred to Planning Committee.**
- Council be requested to bring into effect the change to the constitution whereby planning applications will be referred to planning committee only where the planning officer is minded to approve the application under delegated powers but the Parish or Town Council object immediately after changes to the constitution are agreed.**

2. that the Development Control Manager be requested to prepare a code of practice which will be prepared after the changes to planning committee scheme of delegation are finalised as part of West Wiltshire District Council Constitution Review.

3. that Planning Committee recommends that all parish and town councils be consulted on the proposed changes to the scheme of delegation which affect parish and town councils.

15. PROPOSED DIVERSION OF FOOTPATH 42, MELKSHAM WITHOUT

The Development Control Service Manager presented a report concerning the application by EDP (agents for Cereal partners Ltd.) to divert Footpath 42, Melksham Without. The diversion was required to enable them to build a warehouse on their site adjacent to the A350 to the east of Hampton Park West.

RESOLVED:

That an order be made for the diversion of Footpath 42, Melksham Without and the new route be provided to the satisfaction of the Highway Authority (Wiltshire County Council).

16. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
06/03750/FUL - The Soundpost Limited, Mayflower New Road Codford	Mr Ian Littler Mr Jerry Poolman Mr Louis Hoareau Mr Peter Grist Mrs J Williams
06/03164/FUL - Whitepits Farm 34 - 35 Kingston Deverill	Mr Richard Joy Mr Richard Munro
06/03161/LBC - Whitepits Farm 34 - 35 Kingston Deverill	Mr Richard Joy Mr Richard Munro
06/03049/FUL - Land North Of 97 Deverill Road, Warminster	Mr Anthony Field
06/02823/FUL - 3 Littlejohn Avenue Melksham	Mr Maurice Farrell Mr Bill Lowe
06/03403/OUT - Land Adjacent 22 Cherry Orchard Codford	Mrs Rosemary Wyeth Mr Mark Willis
06/01987/FUL - Unit 13 Ashton Mills West Ashton Road Trowbridge	Mr David Pearce
06/01998/FUL – Old Chapel House Little Ashley Winsley	Mr Peter Dlugiewicz

Amended recommendations/directives

06/03376/ADV Fascia sign, projecting sign - 23 Fore Street Trowbridge

The Committee agreed with the Officer's recommendation for consent, but with the following additional condition:

2. The illumination of the sign(s) hereby permitted shall not be of a flashing type.

REASON: In the interests of highway safety.

Note(s) to Applicant:

1. The applicant is advised to provide further details to the Local Planning Authority as to what exactly will be sold in the Coffee shop, whether items will be consumed on or taken away from the site and whether and by what means food will be prepared on site. This information will determine whether a change of use application from A1 to A3 is required or whether the Council would seek a Certificate of Lawful use application.

Applications Deferred

06/03164/FUL and 04 06/03161/LBC - Whitepits Farm 34 – 35 Kingston Deverill

Officers recommended that planning permission and listed building consent be granted. However the Committee resolved to defer the applications to enable a site visit.

06/03403/OUT - Land Adjacent 22 Cherry Orchard Codford

Officers recommended that planning permission be granted. However the committee resolved to defer the application for further negotiation with the Applicants in relation to achieving 12 additional parking spaces within the locality.

Decisions made against officers' recommendation

06/02823/FUL - 3 Littlejohn Avenue Melksham

Officers recommended the above application for permission. However, the Committee resolved to refuse the application for the following reason: -

1 The siting, layout, form and design of the proposed development would fail to respect the character of the area, it would represent a cramped form of development that would be harmful to the reasonable amenities currently enjoyed by neighbouring residents, which together with the inadequacy of parking and access would be contrary to Policies H1, H24, C31a and C38 of the West Wiltshire District Plan First 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 site inspections by the Committee on Thursday 15 February 2007 - the applications would then be considered by the Committee**

**2.15pm - 06/03164/FUL and 04 06/03161/LBC - Whitepits Farm
34 – 35 Kingston Deverill**

4.00pm - 06/02441/FUL - Land Rear of 69 Woolley Street, BOA

NOTE: VOTE TO CONTINUE

During consideration of the planning applications during consideration of item 10, 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.

Member attendance

Cllr Fortescue arrived during the Officer presentation of 06/00378/FUL - 2 Northlands Industrial Estate Copheap Lane Warminster

Cllr Carbin arrived during the Open Forum presentation of 06/03750/FUL - The Soundpost Limited, Mayflower New Road Codford

Cllr Knight left during officer presentation 06/03049/FUL - Land North Of 97 Deverill Road, Warminster and returned during the discussion of the same application.

Cllr Oakman left during the officer presentation of 06/03404/FUL – 1 Orchard Close, West Ashton and returned during the open forum presentation of 06/03403/OUT - Land Adjacent 22 Cherry Orchard Codford

Cllr Manasseh left during the officer presentation of 06/03404/FUL – 1 Orchard Close, West Ashton and returned during the officer presentation of 06/03403/OUT - Land Adjacent 22 Cherry Orchard Codford

Cllrs Osborn and Lovell left at the start of 06/03403/OUT - Land Adjacent 22 Cherry Orchard Codford and returned at the start of 06/01987/FUL - Unit 13 Ashton Mills West Ashton Road Trowbridge

Cllr Rosier left and returned during the officer presentation of of 06/01987/FUL - Unit 13 Ashton Mills West Ashton Road Trowbridge

Cllr March left during the discussion of 06/01998/FUL – Old Chapel House Little Ashley Winsley and did not return.

Order of applications considered

The Chairman varied the order of the applications and dealt firstly with those where the public had registered to speak or had attended the meeting to listen. Consequently, the applications were dealt with in the following order (numbers refer to the application number on the agenda):

1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 9

17. PLANNING APPEALS UPDATE

Development Control Service Manager, Dave Hubbard, presented a planning appeals update report for the period 13 December 2006 – 10 January 2007.

RESOLVED:

That the report be noted.

DATE OF NEXT MEETING

The next ordinary meeting of the Planning Committee would be held on **Thursday 15 February 2007 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(6.30 – 9.45pm)

These minutes were prepared by Pam Sidgwick; Member Support Officer who can be contacted on direct line 01225 770322 or email psidgwick@westwiltshire.gov.uk