

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 15 FEBRUARY 2007**

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

Present:

Councillors: Newbury (Chairman), Burnan OBE, Carbin, Clark, J Clegg, Cunliffe-Jones, James, Knight, Lovell, March, Mounde, Oakman, Osborn, Repton, Rosier and Viles.

Also present:

Officers: Principal Planning Officers (RM, CC, PW), Principal Lawyer (A A-P) (part), Member Support Officer (PS)

18. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs M Clegg, Fortescue, Manasseh and Payne. Cllr Mounde was substituting for Cllr Fortescue.

19. OPEN FORUM

At the beginning of the meeting:

Cllr Sarah Content made an open forum presentation in respect of planning application - 06/02623/FUL - 64 Bradley Road Trowbridge and 06/03560/FUL - The Hope Nature Centre Southwick Country Park Frome Road Southwick

For all other open forum presentations in respect of planning applications please refer to minute number 24.

20. MINUTES

The minutes of the meeting held on 25 January 2007 were approved as a correct record and signed by the Chairman.

21. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor/Officer	Reason
06/03164/FUL Whitepits Farm 34 – 35 Kingston Deverill	Burnan OBE Lovell March	Lobbied Lobbied Lobbied
06/03161/LBC Whitepits Farm 34 – 35 Kingston Deverill		
06/02441/FUL Land Rear Of 69 Woolley Street Bradford On Avon	Burnan OBE Lovell March Repton Mrs R MacGregor	Lobbied Lobbied Lobbied Lobbied Uses public house near to the site and has overheard discussions on the planning application – would leave the room.
06/03403/OUT Land Adjacent 22 Cherry Orchard Codford	J Clegg Knight Lovell March Oakman Osborn Rosier	Lobbied Lobbied Director of West Wiltshire Housing Society – prejudicial interest - would leave the room Lobbied Lobbied Board member of West Wiltshire Housing Society Lobbied
06/03372/FUL Stallard Recreation Ground Stallard Street Trowbridge	Burnan OBE James Knight	Prejudicial interest – served on project team – would leave the room Member of Trowbridge Town Council Development Committee but has not taken part in meetings. Has been lobbied but will keep an open mind, will speak and may vote. Personal interest -Trowbridge Town Council member and has been lobbied, also uses the playing fields with his children and grandchildren.

	<p>Newbury</p> <p>Oakman</p> <p>Osborn</p> <p>Rosier</p>	<p>Will speak but not vote.</p> <p>Prejudicial interest – a relative is involved in this matter, will leave room.</p> <p>Lobbied</p> <p>Prejudicial interest - served on project team – will leave room</p> <p>Prejudicial interest – member of Trowbridge Town Council– will leave room</p>
06/02424/OUT - Areas R11 And R12 Westbury Leigh Westbury	Hawker	Personal interest – lives on Leigh Park estate and is a member of the Community Association although has ceased membership of that committee.
04/00797/OUT Land South West Of Christie Miller Sports Centre Lancaster Road Bowerhill	Clark	Personal interest – Member of Cabinet when item discussed in previous years
06/03666/FUL Hortons House 15 Church Street Bradford On Avon 06/03312/LBC Hortons House 15 Church Street Bradford On Avon	Mounde	Prejudicial interest – will leave the room
06/02623/FUL 64 Bradley Road Trowbridge	Burnan OBE Knight	Lobbied Lobbied and Trowbridge Town Council member
06/03714/FUL 48 Savernake Avenue Melksham Wiltshire	Oakman	Lobbied and is Vice Chairman of Melksham Town Council Planning Committee
06/02397/FUL Land Adjacent Of 27 Wynsome Street Southwick	Rosier	Lobbied

06/03560/FUL 56 Station Road Westbury	Clark	Personal interest – Member of Cabinet when item discussed in previous years Prejudicial interest – will leave room
	Osborn	

22. ANNOUNCEMENTS FROM THE CHAIRMAN

Cllr Newbury welcomed Russell Brown, Planning Officer to his first meeting.

23. THE TIMING OF FUTURE MEETINGS

A discussion was initiated by the Chairman regarding the start time of future meetings. He suggested that it would be helpful if meetings were to start at 6.30pm instead of 7pm. After consideration it was

RESOLVED:

That the start time of 7pm be continued.

24. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
06/03164/FUL - Whitepits Farm 34 - 35 Kingston Deverill	Mr Richard Munro Mr Richard Joy Mr A Nicklin
06/03161/LBC - Whitepits Farm 34 - 35 Kingston Deverill	Mr A Nicklin
06/02441/FUL - Land Rear Of 69 Woolley Street Bradford On Avon	Mr Dom Penrose Ms Gillian Ellis-King Mrs Ann Pennington Mrs Barbara Humble Mr Kevin Browne Mr Ken Dijkstra
06/03403/OUT - Land Adjacent 22 Cherry Orchard Codford	Mrs Rosemary Wyeth Miss Charlotte Watling
06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge	Mrs Helen Rombach Mr Paul Scrimgeour Mr Steve Nash

06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury	Mr Francis Morland Mr Bob Clark Mr Glenn Godwin
06/03312/LBC - Hortons House 15 Church Street Bradford On Avon	Mrs Annette Seeking
06/02623/FUL - 64 Bradley Road Trowbridge	Mr Punnet Manro
06/03714/FUL - 48 Savernake Avenue Melksham	Mr Richard Harlow
06/02397/FUL - Land Adjacent of 27 Wynsome Street Southwick	Miss Charlotte Watkins
06/03560/FUL - The Hope Nature Centre Southwick Country Park Frome Road Southwick	Mrs June Fleming Mr Robert Hall

Note: In the absence of the Chairman and the Vice Chairman Cllr Carbin was elected as Chair for 06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge

Amended Recommendations/Directives

06/03164/FUL - Whitepits Farm 34 – 35 Kingston Deverill

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

- 1) The property as a whole, the farmhouse and the detached garage, workshop and studio, shall be occupied as one dwelling unit, with the accommodation hereby permitted occupied as part of, or an extension to, the main dwelling and it shall not be let or sold as separate unit of accommodation.

REASON: Because the creation of a separate dwelling unit would be contrary to planning policy in this area.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy H19.

- 2) Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, no development falling within Schedule 2, Part 1, Class E; of the Order shall be carried out to the detached garage, workshop and studio without the express planning permission of the Local Planning Authority.

REASON: The implementation of permitted development rights on this site would be unacceptable.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 - Policies C27 & C28.

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

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

The proposed 9 parking spaces identified on the plan received by the Local Planning Authority on 9th February 2007, together with any access thereto, shall be provided concurrently with the development hereby approved and subsequently retained.

REASON: To ensure that an adequate area for parking is available in the interests of highway safety.

06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury

Permission following S106 agreement as recommendation but change to recommendation as follows:

Third indent to read – the provision of **land for** a doctor's surgery

Add indent at end – the provision of an agreed sum for education needs

Applications Deferred

06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge

Officers recommended that planning permission be granted. However the Committee resolved to defer the application to enable a site visit.

Recorded Vote

A recorded vote having been requested on the above motion for permission, the vote was recorded as follows:

For Permission (4)

Cllrs Carbin, Lovell, March and Mounde

Against Permission (5)

Cllrs Clark, J Clegg, James, Oakman and Viles

Abstentions (2)

Cllrs Knight and Repton

06/03312/LBC - Hortons House 15 Church Street Bradford On Avon

Officers recommended that listed building consent be granted. However the Committee resolved to defer the application pending further information on i) the views of the Trustees of the Saxon Church, ii) clarification on the position of the base of the original wall and structural integrity of any future construction on top of cistern.

Decisions Made Against Officers' Recommendation

06/02441/FUL - Land Rear Of 69 Woolley Street Bradford On Avon

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

1) The proposal by reason of its overall design, density and layout would neither preserve nor enhance the character or appearance of the conservation area contrary to Policies C17 & C18 of the West Wiltshire District Plan – 1st Alteration 2004, and would, furthermore, disrupt the character of Coronation Avenue and the surrounding area contrary to Policies H1 and H24 of the West Wiltshire District Plan – 1st Alteration 2004.

2) The proposal by reason of its layout does not make provision for the protection of existing TPO trees contrary to Policy C32 of the West Wiltshire District Plan – 1st Alteration 2004.

06/03666/FUL - Hortons House 15 Church Street Bradford On Avon

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

1) The proposal would by reason of the use of timber, result in an inappropriate material that would neither preserve nor enhance the character or appearance of the Conservation Area contrary to Policies C17 & C18 of the West Wiltshire District Plan – 1st Alteration 2004.

2) The proposal would by reason of the use of timber, result in an inappropriate material that would harm the character and setting of the surrounding Listed Buildings in particular the Grade I Listed Saxon Church contrary to Policies C27 & C28 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. Note in response to a question from Cllr Repton, regarding 06/03604/FUL – 2 Belcombe Road, Bradford on**

Avon, Mrs Caister undertook to obtain an answer for her at the earliest opportunity.

- (b) To make decisions on planning and related applications as set out in the appendix to these minutes.**
- (c) That the following application be deferred to allow a site inspection by the Committee at a date to be agreed - the application would then be considered by the Committee**

06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge

NOTE: VOTE TO CONTINUE

During consideration of the planning applications during consideration of item 7, 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.

RECORDED VOTE:

06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury

Cllr Clark requested that his vote of abstention on the decision for permission for the above application be recorded.

MEMBER ATTENDANCE

Cllr Oakman left the meeting during the officer presentation of 06/03164/FUL Whitepits Farm 34 – 35 Kingston Deverill and returned during the officer presentation of the same item.

Cllr Knight left the meeting at the start of 06/02441/FUL - Land Rear of 69 Woolley Street Bradford on Avon and returned during the officer presentation of the same item.

Cllr James left the meeting at the start of 06/02441/FUL - Land Rear of 69 Woolley Street Bradford on Avon and returned during the debate of the same item.

Cllr Rosier left the meeting during the open forum presentation of 06/02441/FUL - Land Rear of 69 Woolley Street Bradford on Avon and returned during the same.

Cllr James left the meeting during the debate of 06/02441/FUL - Land Rear of 69 Woolley Street Bradford on Avon and returned during the same.

Cllr Lovell left the meeting at the start of 06/03403/OUT - Land Adjacent 22 Cherry Orchard Codford and returned at the start of 06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge

Cllr Osborn left the meeting at the start of 06/03403/OUT - Land Adjacent 22 Cherry Orchard Codford and returned at the start of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury

Cllr Newbury left the meeting at the start of 06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge and returned at the start of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury

Cllr Burnan OBE left the meeting at the start of 06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge and returned at the start of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury

Cllr Rosier left the meeting at the start of 06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge and returned during the officer presentation of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury

Cllr Cunliffe-Jones left the meeting at the start of 06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge and did not return.

Cllr Oakman left the meeting at the start of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury and returned during the open forum of the same.

Cllr March left the meeting at the start of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury and returned during the officer presentation of the same.

Cllr Repton left the meeting at the start of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury and returned during the officer presentation of the same.

Cllr James left the meeting during the officer presentation of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury and returned during the open forum of the same.

Cllr Knight left the meeting during the debate of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury and returned during the same.

Cllr Oakman left the meeting during the debate of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury and did not return.

Cllr Clark left the meeting during the debate of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury and returned during the same.

Cllr Clark left the meeting at the end of 06/02424/OUT - Areas R11 and R12 Westbury Leigh Westbury and did not return.

Cllr Viles left the meeting at the start of 06/03666/FUL - Hortons House 15 Church Street Bradford on Avon and did not return.

Cllr Mounde left the meeting at the start of 06/03666/FUL - Hortons House 15 Church Street Bradford on Avon and returned during the officer presentation of 06/02623/FUL - 64 Bradley Road Trowbridge

Cllr Lovell left the meeting at the start of 06/03666/FUL - Hortons House 15 Church Street Bradford on Avon and did not return.

Cllr Osborn left the meeting at the start of 06/03666/FUL - Hortons House 15 Church Street Bradford on Avon and did not return.

Cllr Rosier left the meeting during the officer presentation of 06/03312/LBC - Hortons House 15 Church Street Bradford on Avon and returned during the debate of the same.

Cllr Rosier left the meeting during the officer presentation of 06/02623/FUL - 64 Bradley Road Trowbridge and did not return.

Cllr Repton left the meeting during the open forum of 06/02397/FUL - Land Adjacent of 27 Wynsome Street Southwick and returned during the same.

Cllr James left during the open forum of 06/03560/FUL - The Hope Nature Centre Southwick Country Park Frome Road Southwick and returned during the vote on the same.

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, 8, 9, 10, 11, 12, 13

Due to the lateness of the hour the Chairman announced that the meeting would be adjourned and that the remaining two items would be considered at the next meeting.

DATE OF NEXT MEETING

The next ordinary meeting of the Planning Committee would be held on **Thursday 8 March 2007 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00 – 11.30pm)

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