

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 8 MARCH 2007**

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

Present:

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

Also present:

Officers: Development Control Service Manager(DH),Principal Planning Officers (RM, CC), Principal Lawyer (A A-P) (part), Democratic Support Officer (KF) and Member Support Officer (JW)

25. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllr Fortescue.

Following a report by Council on the 21 February on the review of allocation of seats on committees, Cllrs Knight and Newbury remain on the Planning Committee.

26. OPEN FORUM

At the beginning of the meeting:

Mr David Johnston (Applicant) made an open forum presentation in respect of planning application – 06/03794/FUL – Installation of mini satellite tv aerial dish – Greenland Mills, Bridge Street, Bradford on Avon, Wiltshire

For all other open forum presentations in respect of planning applications please refer to minute number 31.

27. MINUTES

The minutes of the meeting held on 15 February 2007 were approved as a correct record and signed by the Chairman subject to the following alteration:

Item 21 Declarations of interest last item should read:

06/03560/FUL – <i>The Hope Nature Centre Southwick Country park</i>	Clark	Personal interest – member of Cabinet when item discussed in previous years.
	Osborn	Prejudicial interest – will leave room

28. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor/Officer	Reason
06/03372/FUL - Stallard Recreation Ground Stallard Street Trowbridge	Burnan OBE	Prejudicial interest – served on project team – would leave the room
	J.Clegg	Lobbied
	M.Clegg	Lobbied
	James	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.
	Knight	Personal interest -Trowbridge Town Council member and has been lobbied, also uses the playing fields with his children and grandchildren. Will speak but not vote.
	Newbury	Prejudicial interest – a relative is involved in this matter, will leave room.
	Oakman	Lobbied
Osborn	Prejudicial interest - served on project team – will leave room	
Rosier	Prejudicial interest – member of Trowbridge Town Council– will leave	

	Payne Lovell March Clark	room Prejudicial interest – member of Trowbridge Town Council– will leave room Lobbied Lobbied Personal interest – member of Cabinet when item discussed in previous years.
04/00797/OUT Land South West of Christie Miller Sports Centre, Lancaster Road, Bowerhill,	Burnan J.Clegg Lovell March Newbury Oakman Rosier	Lobbied
06/03300/FUL - – 56 Station Road, Westbury	J.Clegg Knight Manasseh	Lobbied Lobbied Prejudicial interest – will leave the room
06/02785/FUL - Land north west of Leigh Grove Farm, Leigh Grove, Bradford on Avon	Repton	Lobbied
06/01257/FUL - land off Bradford Rd, Trowbridge	James Newbury	Lobbied Prejudicial interest – will leave the room
06/03851/FUL - Retail unit, Hackett Place, Hilperton	Clark	Personal interest – Chair of Hilperton Parish Council.
06/03471/FUL Land adjacent 12 & 12a Holbrook Lane, Trowbridge	Burnan J.Clegg M.Clegg Cunliffe-Jones	Personal interest (knows the applicant) Personal interest Personal interest Personal interest (knows the applicant)

	James	Personal interest (knows the applicant)
	Knight	Personal interest (knows the applicant)
	Lovell	Personal interest
	Manasseh	Personal interest (knows the applicant)
	March	Personal interest (knows the applicant)
	Oakman	Personal interest (knows the applicant)
	Osborn	Personal interest (knows the applicant)
	Payne	Personal interest (knows the applicant)
	Rosier	Personal interest (knows the applicant)
06/03786/FUL – 12 Maristow St, Westbury	M.Clegg	Personal interest
06/03611/FUL – 9 Ashton Rise, Hilperton	Clark	Prejudicial interest – will leave the room
06/01587/OUT Land rear of 7 Smallbrook Rd, Warminster	Lovell	Member of Warminster Planning Advisory Committee
06/03858/FUL land adjoining 58 Granville Rd, Melksham	Oakman	Lobbied
06/03323/FUL 44 Market Place, Warminster	Lovell March	Member of Warminster Planning Advisory Committee Lobbied

29. ANNOUNCEMENTS FROM THE CHAIRMAN

There were no announcements

30. REQUEST TO DISCHARGE A SECTION 106 AGREEMENT DATED 6 FEBRUARY, 2004 IN RESPECT OF FACILITIES AT THE DISTRICT CENTRE, PAXCROFT MEAD, TROWBRIDGE

Development Control Manager (DH) presented the report which was a formal request from Marston Inns and Taverns to discharge a section 106 agreement in respect of facilities at the district at Paxcroft Mead.

RESOLVED:

That the request to discharge the Section 106 be deferred for six months pending investigations.

31. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge	Mrs Helen Rombach Miss Margaret Elliott Mrs Lyn Ellis Mr Martin Good Mr Matt Eaton Miss Hannah Newbury Mr Tony Durrant Mr Paul Scrimgeour Mrs Julie James Mr Marc Courtois Mr Steve Nash Mr Lance Allen
06/02785/FUL – Land north west of Leigh Grove Farm, Leigh Grove, Bradford on Avon	Mr Michael Darlow Mr Julian Renton Mr Ron Board
06/01257/ OUT - Construction of business park - land off Bradford Rd, Trowbridge	Mr David Hambly Mr Ron King Mr Mark Blackmore Miss Sarah Newbury

	Mr Tony Durrant Mr Bob Howells Mr Marc Courtois
06/03471/FUL - Land adjacent 12 & 12a Holbrook Lane, Trowbridge	Mr Glynn Ball Mr Bob Bousfield-Adams
06/03611/FUL - Conversion of garage to study/annexe, extension to garage link and erection of garage – 9 Ashton Rise, Hilperton	Mr Tim Davies
06/03106/ADV – Store fascia signs – Sainsbury’s, Elms Cross Shopping Centre, Bradford on Avon	Mr David Lowin
06/03794/FUL – Installation of Satellite aerial Dish – Greenland Mills, Bridge Street, Bradford on Avon	Mr David Johnston
06/03794/FUL – Installation of mini Satellite tv aerial Dish – Greenland Mills, Bridge Street, Bradford on Avon	Mr David Johnston

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

06/03372/FUL – Construction of a new skateboard park – Stallard Recreation Ground, Stallard Street, Trowbridge

The Committee agreed with the Officer’s recommendations for consent, but with the following amended condition:

Condition 4 - Prior to the commencement of development of the site, the applicant shall submit details of a management program for the skateboard park which shall include a maintenance regime and the provision of surveillance measures. Liability for overall maintenance of the development shall rest with the applicant and shall remain so in perpetuity unless the Local Planning Authority has agreed alternative arrangements in writing.

REASON: In the interests of ensuring that the site is properly maintained.

Informatives to read as follows:

- 1) The applicant is advised that local bylaws prohibit the use of bicycles in the park.
- 2) The applicant is advised to liaise with local residents with regard to prevention of anti-social behaviour.

Applications deferred

06/02785/FUL – Construction of three golf holes – change of use from agricultural land to recreation – Land North West of Leigh Grove Farm, Leigh Grove, Bradford on Avon

Officer's recommended that planning permission be granted, However the Committee resolved to defer the application.

Note: In the absence of the Chairman the Vice Chairman Cllr Rosier chaired application 06/01257/OUT – Construction of business park (B1 and B8 uses) – Land off Bradford Road, Trowbridge

Decisions made against Officers recommendations

06/01257/OUT – Construction of business park (B1 and B8 uses) – Land off Bradford Road, Trowbridge

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 its siting, scale and type of use significantly increase the traffic flow onto the A363 and through Bradford on Avon to the detriment of the local highway conditions contrary to policy E2 of the West Wiltshire District Plan - 1st Alteration, 2004.
- 2 The development proposed would, by reason of its location, siting and access road impinge on the Green Belt and reduce the rural buffer between the two towns of Trowbridge and Bradford on Avon contrary to policy E2 of the West Wiltshire District Plan - 1st Alteration, 2004.
- 3 The proposal would, by virtue of its location, access and proposed development, be sited and cause problems within the flood plain contrary to policy U2 and E2 of the West Wiltshire

NOTE: VOTE TO CONTINUE

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

RESOLVED:

To continue with the meeting.

RECORDED VOTE:

06/03106/ADV – Store fascia signs – Sainsbury's, Elms Cross Shopping Centre, Bradford on Avon

Cllrs Clark and Repton requested that their votes against the decision for consent be recorded.

MEMBER ATTENDANCE

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 Payne 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 Osborn 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 James left the meeting during the debate of 06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge and returned during the same.

Cllr Cunliffe-Jones left the meeting during the debate of 06/03372/FUL – Stallard Recreation Ground Stallard Street Trowbridge and returned during the same.

Cllr James left the meeting at the start of 06/02785/FUL – Land North West of Leigh Grove Farm, Leigh Grove, Bradford on Avon and returned during the debate of the same.

Cllr Clark left the meeting at the start of 06/02785/FUL – Land North West of Leigh Grove Farm, Leigh Grove, Bradford on Avon and returned during the debate of the same.

Cllr James left the meeting during the debate of 06/02785/FUL – Land North West of Leigh Grove Farm, Leigh Grove, Bradford on Avon and returned during the same.

Cllr Carbin left the meeting at the end of 06/02785/FUL – Land North West of Leigh Grove Farm, Leigh Grove, Bradford on Avon and returned during the Officer presentation of 06/01257/ OUT - land off Bradford Rd, Trowbridge

Cllr Repton left the meeting at the end of 06/02785/FUL – Land North West of Leigh Grove Farm, Leigh Grove, Bradford on Avon and returned during the Officer presentation of 06/01257/ OUT - land off Bradford Rd, Trowbridge

Cllr Oakman left the meeting at the end of 06/02785/FUL – Land North West of Leigh Grove Farm, Leigh Grove, Bradford on Avon and returned during the debate of 06/01257/ OUT - land off Bradford Rd, Trowbridge

Cllr Cunliffe-Jones left the meeting during the open forum of 06/01257/ OUT - land off Bradford Rd, Trowbridge and returned at the end of the same.

Cllr Manasseh left the meeting during the open forum of 06/01257/ OUT - land off Bradford Rd, Trowbridge and returned during the debate of the same.

Cllr Manasseh left the meeting during the debate of 06/01257/ OUT - land off Bradford Rd, Trowbridge and did not return.

Cllr Cunliffe-Jones left the meeting at the start of 06/03471/FUL - Land adjacent 12 & 12a Holbrook Lane, Trowbridge and did not return.

Cllr Oakman left the meeting at the start of 06/03471/FUL - Land adjacent 12 & 12a Holbrook Lane, Trowbridge and did not return.

Cllr Lovell left the meeting at the start of 06/03471/FUL - Land adjacent 12 & 12a Holbrook Lane, Trowbridge and returned during the Officer presentation of 06/03611/FUL - 9 Ashton Rise, Hilperton.

Cllr Payne left the meeting at the start of 06/03471/FUL - Land adjacent 12 & 12a Holbrook Lane, Trowbridge and returned during the Officer presentation of 06/03611/FUL - 9 Ashton Rise, Hilperton.

Cllr Clark left the meeting at the start of 06/03611/FUL - 9 Ashton Rise, Hilperton and returned at the start of 06/03106/ADV – Store fascia signs – Sainsbury's, Elms Cross Shopping Centre, Bradford on Avon

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, 4, 5, 7, 11,17, 3, 8 & 9.

Due to the lateness of the hour the Chairman announced that the meeting would be adjourned and that the remaining items would be considered at an extra meeting of the Planning Committee on 22 March 2007.

DATE OF NEXT MEETING

The next meeting of the Planning Committee would be held on **Thursday 22 March 2007** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.10 – 10.47pm)

These minutes were prepared by Kevin Fielding; Democratic Support Officer who can be contacted on direct line 01225 770322 or email kfielding@westwiltshire.gov.uk