

These minutes will be approved at the next meeting of the Planning Committee

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 22 MARCH 2007**

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

Present:

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

Also present:

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

32. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs J Clegg, James and Rosier

33. OPEN FORUM

For Open Forum presentations in respect of planning applications please refer to minute number 37.

34. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor/Officer	Reason
04/00797/OUT - Land South West Of Christie Miller Sports Centre Lancaster Road Bowerhill	Burnan OBE March	Lobbied
	Carbin	Prejudicial Interest
	Clark	Member of Cabinet when item discussed in previous years.
	Oakman	Vice Chair of Melksham Town Council Planning Committee.
06/03851/FUL - Retail Unit 3 New Unit At Hackett Place Hilperton	Clark	Chair of Hilperton Parish Council – present when item discussed but would keep an open mind
06/03858/FUL - Land Adjoining 58 Granville Road Melksham	Oakman	Vice Chair of Melksham Town Council Planning Committee
06/03323/FUL - 44 Market Place Warminster	March	Lobbied
06/02756/ADV - Tesco Stores Ltd County Way Trowbridge	March	Lobbied
06/03243/FUL - Bellefield House Hilperton Road Trowbridge	Knight	Trowbridge Town Council member
06/03217/LBC - Bellefield House Hilperton Road Trowbridge	Knight	Trowbridge Town Council member
07/00298/FUL - 74 Portway Warminster	M Clegg March Osborn	Lobbied

07/00299/LBC - 74 Portway Warminster	M Clegg March Osborn	Lobbied
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35. ANNOUNCEMENTS FROM THE CHAIRMAN

There were no announcements

36. PLANNING COMMITTEE PERFORMANCE

Development Control Manager (DH) presented the report which detailed matters discussed at a meeting on Planning Committee performance which was held in December 2006.

Some discussion ensued regarding the length of meetings and the late finish times. Training prior to meetings was also discussed and the consensus was that this should be held on a separate date.

RESOLVED:

That the committee requests that a training session be held separately from meetings in future and that the attendance at these is monitored.

37. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
07/00298/FUL - 74 Portway Warminster	Mrs Becky Jones
07/00299/LBC - 74 Portway Warminster	Mrs Becky Jones

Amended Recommendations/Directives

06/01587/OUT New access and erection of new dwelling - Land Rear Of 7 Smallbrook Road Warminster

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

During construction the hours of operation shall be limited to between 7.30 and 18.00 Mondays to Fridays and 07.30 and 13.00 on Saturdays and no time on Sundays and Bank Holidays.

REASON: In order to safeguard the amenities of the area in which the development is located.

POLICY: West Wiltshire District Plan - Policy C26 and West Wiltshire District Plan First Alteration (Revised Deposit including pre inquiry changes) - Policy C38

Applications deferred

06/02756/ADV - Tesco Stores Ltd County Way Trowbridge

Officers recommended consent, however the Committee resolved to defer the application in order to carry out a detailed survey of the advertisements, which have been erected at the site.

Decisions made against Officers recommendations

06/03851/FUL- Retail Unit 3 New Unit At Hackett Place Hilperton

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

1 The application proposal would create an accumulation of A5 (sale of hot food) outlets and therefore an imbalance of non-retail uses at this local centre which in turn would generate noise, disturbance, smells and would be likely to exacerbate the problem of vandalism in the locality. As a result the proposal is contrary to Policy C38 of the West Wiltshire District Plan First Alteration.

06/03323/FUL Change of use from A1 retail to A2 financial and professional services - 44 Market Place Warminster

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

Condition(s):

1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

Note(s) to Applicant:

1 As this is a Grade II Listed Building, any alterations whether internal or external including any signage would require Listed Building Consent application and possibly an Advertisement Consent application. These applications should be submitted to and approved before the commencement of works on the site.

Member Attendance

Cllr Payne arrived at the meeting during the vote on 07/00299/LBC - 74 Portway Warminster.

Cllr Carbin arrived at the meeting during the debate on agenda item 5.

Cllr Carbin left the meeting during the debate on agenda item 5 and returned during the same.

Cllr Carbin left the meeting at the start of 04/00797/OUT - Land South West Of Christie Miller Sports Centre Lancaster Road Bowerhill and returned at the start of 06/03851/FUL - Retail Unit 3 New Unit at Hackett Place Hilperton

Recorded Vote

06/03858/FUL - Land Adjoining 58 Granville Road Melksham

The above application was recommended for permission by officers however a motion for refusal was put to the vote and LOST and a recorded vote having been requested was recorded as follows:

For the Motion (3)

Clark, Manasseh and Oakman

Against the Motion (10)

Burnan OBE, Carbin, M Clegg, Fortescue, March, Newbury, Osborn, Payne, Repton, Viles

Abstentions (1)

Knight

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):

11, 12, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

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.

38. PLANNING APPEALS UPDATE

Development Control Service Manager, Dave Hubbard, presented planning appeals update reports for the period 11 January – 21 February 2007.

RESOLVED:

That the reports be noted.

39. PLANNING APPEALS DECISIONS QUARTERLY REPORT

Development Control Service Manager, Dave Hubbard, also presented a report on planning appeals decisions made in the third quarter – October – December 2006.

RESOLVED:

That the report be noted.

DATE OF NEXT MEETING

The next scheduled meeting of the Planning Committee would be held on **Thursday 29 March 2007** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00 – 9.05pm)

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