

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 29 MARCH 2007**

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

Present:

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

Also present:

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

40. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

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

41. OPEN FORUM

At the beginning of the meeting:

Mr Colin Greig made an open forum presentation in respect of planning application - 07/00355/FUL - Land Adjacent 20 Forest Road Melksham

For all other open forum presentations in respect of planning applications please refer to minute number 45.

42. MINUTES

The minutes of the meeting held on 8 March 2007 were approved as a correct record and signed by the Chairman subject to the following alteration:

Item 28 Declarations of interest last item should read:

06/03851/FUL - Retail unit, Hackett Place, Hilperton	Clark	Personal interest – Chair of Hilperton Parish Council. <i>Would consider with an open mind.</i>
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43. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor/Officer	Reason
01/01971/OUT – Land off Hackett Place Hilperton	Clark	Chair of Hilperton Parish Council meetings when item discussed – would consider with an open mind.
07/00402/OUT - Garage Block Adjacent To 20 Poulton Bradford On Avon	Lovell	Prejudicial interest – would leave the Chamber.
07/00570/FUL - 84 Market Place Warminster	March Lovell	Lobbied Attended Warminster Town Council Planning Committee when item discussed.
07/00397/OUT - Garage Block Adjacent To 26 Widbrook View Bradford On Avon	Lovell	Prejudicial interest – would leave the Chamber.
07/00411/OUT - Garage Block Adjacent To 36 Widbrook View Bradford On Avon	Lovell	Prejudicial interest – would leave the Chamber.
06/03528/OUT - Land Adjacent 7 Southwick Road North Bradley	Lovell Carbin	Prejudicial interest – would leave the Chamber.
06/03561/OUT - Weymouth Street Car Park Weymouth Street Warminster	Lovell Carbin March	Prejudicial interest – would leave the Chamber. Lobbied

07/00400/OUT - Garage Block Adjacent To 13 Highfield Road Bradford On Avon	Lovell	Prejudicial interest – would leave the Chamber.
07/00133/FUL - 1 Bellefield Crescent Trowbridge	Burnan OBE Knight	Vice Chair of Trowbridge Trowbridge Council Planning Committee Member of Trowbridge Town Council Planning Committee
07/00355/FUL - Land Adjacent 20 Forest Road Melksham	Oakman	Vice Chair Melksham Town Council Planning Committee

44. ANNOUNCEMENTS FROM THE CHAIRMAN

There were no announcements

45. PLANNING APPLICATIONS

Application	Speaker(s)
01/01971/OUT - Land Off Hackett Place Hilperton	Mr Brian Cullern
07/00402/OUT - Garage Block Adjacent To 20 Poulton Bradford On Avon	Mr Mark Willis
07/00570/FUL - 84 Market Place Warminster	Mr Nigel Poole
07/00032/FUL - Victoria's 31 Silver Street Bradford On Avon	Cllr Phillip Sutton
07/00405/LBC - Victoria's 31 Silver Street Bradford On Avon	Cllr Phillip Sutton

07/00397/OUT – Garage Block Adjacent To 26 Widbrook View Bradford On Avon	Mr Mark Willis
07/00411/OUT - Garage Block Adjacent To 36 Widbrook View Bradford On Avon	Mr Mark Willis
06/03528/OUT - Land Adjacent 7 Southwick Road North Bradley	Mr Chris Trowell
06/03561/OUT - Weymouth Street Car Park Weymouth Street Warminster	Mr Chris Trowell
07/00400/OUT - Garage Block Adjacent To 13 Highfield Road Bradford On Avon	Mr Mark Willis Mr Derek Robins
06/02993/FUL - Land Adjacent To Hawkeridge Mill Mill Lane Heywood	Mr Andrew Lee Mrs Sandra Cradock Mr Albert F Brine
07/00133/FUL - 1 Bellefield Crescent Trowbridge	Mr Richard Harlow
07/00355/FUL - Land Adjacent 20 Forest Road Melksham	Mr Graham Collins Mr Arthur Webb Mr David Webb

Amended Recommendations/Directives

07/00402/OUT - Garage Block Adjacent To 20 Poulton Bradford On Avon

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

No dwelling shall be occupied until the 19 car parking spaces shown on the approved and certified plans have been provided and properly consolidated to the satisfaction of the Local Planning Authority.

07/00397/OUT – Garage Block Adjacent To 26 Widbrook View Bradford On Avon

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

The dwellings hereby granted shall be retained as affordable within the definition of affordable housing contained in Policy H2 of the West Wiltshire District Plan - First Alteration 2004 for so long as the dwellings remain on site.

REASON: To accord with the terms of the application and to secure the delivery of affordable housing on the site.

POLICY: West Wiltshire District Plan - First Alteration 2004 - Policy H2.

07/00411/OUT - Garage Block Adjacent To 36 Widbrook View Bradford On Avon

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

The dwellings hereby granted shall be retained as affordable within the definition of affordable housing contained in Policy H2 of the West Wiltshire District Plan - First Alteration 2004 for so long as the dwellings remain on site.

REASON: To accord with the terms of the application and to secure the delivery of affordable housing on the site.

POLICY: West Wiltshire District Plan - First Alteration 2004 - Policy H2.

Note: Cllr Rosier requested that his concern at how resident's views were represented in a public document be minuted.

06/03561/OUT - Weymouth Street Car Park Weymouth Street Warminster

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

The dwellings hereby granted shall be retained as affordable within the definition of affordable housing contained in Policy H2 of the West Wiltshire District Plan - First Alteration 2004 for so long as the dwellings remain on site.

REASON: To accord with the terms of the application and to secure the delivery of affordable housing on the site.

POLICY: West Wiltshire District Plan - First Alteration 2004 - Policy H2.

07/00400/OUT - Garage Block Adjacent To 13 Highfield Road Bradford On Avon

No development shall commence on site until a minimum of 11 car parking spaces together with any access thereto, have been provided within Highfield Road.

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

POLICY: West Wiltshire District Plan - First Alteration 2004 - Policy H1.

Application deferred

07/00355/FUL - Land Adjacent 20 Forest Road Melksham

Officer's recommended that planning permission be granted, However the Committee resolved to defer the application for the following reason:

In order to negotiate traditional window in lieu of full height double doors and Juliet style balconies at first and second floor level.

Decisions made against Officers recommendations

01/01971/OUT - Land Off 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 The proposal is contrary to Policy H1 of the West Wiltshire District Plan – 1st Alteration 2004, in as much as it does not comply with H1D as it would result in the loss of an open area important for amenity reasons. In addition the policy states that 'priority will be given to proposals for the reuse of previously developed land' and this application singularly fails this requirement being as it is, an area of grassland.

07/00032/FUL - Victoria's 31 Silver Street Bradford On Avon

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

The proposal by reason of the loss of this retail unit would result in harm to the primary retail frontage and to the vitality of the town centre contrary to Policy SP4 of the West Wiltshire District Plan – 1st Alteration 2004.

06/02993/FUL - Land Adjacent To Hawkeridge Mill Mill Lane Heywood

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

The proposed development in close proximity to residential neighbours would be likely to result in loss of amenity by reason of noise nuisance from the operation of the site and manoeuvring of heavy goods vehicles contrary to Policy C38 of the West Wiltshire District Plan – 1st Alteration 2004.

NOTE: VOTE TO CONTINUE

During consideration of the planning applications after the officer presentation of item 14, 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.

Member Attendance

Cllr Cunliffe-Jones arrived during the open forum presentation of 1/01971/OUT – Land off Hackett Place Hilperton

Cllr Oakman left the meeting during the open forum presentation of 07/00402/OUT - Garage Block Adjacent To 20 Poulton Bradford On Avon and returned during the open forum presentation of 07/00570/FUL - 84 Market Place Warminster

Cllr Lovell left the meeting at the start of 07/00402/OUT - Garage Block Adjacent To 20 Poulton Bradford On Avon and returned at the end of the same item.

Cllr Rosier left the meeting at the end of 07/00032/FUL - Victoria's 31 Silver Street Bradford On Avon and returned during the officer presentation of 07/00397/OUT – Garage Block Adjacent To 26 Widbrook View Bradford On Avon

Cllr Lovell left the meeting at the start of 07/00397/OUT – Garage Block Adjacent To 26 Widbrook View Bradford On Avon and returned at the end of 07/00400/OUT - Garage Block Adjacent To 13 Highfield Road Bradford On Avon

Cllr Carbin left the meeting at the start of 06/03528/OUT - Land Adjacent 7 Southwick Road North Bradley and returned at the end of 06/03561/OUT - Weymouth Street Car Park Weymouth Street Warminster

Cllr Oakman left the meeting at the start of 06/03528/OUT - Land Adjacent 7 Southwick Road North Bradley and returned during the vote on the same.

Cllr Clark left the meeting at the start of 07/00400/OUT - Garage Block Adjacent To 13 Highfield Road Bradford On Avon and returned during the open forum of the same.

Cllr March left the meeting during the officer presentation of 07/00400/OUT - Garage Block Adjacent To 13 Highfield Road Bradford On Avon and returned during the same.

Cllr Knight left the meeting at the start of 06/02993/FUL - Land Adjacent To Hawkeridge Mill Mill Lane Heywood and returned during the open forum of the same.

Cllr Repton left the meeting at the start of 06/02993/FUL - Land Adjacent To Hawkeridge Mill Mill Lane Heywood and returned during the officer presentation of the same.

Cllr Cunliffe-Jones left the meeting at the end of 06/02993/FUL - Land Adjacent To Hawkeridge Mill Mill Lane Heywood and returned during the debate of the same.

Cllr Fortescue left the meeting at the end of 06/02993/FUL - Land Adjacent To Hawkeridge Mill Mill Lane Heywood and returned during the officer presentation of 07/00133/FUL - 1 Bellefield Crescent Trowbridge

Cllr Clark left the meeting during the debate on 07/00355/FUL - Land Adjacent 20 Forest Road Melksham and did not return

Cllr Oakman left the meeting at the start of 07/00068/FUL - 24 Petticoat Lane Dilton Marsh and did not return.

Recorded Vote

01/01971/OUT - Land Off Hackett Place Hilperton

Cllr Clark requested that his vote in favour of a motion to refuse the application be recorded.

06/03316/FUL - 26 Dane Rise Winsley

Cllr Rosier requested that his vote against refusal be recorded.

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, 9, 10, 11, 12, 14, 15, 8, 13

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.

46. PLANNING APPEALS UPDATE

Development Control Service Manager, Dave Hubbard, presented planning appeals update report for the period 22 February – 14 March 2007.

RESOLVED:

That the report be noted.

DATE OF NEXT MEETING

The next scheduled meeting of the Planning Committee would be held on **Thursday 19 April 2007 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00 – 10.35pm)

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