

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 19 APRIL 2007**

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

Present:

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

Also present: Cllr Mudge (part)

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

47. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs M Clegg and James

48. OPEN FORUM

At the beginning of the meeting:

Sarah Cardy made an open forum presentation in respect of planning application - 07/00018/FUL – 2 Bank Street Melksham.

For all other open forum presentations in respect of planning applications please refer to minute number 52.

49. MINUTES

The minutes of the meeting held on 29 March 2007 were approved as a correct record and signed by the Chairman subject to a further alteration of the amendment to item 28 of the 8 March minutes to :

06/03851/FUL - Retail unit, Hackett Place, Hilperton	Clark	Personal interest – Chair of Hilperton Parish Council when item was discussed - <i>Would consider with an open mind.</i>
--	-------	--

- 07/00400/OUT – 13 Highfield Road Bradford On Avon – Councillor Clark requested that his abstention be noted.

50. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor/Officer	Reason
07/00355/FUL – Land adjacent 20 Forest Road Melksham	Oakman	Vice Chair of Melksham Town Council Planning Committee.
06/00297/FUL – Victoria Garage 36 Victoria Road Warminster	Lovell	Board member West Wilts Housing Society.
06/02123/FUL – land rear of 92 to 98 Portway Warminster	March	Prejudicial interest – would leave the Chamber.
	Osborn	Lobbied.
07/00395/OUT – Garage block adjacent to 103 Southview Road Bradford on Avon	Lovell	Member Warminster Town Council Planning Advisory Committee – lobbied – would leave the Chamber.
	Osborn	Board member West Wilts Housing Society.
07/00595/FUL & 07/00813/LBC – 20 Silver Street Trowbridge	Burnan OBE Knight	Member Trowbridge Town Council Town Development Committee.
06/03267/ADV – Land East of Railway Inn Station Road Westbury	J.Clegg	Personal interest – will not vote and take part in debate but will stay in the Chamber.
07/00477/FUL – 16A Union Street Melksham	Oakman	Vice Chair Melksham Town Council Planning Committee.

06/03662/FUL – Tinhead Methodist Church Salisbury Hollow Edington	Osborn	Lobbied.
07/00600/FUL – 4 Old Broughton Road Melksham	Oakman	Vice Chair Melksham Town Council Planning Committee.
07/00018/FUL – 2 Bank Street Melksham	Oakman	Vice Chair Melksham Town Council Planning Committee.
07/00556/FUL – 31 Winsley Road Bradford on Avon	Oakman	Prejudicial interest – would leave the Chamber.

51. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman thanked all the Committee for their hard work and participation during the current administration.

52. LAND AT BLUE HILLS, HILPERTON, TROWBRIDGE – 04/00095/OUT

The Committee were asked to consider an amendment to the original committee resolution which required an index linked and bonded contribution by the developer to the County Education Authority towards the cost of additional education provision within the locality, following a reassessment by the Education Authority.

RESOLVED

That the Committee agreed to defer the application pending an investigation, with a condition that the monies should not be diverted elsewhere.

53. PLANNING APPLICATIONS

Application	Speaker(s)
07/00355/FUL - Land Adjacent 20 Forest Road Melksham	Mr Graham Collins Mr David Higgins Sarah Cardy Chris Holden Kate Alexander Tracey Aylesbury Mr Colin Greig

06/02123/FUL – Land rear of 92 to 98 Portway Warminster	Mrs Vetta Found Mr Alan Moon Mrs Jane John
07/00395/OUT – Garage block adjacent to 103 Southview Road Bradford on Avon	Mark Willis
06/03662/FUL –Tinhead Methodist Church Salisbury Hollow Edington	Mr Simon Chambers Mr George Fraser
07/00600/FUL – 4 Old Broughton Road Melksham	Mr Andy Harlow
06/02811/FUL - Land East of 24 Elm Close Staverton	Ms Lesley Warne
07/00018/FUL – 2 Bank Street Melksham	Mr David Hames
07/00556/FUL – 31 Winsley Road Bradford on Avon	Mr Nigel Clarke
07/00249/FUL – Land rear of Green Lane Westbury	Mr Kenneth Mitchell Mr M.Bartlett Mr T.Frankcom

Amended Recommendations/Directives

07/00355/FUL – Land adjacent 20 Forest Road Melksham

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

No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged

or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

07/00395/OUT – Garage Block Adjacent to 103 Southville Bradford on Avon

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

The dwellings hereby granted permission 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.

No development shall commence on site until 10 car parking spaces including a minimum of one disabled parking space together with any access thereto, have been provided within Southville Road.

The dwellings hereby permitted shall be single storey only.

Application deferred

06/03662/FUL – Tinhead Methodist Church Salisbury Hollow Edington

Officers recommended that planning permission be refused. However the Committee resolved to defer the application for the following reason:

To give further consideration to highways issues, reconsider whether it is in a sustainable location, investigate the legal position with regard to Policy H2 and whether there is an affordable housing requirement, and explore alternative uses.

Decisions made against Officer's recommendations

06/02811/FUL – Land East of 24 Elm Close Staverton

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

The construction of the proposed access would increase traffic use of Elm Close and thus detract from the amenities currently enjoyed by the residents and also cause them nuisance contrary to Policy C38 of the West Wiltshire District Plan – 1st Alteration 2004.

0700556/FUL – 31 Winsley Road Bradford on Avon

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

This is a key end of terrace house and the proposed extension would not preserve or enhance the setting of the adjoining conservation area, contrary to Planning Policy Guidance Note 15, Section 72 of the Planning (Listed Building and Conservation Areas) Act and Policy C18 of the West Wiltshire District Plan – 1st Alteration 2004 - which seeks to protect views in and out of the conservation area.

NOTE: VOTE TO CONTINUE

During consideration of the planning applications after the officer presentation of item 18, 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 07/00355/FUL – Land adjacent 20 Forest Road Melksham.

Cllr March left the meeting during the open forum presentation of 06/02123/FUL – Land Rear of 92 to 98 Portway Warminster and returned during the officer presentation of 07/00395/OUT – Garage Block Adjacent to 103 Southville Road Bradford On Avon.

Cllr Oakman left the meeting during the officer presentation of 06/02123/FUL – Land Rear of 92 to 98 Portway Warminster and returned during the open forum presentation of the same item.

Cllr Osborn left the meeting just before the start of 07/00395/OUT – Garage Block Adjacent to 103 Southville Road Bradford On Avon -and returned for the officer's presentation of 06/03662/FUL – Tinhead Methodist Church Salisbury Hollow Edington.

Cllr Lovell left the meeting just before the start of 07/00395/OUT – Garage Block Adjacent to 103 Southville Road Bradford On Avon - and returned for the officer's presentation of 06/03662/FUL – Tinhead Methodist Church Salisbury Hollow Edington.

Cllr Cunliffe-Jones left the meeting at the start of 07/00395/OUT –Garage Block Adjacent to 103 Southville Road Bradford On Avon -and returned during the debate of the same.

Cllr Repton left the meeting during the officer presentation of 06/03662/FUL – Tinhead Methodist Church Salisbury Hollow Edington Wiltshire -and returned during the open forum on the same item.

Cllr Repton left the meeting during the officer presentation of 07/00600/FUL – 4 Old Broughton Road Melksham – and returned at the start of the officer presentation of 06/02811/FUL – Lane East of 24 Elm Close Staverton.

Cllr Cunliffe-Jones left the meeting at the beginning of the planning officer presentation of 07/00600/FUL – 4 Old Broughton Road Melksham Wiltshire - and did not return.

Cllr Clegg left the meeting just before the start of 06/02811/FUL – Land East of 24 Elm Close Staverton - and returned during the open forum on the same item.

Cllr Knight left the meeting during the open forum on 06/02811/FUL – Land East of 24 Elm Close Staverton – and returned during the same.

Cllr Oakman left the meeting during the officer presentation of 07/00556/FUL – 31 Winsley Road Bradford On Avon – and returned during the debate.

Cllr Fortescue left the meeting during the officer presentation of 06/00297/FUL – Victoria Garage 36 Victoria Road Warminster Wiltshire – and returned during the debate.

Cllr Oakman left the meeting during the officer presentation of 06/00297/FUL (Item 2) – Victoria Garage 36 Victoria Road Warminster Wiltshire - and did not return.

Cllr Osborn left the meeting during the officer presentation on 06/00297/FUL – Victoria Garage 36 Victoria Road Warminster – and returned during the open forum.

Cllr Lovell left the meeting at the start of 07/00182/FUL – 4 Sycamore Grove Westbury – and did not return.

Cllr Clark left the meeting at the start of 07/00268/FUL – Land at Lower Woodrow Melksham – and returned at the start of 07/00057/FUL – 17 Maristow Street Westbury.

Recorded Vote

07/00018/FUL – 2 Bank Street Melksham

Cllr Clark requested that it be noted that he had abstained from the vote on this application as he had left the Chamber during the debate.

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, 3, 4, 13, 14, 15, 16, 17, 18, 2, 5, 6, 7, 8, 9, 10, 11, 12

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.**

54. PLANNING APPEALS UPDATE

Development Control Service Manager, Dave Hubbard, presented planning appeals update report for the period 15 March – 2 April 2007.

RESOLVED:

That the report be noted.

DATE OF NEXT MEETING

The next scheduled meeting of the Planning Committee would be held on **Thursday 31 May 2007** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00 – 10.35pm)

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