

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 7 JUNE 2007**

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

Present:

Councillors: Cllrs Clark (Chairman), Binding, Burden, Carbin, Denison-Pender, Eaton, Fortescue, Fuller, Hawker, Griffiths, King, March, Parks, Phillips OBE and Repton

Also present: Cllrs Davis (part) and Swabey

Officers: Development Control Service Manager(DH),Principal Planning Officers (PW & RM),Housing PFI Project Manager (CT), Housing PFI Project Assistant (HC) and Democratic Support Officer (KF)

66. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Bolwell, James, Martindale and Newbury

67.OPEN FORUM

There were no open forum presentations at the beginning of the meeting:

For all other open forum presentations in respect of planning applications please refer to minute number 70

68.DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor/Officer	Reason
07/1018/FUL – 4 Stephenson Road Northacre Ind Park Westbury	Fuller	Work related contact with the dairy.
07/00778/FUL – Land North East of Fairfield Farm Semington	Fuller	Lobbied.
07/00745/FUL – Church Institute Tynning Lane Bratton	Fuller March	Lobbied. Lobbied.
07/00671/OUT – Land adjoining Baytree Farm Corsley	Clark Fortescue Fuller King March Phillips OBE	Irrespective of his political position he would consider the application on its merits and make his decision with an open mind based solely on the strength of the position presented. Cabinet Portfolio Holder for Housing PFI – Would leave Chamber. PFI Bidding Committee member. Prejudicial interest – will leave the Chamber. Cabinet Portfolio Holder – personal interest. Cabinet Portfolio Holder – personal interest.
07/01060/LBC – 3 Maxcroft Lane Hilperton	Clark	Chaired the meeting of Hilperton Parish Council when this item was debated. Will consider the application with an open mind.

06/03175/FUL – 4 Smallbrook Road Warminster	Parks	Personal interest – will leave the Chamber.
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69. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman informed Members of some planning training that was available to them.

70. PLANNING APPLICATIONS

Open Forum speakers:

Application

06/02785/FUL – Land North West of Leigh Grove Farm
Bradford on Avon

Speaker(s)

Mrs A Warren
Mrs S Darlow
Mr A Stickney
Mr M Darlow
Mr R Board
Mr J Jacobs

06/03845/FUL – Bradford on Avon Sports & Social
Club Trowbridge Road Bradford On Avon

Mr K Kilgallen
Mr J Marsh

07/01018/FUL – 4 Stephenson Road Northacre Ind
Park Westbury

Mr F Brine
Mr M Allcorn

07/00778/FUL – Land North East of Fairfield Farm
Semington

Mr T Wallis

07/00745/FUL – Church Institute Tynning Lane Bratton

Mr S Clarke
Mr J Hughes

07/00671/OUT – Land adjoining Baytree Farm
Corsley

Mr C Trowell

06/03175/FUL – 4 Smallbrook Road Warminster

Mr P Wicks
Mrs G Wicks

Amended Recommendations/Directives

06/02785/FUL – Land North West of Leigh Grove Farm Bradford on Avon

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

An arboricultural method statement prepared by a qualified arboricultural consultant providing comprehensive details of construction works in relation to trees, including the retention of the existing perimeter hedge, shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of development. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement should provide the following:-

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2005 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837;
- A schedule of tree works conforming to BS3998;
- Details of the works requiring arboricultural supervision to be carried out by the Developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

POLICY: West Wiltshire District Plan 1st Alteration 2004 Policy C32.

Decisions made against Officers recommendations

07/00778/FUL – Land North East of Fairfield Farm Semington

Officers recommended the above application for refusal. However, the Committee resolved permission but with the following conditions:

Recommendation: That planning permission be granted at a future date subject to the Development Control Manager being satisfied as to the prior completion of a legal agreement to secure the following:

That the dwelling unit and its curtilage shall be tied to the land used for caravan storage and shall not be severed therefrom; and

that the occupation of the dwelling unit is limited to a person solely or mainly employed in connection with the caravan storage facility at the site, including dependants of such a person residing with him or her.

Justification: To ensure that the business remains viable and there is adequate security.

Conditions:

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.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

3. 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.

REASON: To provide a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

07/00745/FUL – Church Institute Tynning Lane Bratton

Officers recommended the above application for refusal. However, the Committee resolved permission but with the following conditions:

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.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

3. 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.

REASON: To provide a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

4. Details of the elevations of all new external windows and doors including details of glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details prior to the extension being brought into use.

REASON: To protect the amenity of neighbours and preserve the character and appearance of the conservation area.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C17, C18 & C38.

5. Details of the ramp and retaining walls including details of the handrails, balustrading and boundary fence, at a scale of not less than 1:20, shall be submitted to and approved by the Local Planning Authority prior to their construction. The works shall then only be carried out strictly in accordance with those approved details prior to the extension being brought into use.

REASON: To protect the amenity of neighbours and preserve the character and appearance of the conservation area.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C17, C18 & C38.

07/01060/LBC – 3 Maxcroft Lane Hilperton

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

The proliferation of roof windows together with the form and mass of the extension would fail to preserve or enhance the character of the listed building contrary to Policies C27 and C28 of the West Wiltshire District Plan 1st Alteration 2004.

06/03175/FUL – 4 Smallbrook Road Warminster

Officers recommended the above application for refusal. However, the Committee resolved permission but with the following conditions:

Justification: The proposed development would not materially affect the amenities of the neighbours and would not significantly harm any interests of acknowledged importance.

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.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

Application Deferred

06/03845/FUL – Bradford on Avon Sports & Social Club Trowbridge Road Bradford On Avon

This application was deferred in order to carry out further negotiations with the applicants in consultation with local members to seek justification/reduce the hours when the lighting will be used; to investigate/explore the use of retractable lighting columns; and to consider whether the lux levels can be reduced.

Member Attendance

Cllr Burden left the meeting at the start of 07/00671/OUT – Land adjoining Baytree Farm Corsley and did not return.

Cllr Denison-Pender left the meeting at the start of 07/01060/LBC – 3 Maxcroft Lane Hilperton and did not return.

Cllr Fortescue left the meeting at the start of 07/00671/OUT – Land adjoining Baytree Farm Corsley and returned during the debate of 07/00671/OUT – Land adjoining Baytree Farm Corsley.

Cllr Fuller left the meeting at the start of 07/01060/LBC – 3 Maxcroft Lane Hilperton and returned during the debate of 07/01060/LBC – 3 Maxcroft Lane Hilperton.

Cllr Hawker left the meeting at the start of 07/00778/FUL – Land North East of Fairfield Farm Semington and returned during the debate of 07/00778/FUL – Land North East of Fairfield Farm Semington.

Cllr Parks left the meeting at the start of 07/01060/LBC – 3 Maxcroft Lane Hilperton and did not return.

Cllr Phillips OBE arrived at the meeting during the officers presentation of 06/02785/FUL – Land North West of Leigh Grove Farm Bradford on Avon.

71.PLANNING APPEALS UPDATE

Development Control Service Manager, Dave Hubbard, presented planning appeals update reports for the period 22 May – 28 May 2007.

RESOLVED:

That the reports be noted.

DATE OF NEXT MEETING

The next meeting of the Planning Committee would be held on **Thursday 21 June 2007 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00 – 9.57pm)

These minutes were prepared by Kevin Fielding, Democratic Support Officer who can be contacted on 01225 776655 ext 115 or email kfielding@westwiltshire.gov.uk