

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 4 OCTOBER 2007**

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

Councillors: Cllrs Clark (Chairman), Alford, Bolwell, Burden, Carbin,
Denison-Pender, Fortescue, Fuller, Hawker, King, March,
Martindale, Parks, Phillips OBE and Repton

Also Present
Officers: Development Control Service Manager(DH), Principal
Planning Officers (CC & PW), Member Support Team
Leader(PS) and Democratic Services Officer(KF)

108. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Binding, James,
Griffiths, Mounde and Newbury.

Cllr Hawker acted as substitute for Cllr Newbury.

109. OPEN FORUM

For all open forum presentations in respect of planning applications
please refer to minute number 114.

110. MINUTES

The minutes of the meetings held on 13 September 2007 were
approved and signed as a correct record by the Chairman.

111. DECLARATIONS OF INTEREST

The following interests were declared:

Application Item	Cllr / Officer	Reason
07/022416/FUL & 07/2415/LBC – Chicago Rock Café, Park Rd, Trowbridge	Fuller	Personal interest – Member Of Town Council Planning Committee.
07/01571/OUT – Garage block at Dorset Crescent, Melksham	King	Prejudicial Interest – will leave the chamber.
07/02312/ADV – 5-7 High St, Westbury	Hawker	Personal interest - Brother has shop opposite this application
07/02262/FUL & 07/02263/LBC – The Hollies, 55 Westbury Leigh, Westbury		Prejudicial Interest – will leave the chamber.

112. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman advised that it was his intention to request a debate at the next meeting about changing the start time of Planning Committee meetings.

113. Planning application 07/02253/FUL – Proposed replacement dwelling –Heronview, 91B Winsley Hill, Limpley Stoke.

This report was brought to the Planning Committee following a request from the Chairman of the Committee for officers to look again at the need to refer this application to the Secretary of State as the Committee were minded to grant planning permission for this development in the green belt.

RESOLVED:

That the Secretary of State is not consulted on this application and that planning permission is granted subject to the conditions. Also note to the applicant agreed at the meeting of 13th September.

114. PLANNING APPLICATIONS

Open Forum speakers:

- | | |
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| Item 1. 05/01664/FUL – Former Depot, Frome Road, Bradford on Avon. | Mr Gareth Slater
Mr Trevor Tees
Mrs Kate Nicholls
Sir Charles Hobhouse
Mr Edward Drew |
| Item 4. 07/01647/FUL – Construction of derelict “wellhouse” to garden store – Hortons House, 15 Church Street, Bradford on Avon. | Mr Simon Fisher
Mrs Annette Seekings |
| Item 8. 07/02327/FUL – Leigh Cottage, 6 Sladesbrook, Bradford on Avon. | Mr Simon Fisher
Mrs Barbara Humble
Mrs Kate Eastwood
Mr Christopher Wiltshire |
| Item 10. 07/01571/OUT – Garage block at Dorset Crescent, Melksham. | Mr Raymond Thomas
MS Francis Cobb
Mr Mick Latham |
| Item 16. 07/02436/REM – Land East of 6 Lower Marsh Road, Warminster | Mr David Pearce |
| Item 17. 07/02262/FUL – The Hollies,55 Westbury Leigh, Westbury. | Mr Lyn Young
Mr Harry Grist
Mr Stephen Brewer |

Application No.1. 05/01664/FUL - Former Depot Frome Road Bradford on Avon

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 design, height and location, result in development which would be out of keeping with its surroundings contrary to Policy C31a of the West Wiltshire District Plan First Alteration, 2004.
2. The proposed three storey development would, by reason of its design, height and location be out of scale with the surrounding area and would neither preserve nor enhance this part of the Bradford on Avon Conservation Area contrary to policies C17 and C18 of the West Wiltshire District Plan First Alteration, 2004.
3. The proposed development would, by reason of its height and proximity to the adjacent Almshouses result in a loss of privacy and amenity to the occupiers of Almshouses contrary to policies C38 of the West Wiltshire District Plan First Alteration, 2004.
4. The proposal would have an inappropriate impact on the character and environment of the Kennet and Avon Canal and is therefore contrary to Policy KA7 of Appendix F of the West Wiltshire District Plan First Alteration, 2004.

Application No.2. 05/02470/CON - Former Depot Frome Road Bradford on Avon

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

The proposed demolition of buildings is not acceptable because the replacement development would adversely affect the character and appearance of this part of the Bradford on Avon Conservation Area contrary to policy C22 of the WWDC.

Application No 3. 07/01721/FUL 165A Bradford Road, Winsley, Wiltshire BA15 2HW

Permission as per agenda

Application No. 4 07/01647/FUL Hortons House 15 Church Street Bradford on Avon Wiltshire

Permission

As per agenda with amendment to condition 2

2. Insert after ' Local Planning Authority.' "Such details shall include roof tiles that match those on the main house"

**Application No. 5 06/03312/LBC Hortons House 15 Church Street
Bradford on Avon Wiltshire**

As per agenda with amendment to condition 2

2. Insert after ' Local Planning Authority.' "Such details shall include roof tiles that match those on the main house"

**Application No 6. 07/01672/FUL 1 Belvedere Road Bowerhill Wiltshire
SN12 6AJ**

Permission as per agenda

**Applications No.7. 07/01955/FUL 106 Middle Lane Whitley Wiltshire SN12
8QR**

Permission as per agenda

**Application No. 8. 07/02327/FUL Leigh Cottage 6 Sladesbrook Bradford
On Avon Wiltshire**

Permission as per agenda

**Application No.9. 07/02590/REM 375 Long Leaze Lane Melksham
Wiltshire SN12 6QJ**

Approval as agenda

**Application No.10. 07/01571/OUT Garage Block At Dorset Crescent
Melksham Wiltshire**

Permission as per agenda with the following amendment to condition 4

Replace last sentence with "Such details shall include a) the use of 'grasscrete' for the car parking surfaces and b) an indication of all existing trees and hedgerows on the land along with details of any to be retained

**Application No.11. 07/02512/FUL Land Adjacent 14 Ash Grove Westbury
Wiltshire**

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

The proposal would, by reason of its scale and appearance, be out of keeping with the street scene contrary to policy C31a of the WWDC District Plan.

**Application No.12. 07/02416/FUL Chicago Rock Cafe Park Road
Trowbridge Wiltshire**

Permission as per agenda

Case Officer please note:

The Planning Committee also requested that a note be sent to Environmental Health requesting that they contact the management of Chicago Rock Café to request the provision of extra bins in the vicinity of the site.

**Application No.13. 07/02415/LBC Chicago Rock Cafe Park Road
Trowbridge Wiltshire**

Consent as per agenda

**Application No.14. 07/01783/FUL Moonrakers Upton Scudamore Wiltshire
BA12 0AE**

Permission as per agenda

**Application No.15. 07/02312/ADV 5 - 7 High Street Westbury Wiltshire
BA13 3BN**

Consent as per agenda

**Application No.16. 07/02436/REM Land East Of 6 Lower Marsh Road
Warminster Wiltshire**

Approval as per agenda

Application No.17. 07/02262/FUL The Hollies 55 Westbury Leigh Westbury Wiltshire

Permission as per agenda

Application No.18. 07/02263/LBC The Hollies 55 Westbury Leigh Westbury Wiltshire

Consent as per agenda

Member Attendance

Cllr Alford left the meeting at the start of 07/02512/FUL - Land adjacent 14 Ash Grove, Westbury, Wiltshire and returned during the debate of the same.

Cllr Bolwell left the meeting at the start of 07/02590/REM – 375 Long Leaze Lane, Melksham, Wiltshire and returned during the open forum of 07/01571/OUT – Garage block, Dorset Crescent, Melksham, Wiltshire.

Cllr Burden left the meeting at the start of 07/01571/OUT – Garage block, Dorset Crescent, Melksham, Wiltshire and returned during the open forum of the same.

Cllr King left the meeting at the start of 07/01571/OUT – Garage block, Dorset Crescent, Melksham, Wiltshire and returned at the start of 07/02512/FUL - Land adjacent 14 Ash Grove, Westbury, Wiltshire.

Cllr Martindale left the meeting during the open forum of 07/01571/OUT - Garage block, Dorset Crescent, Melksham, Wiltshire and returned at the start of item and returned during the open forum of the same.

Cllr Hawker left the meeting at the start of 05/02590/FUL - 375 Long Leaze Lane, Melksham, Wiltshire and returned during the open forum of 07/01571/OUT – Garage block, Dorset Crescent, Melksham, Wiltshire.

Cllr Hawker left the meeting at the start of 07/02436/FUL - Land East of 6 Lower Marsh Road, Warminster, Westbury, Wiltshire and did not return.

Cllr Parks left the meeting at the start of 07/02590/REM – 375 Long Leaze Lane, Melksham, Wiltshire and returned during the open forum of 07/01571/OUT – Garage block, Dorset Crescent, Melksham, Wiltshire.

Cllr Phillips OBE left the meeting during the officer presentation of Application No.11 07/02512/FUL – Land adjacent 14 Ash Grove, Westbury, Wiltshire and returned during the debate of the same.

Cllr Repton left the meeting at the end of 05/02470/CON – Former Depot, Frome Road, Bradford on Avon, Wiltshire and returned during the officer presentation of 07/01647/FUL – Hortons House, 15 Church Street, Bradford on Avon, Wiltshire.

Cllr Repton left the meeting at the start of 07/02512/FUL – Land adjacent 14 Ash Grove, Westbury, Wiltshire and returned during the debate of the same.

NOTE: VOTE TO CONTINUE

During consideration of agenda item no.17, after 3 hours having elapsed, the Committee took a vote in accordance with the Constitution on whether or not to continue with the meeting.

RESOLVED:

To continue with the meeting until completion..

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.**

115. PLANNING APPEALS UPDATE

The Development Control Manager presented planning appeals update reports for the period 8 August – 31 August 2007.

RESOLVED:

That the reports be noted.

DATE OF NEXT MEETING

The next meeting of the Planning Committee will be held on **Thursday 25 October 2007** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 22.20)

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