

Draft Minutes of the Development Control Committee Meeting held on Wednesday, 25th April 2007 in the Council Chamber, Level –1, Monkton Park, Chippenham, commencing at 6:00pm

Present

Councillor T.R. Sturgis.....Chairman

Councillors H.R. Barton, T.A.P. Briggs, C. Crisp, P.R. Davis, H.M. Dixon, G.R. Greenaway, M.P. Hatton, H.T. Jones, R.B. MacGregor, S.D. Meadows, A. J. Trotman and S.R. Walls

Other Members Present

Councillors J.A. Scott and N.T. Maidment

County/Town/Parish Council Representatives

Councillor P. Coleman	Wiltshire County Council
Councillor C. Dash	Yatton Keynell Parish Council
Councillor B. Lyndsay	Crudwell Parish Council

Officers Present

N. Appleby (Temporary Policy and Democratic Services Assistant), S. Canter (Customer Focus Team Leader), R. Packer (Principal Solicitor), C. Pescod (Development Control Team Leader), J. Simmonds (Principal Planning Officer) B. Taylor (Principal Planning Officer) and J. Whittleton (Policy and Democratic Services Assistant)

D124. Apologies for Absence

Apologies were received from Councillor C Wannell, St Paul Malmesbury Without Parish Council, Hullavington Parish Council and Councillor O. Gibbs of Brinkworth Parish Council.

D125. Membership

The Committee was notified of the following change of membership for one meeting only:

Councillor to be Replaced	Replacement	Political Group
C. Wannell	S. D. Meadows	Conservatives

D126. Public Question Time/Receipt of Petitions

There were no public questions or petitions received.



D127. Minutes

The Minutes of the Meeting held on 4th April 2007 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Meeting held on 4th April 2007 be confirmed as a correct record.

D128. Chairman's Announcements

The Chairman, Councillor T.R. Sturgis

OPEN FORUM

The standard announcement concerning the procedure for the Open Forum was taken as read.

D129. Declarations of Interest

Name	Application /item	Type of Interest	Nature of Interest	Action
M.P. Hatton	Report 8	Personal	Cricklade Town Councillor	Spoke and voted
S.R. Walls	Report 8	Personal	Project Board Member	Spoke and voted

D130. Major Planning Application Protocol

Consideration was given to Report No.7 (circulated with Agenda) presenting a draft Major Planning Application Protocol for consideration by the Committee. The Report had been considered by a Scrutiny Task Group looking at the subject.

Resolved that the draft protocol be adopted by the Development Control Committee and be reviewed after 6 months to ensure it is working correctly.

D131. Cricklade Country Way Project – Interim Report

Consideration was given to Report No. 8 (circulated with the Agenda) submitted to update Members on the current situation of the application, bearing in mind the exceptional nature of the application and its wide ranging implications for the District.

Resolved that the Development Control Committee supports the principle of the Cricklade Country Way, as set out in policy TM2 of the North Wiltshire Local Plan 2011 which protects the route. The Committee also

supports continued negotiations on the application once the Environmental Statement has been submitted.

D132. Development Control Items

(a) **Withdrawn Items**

None

(b) **Planning Applications**

Note: In making the following decisions, the Committee took into account observations by Local Councils and interested parties received subsequent to the preparation of the Agenda and given in the Additional Information Schedule circulated at the meeting. A copy of the Additional Information Schedule is kept in the official Minute Book.

1. 07/00289/FUL – Three Bed Detached House - Land to Rear of Grove Cottages - Grove Lane, Yatton Keynell

Representations were received from Sir R. Gaskell and Mr M. Tedds in objection to the application, from Councillor C. Dash of Yatton Keynell Parish Council, from Mr Rimes the applicant and from Mr C. Manning, the agent.

Issues discussed included:

- The history of the site;
- The recent site visit;
- Impact on neighbouring listed buildings and change to aspect of area;
- Distance from existing dwellings;
- Highways and traffic issues;
- Slab levels; and
- Possible further developments.

Resolved that planning permission be GRANTED subject to the conditions set out in the agenda and the following additional conditions:

1. Before development commences details of slab level related to an identified fixed point on the adjacent road shall be submitted to and approved by the LPA. The development shall be carried out in accordance with the approved slab level.

Reason: To ensure a satisfactory height for the development.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall be no extension or external alteration to any building forming part of the development hereby permitted.

Reason: In order to safeguard the amenity of the area by enabling the local planning authority to consider individually whether planning permission should be granted for extensions and external alterations.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages, sheds or other ancillary domestic outbuildings shall be erected anywhere on the site edged in red on the approved plans.

Reason: In the interests of the amenity of the area.

2. 07/00297/OUT – Alvan Blanch Ltd, Chelworth, Malmesbury - Erection of New Light Industrial Workshop Units and Offices following the Demolition of Existing Workshop and Offices

Representations were received from Mr J. Stenson and Mr M. Bracewell in objection to the application, from Councillor B. Lyndsay of Crudwell Parish Council and from Mr A. Blanch, the applicant.

Issues discussed included:

- Impact on the appearance of the Hamlet;
- Highways and traffic issues;
- Problems of outline applications;
- Possibility of site visit;
- Eaves height and boundaries; and
- Outside storage.

Resolved that planning permission be GRANTED subject to the conditions set out in the agenda and the following additional conditions:

1. Notwithstanding the information shown on the illustrative plans the eaves height of the building adjacent to No 1 Manor Farm Cottages shall not exceed 3m.

Reason: In the interests of the amenity of the occupiers of the cottage.

2. Before development commences details of a natural stone wall to be erected on the boundary with No 1 Manor Farm Cottages shall be submitted to and approved by the LPA. The wall shall be completed in accordance with the approved details before any of the B1 units is first occupied.

Reason: In the interest of amenity.

3. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenity of the area.

Informative: This permission does not include any proposal for rearrangement of access at the rear of the site.

3. 07/00462/FUL – Melbourne View, Brinkworth – Variation of Condition 2 of 04.03614.FUL relating to No More Than Five Touring Caravans and Alteration to Access

Representations were received from Mr R. Knowles, the applicant.

Issues discussed included:

- The Views of Wiltshire County Council Highways Authority;
- Highways and traffic issues; and
- The views of Brinkworth Parish Council.

Resolved

1. That the application be REFUSED on grounds including, but not limited to, the following reasons:
 - The proposed development by introducing additional conflicting turning vehicle movements to this fast section of the B4042 class II road would interfere with the free flow of traffic and would be detrimental to highway safety.
 - The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of PPG13 which seeks to reduce growth in the length and number of motorised journeys.

2. That authority be delegated to the Implementation Team Leader (Development Control and Listed Buildings) to amend the Council's case in the event of an appeal against refusal, if so advised by any consultant appointed to present evidence on the Council's behalf, and/or on Counsel's advice.

4. 07/00690/COU – 22 Ashfield Road, Chippenham – Change of Use from residential to Osteopathy Practice (D1)

Representations were received from Mr Merry and Mr T. Fosker in objection to the application, from Mr P. Coleman of Wiltshire County Council, and from Mr S. Hudson, the applicant.

Issues discussed included:

- Reasons for the change in recommendation and for objection;
- Impact on neighbouring residents;
- The views of Chippenham Town Council;
- Highways and traffic issues; and
- The views of Wiltshire County Council Highways Authority.

Resolved that authority be delegated to the Implementation Team leader (Development Control and Listed Buildings) to GRANT permission subject to conditions including reference to hours of use.

5. 07/00172/COU – Olivemead Farm, Olivemead Lane, Dauntsey, Chippenham – Change of Use to Provide Caravan Storage (30 Caravans Undercover and 15 Outside) – Resubmission of 06.025145.COU

Representations were received from Mr G. Candy, the applicant.

Issues discussed included:

- The views of Wiltshire County Council Highways Authority;
- The suitability of access; and
- Movement of traffic from site in comparison to movement when operating as a dairy farm.

Resolved that Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the documents (including plans) incorporated into this decision, and subsequently approved pursuant to this decision (if applicable), unless otherwise approved in writing by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity.

3. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

Reason for granting:

The traffic generated by caravans would be less than that generated by the former dairy unit, as supported by additional information supplied.

6. 07/00115/S73A – 52 Northleaze, Corsham – Single Storey Extension to form Bedroom and Lounge

Representations were received from Mr G. Nicholls, the applicant.

Issues discussed included:

- The history of the site;
- Impact on neighbours; and
- Scale of proposed development.

Resolved that planning permission be REFUSED for reasons set out in the Agenda and in the Additional Information.

7. 07/00477/FUL – 9 Westway Close, Castle Combe, Chippenham – Erection of Single Storey Front Extension

Resolved that planning permission be GRANTED subject to the conditions set out in the Agenda.

D133. Exclusion of Press and Public

Resolved that under Section 100A(4) of The Local Government Act, 1972, the public be excluded from the remainder of the meeting on the grounds that the following item of business involves the likely disclosure of exempt information as defined below and that the public interest in maintaining the exemption outweighs the public interest in disclosing the information:

Agenda item/Report name	Paragraph of the Act / Schedule describing the exemption
Agenda Item 11 – Planning Application 06/03049/FUL – Land at Hill House Farm, Ditteridge, Box.	Paragraph 5

D134. Planning Application 06/03049/FUL – Land at Hill House Farm, Ditteridge, Box

Consideration was given to Report No.11 (circulated with Agenda).

Resolved to invite the applicant to re-submit the application.

The meeting started at 6.00pm and finished at 8.20pm.
There were 36 members of the public present.