

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 2 AUGUST 2007**

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

Councillors: Cllrs Clark (Chairman), Bolwell, Carbin, Denison-Pender, Eaton, Fortescue, Griffiths, King, Mounde, Newbury, Parks, Phillips OBE and Repton

Officers: Principal Planning Officers (CC & RMc), Member Support Team Leader (PS) and Member Support Officer (KH)

86. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Burden, James, March and Martindale

87. OPEN FORUM

There was an open forum presentation by Mrs Amanda Clegg in respect of 07/00035/FUL - Priory Lodge Market Street Bradford on Avon
For all other open forum presentations in respect of planning applications please refer to minute number 91.

88. MINUTES

The minutes of the meeting held on 12 July 2007 were deferred to the next meeting at the request of the Chairman.

89. DECLARATIONS OF INTEREST

The following interests were declared:

Application Item	Councillor / Officer	Reason
06/03847/OUT - Land East Of Blenheim Park Bowerhill	Clark	Personal - Irrespective of his political position he would consider this application on its merits and make his decision with an open mind based solely on the strength of the position presented.
	Fortescue	Prejudicial – Chairman of the PFI

		Board
	King	Prejudicial
07/01055/FUL - Land Adjacent 31 Downavon Bradford On Avon	Eaton King	Prejudicial Prejudicial
07/00237/FUL - Land Adjacent Kings Farm Little Common North Bradley	Phillips OBE	Personal - Chairman of North Bradley Parish Council
07/02200/FUL - 40 St Mary's Gardens Hilperton	Clark	Personal - Chaired the meeting of Hilperton Parish Council when this item was discussed. Would approach with an open mind this evening.
07/01276/OUT - Garage Block Adjacent Priory Close Bradford On Avon	Eaton King	Prejudicial Prejudicial
06/03598/OUT - Land Adjoining Hilperton Drive And Ashton Road Hilperton	Clark	Personal - Irrespective of his political position and the fact that he chaired the meeting of Hilperton Parish Council when this item was discussed, he would consider this application on its merits and make his decision with an open mind based solely on the strength of the position presented.
	Eaton	Prejudicial
	Fortescue	Prejudicial – Chairman of the PFI Board
	King	Prejudicial

90. ANNOUNCEMENTS FROM THE CHAIRMAN

There were no announcements.

91. PLANNING APPLICATIONS

Open Forum speakers:

Speaker(s)

06/03845/FUL - Bradford On Avon Sports And Social Club Trowbridge Road Bradford On Avon

Mr Kieran Kilgallen
Mr Jem Marsh

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

Mr George Fraser
Mrs Judith Wright

	Mr Simon Chambers
07/00115/FUL - Area R1d Westbury Leigh Westbury	Mr Brian Osborne Mr Francis Morland
06/03847/OUT - Land East Of Blenheim Park Bowerhill	Cllr Virginia Fortescue Mr Mike Mills Mr Malcolm Howard Mr William Thielen Mrs Annette Morley Mr Chris Trowell
07/00580/FUL - Land Opposite 1 Monastery Road Edington	Mr Nickolas Buckman Miss Helen O'Donoghue Mrs Doreen Angell Mr Brian Angell Mr John Cochrane Mr John Hardman Mr Simon Hunt
07/00859/FUL - Land Adjacent 12 And 12a Holbrook Lane Trowbridge	Mr Robert Bousfield- Adams Mr Glyn Ball
07/01055/FUL – Land Adjacent 31 Downavon Bradford On Avon	Ms Louisa Bernal Mr Philip Eggleton Mr Marc Willis
07/00473/FUL - Equine Stud And Stables New Road Melksham	Mr Chris Pound
06/01723/FUL - Land Rear Of 65 High Street Heytesbury	Mr Richard Leman Mr Richard Murray – Bett
07/00237/FUL - Land Adjacent Kings Farm Little Common North Bradley	Mr Francis Morland Mr Peter Grist
07/01276/OUT - Garage Block Adjacent Priory Close Bradford On Avon	Mr Alan Ranes Mr Marc Willis
06/03598/OUT - Land Adjoining Hilperton Drive And Ashton Road Hilperton	Mr Chris Trowell

Amended Recommendations/Directives

06/03845/FUL - Bradford on Avon Sports And Social Club Trowbridge Road Bradford On Avon

The Committee agreed with the Officer's recommendation for permission, but with the following rewording to condition 3:

The lighting hereby permitted shall be used only between 18.00 hours and 21.00 hours on Mondays to Fridays and between 15.00 hours to 18.00 hours on Saturdays, and for no more than 3 days in any 7 day period.

REASON: In order to minimise nuisance to neighbours.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C35 and C38.

07/00580/FUL - Land Opposite 1 Monastery Road Edington

The Committee agreed with the Officer's recommendation for permission, but with the following rewording to condition 7:

The site shall be landscaped in accordance with a landscaping scheme which shall be subject to the prior approval of the Local Planning Authority. The approved scheme, which shall include the retention of the existing hedgerows and trees on each side of the access on the western boundary, reinstatement of the hedgerow to the southern boundary, and new native hedgerows on the north and east boundaries, shall be implemented in the first appropriate planting season using trees and shrubs of approved species and height and maintained thereafter for a period of not less than five years. Any trees and shrubs which fail within that period shall be replaced to the satisfaction of the Local Planning Authority and maintained for a further period of five years.

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

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

07/00859/FUL - Land Adjacent 12 And 12a Holbrook Lane Trowbridge

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

The Committee requested that the Council's Landscape Officer visit the site to establish whether the Ash tree in the south east corner of the site is worthy of a Tree Preservation Order.

07/01276/OUT - Garage Block Adjacent Priory Close Bradford On Avon

The Committee agreed with the Officer's recommendation for permission, but with the following rewording to condition 7:

No development shall commence on site until the 10 spaces shown green on drawing no: 1754/O2/Ab and 4 additional spaces have been provided in Priory Close. These spaces shall be retained free from obstruction and made available for the parking of vehicles in perpetuity.

REASON: In the interests of highway safety.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policy T10.

Decisions made against Officers recommendations

07/00115/FUL - Area R1d Westbury Leigh Westbury

Officers recommended the above for permission however, the committee resolved to refuse the application for the following reason:

The scale of development including a large proportion of full height 3 storey flats would result in over development of the site and would lead to overlooking and loss of privacy to nearby local residents to the detriment of their amenity, contrary to Policies H13, H24 and C38 of the West Wiltshire District Plan – 1st Alteration 2004.

06/03847/OUT - Land East Of Blenheim Park Bowerhill

Officers recommended the above for permission however, the committee resolved to refuse the application for the following reason:

The proposal would result in the loss of open areas and visual gaps important to recreation and visual amenity, would not respect the streetscene or character of the locality, would provide insufficient parking, and would detract from the amenities of local residents, contrary to Policies H1, C31A, C38 and T10 of the West Wiltshire District Plan – 1st Alteration 2004.

07/00237/FUL - Land Adjacent Kings Farm Little Common North Bradley

Officers recommended the above for referral to Secretary of State however, the committee resolved to refuse the application for the following reason:

1. The proposed dwelling would be situated in the countryside, outside village policy limits, where new dwellings will not be permitted unless justified in connection with the essential needs of agriculture or forestry. The proposal which lacks justification is contrary to Policies H17, H19 and C1 of the West Wiltshire District Plan – 1st Alteration 2004.

2. The proposed dwelling by reason of its form, design, mass and configuration, in close proximity to a Grade II listed building and for which there is no historic justification, would harm the character and setting of the listed building contrary to Policies C27, C28 and C31A of the West Wiltshire District Plan – 1st Alteration 2004.

3. Visibility for vehicles emerging from Little Common onto Westbury Road, the C227 highway, is restricted in both directions, and the development would

result in an increased use of the substandard junction onto the C227 to detriment of highway safety.

07/00035/FUL - Priory Lodge Market Street Bradford On Avon

Officers recommended the above for permission however, the committee resolved to refuse the application for the following reason:

The building is of modest proportions, built from stone and blends with its surroundings, the addition of Red Cedar Wood extensions would not enhance the building and would not harmonise with its setting contrary to Policies C17, C19 and C31A of the West Wiltshire District Plan - 1st Alteration - 2004.

Application deferred

07/01055/FUL – Land Adjacent 31 Downavon Bradford on Avon

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

To consider whether additional off site parking can be accommodated elsewhere within the locality.

The following items were approved as per the Officer's recommendation detailed in the agenda

06/03662/FUL Change of use to provide 3 residential units - Tinhead Methodist Church Salisbury Hollow Edington Wiltshire

07/01055/FUL Erection of two dwellings and associated works - Land Adjacent 31 Downavon Bradford On Avon Wiltshire

06/03876/FUL Provision of granny accommodation, first floor side extension and addition of three rear dormers - 358B Snarlton Lane Melksham
07/01185/FUL 2 storey and single storey extension to side and rear - 29 Methuen Avenue Melksham

07/00473/FUL Removal of conditions attached to planning permission of 14 March 2002 (application 01/00444) - Equine Stud And Stables New Road Melksham

06/01723/FUL Removal of existing double garage and construction of a detached three bedroom cottage (revised application) - Land Rear Of 65 High Street Heytesbury

12 07/00237/FUL Detached dwelling - Land Adjacent Kings Farm Little Common North Bradley

16 07/01404/FUL Change of use from retail shop A1 to A2 use - Shop 2 10 The Shambles Bradford On Avon

Member Attendance

Cllr Repton left the Chamber during the officer presentation of 06/03662/FUL – Tinhead Methodist Church Salisbury Hollow Edington and returned during the same.

Cllr Repton left the Chamber during the officer presentation of 07/00115/FUL - Area R1d Westbury Leigh Westbury and returned during the same.

Cllr King left the Chamber at the start of 06/03847/OUT - Land East Of Blenheim Park Bowerhill Wiltshire and returned at the start of 07/00580/FUL - Land Opposite 1 Monastery Road Edington

Cllr Bolwell left the Chamber during the officer presentation of 06/03847/OUT - Land East Of Blenheim Park Bowerhill Wiltshire and returned during the open forum presentation of the same

Cllr Eaton left the Chamber during the officer presentation of 07/00580/FUL Construction of a car park - Land Opposite 1 Monastery Road Edington and returned during the open forum of the same.

Cllr Mounde left the Chamber during the officer presentation of 07/00580/FUL Construction of a car park - Land Opposite 1 Monastery Road Edington and did not return.

Cllr Parks left the Chamber during the officer presentation of 07/00580/FUL Construction of a car park - Land Opposite 1 Monastery Road Edington and returned during the open forum of the same.

Cllr King left the Chamber at the start of 07/01055/FUL – Land Adjacent 31 Downavon Bradford on Avon and returned at the start of 06/03876/FUL - 358B Snarlton Lane Melksham

Cllr Eaton left the Chamber at the start of 07/01055/FUL – Land Adjacent 31 Downavon Bradford on Avon and returned at the start of 06/03876/FUL - 358B Snarlton Lane Melksham

Cllr Eaton left the Chamber during the open forum of 07/00237/FUL - Land Adjacent Kings Farm Little Common North Bradley and returned during the same.

Cllr Bolwell left the Chamber during the open forum of 07/00237/FUL - Land Adjacent Kings Farm Little Common North Bradley and returned during the debate of the same.

Cllr Eaton left the Chamber at the start of 07/01276/OUT - Garage Block Adjacent Priory Close Bradford on Avon and returned at the start of 07/01404/FUL - Shop 2 10 The Shambles Bradford on Avon

Cllr King left the Chamber at the start of 07/01276/OUT - Garage Block Adjacent Priory Close Bradford on Avon and returned at the start of 07/01404/FUL - Shop 2 10 The Shambles Bradford on Avon

Recorded Vote

06/03847/OUT - Land East Of Blenheim Park Bowerhill

Cllr Clark requested that his vote in favour of the motion for refusal for the above application be recorded.

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.**

NOTE: VOTE TO CONTINUE

During consideration of the planning applications and during the determination of application 07/00859/FUL - Land Adjacent 12 and 12a Holbrook Lane Trowbridge Wiltshire, 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.

At 10.05pm, after the determination of application 07/00859/FUL - Land Adjacent 12 and 12a Holbrook Lane Trowbridge Wiltshire the Committee had a comfort break for 5 minutes and resumed the meeting at 10.10pm

92. PLANNING APPEALS UPDATE

The Principal Planning Officer presented planning appeals update reports for the period 26 June – 26 July 2007.

RESOLVED:

That the reports be noted.

DATE OF NEXT MEETING

The next meeting of the Planning Committee would be held on **Thursday 23 August 2007** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 00.10)

These minutes were prepared by Pam Sidgwick, Member Support Team Leader who can be contacted on 01225 776655 ext 204 or email psidgwick@westwiltshire.gov.uk