

**THESE MINUTES WILL BE PRESENTED TO THE NEXT PLANNING  
COMMITTEE ON 4 OCTOBER 2007 FOR APPROVAL AS A CORRECT  
RECORD**

**WEST WILTSHIRE DISTRICT COUNCIL**

**MINUTES**

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 13 SEPTEMBER 2007**

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

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

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

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**101. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE**  
Apologies for absence were received from Cllrs James, Mounde & Parks.

It was agreed at the prior Council meeting that Cllr Rod Eaton will be replaced by Cllr Phillip Alford.

**102. OPEN FORUM**

An Open Forum presentation was given by Mr Nicholas Rosier in relation to planning application no. 17 – 07/02110/FUL.

For all other open forum presentations in respect of planning applications please refer to minute number 107.

**103. MINUTES**

The minutes of the meetings held on 23 August 2007 were approved and signed as a correct record by the Chairman.

#### 104. DECLARATIONS OF INTEREST

The following interests were declared:

Application Item	Cllr / Officer	Reason
Agenda Item No. 6	Clark	Personal interest - 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. I have received many emails on this topic from local people and some have been forwarded by myself to other Committee Members as I felt appropriate.
07-02151/FUL - Units 1 – 2, 75 Whaddon Hilperton Wiltshire BA14 6NR	Clark	Personal interest – I chaired the meeting of Hilperton Parish Council when this application was discussed. I will approach it tonight with an open mind.

#### 105. ANNOUNCEMENTS FROM THE CHAIRMAN

None

#### 106. Facilities at the District Centre, Paxcroft Mead, Trowbridge

Open Forum: Kate Hayes, Brian Cullern & John Phillips

The Committee were asked to consider a further formal request from Marston Inns and Taverns to discharge a section 106 agreement in respect of facilities at the district centre Paxcroft Mead.

#### RESOLVED:

**The Committee declined the request to discharge the section 106 agreement, as it still considers that the owners of the site have not used all reasonable endeavours to procure the establishment of a medical practice.**

**Community Development and West Wiltshire District Council will work with the applicant and interested parties with a view to establish a Medical Centre.**

## 107. PLANNING APPLICATIONS

Open Forum speakers:

Item 1. 05/01664/FUL – Former Depot, Frome Road, Bradford on Avon.	Mr Edward Drewe Mr Gareth Slater Mrs Carolyn Ching Mr Steven Tees Mr TA Nicholls Cllr Rosemary Brown
Item 3. 07/02231/FUL – Station Car Park, Station Approach, BOA	
Item 6. 07/02472/FUL – Downsview, Sandpits Lane, Steeple Ashton	Mr Roger Mudge
Item 9. 07/02361/FUL – 90 Station road, Westbury	Mrs Penny Wells-Pearce
Item 11. 07/02147/FUL – 38 Queensway, Warminster	Miss Maureen Hiscock
Item 12. 07/02253/FUL – Heronsview, 91b Winsley Hill, Limpley Stoke	Mr Martin Shirley
Item 13. 07/01377/FUL – Heywood House, Park Lane, Heywood	Mr Chris Da Costa

### **Application No. 1. 05/01664/FUL Demolishing of existing office and warehouse, construction of 2/3 storey offices, studios, workshops and 4 three storey houses - Former Depot Frome Road Bradford On Avon**

The Committee resolved that the application be deferred for Site Visit – 4.30pm 4 October 2007

### **Application No. 2. 05/02470/CON Demolition of existing office and warehouse, construction of 2/3 storey office/studios/workshops and 4 three storey houses - Former Depot Frome Road Bradford On Avon**

The Committee resolved that the application be deferred for Site Visit – 4.30pm 4 October 2007

### **Application No. 3. 07/02231/FUL Replacement of existing street lighting column with new pole supporting a street light, 3 shrouded antennas, an equipment cabinet and ancillary development - Station Car Park Station Approach Bradford On Avon Wiltshire**

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

By reason of its height and site, the proposal would be in an inappropriate setting and would not harmonise with the character and appearance of the Bradford on Avon Conservation Area contrary to policy C18 of the West Wiltshire District Plan 2004.

**Application No. 4. 07/02079/FUL Proposed development of two single storey office and workshop units for use classes B1, B2 and associated external works - Land At Semington Road Melksham Wiltshire**

Referral to Secretary of State, as per recommendation

**Application No. 5. 07/02364/FUL Erection of two storey extension and single storey rear extension - 90 Winsley Road Bradford On Avon Wiltshire BA15 1NZ**

PERMISSION as per recommendation with amendment to condition no 2 to read:

Notwithstanding the submitted plans no work shall commence on site 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. Such details shall include the use of natural stone on the side elevation. The Development shall be carried out in accordance with the approved details.

Reason as per agenda

**Application No. 6. 07/02472/FUL Two, single storey extensions providing a conservatory, and utility/family room - Downsview Sandpits Lane Steeple Ashton Wiltshire BA14 6BP**

SPLIT DECISION as per previous application 07/00702

**Applications No. 7. 07/02383/FUL Alterations and extensions - 27 Ivy Lane South Wraxall Wiltshire BA15 2RZ**

PERMISSION – As per recommendation

**Application No. 8. 07/02106/FUL Additional warehouse and packing facilities building – Land East Of Acheson And Acheson Meridian Business Park North Bradley Wiltshire**

PERMISSION - As per recommendation with reference to 'protected species' inserted after 'relevant law' in the Note to Applicant

**Application No. 9. 07/02361/FUL Extension and alterations to form chalet bungalow – 90 Station Road Westbury Wiltshire BA13 3JR**

Officers recommended the above for refusal however, the committee resolved to permit the application with the following condition:

That there is no conflict – policy C31A  
There are no privacy issues - policy C38A

**Application No. 11. 07/02147/FUL Conversion of dwelling to 2 no maisonettes and ground floor extension - 38 Queensway Warminster Wiltshire BA12 9DW**

PERMISSION – As per recommendation with additional note to applicant

The applicant is advised that they need to address the sewerage difficulties on the adjoining site and to contact Wessex Water.

**Application No.12**

**07/02253/FUL Replacement dwelling - Heronsview 91B Winsley Hill Limpley Stoke Wiltshire BA2 7JN**

REFER TO THE SECRETARY OF STATE UNDER THE GREEN BELT DIRECTIVE AS THE COUNCIL ARE MINDED TO GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

1. FULL
2. Insert 'Such details shall include to use of natural stone to the external walls' at the end.
3. Before any work starts on site details of the slab levels shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason In order to ensure the development is satisfactory.

4. The dwellings hereby approved shall not be occupied until the turning space shown on the approved plan has been properly consolidated and surface to the satisfaction of the Local planning Authority. Such turning space shall be kept clear of obstructions at all times
5. Reason In the interest of highway safety.
6. 'Part 1 classes A-E'

**Note to Applicants**

The applicant is advised that this permission does not absolve the developer from complying with the relevant law protecting species, including obtaining and

complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005

**Application No. 13. 07/01377/FUL Change of use and conversion of existing buildings from commercial to residential, including associated alteration and extension works and construction of new dwellings to form total of 27 residential units - Heywood House Park Lane Heywood Wiltshire BA13 4NA**

REFER TO SECRETARY OF STATE – As per recommendation but delete the phrase ‘subject to the satisfactory resolution of the restoration of the conservatory’ from the recommendation

**Application No. 14. 07/01376/LBC Change of use and conversion of existing buildings from commercial to residential, including associated alteration and extension works and construction of new dwellings to form total of 27 residential units - Heywood House Park Lane Heywood Wiltshire BA13 4NA**

REFER TO SECRETARY OF STATE – As per recommendation but delete the phrase ‘subject to the satisfactory resolution of the restoration of the conservatory’ from the recommendation

**Application No. 15. 07/02151/FUL Variation of condition 5 on planning consent 06/00633/FUL - Units 1 To 2 75 Whaddon Hilperton Wiltshire BA14 6NR**

PERMISSION – As per recommendation

**Application No. 17. 07/02110/FUL Replace windows with UPVC double glazed units – 38 Fitzmaurice Place Bradford On Avon Wiltshire BA15 1EL**

PERMISSION - As per recommendation with additional condition from late list:

“No development shall take place until samples of the uPVC frames to be used in the replacement windows shall be 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 - Policy C31A.”

### **Member Attendance**

Cllr Phillips joined the meeting during the open forum of Application No. 1, 05/01664/FUL - Former Depot Frome Road Bradford On Avon

Cllr Burden left the meeting during the open forum of Application No. 3.  
07/02231/FUL - Station Car Park Station Approach Bradford On Avon Wiltshire  
and returned at the beginning of the debate of the same item.

Cllr Martindale left the meeting during the debate of Application No. 6.  
07/02472/FUL - Downsview Sandpits Lane Steeple Ashton Wiltshire BA14 6BP  
and returned later on during the same debate.

#### **NOTE: VOTE TO CONTINUE**

During consideration of the planning applications, 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 the completion of Applications 9, 11, 12, 15 & 17 or until 11pm, whichever is the later.**

#### **Order of Applications Considered**

The Chairman varied the order of the applications and dealt with them in the following order: (numbers refer to the application number on the agenda):  
1, 2, 13, 14, 3, 4, 5, 6, 7, 8, 9, 11, 12, 15,17

The remaining applications that were not considered at this meeting will be moved on to the agenda at the next Planning Committee meeting .

#### **RESOLVED:**

- 1. That the list of delegated decisions made since the last meeting be received and noted.**
- 2. To make decisions on planning and related applications as set out in the appendix to these minutes.**

#### **PLANNING APPEALS UPDATE**

The planning appeals update was not reviewed at this Planning Committee as the meeting was closed. The Appeals will be reviewed at the next Planning Committee meeting.

**DATE OF NEXT MEETING**

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

(19.00 – 23.15)

These minutes were prepared by Karen Hart, Member Support Officer who can be contacted on 01225 776655 ext 242 or email [khart@westwiltshire.gov.uk](mailto:khart@westwiltshire.gov.uk)