

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 15 NOVEMBER 2007**

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

Councillors: Cllrs Clark (Chairman), Alford, Binding, Burden, Carbin (part), Fortescue, Fuller, Griffiths, James, King, Martindale, Newbury, Phillips OBE and Repton

Also Present Cllrs Conley (part) and Swabey

Officers: Development Control Service Manager (DH), Principal Planning Officers (RM & PW), Member Support Officer (KH) and Democratic Support Officer (KF).

125. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Bolwell, Denison-Pender, March, Mounde and Parks.

126. DECLARATIONS OF INTEREST

There were no declarations of interest received.

127. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman announced that Principal Planning Officer Christine Caister would be leaving West Wilts District Council.

That a special Planning Committee meeting would be held on Thursday 29 November to determine the Kingston Mills, Bradford on Avon planning application and discuss the Ombudsman's report on the former Bradford on Avon Gasworks site

128. MINUTES

The minutes of the meetings held on 25 October 2007 were approved and signed as a correct record by the Chairman.

129. OPEN FORUM

For all open forum presentations in respect of planning applications please refer to minute number 131.

130. Length and late finishes of Planning Committee

Open Forum: Mrs Karen Johnstone and Mr Francis Morland.

The report flagged up issues raised by several members of planning committee who had expressed concerns about the length and late finishing times of a number of recent planning committees.

Those concerns are shared by the Leader of the Council, the Planning Portfolio Holder, the Chairman of Planning Committee and the Cabinet.

RESOLVED

- **That front end items for dissemination of information or where or there is no urgency to consider items at a particular meeting with a lengthy agenda will be held over to later meetings where agendas and plans list are shorter.**
- **That Planning Committee meeting start times will continue to be at 7.00pm.**
- **That a report be made to the next scheduled Planning Committee to consider the implications of a change to fortnightly meetings.**
- **That the Open Forum will remain in its current format.**
- **That Officers will keep their comments as brief as possible, to the point and to avoid repetition of their own comments or of what others have said previously.**
- **That the Committee seeks not to make changes to the scheme of delegation.**

131. PLANNING APPLICATIONS

Open Forum speakers:

07/00364/OUT Land Adjacent 105 Green Lane Codford	Mrs Karen Johnstone Mrs Brenda Mears Mr Brian Wilkinson
07/03103/FUL Semington House 30 High Street Semington	Mr Alvin Howard
07/03025/LBC Semington House 30 High Street Semington	Mr Miles Benjafield
07/02683/FUL Land Rear Of 27 Wynsome Street Southwick	Mr Martyn Jones
07/02823/FUL Land Adjacent To Cresswell Down Farm Bratton Road West Ashton	Mr Stewart Jones Cllr Julie Swabey
07/02720/FUL 28 Southleigh Bradford On Avon	Mrs Margaret Shippley
07/02387/FUL Land South Of St Andrews Road Melksham	Mr George Atkinson
07/02857/FUL Cleeve Cottage 51 Corton	Mr Robin Grist Gillian Redwood
07/02909/FUL Land North West Of Whitley Golf Course Corsham Road Whitley	Mr Marc Willis
07/02785/FUL Land North East Of 7 Link Road West Wilts Trading Estate Heywood	Mr Francis Morland Mr Frank Brine
07/02229/FUL The Old Leather Works High Street Dilton Marsh	Mr Francis Morland Mr Frank Brine

Application No. 1 - 07/00364/OUT - Land Adjacent 105 Green Lane Codford

Officers recommended the above application for permission. However the Committee resolved to defer the application to consider the following:

The orientation of the dwelling, whether a 1.5 storey height would be achievable, a condition restricting windows on the front and rear elevations to ground floor level only, drainage and landscaping.

Application No. 2 - 07/03103/FUL - Semington House 30 High Street Semington

Permission as recommendation

Application No. 3 - 07/03025/LBC - Semington House 30 High Street Semington

Consent as recommendation

Application No. 4 - 07/03197/FUL - Three Gables Southwick Road North Bradley

Permission as recommendation

Application No. 5 - 07/02606/FUL - Kings Arms 24 Coppice Hill Bradford On Avon

Permission as recommendation

Application No. 6 - 07/02605/LBC - Kings Arms 24 Coppice Hill Bradford On Avon

Consent as recommendation

Application No. 7 - 07/02715/FUL - Court Farm Court Lane Corsley

Permission as recommendation

Application No. 8 - 07/02714/LBC - Court Farm Court Lane Corsley

Consent as recommendation

Application No. 9 - 07/02832/FUL - Land Adjoining 24 Heathcote Road Melksham

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

The proposed dwelling by reason of its scale, massing and design would be out of character with its surroundings contrary to Policy H24.

Application No.10 - 07/02564/FUL - 120 Lyes Green Corsley

Permission as recommendation

Application No.11 – 07/02683/FUL - Land Rear Of 27 Wynsome Street Southwick

Permission as recommendation

**Application No.12 - 07/02823/FUL - Land Adjacent To Cresswell Down Farm
Bratton Road West Ashton**

Officers recommended the above application for refusal. However the Committee resolved to permit the application 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 - Policy C31A.

3. Details of all external windows, glazed screens, rooflights 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 in writing 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.

REASON: To protect and preserve the agricultural character of the building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 – Policies H21 & C31A.

4. Details of all flues, extract ducts, vents, grilles, meter housings and like features shall be submitted to and approved in writing 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.

REASON: To protect and preserve the agricultural character of the building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 – Policies H21 & C31A.

5. Details of all rainwater goods, which shall be finished in black, 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.

REASON: To ensure that the agricultural character of the building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies H21 & C31A.

6. The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U1A.

7. The development hereby permitted shall not be occupied until surface water drainage works have been carried out and completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U2.

8. 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.

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

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

9. 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.

10. Details of all boundary treatments, which shall include native hedgerows and shockproof fencing, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and shall be retained and maintained in perpetuity.

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

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

11. Prior to the commencement of the development hereby permitted, an ecological survey, investigating and recording details of all protected species and their habitats, likely to be affected by the development, and measures to mitigate the effect of the development on them, shall be submitted to and approved by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.

REASON: In the interests of natural species which have statutory protection.

12. The property as a whole shall be occupied as one dwelling unit, with the accommodation hereby permitted occupied as part of, or an extension to, the main dwelling and it shall not be let or sold as separate accommodation.

REASON: Because the creation of a separate dwelling unit would be contrary to planning policy in this area.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy H19.

13. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, no development falling within Schedule 2, Part 1, Classes A, B, C, D and E of the Order shall be carried out to the residential unit hereby permitted, without the express planning permission of the Local Planning Authority.

REASON: The implementation of permitted development rights on this site would be unacceptable.

Justification reason: The proposed development would not harm the character of the countryside, the building is well related to the existing dwelling and would bring an otherwise derelict building back into use.

Application No.13 – 07/02720/FUL - 28 Southleigh Bradford on Avon

Permission as recommendation BUT add one condition as follows:

All three rooflights shall be obscure glazed prior to the first occupation of the development hereby permitted and shall be maintained as such at all times thereafter.

REASON: In the interests of amenity and privacy.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C38.

Application No.14 - 07/02387/FUL - Land South Of St Andrews Road Melksham

Permission as recommendation

Application No.15 – 07/02857/FUL - Cleeve Cottage 51 Corton

Officers recommended the above application for refusal. However the Committee resolved to permit the application 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. 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.

3. The property as a whole shall be occupied as one dwelling unit, with the accommodation hereby permitted occupied as part of, or an extension to, the main dwelling and it shall not be let or sold as separate accommodation.

REASON: Because the creation of a separate dwelling unit would be contrary to planning policy in this area.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy H19.

Justification reason: The proposed development would not harm the character or appearance of the conservation area, the countryside within an Area of Outstanding Natural Beauty or the street scene.

Application No.16 - 07/02909/FUL - Land North West Of Whitley Golf Course Corsham Road Whitley Wiltshire

Refusal as recommendation BUT in Reason 1 for refusal the reference to PPG3 should read PPS3.

Application No.17 - 07/02785/FUL - Land North East Of 7 Link Road West Wilts Trading Estate Heywood

Permission as recommendation

Application No.18 - 07/02229/FUL - The Old Leather Works High Street Dilton Marsh

This application was deferred for a site visit to be held on Thursday 6 December at 2.30pm.

Member Attendance

Cllr Alford left the meeting during the officer presentation of 07/02857/FUL Cleeve Cottage 51 Corton and returned during the open forum on the same.

Cllr Burden left the meeting during the officer presentation of 07/02720/FUL 28 Southleigh Bradford on Avon and returned during the debate of the same.

Cllr Carbin left the meeting during the debate of 07/02605/LBC Kings Arms 24 Coppice Hill Bradford on Avon and returned during the debate of the same.

Cllr James left the meeting during the officer presentation of 07/00364/OUT Land Adjacent 105 Green Lane Codford and returned during the open forum of the same.

Cllr James left the meeting during the officer presentation of 07/03103/FUL Semington House 30 High Street Semington and returned during the open forum of 07/02606/FUL Kings Arms 24 Coppice Hill Bradford on Avon

Cllr James left the meeting during the officer presentation of 07/02785/FUL Land North East Of 7 Link Road West Wilts Trading Estate Heywood and returned during the open forum of the same.

Cllr Phillips OBE left the meeting during the open forum of 07/02857/FUL Cleeve Cottage 51Corton and returned during the open forum of the same.

Cllr Repton left the meeting during the officer presentation of 07/02387/FUL Land South Of St Andrews Road Melksham and returned during the officer presentation of the same.

NOTE: VOTE TO CONTINUE

During consideration of agenda item no.17, after 3 hours had 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 all items had been debated.

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.**

DATE OF NEXT MEETING

The next scheduled meeting of the Planning Committee will be held on **Thursday 6 December 2007 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 22.40)

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