

## WEST WILTSHIRE DISTRICT COUNCIL

### MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 6 DECEMBER 2007**

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

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

Also Present Cllrs Helen Osborn and Jeff Osborn.

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

---

#### **138. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE**

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

#### **139. DECLARATIONS OF INTEREST**

<b>Application Item</b>	<b>Cllr / Officer</b>	<b>Reason</b>
06/02645 – 8 Bradley Road, Warminster	Cllr Burden	Personal interest - knows applicant, will not vote.
07/02319/FUL Garages rear of 40 to43 Lambrook Close, Trowbridge	Cllr Clark	Personal interest – Open Forum speaker has carried out building work for him in the past.
07/02319/FUL Garages rear of 40 to43 Lambrook Close, Trowbridge	Cllr King	Prejudicial interest will leave the chamber.
07/01055FUL Land adjacent 31 Downavon, Bradford on Avon	Cllr King	Prejudicial interest will leave the chamber.

07/00491/FUL  
14 Bearfield Buildings,  
Bradford on Avon

Rosie  
McGregor  
(Principal  
Planning  
Officer)

Personal interest - lives in the same  
street as the application.

#### **140. ANNOUNCEMENTS FROM THE CHAIRMAN**

The Chairman advised the meeting how he would conduct the Open Forum for application no.3, Garages rear of 40 to 43 Lambrook Close, Trowbridge due to the number of members of the public who wished to speak on this application.

#### **141. MINUTES**

The minutes of the meetings held on 15 November 2007 were approved and signed as a correct record by the Chairman.

#### **142. OPEN FORUM**

For all open forum presentations in respect of planning applications please refer to minute number 138.

#### **143. THE IMPLICATIONS OF FORTNIGHTLY PLANNING MEETINGS**

At the meeting of 15 November the Committee considered a report about the length and late finishes of Planning Committee meetings. The Committee considered a number of steps that could be taken to shorten meetings and finish earlier and requested that a report be made to this Planning Committee meeting to consider the implications of a change to fortnightly meetings.

#### **RESOLVED**

- **That a trial period of two weekly Planning Committee meetings is put in place between 3 January and 14 February 2008 and a report on the outcome of that pilot is made to the Planning Committee at its meeting of 6 March 2008.**
- **That a report be made to the Planning Committee at the meeting of 6 March, 2008 to consider the outcome of the trial period for two weekly meetings.**
- **That Planning Committee recommend Council to remove from the Council's constitution any limitation of the frequency of Planning meetings as soon as possible.**

## 144. PLANNING APPLICATIONS

Open Forum speakers:

<b>07/02229/FUL</b> <b>The Old Leather Works, High Street, Dilton Marsh</b>	Mr David Tout Mr Francis Moreland
<b>07/03006/FUL</b> <b>Land adjacent Kings Farm, Little Common, Trowbridge</b>	Mr Reece Hibbard Mr Peter Grist Mr Francis Moreland
<b>07/02319/FUL</b> <b>Garages rear of 40 to 43 Lambrook Close, Trowbridge</b>	Mr Mick Latham Mr Paul Walsh Mrs Mary Golding Mrs June Jefferies Cllr Helen Osborn Mr Adam Hudd Mr Jason Radbourne
<b>07/00491/FUL</b> <b>14 Bearfield Buildings, Bradford on Avon</b>	Mr Len Hope Mrs Dora Daw Mr Roger Lawley
<b>07/01055/FUL</b> <b>Land adjacent 31 Downavon, Bradford on Avon</b>	Mr Mick Latham Mr Paul Walsh Mr Eggleton Mr Jon Chambers
<b>07/02906/FUL</b> <b>Land rear of 29 &amp; 31 Whiterow Park, Trowbridge</b>	Mr Richard Robins Mrs F Harris Mr Hayden Harris Mr John Swindell
<b>07/02645/FUL</b> <b>8 Bradley Road, Warminster</b>	Mr Peter Grist
<b>07/03224/FUL</b> <b>School House, 63 Westbury Road, Edington</b>	Miss Juliet David Mr Simon Hunt
<b>07/02116/FUL</b> <b>Leigh Park Hotel, Leigh Road West, Bradford on Avon</b>	Mr Richard Robins

**Application No. 1 - 07/02229/FUL. The Old Leather Works, High Street , Dilton Marsh**

Permission as recommendation but with the following conditions added:

- 10 No vehicle repairs, testing or servicing operations shall take place anywhere on the site except within the workshop building.

REASON: In the interests of the amenity of local residents.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C38.

- 11 The use of the site for the sale and hire of commercial vehicles shall not commence until a scheme of works for the attenuation of noise and vibration, plant, machinery and equipment has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before the premises are first occupied and maintained in effective condition at all times thereafter.

REASON: In order to safeguard the amenities of the area in which the development is located.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C38.

- 12 No work shall be carried out in the workshop outside the following times 0800 -1800 hours Monday to Friday and 0800 -1200 on Saturdays and at no time on Sundays and Bank Holidays.

REASON: In order to safeguard the amenities of the area in which the development is located.

POLICY: West Wiltshire District Plan – 1<sup>st</sup> Alteration 2004 – Policy C38

- 13 The premises shall not be occupied until full details of hard and soft landscape works to the site frontage and raised planting bed on the rear boundary have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details in the first planting season after the approval of the scheme. Any trees or plants which within a period of 5 years from the completion of the works die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other of a 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.

- 14 The premises shall be used only for the sale and hire of commercial vehicles and not for the sale or hire of private cars.

REASON: In order to define the terms of this permission.

- 15 Details of lighting to the site (including measures to minimise sky glow, glare and light trespass) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use. The scheme shall only be carried out in accordance with the approved details.

REASON: In the interests of pollution prevention.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C38.

**Application No. 2 – 07/03006/FUL – Land adjacent Kings Farm, Little Common, Trowbridge**

Deferred for a site visit which will take place at 2.30pm on 3 January 2008.

**Application No. 3 – 07/02319/OUT – Garages rear of 40 to 43 Lambrok Close, Trowbridge**

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

- 1 The application proposal would by reason of the siting of the proposed dwellings in relation to existing surrounding residential development, give rise to an unacceptable loss of amenity to surrounding residential occupiers contrary to Policy C38 of the West Wiltshire District Plan First Alteration 2004.
- 2 The application proposal would give rise to an unacceptable loss of garages at the site which would have a detrimental impact on the amenity enjoyed by neighbouring residents contrary to Policy C38 of the West Wiltshire District Plan First Alteration 2004.

**Application No. 4 – 07/03378/FUL – 3 Boreham Road, Warminster**

Permission as recommended.

**Application No. 5 – 07/00491/FUL – 14 Bearfield Buildings, Bradford on Avon**

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

The proposed development completely changes the overall form of the building and introduces a modern element that adversely affects the character of this historic terrace in the Conservation Area contrary to Policy C19 of the West Wiltshire District Plan First Alteration 2004.

**Application No. 6 – 07/01055/FUL – Land adjacent 31 Downavon, Bradford on Avon**

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

Deferred to consult with the highway authority with regard to a revised plan to indicate the provision of 6 additional parking spaces in the vicinity of the site.

**Application No. 7 – 07/01953/FUL – Land adjacent to 8 High Meadow, Upton Scudamore**

Permission as recommended.

**Application No. 8 – 07/02906/FUL – Land rear of 29 and 31 Whiterow Park, Trowbridge**

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

Refused for the following reason:

The proposed dwellings, by reason of their design, siting and position on this plot would result in a cramped form of development out of keeping with the surrounding area and disrupting to the existing pattern of development in the locality contrary to Policy H1 of the West Wiltshire District Plan 1st Alteration 2004.

**Application No. 9 – 06/02645/FUL – 8 Bradley Road, Warminster**

Permission as recommended.

**Application No. 10 – 07/03224/FUL – School House, 63 Westbury Road, Edington**

Officers recommended the above application for refusal. However the Committee resolved to defer the application for the following reason.

Deferred

"The planning committee was mindful to grant permission following deferral to seek improvements to the access arrangement and to check with the highway authority if there are any recommended distances between bus shelters and vehicular access points."

**Application No.11 – 07/03228/FUL – Belcombe House. 36 Belcombe Road, Bradford on Avon**

Permission as recommended.

**Application No.12 – 07/03230/LBC - Belcombe House. 36 Belcombe Road, Bradford on Avon**

Consent as recommended.

**Application No.13 – 07/02116/FUL – Leigh Park Hotel, Leigh Road West,  
Bradford on Avon**

Refer to the Secretary of State

"The Council is minded to grant planning permission because there are strong economic arguments together with improvements to the historic environment that represent the very special circumstances that are necessary to justify permission."

**Application No. 14 – 07/01588/LBC - Leigh Park Hotel, Leigh Road West,  
Bradford on Avon**

Consent as recommended.

**Member Attendance**

Cllr Alford left the meeting during the officer presentation of 07/02319/FUL  
Garages rear of 40 to 43 Lambrok Close, Trowbridge and returned during the officer  
presentation on the same.

Cllr Alford left the meeting during the officer presentation of 07/03228/FUL  
Belcombe House, 36 Belcombe Road, Bradford on Avon and returned during the  
open forum on the same.

Cllr Carbin left the meeting during the officer presentation of 07/03224/FUL  
School House, 63 Westbury Road, Edington and returned during the debate of the  
same.

Cllr Fortescue left the meeting during the open forum of 07/01953/FUL  
8 High Meadow, Upton Scudamore and returned during the open forum of  
07/02906/FUL Land rear of 29 and 31 Whiterow Park, Trowbridge.

Cllr James left the meeting during the officer presentation of 07/03378/FUL  
3 Boreham Road, Warminster and returned during the open forum of 07/02906/FUL  
Land rear of 29 and 31 Whiterow Park, Trowbridge.

Cllr King left the meeting during the officer presentation of 07/02319/FUL  
Garages rear of 40 to 43 Lambrook Close, Trowbridge and returned during the open  
forum of 07/02906/FUL Land rear of 29 and 31 Whiterow Park, Trowbridge.

Cllr King left the meeting during the officer presentation of 07/01953/FUL  
Land adjacent to 8 High Meadow, Upton Scudamore and returned during the officer  
presentation of 07/00491/FUL 14 Bearfield Buildings, Bradford on Avon.

Cllr Martindale left the meeting during the officer presentation of 07/03378/FUL  
3 Boreham Road, Warminster and returned during the open forum of the same.

Cllr Repton left the meeting during the officer presentation of 07/02319/FUL

Garages rear of 40 to 43 Lambrook Close, Trowbridge and returned during the open forum of the same.

**NOTE: VOTE TO CONTINUE**

During consideration of planning application no.9, 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 meeting of the Planning Committee will be held on **Thursday 3 January 2008** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 22.45)

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](mailto:kfielding@westwiltshire.gov.uk)