

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 17 JANUARY 2008**

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

Councillors: Cllrs Fuller(Vice-Chairman), Binding, Bolwell, Carbin,
Denison-Pender, Fortescue, Griffiths, King, March,
Martindale, Mounde, Parks, Phillips OBE and Repton.

Also Present Cllrs Conley & J Osborn

Officers: Development Control Service Manager (DH),Principal
Planning Officer (PW) and Member Support Team Leader
(KH)

151. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Alford, Burden, Clark, James, and Newbury.

152. MINUTES

Due to the more frequent meetings there were no minutes available for approval at the date of the despatch of the agenda for this meeting. The minutes for the meeting of 3 January 2008 will be available for approval on the next agenda for the meeting on 31 January 2008.

153. DECLARATIONS OF INTEREST

Application Item	Cllr / Officer	Reason
07/02650/FUL & 07/03073/FUL – 30 Winsley Road, BOA	Cllr Bolwell	Personal & Prejudicial interest – Lives opposite the applicant, will leave the chamber.

154. ANNOUNCEMENTS FROM THE CHAIRMAN

The Vice-Chairman advised Members in the absence of Cllr Clark he would taking the chair for this meeting.

155. OPEN FORUM

For all open forum presentations in respect of planning applications please refer to minute number 156.

156. PLANNING APPLICATIONS

Open Forum speakers:

**Application No. 1
07/03784/FUL**

54 Silver Street Lane, Trowbridge

Mr Richard Harlow

**Application No. 3
07/02650/FUL**

30 Winsley Road, Bradford on Avon

Ms A. Bowker

**Application No. 4
07/03073/FUL**

30 Winsley Road, Bradford on Avon

Miss Judith Maxwell
Mr Barry Pryland
Mr D. Cowles
Mr P. Luttrell
Ms A. Bowker

**Application No. 5
07/00524/FUL**

St Mary's Church, Upton Scudamore

Miss Fleur de Rhe-Philippe
Miss Suzi Bell
Mr Kenneth Frewer

**Application No. 6
07/03487/FUL**

18 Wynsome Street, Southwick

Mr Richard Jeffries

**Application No. 8
07/03371/FUL**

**Land Adjacent to The Drive House, West
Ashton Road, Trowbridge**

Mr Richard Robins
Mr Peter Borra

**Application No. 1
07/03784/FUL - 54 Silver Street Lane, Trowbridge**

Permission as recommended.

Application No. 2
07/03373/FUL - 5 Laburnum Drive, Melksham

Permission as recommended

Application No. 3
07/02650/FUL - 30 Winsley Road, Bradford on Avon

Permission as recommended

Application No. 4
07/03073/FUL - 30 Winsley Road, Bradford on Avon

Permission as recommended with the following amendment to Condition 2 and an additional condition:

(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 using as much stonework from the demolished wall as possible.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

(6) No development, hereby permitted, shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the archaeological heritage of the area.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C14 & C15

Application No. 5
07/00524/FUL - St Marys Church Upton Scudamore

Permission contrary to Officer's recommendation 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 - Policies C31A.

(3) A sample wall panel, not less than 1 metre square, shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

REASON: To ensure that the development harmonises with its setting.

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

(4) In accordance with Policies C19 and C20 of the West Wiltshire District Plan and Policies C27 and C28 of the West Wiltshire District Plan - First Alteration, in order to protect the character and appearance of the listed building, no work shall commence until full detailed elevations and sections of the proposed extension, at a scale of 1:20 have been submitted to and approved by the Local Planning Authority. The details shall include:

- i) the method of attaching the extension to the existing church
- ii) the method of lighting the rose window;
- iii) the footings and/or piles and their relationship to the nearby yew tree and graves.

REASON: To ensure that the proposal harmonises with the listed building

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C27 and C28

(5) In accordance with Policy C29 of the West Wiltshire District Plan and Policy C40 of the West Wiltshire District Plan - 1st Alteration (Revised Deposit), to prevent damage to the adjoining Yew tree, the foundations of the extension shall be dug by hand to avoid damaging tree roots. If any roots above 50mm in diameter are encountered they shall be retained if possible and backfilled with sharp sand around the roots before surrounding with a granular sub-base.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C31A.

Application No. 6
07/03487/FUL - 18 Wynsome Street, Southwick

Deferred for a more detailed presentation

Application No. 7
07/03354/FUL - Land Adjacent 13a Bratton Road, Westbury

Permission as recommended with the following additional condition:

No development shall take place on the site until details of the internal ground floor level of the dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved

REASON - To ensure the development harmonises with its setting and in the interests of the amenities of adjoining and nearby residential properties.

POLICY - West Wiltshire District Plan - 1st Alteration - Policies C31A and C38

Application No. 8

07/003371/FUL - Land Adjacent The Drive House, West Ashton Road, Trowbridge

Refused as recommended

Application No. 9

07/00648/FUL - Land rear of 63 West Street, Warminster

Permission as recommended but remove Informative 2

Application No. 10

07/03647/FUL - 15 Leighton Green, Westbury

Permission as recommended

Application No. 11

07/02754/FUL - Grove Farm, 6 Frome Road, Southwick

Permission as recommended.

Member Attendance

Cllr Bolwell left the meeting during the officer presentation of 07/02650/FUL 30 Winsley Road, Bradford on Avon and returned during the officer presentation of 07/00524/FUL St Mary's Church, Upton Scudamore.

Cllr Carbin joined the meeting during the officer presentation of 07/03354/FUL Land Adjacent 13a Bratton Road, Westbury.

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 31 January 2008** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 21.15)

These minutes were prepared by Karen Hart , Member Support Team Leader who can be contacted on 01225 776655 ext 242 or by e-mail khart@westwiltshire.gov.uk