

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 31 JANUARY 2008**

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

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

Also Present Cllrs Jeff Osborn, Hedley and Chivers

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

13. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs King, Martindale and Mounde.

14. MINUTES

The minutes of the meetings held on 3 January 2008 and the 17 January 2008 were approved and signed as a correct record by the Chairman.

15. DECLARATIONS OF INTEREST

Application Item	Cllr / Officer	Reason
07/03811/FUL 47 & 49 Princess Gardens, Hilperton	VClr Clark	Personal interest – Chair of Parish Council
07/03387/FUL Old Town Hall Market Place, Westbury	Cllr Denison- Pender	Personal interest – Westbury Town Councillor
07/03309/OUT 8 St Thomas Road, Trowbridge	Cllr James	Personal Interest – Applicant is known
07/03487/FUL 18 Wynsome Street, Southwick	Cllr Phillips OBE	Personal Interest - Chair of Parish Council
07/02806/OUT George Ward School	Cllr Chivers	Personal Interest – On Melksham Town Council, have been granted dispensation

16. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman advised that because there is such a large quantity of Open Forum Speakers on the first item that the applications would be dealt with in the following order: 1, 2, 3, 5, 6, 7, 10, 11, 12, 4, 8, 9.

17. OPEN FORUM

Cllr Sarah Cardy spoke in relation to Application 07/03844/FUL 28 Littlejohn Ave, Melksham.

For all other open forum presentations in respect of planning applications please refer to minute number 6.

18. PLANNING APPLICATIONS

Open Forum speakers:

Application No. 1
07/02806/OUT
George Ward School

Mr Andrew Newman
Mr Charles Adams
Ms Gill Butler
Cllr Peter Davis
Mr Peter Jonik

	<p>Mr David King Mr Francis Morland Mrs Melanie Scott Cllr Sarah Cardy Cllr Mike Mills Cllr Terry Chivers Cllr Richard Wiltshire Mr Richard Parker Mr Pywell Mr Mark Hunnybun</p>
<p>Application No. 2 07/01903/REM Land Between New Terrace and Marina Drive</p>	<p>Mr Simon Richardson Mr David Broom Cllr Sarah Richardson Mr Pywell</p>
<p>Application No. 3 07/00364/OUT Land adjacent 105 Green Lane, Codford</p>	<p>Cllr Rosemary Wyeth Cllr Karen Johnstone Mr John Mears</p>
<p>Application No. 5 07/03487/FUL 18 Wynsome Street, Southwick</p>	<p>Mr Richard Jeffries</p>
<p>Application No. 6 07/03309/FUL 8 St Thomas Road, Trowbridge</p>	<p>Mr Clive Webb</p>
<p>Application No. 7 07/03493/FUL 42 Bond Street, Trowbridge</p>	<p>Cllr Graham Hedley</p>
<p>Application No. 10 07/03459/FUL Brickfield Farm House, Stokes Marsh, Coulston</p>	<p>Mrs Sheila Jennings</p>
<p>Application No. 11 07/03825/FUL 6 Summerdown Walk, Trowbridge</p>	<p>Mrs Sue Smith Mrs Lisa Wiltshire Mr Barry Jones Mr Martin Vaughn Cllr Jeff Osborn Mr Richard Robins</p>
<p>Application No.12 07/03844/FUL 28 Littlejohn Ave, Melksham</p>	<p>Mr Maurice Farrel Mr Robert Lee</p>

Application No. 1 – 07/02806/OUT

George Ward School Shurnhold Melksham Wiltshire

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

1. The proposal would result in the loss of existing playing fields, open space and recreational land and it has not been demonstrated that there is an excess of sports pitch provision and public open space in the immediate locality of the site contrary to West Wiltshire District Plan – First Alteration 2004 - Policy R2.
2. The proposal would result in the loss of an important visual gap between Shaw and Melksham that would be harmful to the rural amenity, character of the countryside and character of both settlements contrary to Policies C1 and H1 of the West Wiltshire District Plan 2004.

On being put to the vote, the motion was CARRIED and a recorded vote having been requested, the voting was recorded as follows:

For the motion (15)

Councillors Alford, Bindin, Bolwell, Clark, Carbin, Denison-Pender, Fortescue, Fuller, Griffiths, James, March, Newbury, Parks, Phillips OBE, Repton

Against the motion (Nil)

Abstentions (Nil)

Application No. 2 – 07/01903/REM

Land Between New Terrace And Marina Drive Staverton Wiltshire

Officers recommended the above application for approval. However the Committee decided to defer the application pending a site visit on 14 February at 16.30 hrs.

Application No. 3 – 07/00364/OUT

Land Adjacent 105 Green Lane Codford Wiltshire

PERMISSION As Recommendation with amendments to conditions:

Condition 15 to be amended to read:

There shall be no windows or doors to the first floor on the east and west elevations and notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order with or without modification, no windows or doors shall subsequently be added to the first floor of the east and west elevations of the dwelling.

REASON: In the interests of amenity and privacy of neighbours.

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

Condition 14 to be deleted.

Condition 15 to be amended to read:

The ridge level of the dwelling hereby approved shall be no higher than the adjacent ridge level of 105 Green Lane, Codford based on ordnance survey datum.

REASON: In order to protect the neighbouring amenity.

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

Added Condition 16:

The house shall be no more than 1.5 storeys.

REASON: In order to protect the neighbouring amenity.

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

Application No. 4 – 07/03387/FUL

Old Town Hall Market Place Westbury Wiltshire

Application was not heard.

Application No. 5 – 07/03487/FUL

18 Wynsome Street Southwick Wiltshire BA14 9RB

PERMISSION as Recommendation

Recorded Vote: Cllr Tony Phillips OBE voted against the motion.

Application No. 6 – 07/03309/OUT

Land Adjacent 8 St Thomas Road Trowbridge Wiltshire

PERMISSION as Recommendation

Recorded Vote: Cllr Ernie Clark voted to abstain.

Application No. 7 – 07/03493/FUL

42 Bond Street Trowbridge Wiltshire BA14 0AS

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

The proposal would result in an unreasonable and over intensive sub-division of an inadequately sized property which is compounded by inadequate car parking provision and is therefore contrary to Policy H16 of the West Wiltshire District Plan First Alteration.

Application No. 8 – 0707/03811/FUL

Land Between 47 And 49 Princess Gardens Hilperton Wiltshire

Application was not heard.

Application No. 9 – 07/03431/FUL

33 Cranmore Close Trowbridge Wiltshire BA14 9BU

Application was not heard

Application No. 10 – 07/03459/FUL

Brickfield Farm House Stokes Marsh Coulston Wiltshire

PERMISSION as Recommendation

Application No. 11 - 07/03825/FUL

6 Summerdown Walk Trowbridge Wiltshire BA14 0LJ

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

1. The proposal by reason of its design and in particular its relationship with neighbouring properties would have a detrimental impact on residential amenity contrary to Policy C38 of the West Wiltshire District Plan First Alteration 2004.
2. The proposed conversion of the existing dwelling would give rise to an unreasonable and over intensive sub-division of an inadequately sized property which is compounded by the inadequate provision of car parking and is therefore contrary to Policy H16 of the West Wiltshire District Plan First Alteration 2004.

Application No. 12 - 07/03844/FUL

Land Adjoining 28 Littlejohn Avenue Melksham Wiltshire

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

The proposal would by reason of it design and relationship with surrounding properties have a detrimental impact on the amenity enjoyed by neighbouring residents contrary to Policy C38 of the West Wiltshire District Plan First Alteration 2004.

Member Attendance

Cllr Bolwell left the meeting during the officer presentation of 07/03493/FUL 42 Bond Street, Trowbridge and did not return.

Cllr Burden joined the meeting during the officer presentation of 07/01903/REM – Land Between New Terrace and Marina Drive, Staverton.

Cllr Clark left the meeting during the debate of 07/03309/OUT Land adjacent 8 St Thomas Road, Trowbridge returned during debate on the same.

Cllr Denison-Pender left the meeting at the beginning of the officer presentation of 07/03487/FUL 18 Wynsome Street, Southwick and did not return.

Cllr Griffiths left the meeting during the officer presentation of 07/01903/REM Between New Terrace and Marina Drive, Staverton and did not return.

Cllr Newbury left the meeting at the beginning of the officer presentation of 07/03487/FUL 18 Wynsome Street, Southwick and did not return.

Cllr Parks left the meeting at the beginning of the officer presentation of 07/03487/FUL 18 Wynsome Street, Southwick and did not return.

Cllr Phillips OBE left the meeting at the beginning of the officer presentation of 07/03493/FUL 42 Bond Street, Trowbridge and did not return.

NOTE: VOTE TO CONTINUE

During consideration of planning application no.3, 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 with Open Forum Speakers present 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 14 February 2008** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 23.25)

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