

# WEST WILTSHIRE DISTRICT COUNCIL

## MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 6 MARCH 2008**

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

Councillors: Cllrs Clark (Chairman), Bolwell, Burden (part), Carbin,  
Denison-Pender, Fortescue, Fuller, James, King, March,  
Martindale, Newbury, Parks and Repton.

Also Present

Officers: Development Control Service Manager (DH), Principal  
Planning Officers (RM), Senior Planning Officer (KG),  
Corporate Director (IG), Member Support Officer (SS) and  
Democratic Support Officer (KF).

---

### 27. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

**Apologies for absence were received from Cllrs Alford, Griffiths and Phillips OBE.**

### 28. DECLARATIONS OF INTEREST

<b>Application Item</b>	<b>Cllr / Officer</b>	<b>Reason</b>
07/03811/FUL 47 & 49 Princess Gardens, Hilperton	Cllr Clark	Personal interest – Chaired the meeting of Hilperton Parish Council when this item was discussed. I will consider the item with an open mind

07/03734/OUT Land North East of County Hall, Bythesea Road, Trowbridge	Cllr Fuller	Prejudicial interest – Wiltshire County Councillor.
07/02927/Ful The Black Swan, 1 Adcroft Street, Trowbridge	Cllr James	Prejudicial interest – Lobbied in this application

## 29. MINUTES

The minutes of the meetings held on 14 February 2008 were approved and signed as a correct record by the Chairman.

## 30. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman introduced Kenny Green (Senior Planning Officer) to the Committee.

The Chairman advised that the Planning Department would no longer be sending out Neighbourhood Notification letters.

## 30. Open Forum

Mr Francis Morland – Review of Pilot scheme of fortnightly meetings.

## 31. Review of Pilot scheme of fortnightly meetings.

This report reviewed the pilot of four fortnightly planning committees during January and February 2008.

## RESOLVED

**That:**

**The Planning Committee should meet in the future on a three weekly basis but with a 'reserve' date identified for every three meetings which would be available for special meetings or additional meetings if agendas are not completed.**

## **32. OPEN FORUM**

For all other open forum presentations in respect of planning applications please refer to minute number 33.

## **33. PLANNING APPLICATIONS**

Open Forum speakers:

<b>Application No. 1</b> <b>07/03734/OUT</b> <b>Land North East of County Hall, Bythesea Road, Trowbridge.</b>	Mr Ian Gallin Mr Jamie Bunce Cllr Jeff Osborn
<b>Application No. 3</b> <b>07/03224/FUL</b> <b>School House, 63 Westbury Road, Edington</b>	Miss Juliet David
<b>Application No. 4</b> <b>08/02927/FUL</b> <b>The Black Swan, 1 Adcroft Street, Trowbridge.</b>	Mr Dudley Garrett
<b>Application No. 6</b> <b>08/00188/FUL</b> <b>18 Bassetts Pasture, Bradford on Avon.</b>	Mr Lloyd Stephen
<b>Application No. 11</b> <b>07/03884/FUL</b> <b>22 Rutland Crescent, Trowbridge.</b>	Mr Richard Harlow
<b>Application No. 13</b> <b>07/03690/FUL</b> <b>Land East of Lower Marsh Road, Warminster.</b>	Mr David Pearce Mr Robert Chapman Mr Graham Holloway
<b>Application No. 14</b> <b>07/03840/FUL</b> <b>Land rear of 15 Market Street, Bradford on Avon.</b>	Miss Janet Turner Mr David Garwood

**Application No. 1 – 07/03734/OUT**

***Land North East Of County Hall Bythesea Road Trowbridge Wiltshire***

Permission following completion of legal agreement as recommendation BUT the following to be added to the first paragraph of the RECOMMENDATION: after 'affordable housing;' insert the following wording 'agreed level of public open space and play provision;' before 'education provision'.

**Application No. 2 – 07/03811/FUL**

***Land Between 47 And 49 Princess Gardens Hilperton Wiltshire***

Permission as recommendation.

**Application No. 3 – 07/03224/FUL**

***School House 63 Westbury Road Edington Wiltshire***

Refusal as recommendation.

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 (7)

**Councillors Bolwell, Clark, Fuller, James, King, Parks and Repton.**

Against the motion (6)

**Councillors Carbin, Denison-Pender, Fortescue, March, Martindale and Newbury.**

Abstentions (0)

**Application No. 4 – 07/02927/FUL**

***The Black Swan 1 Adcroft Street Trowbridge Wiltshire***

Deferred to enable accurate site plans to be submitted and for a site visit prior to committee when this application is next considered.

**Application No. 5 – 07/02933/LBC**

***The Black Swan 1 Adcroft Street Trowbridge Wiltshire***

Deferred to enable accurate site plans to be submitted and for a site visit prior to committee when this application is next considered.

**Application No. 6 – 08/00188/FUL**

***18 Bassetts Pasture Bradford On Avon Wiltshire BA15 1XE***

**Permission as recommendation.**

**Application No. 7 – 08/00127/FUL**

***21 Woodmarsh North Bradley Wiltshire BA14 0SA***

**Permission as recommendation.**

**Application No. 8 – 08/00198/FUL**

***103 High Street Chapmanslade Wiltshire BA13 4AN***

**Permission as recommendation.**

**Application No. 9 – 08/00079/FUL**

***Devonia St Margarets Street Bradford On Avon Wiltshire***

**Permission be granted at a future date under powers delegated to the Development Control Manager in the event of the Town Council withdrawing its objection.**

**Application No. 10 – 08/00086/CON**

***Devonia St Margarets Street Bradford On Avon Wiltshire***

**Consent be granted at a future date under powers delegated to the Development Control Manager in the event of the Town Council withdrawing its objection.**

**Application No. 11 - 07/03884/FUL**

***22 Rutland Crescent Trowbridge Wiltshire BA14 0NX***

**Permission as recommendation.**

**Application No. 12 - 07/03649/FUL**

***3 Drynham Lane North Bradley Wiltshire BA14 0PL***

**Permission following referral to Secretary of State as recommendation.**

**Application No. 13 - 07/03690/FUL**

***Land East Of 6 Lower Marsh Road Warminster Wiltshire***

**Permission as recommendation.**

**Application No. 14 - 07/03840/FUL**

***Land Rear Of 15 Market Street Bradford On Avon Wiltshire***

**Turnaround decision – REFUSAL for the following reasons:**

- 1. The proposal, by reason of its inappropriate backland location with inadequate and lengthy pedestrian access, poor relationship with existing buildings and proximity to the existing boundary walls would result in a contrived and cramped form of development that would be detrimental to residential amenity contrary to Policies H1, H24, C31A and C38 of the West Wiltshire District Plan - 1st Alteration 2004 and to the Council's supplementary planning document Residential Design Guide.**
- 2. The proposal, by reason of its form, design and relationship with neighbouring listed buildings would be an unsympathetic addition to the conservation area that fails to respect the traditional features of the locality and would be harmful to the character and setting of adjoining listed buildings contrary to Policy C18 of the West Wiltshire District Plan - 1st Alteration 2004 and to the guidance contained within PPG 15 – Planning and the Historic Environment.**

**Application No. 15 - 07/03841/LBC**

***Land Rear Of 15 Market Street Bradford On Avon Wiltshire***

**Turnaround decision – REFUSAL for the following reason:**

**The proposal, by reason of its form, design and relationship with neighbouring listed buildings would be harmful to the character and setting of those adjoining listed buildings, and no evidence or structural justification had been submitted to show that the structure and integrity of the boundary wall would be preserved contrary to the guidance contained within PPG 15 – Planning and the Historic Environment.**

### **Member Attendance**

Cllr Bolwell left the meeting during the officer presentation of 07/03690/FUL Land East of 6 Lower Marsh Road, Warminster and returned during debate on the same.

Cllr James left the meeting at the start of the officer presentation of 07/03224/FUL School House, 63 Westbury Road, Edington and returned during Open forum on the same.

Cllr James left the meeting at the start of the officer presentation of 07/02933/OUT The Black Swan, 1 Adcroft Street, Trowbridge and returned during the debate on the same.

Cllr James left the meeting during the debate of 07/03690/FUL Land East of 6 Lower Marsh Road, Warminster and returned during the Officer presentation of 07/03840/FUL Land rear of 15 Market Street, Bradford on Avon.

Cllr James left the meeting during the debate of 07/03840/FUL Land rear of 15 Market Street, Bradford on Avon and did not return.

Cllr King left the meeting during the Officer presentation of 07/03690/FUL Land East of 6 Lower Marsh Road, Warminster and returned during the Open forum on the same.

Cllr Newbury left the meeting during the officer presentation of 07/03811/FUL Land between 47 & 49 Princess Gardens, Hilperton and returned during the Open forum on the same.

Cllr Repton left the meeting at start of the officer presentation of 08/00198/FUL 103 High Street, Chapmanslade returned during the open forum of the same.

### **DATE OF NEXT MEETING**

The next meeting of the Planning Committee will be held on **Thursday 27 March 2008 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 21.55)

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)