

NORTHERN AREA PLANNING

DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON WEDNESDAY, 8 APRIL 2009 AT MONKTON PARK, CHIPPENHAM

Present:

Mrs C. Crisp, Mr J.P. Doubell, Mrs S.K. Doubell, Mr G.R. Greenaway, Mr H.T. Jones, Mrs E. Marston, Mr J.A. Phillips, Mr T.R. Sturgis, Mr J.P.S.S. Thomson, Mr A.J. Trotman and Mr C. Wannell

Also Present:

Mrs H. Dixon and Mrs J.A. Scott

1. Election of Chairman

The Democratic Services Assistant called for nominations for the position of Chairman of the Northern Area Planning Committee for the ensuing interim period. On being proposed and seconded and there being no other nominations, it was

Resolved:

That Mr J.P.S.S. Thomson be elected Chairman of the Northern Area Planning Committee until the first meeting of the Committee after the Council elections on 4th June 2009.

Councillor J.P.S.S. Thomson in the Chair.

2. Appointment of Vice Chairman

The Chairman called for nominations for the position of Vice-Chairman of the Northern Area Planning Committee for the ensuing interim period. On being proposed and seconded and there being no other nominations, it was

Resolved:

That Mr G.R. Greenaway be appointed Vice-Chairman of the Northern Area Planning Committee until the first meeting of the Committee after the Council elections on 4th June 2009.

3. Apologies for Absence

Apologies for absence were received from Mrs K.A. Banks and Mr R. Henning.

4. Public Participation

The Chairman advised the committee of the new rules on public participation and the manner in which the meeting would proceed.

5. Planning Code of Good Practice

Members were asked to note the Planning Code of Good Practice for Members of Wiltshire Council circulated with the agenda.

The chairman explained that the Implementation Executive (IE) considered the Code at its meeting on 7 April 2009. On the issue of site visits, the IE agreed that these should be fact finding only and not decision making. It also asked for paragraphs 9.5 and 11 to be reviewed at the end of the interim period and requested the Service Director to prepare a protocol in respect of site visits to accompany the Code.

Details of the paragraph within the Code on site visits as agreed by the IE were presented. A copy of the revised Code would be issued to all Members in due course.

Resolved:

That the Planning Code of Good Practice for Members of Wiltshire Council be noted.

6. Chairman's Announcements

There were no announcements other than the Chairman updating the Committee on the decision of the Implementation Executive in respect of the Planning Code of Good Practice for Members of Wiltshire Council as detailed in the minute above.

7. Member's Interests

Mr C. Wannell declared a prejudicial interest in application number 07/02168/OUT - Erection of 60 one bedroom apartments and associated parking and landscaping – Former St Ivel Site, Wootton Bassett as he was also a member of Wootton Bassett Town Council and left the chamber during consideration of the item.

8. 08/02278/S73A – Retrospective application for front access wall – Holly Bank House, Lower Common, Kington Langley

Public Participation: Dr P Giles, a local resident – objector.

The Committee considered the officer's report and debated the application. The Committee was minded to grant planning permission as recommended subject to the condition cited below.

Resolved:

That in respect of application number 08/02278/S73A planning permission be GRANTED.

Reason:

The proposed front wall by reason of its scale, design and use of materials was considered to be in keeping with the host dwelling and would preserve the character and appearance of the conservation area at this location.

Permission to be subject to the following conditions:

- 1. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.**

Reason:

To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

Members also resolved not to approve the details submitted under the condition 2a) of the existing permission reference 03/01387/FUL and that the Gate pillars be reduced in height and lanterns removed.

- 9. 07/02168/OUT – Erection of 60 one bedroom apartments and associated parking and landscaping – Former St Ivel Site, Station Road, Wootton Bassett**

Public Participation:

Mrs Spickernall, a local resident – objector

Mr Leighfield, Wootton Bassett Town Mayor – supporter

Mr Gibbs, Wootton Bassett Town Councillor – supporter

Mr Bourne, Clerk to Wootton Bassett Town Council – Consultee

The Committee then considered the officer's report and debated the application. The officer's recommendation was that the application be refused.

Resolved:

That consideration of application number 07/02168/OUT be DEFERRED to allow investigation into employment use of sites owned by Wootton Bassett Town Council.

10. 08/02698/FUL – Erection of Seven Dwellings (Three of Which are Affordable) – Land Off Nettleton Road, Burton

Public Participation:

Mr McGuinness, a local resident – objector
Mrs Belcher , a local resident – objector
Mr Willis agent to Mr Clark and Ms Tutchter - applicants

Mr Broadhurst of Nettleton Parish Council - Consultee
Mrs Scott – Local Division Member

The Committee then considered the officer's report and debated the application. The officer's recommendation was that the application be delegated to the Area Development Manager to grant permission once the applicant had entered into an agreement in respect of affordable housing. The Committee was minded to refuse the application due to the reasons cited below.

Resolved:

That in respect of application number 08/02698/FUL planning permission be REFUSED due to, but not limited to, the following reasons:

- 1. The form of the development, including the use of two accesses fails to respect the local character and distinctiveness of the area contrary to policy C3 i) Of the NWLP 2011.**
- 2. The development would not be convenient to pedestrians, cyclists and people with disabilities, contrary to policy C3 iv) of the NWLP 2011**
- 3. The development would not have a satisfactory means of access and turning, having a detrimental impact on highway pedestrian safety, contrary to policy C3 vii) of the NWLP 2011**
- 4. Authority be delegated to the Area Development Manager to amend the Council's case in the event of an appeal against refusal, if so advised by any consultant appointed to present evidence on the Council's behalf, and/or on Counsel's advice.**

11. 09/00139/FUL – Erection of Detached Bungalow - 84 Longleaze, Wootton Bassett

Public Participation:

Mr Viner, a local resident – objector
Mr Willis agent to PARS Development - applicant

Mr Gibbs, Wootton Bassett Town Council - Consultee

The Committee then considered the officer's report and debated the application. The officer's recommendation was that the decision be delegated to the Area Development Manager to grant permission once the applicant had entered into an agreement in respect of a public open space contribution. The committee was minded to delegate the decision as recommended subject to the additional recommendation cited below.

Resolved:

That in respect of application number 09/00139/FUL the decision be DELEGATED to the Area Development Manager to agree an amendment to the plan to move the bungalow back by one metre and the applicant be invited to enter an agreement in respect of a Public Open Space Contribution following completion of which the Area Development Manager be authorised to GRANT permission.

12. 09/00237/FUL and 09/00238/LBC – Proposed First Floor Rear Extension and Alterations – Green Cottage, The Green, Biddestone, Chippenham

Public Participation:

Mrs Hutton - applicant
Mr Juniper, a local resident – supporter

Councillor Smith of Biddestone Parish Council – Consultee
Mrs Scott – Local Division Member

The Committee then considered the officer's report and debated the application. The officer's recommendation was that the application be refused. The Committee was minded to delegate the decision to the Area Development Manager to add conditions and grant permission.

Resolved: that in respect of application number 09/00237/FUL and 09/00238/LBC the decision be Delegated to Area Development Manager to add conditions and grant permission due to the following reason:

1) The proposal is not detrimental to the listed building.

13. 09/00048/OUT – Demolition of existing dwelling and erection of three dwellings – Land at 4 Pool Gastons Road, Malmesbury

Public Participation:

Mr Shellard - applicant

Councillor Blake of Malmesbury Town Council - Consultee

The Committee then considered the officer's report and debated the application. The officer's recommendation was that planning permission be granted subject to conditions. The Committee was minded to grant permission as recommended subject to an additional condition cited as condition 8 in the resolution below and an amendment to condition 5 as cited below.

Resolved:

That in respect of application number 09/00048/OUT planning permission be GRANTED.

Reason:

It was considered to be in accordance with Policies C3 and H3 of the adopted North Wiltshire Local Plan 2011.

Permission to be subject to the following conditions:

1. No development shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to and approved in writing by the local planning authority:

- (a) The scale of the development;**
- (b) The appearance of the development;**
- (c) The access to the development;**
- (d) The landscaping of the site.**

Reason: The application was made for outline planning permission.

2. The development shall be carried out in accordance with the approved details.

Reason: The application was made for outline planning permission.

3. The application for approval in respect of all matters reserved in Condition No.1 above shall be made to the local planning authority within a period of three years, commencing on the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4. **Prior to being brought into use the driveway between the edge of the carriageway and 4.5m back shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which have been first submitted and approved in writing by the Local Planning Authority.**

Reason: In the interest of highway safety

5. **The area allocated for parking on the submitted plans shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted. There shall be no windows or accommodation at first floor level**

Reason: In the interest of amenity and road safety.

6. **The design and external appearance of plot 2 (as shown on the submitted layout plan) shall be of a single storey design only, in accordance with the illustrative floor plans and elevations submitted with this application, and those details that may be approved as reserved matters to this outline planning permission.**

Reason: In the interests of neighbour amenity.

7. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall be no extension or external alteration to any building forming part of the development hereby permitted.**

Reason:

In order to safeguard the amenity of the area by enabling the local planning authority to consider individually whether planning permission should be granted for extensions and external alterations.

8. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages, sheds or other ancillary domestic outbuildings shall be erected anywhere on the site edged in red on the approved plans.**

Reason: In the interests of the amenity of the area.

9. **Before development commences details of the provision of space for the storage of wheeled bins for emptying shall be submitted to and approved by the LPA. The approved space shall be provided before any of the dwellings is first occupied and shall thereafter be retained and kept available for this purpose.**

Reason: In the interests of amenity and highway safety.

14. 09/00282/REM - Reserved Matters on Outline Permission 07/01101/OUT For Erection of One Dwelling and Access - Land Adjacent 23 Common Hill, Cricklade, Swindon

Public Participation:

Mrs Silver, a local resident – objector
Mr Willis as agent for Mr L Robinson - applicant

Councillor Chapman of Cricklade Town Council – Consultee
Mrs Dixon – Local Division Member

The Committee then considered the officer's report and debated the application. The officer's recommendation was to approve the reserved matters. The Committee was minded to delegate the approval to the Area Development Manager subject to the stipulation and condition detailed in the under mentioned resolution.

Resolved:

- 1. That in respect of application number 09/00282/REM the decision be delegated to the Area Development Manager to APPROVE following receipt of amended plans in respect of the fencing of the rear garden and to include a condition to remove Permitted Development rights for extensions and outbuildings and habitable use of the garage.**

(Duration of meeting: 6.00pm – 8.35pm)

The Officer who has produced these minutes is Carolynn Symes, Democratic Services, direct line (01249) 706611 or e-mail carolynn.symes@wiltshire.gov.uk
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