

NORTHERN AREA PLANNING

DRAFT MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON WEDNESDAY, 27 MAY 2009 AT MONKTON PARK, CHIPPENHAM

Present:

Mr JP Doubell, Mrs SK Doubell, Mr GR Greenaway, Mr R Henning, Mr HT Jones, Mrs E Marston, Mr JA Phillips, Mr TR Sturgis, Mr JPSS Thomson, Mr AJ Trotman and Mr C Wannell

Also Present:

Mrs N Bryant, Mr P Davis, Mrs H Dixon, Mrs JA Scott and Mrs C Soden

29. Apologies for Absence

Apologies for absence were received from Mrs C Crisp, Mrs KA Banks and Mr R Sanderson

30. Minutes

The minutes of the meeting held on Wednesday 29 April 2009 (circulated with the Agenda) were considered.

Resolved:

That the Minutes of the Northern Area Planning Committee held on 29 April 2009 be confirmed as a correct record.

31. Public Participation

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

32. Chairman's Announcements

There were no chairman's announcements.

33. Member's Interests

Mr T Sturgis declared a prejudicial interest in application number 09/00448/FUL – Land adjoining 9 Lime Trees, Christian Malford, Chippenham as he had a conflict of interest and left the chamber during consideration of the item.

Mr T Trotman declared a prejudicial interest in application number 09/00392/COU – Wellington Barn, Manor Farm, Calstone-Wellington, Calne as the applicant was a family member and left the chamber for the consideration of this item.

Mr J Thomson declared a prejudicial interest in application number 09/00448/FUL – Land adjoining 9 Lime Trees, Christian Malford, Chippenham as he had a conflict of interest and left the chamber during consideration of the item.

34. 09/00074/FUL – Erection of Temporary Agricultural Workers Dwelling; Agricultural Storage Barn; Chicken Rearer; Chicken Brooder Unit; Access Track; Turning Area and Associated Works - Land off Malmesbury Road, The Leigh, Cricklade

Public Participation:

Mr Keith Carter, a local resident - objector
Mr Fry, a local resident - objector
Mr Ovens, a local resident - objector

Ms Charlotte Watkins - agent
Ms Emma Hanslemann - applicant
Mr Neil Forbes, local resident - supporter

Mrs H Dixon - Local Division Member
Mrs C Soden - Local Division Member

The Committee then considered the officer's report and debated the application. The officer's recommendation was that permission be granted subject to conditions and the Committee was minded to grant permission as recommended.

Resolved:

That in respect of application number 09/00074/FUL permission be GRANTED due to the following reason and subject to the conditions cited.

Reason:

The proposed development would not be harmful to the character and appearance of the area and would have no significant adverse impact on the amenities of adjoining residents. On this basis, the proposal was in accordance with Policies C3, NE15, NE18 and H4 of the North Wiltshire Local Plan 2011.

Permission to be subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The occupation of the residential caravan hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990 or in any provision equivalent to that Act in any statutory instrument revoking and re-enacting that Act with or without modification), or in forestry, or a widow or widower of such a person, and to any resident dependants.

REASON:

The site is in an area where residential development for purposes other than the essential needs of agriculture, or forestry, is not normally permitted and this consent is only granted on the basis of there being demonstrated an essential and overriding need for a new dwelling/residential accommodation in this location.

POLICY: H4 of the North Wiltshire Local Plan 2011.

3. The residential caravan hereby permitted and any ancillary works or structures shall be removed and the land restored to its former condition within three years of the date of this permission, in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

REASON:

Permission has been granted on a temporary basis to enable the applicant and the Local Planning Authority to establish whether there is a functional need for permanent on site residential accommodation on this agricultural holding.

POLICY: H4 of the North Wiltshire Local Plan 2011.

4. The chicken rearer units shall be sited only within the red line rectangles shown on drawing No. 481:P:02A date stamped 30th March 2009 and shall at no time be sited anywhere else on the land outlined in blue.

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

POLICY: C3 of the North Wiltshire Local Plan 2011.

5. There shall be no retail sales of goods to visiting members of the public of any kind from the site.

REASON:

The site is in the open countryside where the Local Planning Authority will not normally permit retailing in the interests of the rural character of the area and in the interests of encouraging a sustainable form of development.

POLICY: C3 and NE15 of the North Wiltshire Local Plan 2011.

6. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON:

In the interests of the appearance of the site and the amenities of the area.

POLICY: C3 and NE15 of the North Wiltshire Local Plan 2011.

7. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

REASON:

In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

POLICY: C3 and NE15 of the North Wiltshire Local Plan 2011.

8. The development hereby permitted shall be used only for the purposes of agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990 or in any provision equivalent to that Act in any statutory instrument revoking and re-enacting that Act with or without modification).

REASON:

To ensure that the development is used only for the purposes of agriculture.

POLICY: C3 and NE15 of the North Wiltshire Local Plan 2011.

9. Should the use of the building and/or structures hereby approved cease within a period of 10 years from the date of this permission, then the building shall be removed and the land shall, within a period of three months from the date of the substantial demolition of the said building, be restored to its condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

REASON:

These buildings are only permitted because of the agricultural need of the holding. This condition ensures that the specialist agricultural buildings or structures are removed on cessation of their agricultural purposes in the interests of protecting the rural character of the area.

POLICY: C3 and NE15 of the North Wiltshire Local Plan 2011.

10. No development shall be carried out on site until details of any fences to be erected have been submitted to and approved in writing by the Local Planning Authority. The fences shall be erected in accordance with the approved details.

REASON:

In the interests of the amenities of the area.

POLICY: C3 and NE15 of the North Wiltshire Local Plan 2011.

11. Before the access hereby permitted is first brought into use, the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway edge 75m in the north-east direction and 80m in the south-west direction from the centre line of the access shall be cleared of obstruction to visibility at and above a height of 1m above the nearside carriageway level and thereafter maintained free of obstructions at all times.

REASON:

In the interests of highway safety.

POLICY: C3 of the North Wiltshire Local Plan 2011.

12. The area between the gates and the carriageway edge shall be properly consolidated and surfaced (not loose stone or gravel), details of which shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The works shall be implemented prior to the development hereby permitted first being brought into use and shall be maintained as such thereafter.

REASON:

In the interests of highway safety.

POLICY: C3 of the North Wiltshire Local Plan 2011.

13. No development shall be carried out on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;

- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) finished levels and contours;
- (e) means of enclosure; and
- (f) hard surfacing materials.

REASON:

To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY: NE15 of the North Wiltshire Local Plan 2011.

14. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON:

To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY: NE15 of the North Wiltshire Local Plan 2011.

15. The development hereby permitted shall not be carried out until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

REASON:

The south-west of the site sits on top of sand and gravel stratum defined as a minor aquifer and groundwater quality could be impacted by the effluent from the sewage treatment plant. Therefore the proposed development should incorporate measures to prevent impact on the groundwater quality. The rest of the site lies on Oxford Clay, thus the use of soakaways may not be appropriate at this site. Soakage tests should be undertaken to determine their suitability. You may be required to apply for a formal consent to discharge from the Environment Agency.

16. Before the development is carried out, a scheme for the provision and management of a buffer zone alongside the watercourse shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the

development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The scheme shall include:

- a) Survey of the presence of water voles in the watercourse; and
- b) Suitable fencing during construction to protect this bufferstrip and the watercourse from disturbance and pollution.

REASON:

Development that encroaches on a watercourse has a potentially severe impact on their ecological value. This is contrary to government policy in Planning Policy Statement 1 and Planning Policy Statement 9 and to the UK Biodiversity Action Plan. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.

35. 09/00392/COU - Use of Barn as Function Venue - Variation to Planning Permission 04/03140/COU - Wellington Barn, Manor Farm, Calstone-Wellington, Calne

Public Participation:

Mr Oliver Steele, a local resident – objector
Mr Nicholas Tatham, a local resident – objector
Mr David Brown, a local resident – objector

Mr Juergen Kronig, a local resident - supporter
Mr David Maundrell - applicant

Mrs N Bryant – Local Division Member

The Committee then considered the officer's report and debated the application. The officer's recommendation was that permission be granted subject to conditions. The Committee was minded to grant permission subject to an additional condition cited below.

Resolved:

That in respect of application number 09/00392/COU the permission be GRANTED due to the following reason and subject to the conditions cited.

Reason:

The proposal to remove the restriction of use of the barn for 20 days per year was considered to be reasonable and would be adequately controlled so as to mitigate against unacceptable impacts upon residential amenity. The proposal would therefore comply with the provisions of Policy C3 of the adopted North Wiltshire Local Plan 2011.

Permission to be subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. There shall be no form of external lighting erected or installed on this building of site unless first approved in writing with the Local Planning Authority in the form of a separate planning permission in that behalf.

REASON:

In the interests of the rural surroundings and wider landscape and to comply with Policies C3 and NE15 of the adopted North Wiltshire Local Plan 2011.

3. At all times when the premises are in use, a sign shall be fixed near all exit doors to the premises requesting patrons to be quiet on leaving the premises.

REASON:

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

POLICY- NE18

4. Unless otherwise agreed in writing with the Local Planning Authority beforehand, at all times during the use of the venue, all windows and doors of the building shall be kept closed.

REASON:

To minimise the potential for noise and disturbance in the interests of residential amenity.

POLICY- NE18

5. At no time shall noise levels arising from the proposed development exceed: L_{Aeq} (15 minutes) 30dB nor NR (Noise Rating curve) 25, when measured at grid reference X:402467, Y:168212.

REASON:

For the avoidance of doubt and in order to protect noise sensitive residential properties from the potential effect of noise from the proposed development.

POLICY - NE18

6. The access to the property be consolidated.

REASON:

At the request of the Northern Area Planning Committee.

36. 09/00448/FUL - Erection of 3 Bed Detached Dwelling & Alteration to Existing Vehicular Access - Land adjoining 9 Lime Trees, Christian Malford, Chippenham

Public Participation:

Mrs Janet Stone, a local resident – objector

Mrs M Hines, a local resident – objector

Mr S Purkiss, a local resident – objector

Mr Viv Vines - agent

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 subject to the conditions. The Committee was minded to refuse permission.

Resolved:

That in respect of application number 09/00448/FUL the permission be REFUSED due to, but not limited to, the reasons below.

Reason:

1. The proposed development fails to respect the local character and distinctiveness of the area in terms of its size, design and plot size and will have an adverse impact upon the amenity of neighbouring properties and the immediate area. The application proposal is therefore contrary to Policy C3 (i) of the NWLP 2011;
 2. The proposal fails to secure a contribution towards the provision of public open space in accordance with policy CF3 of the NWLP 2011; and
 3. The proposal fails to secure a contribution towards the provision of affordable housing in accordance with policy H6 of the NWLP 2011.
- 37. 09/00274/FUL - Demolish Outbuildings and Replace with Garages, Workshop, Swimming Pool Building and Store; Create Underground Link Between House & Pool Building - Giles Green Farm, Brinkworth, Malmesbury**

Public Participation:

Mr Neal Smith, a local resident – objector

Mr Ian Walker – applicant
Mrs Donna Clements – applicant

Councillor Owen Gibbs – Chair of Brinkworth Parish Council

The Committee then considered the officer's report and debated the application. The officer's recommendation was that the permission be granted subject to conditions and the Committee were minded to grant the permission.

Resolved:

That in respect of application number 09/00274/FUL the permission be GRANTED due to the following reason and subject to the conditions cited.

Reason:

The proposed development will enhance the character and appearance of the yard at Giles Green Farmhouse by replacing the modern buildings with new outbuildings of a scale, design and materials that will make a more positive contribution to the amenity of the area. The proposals will be in accordance with policies C3 and HE4 of the North Wiltshire Local Plan 2011.

Permission to be subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the approved drawings the number of rooflights should be reduced to show one rooflight facing into the yard on the two storey garage building nearest the farmhouse, three rooflights facing into the yard on the central garage building and no rooflights on the garage building on the far side of the yard. The rooflights on the central building shall be permanently fixed shut.

REASON:

In the interests of the amenity of the area.

Policy C3

3. No development shall commence on site until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then

be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON:

In the interests of visual amenity and the character and appearance of the area.

Policy C3

4. No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON:

In the interests of visual amenity and the character and appearance of the area.

Policy C3

5. No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the external walls and window joinery have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use / occupied.

REASON:

In the interests of visual amenity and the character and appearance of the area.

Policy C3

6. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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:

In the interests of visual amenity and the character and appearance of the area.

Policy C3

7. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
 - (a) indications of all existing trees and hedgerows on the land;

- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all tree and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) finished levels and contours;
- (e) means of enclosure;
- (f) car park layouts;
- (g) other vehicle and pedestrian access and circulation areas;
- (h) hard surfacing materials;
- (i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- (j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc); and
- (k) retained historic landscape features and proposed restoration, where relevant.

REASON:

To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Policy C3

- 8. No development shall commence on site until details of all earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, and the nature of the material, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON:

To ensure a satisfactory landscaped setting for the development.

Policy C3

- 9. Prior to the commencement of any development full details of the design and materials for all new and replacement external windows, gates and doors, including cills, reveals and setback details shown on elevations at a scale of no less than 1: 5 (1:10 doors & gates) and sections to at a scale of no less than 1:2 (1:5 doors & gates) shall be submitted to and approved in writing by the local planning authority.

REASON:

In the interests of the amenity of the area.

Policy C3

- 10. Prior to the commencement of any development full details of the new roof, including sections, intersections with the south east elevation, eaves &

verge details at 1:5. Items 1 and 2 shall be completed prior to the commencement of any works.

REASON:

In the interests of the amenity of the area.

Policy C3

11. Notwithstanding the provision of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) the use of the garage hereby permitted shall be limited to the domestic and private needs of the occupier and shall not be used for any business or other purpose whatsoever.

REASON:

To safeguard the amenities and character of the area and in the interests of highway safety.

Policy C3

12. The accommodation to be provided within the development hereby approved shall remain as permanent ancillary accommodation to the principal dwelling Giles Green Farmhouse. There shall be no subdivision of this single residential planning unit.

REASON:

In the interests of highway safety.

Policy C3

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON:

In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

Policy C3

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending

that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON:

To safeguard the character and appearance of the area.

Policy C3

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON:

To safeguard the character and appearance of the area.

Policy C3

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no television / radio aerial / satellite dish or other form of antenna [DELETE as appropriate] shall be installed / affixed on the exterior of any building forming part of the development hereby permitted without the prior written consent of the Local Planning Authority.

REASON:

To safeguard the character and appearance of the building and area.

Policy C3

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the buildings hereby permitted shall not be converted to habitable accommodation.

REASON:

To safeguard the amenities and character of the area and in the interest of highway safety.

Policy C3

18. There shall be no use of powered tools or machinery within the garage buildings hereby permitted between the hours of 2200hrs and 0700 hrs.

REASON:

In the interests of the amenity of nearby occupiers.

Policy NE18

19. No work for the repair, restoration or maintenance of vehicles or machinery shall take place outside the buildings without the prior approval of the Local Planning Authority.

REASON:

In the interests of the amenity of nearby residents.

Policy NE18

20. A scheme of acoustic protection against breakout of noise from the workshop and plant room shall be submitted and approved by the local planning authority. The scheme shall take account of predicted or measured noise levels from plant and machinery likely to be in use; the sound insulation provided by the structure, allowing for any necessary ventilation arrangements; and the background levels in the area. The approved scheme shall be fully implemented prior to first occupation of the buildings hereby permitted.

REASON:

In the interests of the amenity of nearby occupiers.

Policy NE18

21. A scheme of external lighting shall be submitted to demonstrate that there shall be no unreasonable light pollution, glare or light spillage affecting either any neighbours or the local area. The approved scheme shall be fully implemented prior to occupation of the buildings hereby permitted.

REASON: In the interests of the amenity of nearby occupiers.

Policy NE18

22. Full details of the new drainage system for the natural pool shall be submitted to and approved in writing by the local planning authority before any work is carried out. The development shall be carried out in accordance with the approved scheme before first use of the pool.

REASON: To ensure adequate drainage.

Policy NE18

23. The buildings hereby approved shall be used only for purposes incidental to the enjoyment of Giles Green Farmhouse as a dwelling and shall not be used for any commercial purpose.

REASON:

In the interests of amenity and to prevent any inappropriate use.

Policy C3

38. 09/00384/FUL - Erection of a Coach House to Form 1 Flat with 4 No Car Parking Spaces Below - The New Greyhound, Pavenhill, Purton, Swindon

Public Participation:

Mrs H Dixon – Local Division Member

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 and the Committee was minded to grant permission as recommended subject to an additional condition cited below.

Resolved:

That in respect of application number 09/00384/FUL the applicant be invited to enter an agreement in respect of a contribution to open space following completion of which the Area Development Manager be authorise to GRANT permission for the following reason and subject to the conditions cited.

Reason:

The proposal would not be harmful to the character and appearance of this part of Pavenhill in that the design and scale of the coach house was in scale with the existing building and surrounding properties. The principle of a further residential unit on this site was also acceptable as this site was within the framework boundary. The submission of revised plans had now overcome the loss of amenity that would have occurred between the first floor apartments and the flat unit. The proposal also included alterations to the existing access onto Pavenhill and the works were considered acceptable to comply with highway safety requirements. On this basis the proposal was in accordance with Policies C3 and H3 of the North Wiltshire Local Plan 2011.

Permission to be subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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:

In the interests of visual amenity and the character and appearance of the area.

3. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
 - (a) indications of all existing trees and hedgerows on the land;
 - (b) details of any to be retained, together with measures for their protection in the course of development;
 - (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
 - (d) hard surfacing materials; and
 - (e) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

REASON:

To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

4. The flat unit shall not be occupied until the 4No car parking spaces at ground floor of the Coach House have been consolidated, surfaced and laid out in accordance with the approved details. These car parking spaces shall be maintained and remain available for this use at all times thereafter.

REASON:

To ensure that adequate provision is made for parking within the site in the interests of highway safety.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the east facing roofslope(s) of the development hereby permitted.

REASON:

In the interests of residential amenity and privacy.

6. Details regarding bin storage and collection point be submitted to the planning officer.

REASON:

At the request of the Northern Area Planning Committee.

39. 09/00493/REM - Erection of Eleven Dwellings & New Access.(Revised Scheme) - Glen-Pac (Southern) Ltd, The Forty, Cricklade

Public Participation:

Mrs Harmer, a local resident – objector

Mr Andrew Miles – agent

Mrs H Dixon – Local Division Member

The Committee then considered the officer's report and debated the application. The officer's recommendation was that permission be granted subject to conditions and the Committee was minded to grant the permission.

Resolved:

That in respect of application number 09/00493/REM permission be GRANTED due to the following reason and subject to the conditions cited.

Reason:

The proposed development by reason of its scale, design and external appearance was considered to be in keeping with the character and appearance of the area and would not result in the detrimental impact on the residential amenity and privacy and adjacent dwellings. The proposal accorded with Policy C3 of the adopted North Wiltshire Local Plan 2011.

Permission to be subject to the following conditions:

1. No development shall be carried out on site until a sample panel of the render to be used on the external walls has been made available on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON:

In the interests of visual amenity and the character and appearance of the area.

POLICY-C3

2. No development shall be carried out on site until details and samples of the materials to be used for roofs 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:

In the interests of visual amenity and the character and appearance of the area.

POLICY-C3

3. Before the development hereby permitted is first occupied the window(s) in the rear elevation(s) serving the bathroom windows in Plots 1-5 (inclusive) shall be glazed with obscure glass only and the windows shall be maintained with obscure glazing at all times thereafter.

REASON:

In the interests of residential amenity and privacy.

POLICY C3

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON:

In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

POLICY-C3

5. The roads (including footpaths and turning spaces where applicable) shall be constructed in such a manner as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON:

To ensure that the development is served by an adequate means of access.

POLICY- C3

6. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details

prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON:

To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY-C3

40. 09/00513/FUL - Erection of Conservatory Attached to Link Between House and Outbuildings - Emu Paddock, Grittleton, Chippenham

Public Participation:

Mr David Pearce – agent

Mr Jeff Batty – Grittleton Parish Council

Mrs J Scott – Local Division Member

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

Resolved:

That in respect of application number 09/00513/FUL the decision be DELEGATED to the Area Development Manager due to the following reason.

Reason:

The proposal was not detrimental to the listed building and complied with policies C3, HE1 and H4 of the NWLP 2011.

41. 09/00531/FUL - First Floor Side Extension; Single Storey Rear Extension; Conversion of Existing Garage and Rear Dormer - 11 Meadland, Corsham

Public Participation:

Mr P Davis – Local Division Member

The Committee then considered the officer's report and debated the application. The officer's recommendation was that permission be granted subject to conditions and the Committee was minded to grant the permission.

Resolved:

That in respect of application number 09/00531/FUL permission be GRANTED due to the following reason and subject to the conditions cited.

Reason:

The proposal was in keeping with the host dwelling in terms of design, scale, form and detailing. There would be no loss of amenity or other harm to the occupiers of neighbouring property or the wider character of the area in general. The proposal provided satisfactory car parking and would not result in a detrimental impact upon highway safety. The proposal was in accordance with policies C3 and H8 of the North Wiltshire Local Plan 2011.

Permission to be subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:

To comply with Section 91 of the Town and Country Planning Act 1990

2. Prior to the use or occupation of the development hereby permitted, two car parking spaces shall be provided and shall thereafter be kept available for the parking of vehicles at all times.

REASON:

In the interests of road safety.

42. **08/00986/FUL - Demolish Existing 20th Century former MOD Buildings, The Conversion & Restoration of the Existing Listed Manor, Tithe Barn & Outbuildings into 2 Dwellings, Erection of 10 New Residential Units, Associated Landscaping Works & Infrastructure - Rudloe Manor , Box Hill, Corsham**

Public participation:

Mrs Susan Maidment, a local resident – objector

Mr Mike O'Connell – applicant

Mr P Davis – Local Division Member

The Committee then considered the officer's report and debated the application. The officer's recommendation was that permission be granted subject to conditions. The Committee was minded that the decision be delegated to the Area Development Manager to grant permission subject to the conditions cited below.

Resolved:

That in respect of application number 08/00986/FUL the applicant be invited to enter an agreement under S106 of The Act in respect of the following matters:

- (a) repairs to Rudloe Manor House and open fronted building to be completed prior to first occupation of any development on the site;
- (b) repairs to the ancillary buildings to be completed prior to 1st occupation of any new development (as opposed to the conversions) on the site; and
- (c) the open fronted building and the former barn to be retained in the same ownership as Rudloe Manor House as ancillary accommodation and not subsequently converted to form separate dwelling(s),

following completion of which the Area Development Manager be authorised to GRANT permission for the following reason and subject to conditions including a condition that passing place(s) be provided before the commencement of building work.

In respect of the Listed Building application, the Area Development Manager be authorised to refer the application to the Secretary of State, with a recommendation that Listed Building Consent be GRANTED subject to conditions.

Reason:

This proposed enabling scheme was considered to be reasonable and be in accordance with the guidance set out within the English Heritage document entitled: Enabling Development and the Conservation of Heritage Assets and PPG15. The proposal was considered to minimise impact upon the listed Manor House and wider AONB and Green Belt. As such the proposal was considered to comply with the provisions of Policies C3, HE4, HE7 and NE4 of the adopted North Wiltshire Local Plan 2011.

(Duration of meeting: 6.00pm – 8.35pm)

The Officer who has produced these minutes is Julia Densham, Democratic Services, direct line (01249) 706610 or e-mail julia.densham@wiltshire.gov.uk.
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