

NORTHERN AREA PLANNING

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON WEDNESDAY, 22 JULY 2009 AT MONKTON PARK, CHIPPENHAM

Present:

Mr P Colmer, Mr P Davis, Mr P Doyle, Mr P Hutton,
Mr T Sturgis, Mr T Trotman (Chairman)

Apologies:

Mrs C Crisp, Mr B Douglas, Mr A Hill, Mr H Marshall

11. Minutes

The minutes of the meeting held on Wednesday 1 July 2009 were approved as a correct record and signed by the chairman.

12. Chairman's Announcements

The Chairman announced that item three on the plans list had been withdrawn by the applicant.

13. Member's Interests

No declarations of interest were made.

14. 09/00593/FUL – Land adjacent the Golf Academy, Yatton Keynall – change of use of land to 18 hole par 3 Golf Course and associated works

Public participation:

1. Further comments from the CPRE were reported.
2. Further comments from Sport England supporting the application were reported.
3. Further detailed comments from the applicant were reported.
4. The comments of the Area Development Officer were reported with further possible conditions and informatives suggested.
5. Mr R Allan spoke in objection to the application.
6. Mr L Churchill spoke in objection to the application.
7. Lord King spoke in objection to the proposal.
8. Mr R Gillespie (Agent) spoke in support of the application.

9. Mr K Eaton spoke in support of the application.
10. Councillor C Dash (Yatton Keynall Parish Council) spoke in objection to the application.
11. Councillor A McCracken spoke in objection to the application.

Resolved:

That planning permission be **REFUSED against officer recommendation** for the following reasons:

1. The proposed development is for a waste management operation outside of any preferred location for the disposal of inert material. Insufficient evidence has been presented to demonstrate that the proposal is not primarily a waste operation. Accordingly, the proposed disposal of inert material at this location is contrary to policy WCS3 of the Waste Core strategy.
2. The proposed development involves land raising which fails to promote or maintain the quality, character and appearance of the natural and historic environment and fails to demonstrate the prudent use of resources. Materials used in land raising could be better used in association with restoration work elsewhere. Accordingly, the proposal fails to accord with policy WCS5 of the Waste Core Strategy and policies C1 and C3 of the North Wiltshire Local Plan 2011.

15. 09/00362/FUL – Hill House Nursing Home, Little Somerford – Extensions and alterations to provide 45 bed nursing home and 12 extra care units

Public Participation:

1. An additional letter of representation concerning local services was reported.
2. The detailed comments of the County Ecologist concerning the orchard were reported.
3. Further comments from the agent concerning the orchard were reported.
4. Comments from the Landscape Planning Officer concerning the Dawn redwood trees were reported.
5. A further reason for refusal was suggested by officers.
6. Mr D Pearce (Agent for the objectors) spoke in objection to the application.
7. Mr A Shaw spoke in objection to the application.
8. Mr S Chambers (Agent) spoke in support of the application.

Resolved:

Delegate to the Area Development Officer to **GRANT permission against officer recommendation** following the addition of conditions for the following reasons:

Reason for granting permission:

The proposal complies with policy C3 i), iii), iv) and v) of the NWLP 2011 and supports the local economy in accordance with policy C1 of the NWLP 2011.

16. 09/00511/COU – Chelworth Park Industrial Estate, Braydon Lane, Chelworth – Change of use from agricultural use to B8 (Storage use)

This application was withdrawn by the applicant.

**17. 09/00779/FUL – New Sixth Form Centre, Hardenhuish School, Chippenham
formation of car park and access for emergency vehicles and maintenance to new
sixth form centre**

Public Participation:

1. A further letter from the agent clarifying various matters was reported.
2. The comments of the Area Development Officer supporting the recommendations were reported.
3. Mr I Rea (Agent) spoke in support of the application.
4. Mrs Jan Hatherall (Deputy Head) spoke in support of the application.

Resolved:

Planning Permission be **GRANTED** for the following reason:

The proposal will not be harmful to the character and appearance of the area, will have no significant adverse impact on the amenities of neighbouring residents and is in accordance with current highway guidelines. On this basis, the proposal is in accordance with Policies C3, T2, T3 and T4 of the North Wiltshire Local Plan (2011).

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 proposed car parking spaces shall be used for staff parking only and for the purposes of access for emergency vehicles and maintenance and for no other purpose whatsoever. The staff parking spaces shall be formally identified as such and details of this shall be submitted to and approved in writing by the Local Planning Authority and maintained thereafter.

REASON: In the interests of highway safety and to ensure that no students park in this location.

POLICY: C3, T2, T3 and T4 of the North Wiltshire Local Plan (2011).

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) Details of all proposed species, planting sizes and planting densities
- (b) Details of means of enclosure;
- (c) Details of car park layout;
- (d) Details of hard surfacing materials;
- (e) Details of minor artefacts and structures (e.g. furniture, signs, lighting etc);

REASON: To ensure a satisfactory landscaped setting for the development and to protect the residential amenities of nearby residents.

POLICY: C3 of the North Wiltshire Local Plan (2011).

4. All soft landscaping comprised in the approved details of landscaping (under Condition 3) shall be carried out in the first planting and seeding season following the first occupation of the Sixth Form Centre. 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 that the approved landscaping scheme is implemented and to ensure a satisfactory landscaped setting for the development and to protect the residential amenities of nearby residents.

POLICY: C3 of the North Wiltshire Local Plan (2011).

Informatives:

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.
- Site location plan and Drawing No. A1/06/21/(SF)01/B and A1/06/21/(SF)08/E date stamped 5th May 2009.
2. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011: C3, T2, T3 and T4
3. The Applicant is advised that no further parking will be permitted on site without a full justification of need based on a current Travel Plan.

18. 09/00787/COU – 30c High Street, Cricklade – change of use of ground floor from A1 (Shop) to A5 hot food takeaway (Pizza)

Public Participation:

1. Two further letters of objection from previous objectors were reported.
2. The comments of the Environmental Health Department raising no objections were reported.
3. The Area Development Officer reported that the consultation period would end on 30th July 2009 and not 30th June as stated in the report.
4. Ms R Austen spoke in objection to the application.
5. Ms E Kay spoke in objection to the application.
6. Mr P Lambert spoke in objection to the application.
7. Councillor G Chapman (Cricklade Town Council) spoke in objection to the application.

Resolved:

That planning permission be **REFUSED against officer recommendation** for the following reasons:

1. The proposal will cause unacceptable loss of amenity to residents due to noise and smell created, contrary to policy C3 i), iii), iv) and ix) of the NWLP 2011.
2. The proposal will encourage unauthorised parking on the adjacent street contrary to the safety and convenience of roads users.

Chairman
12 August 2009

The Officer who has produced these minutes is Phillip Hamilton, Democratic Services, County Hall direct line (01225) 718377 or e-mail phillip.hamilton@wiltshire.gov.uk. Press enquiries to Communications, direct line (01225) 713114/713115.