

## NORTHERN AREA PLANNING

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### MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 12 AUGUST 2009 AT MONKTON PARK, CHIPPENHAM

#### **Present:**

Mr P Colmer, Mrs C Crisp, Mr P Davis, Mr B Douglas, Mr P Doyle, Mr A Hill, Mr H Marshall, Mr T Sturgis, Mr T Trotman (Chairman).

#### **Apologies:**

Mr P Hutton.

#### **Substitutes:**

Mr C Berry.

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#### **19. Minutes**

The minutes of the meeting held on Wednesday 22 July 2009 were approved as a correct record and signed by the Chairman.

#### **20. Chairman's Announcements**

The Chairman reminded both Members of the Committee and Members of the Public to use the microphones when addressing the Committee.

#### **21. Member's Interests**

**09/00987/FUL** – Mr Marshall declared a personal interest in this item, having been present on the Calne Development Control Committee when the Committee objected to this application. He considered that he could approach this matter with an open mind and would therefore be taking part in the debate and the vote. Mr Hill declared the same personal interest in this item and would also be participating in the debate and the vote.

**22. 09/00557/FUL – Glenville Nurseries, Marlborough Road, Wootton Bassett, Swindon, SN4 7SA - Change of use of land for 7 No. mobile homes for British Romany Gypsy families and associated development including 7 No. touring caravans and 7 No. day rooms.**

Public participation:

- a. Further comments from the Planning Officer were reported regarding amendment to the report conclusion as overhead power cables were no longer considered to be a planning concern.
- b. Mr David Graham spoke in objection to the application.
- c. Mr David Garland spoke in objection to the application.
- d. Sally Woodbury (Agent) spoke in support of the application.
- e. Maggie Smith-Bendell spoke in support of the application.
- f. Mr Owen Gibbs, Wootton Bassett Parish Council highlighted an inaccuracy within the report regarding the highway reference and spoke in objection to the application.

**Resolved:**

Planning Permission is **REFUSED** for the following reason:

1. Scotland Lane road by reason of its restricted width and sub-standard junction with C145 Marlborough Road is considered unsuitable to serve as a means of access to the proposed development.

**23. 09/00859/FUL - Box Wharf, Box, Wiltshire, SN13 8ER - Erection of 55 bed nursing home for the elderly and 18 extra care apartments (Use Class C2) and associated landscaping.**

Public Participation:

- a. Comments from Biddestone and Slaughterford Parish Council in support of the application were reported.
- b. Two further letters of support from existing supporters were reported.
- c. Further comments from Box Parish Council in objection to the application were reported.
- d. Further comments from a neighbouring resident at no.4 the Wharf were reported.
- e. Two further letters of objection from a neighbouring resident and a neighbouring property owner were reported.
- f. Joan Hales spoke in support of the application.
- g. Mr Chris Beaver (Agent - GL Hearn) spoke in support of the application.
- h. Mr James Wynn (Applicant - Blueview Properties) spoke in support of the application.
- i. Mrs Cary, Box Parish Council spoke in objection to the application.

**Resolved:**

The application is **DEFERRED** for one cycle to obtain and clarify the correct plans and photomontages.

**24. 09/00893/FUL – 38 Park Lane, Corsham, Wiltshire, SN13 9LG – Annexe.**

**Resolved:**

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

1. The proposal is considered to be acceptable visually, in terms of amenity and in its effect on the TPO trees and therefore to comply with policies C3 and H8 of 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 development hereby permitted shall be used wholly in conjunction with, and ancillary to, the use of 38 Park Lane as a single dwellinghouse and shall not be used as a separate dwelling.

REASON: There are insufficient space and facilities for the creation of an additional separate dwelling on this site.

POLICY: C3 and H8

3. No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

POLICY: C3 and H8

4. No development shall commence on site until the trees on the site which are protected by a Tree Preservation Order have been enclosed by protective fencing, in accordance with British Standard 5837 (2005): Trees in Relation to Construction. Before the fence is erected its type and position shall be approved with the local

planning authority and after it has been erected, it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s).

REASON: To enable the local planning authority to ensure the protection of trees in the vicinity in the interests of visual amenity.

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.

Plan References:

Location plan, elevations, block plan, floor plans and street scene dated 21<sup>st</sup> May 2009.

- 25. 09/00874/FUL – Townsend Barn, Littleton Drew, Chippenham, Wiltshire, SN14 7NA – Single storey extensions to existing garage and store building to provide lawn mower store, lean-to wood store and tank cover; provision of two rooflights.**

Public Participation:

- a. Further comments from the Planning Officer were reported on matters of clarification and amendments to the report.
- b. Sarah Foster spoke in objection to the application.
- c. Mr Stephen Kinch spoke in objection to the application.
- d. Mr Nick Puntis (Applicant) spoke in support of the application.
- e. Mr Jeff Batty, Grittleton Parish Council spoke in objection to the application.

**Resolved:**

The application is **DELEGATED** to the Area Development Manager to seek agreement with the applicant to remove the tank cover from the application. If this is agreed, GRANT permission subject to the conditions in the report without the amendments identified in late observations, for the following reason:

1. This scheme is seen to be acceptable in terms of the use on the site, the design and scale of the extension. It is not considered that the level of impact on the amenity of adjacent residents would be of

such a level that refusal would be warranted. It is considered that the proposal preserves the character and appearance of the Conservation Area and does not detract from the setting of the listed barn. The proposal is seen to comply with policies HE1 and HE4, C3, H8 and BD7 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 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.

3. The development hereby permitted shall be used wholly in conjunction with, and ancillary to, the use of Townsend Barn as a single dwellinghouse and shall not be used as a separate dwelling.

REASON: There are insufficient space and facilities for the creation of an additional separate dwelling on this site.

4. No development shall commence until details of materials to be used externally have been submitted to, and approved in writing by, the local planning authority. The development shall be built in the materials approved.

REASON: In the interests of visual amenity.

5. No development shall commence until details of the external stonework, including type, coursing and bedding of the natural stone, type of pointing and mortar mix, have been submitted to, and approved in writing by, the local planning authority. The external stonework shall be built to conform with the approved details.

REASON: In the interests of visual amenity.

6. 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:

- (1) details of roof lights fixed in roof plane.

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

Item 1 shall be completed prior to the use or occupation of Townsend Barn.

REASON: In the interests of amenity and satisfactory layout.

7. No development shall commence until details of all new external joinery have been submitted to, and approved in writing by, the local planning authority. These details shall include depth of reveal, materials and full drawings including both horizontal and vertical sections, to a scale of not less than 1:10. The development/works shall be completed in accordance with the approved details and at no time shall the approved joinery be altered without the prior written approval of the local planning authority.

REASON: To enable the local planning authority to be satisfied with the completed appearance of the development.

8. No works shall commence on the development hereby approved until a plan identifying those areas to be used for the parking and turning of vehicles has been submitted to and approved in writing by the Local Planning Authority. Those areas shall be maintained for the specific purpose at all times thereafter.

REASON: In the interest of highway safety and to ensure adequate provision for vehicles within the site.

9. Notwithstanding the plans submitted this permission does not relate to the wooden lean-to located at the Northern end of the car port.

REASON: This structure was not included on the description of the development and does not form part of this application.

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.

Plans 2008-351c and 2008-35-2B received by the local planning authority 9<sup>th</sup> April 2009.

2. The applicant is advised that this permission does not relate to the wooden structure located at the Northern end of the car port for which the necessary permission/consent should be applied for.

**26. 09/00987/FUL – 15 Swaddon Street, Calne, Wiltshire, SN11 9AR – Proposed detached dwelling.**

Public Participation:

- a. An additional letter of objection was reported.
- b. Mrs Margaret Duck spoke in opposition to the application.
- c. Sharon Hopkins spoke in opposition to the application.
- d. Mr Thomas (Applicant) spoke in support of the application.

**Resolved:**

The application is **REFUSED** for the following reason:

1. The proposed development due to its siting would be detrimental to the amenity of the adjacent property and by reason of its access close to the junction would be detrimental to highway safety contrary to Policy C3 ii) and vii) of the North Wiltshire Local Plan 2011.

**27. 09/01033/S73A – Land adjacent Framptons Farm, Sutton Benger, Wiltshire, SN15 4RL – Removal of Condition 1 attached to permission 08/02114/FUL to allow permanent use as one gypsy pitch.**

Public Participation:

- a. Mr Derek Liddell, Sutton Benger Parish Council spoke in opposition to the application.

**Resolved:**

Planning Permission is **REFUSED** for the following reason:

1. Since application 08/02114/FUL was approved, there has been no change in circumstances to necessitate the removal of the permitted three year temporary permission. The Council is considering the provision of sites and this is being progressed through the Gypsy and Traveller Development Plan Document and has yet to be considered by the Cabinet of Wiltshire Council. As part of this process the Council will consider the site criteria and the formal timetable for the adoption of this Development Plan Document will be published in the Autumn 2009. In light of the above, the application is considered to be wholly premature.

## **28. Conservation Area Management Plans.**

### **Resolved:**

1. That the Malmesbury Conservation Area Management Plan 'Consultation Draft – November 2007' be referred for public consultation and, having considered the responses to that exercise, the Chairman of the Northern Area Planning Committee will determine whether further consideration by the Committee is required, if further referral to Committee is not considered appropriate the document should subsequently be adopted as supplementary planning guidance for development control purposes of the Council.
2. That the Chippenham Conservation Area Management Plan 'Consultation Draft – December 2007' be referred for public consultation and, having considered the responses to that exercise, the Chairman of the Northern Area Planning Committee will determine whether further consideration by the Committee is required, if further referral to the Committee is not considered appropriate the document should subsequently be adopted as supplementary planning guidance for development control purposes of the Council.

## **PART 2**

**Items considered whilst the public were not entitled to be present**

**None.**

Chairman  
2 September 2009

The Officer who has produced these minutes is Janice Green, Democratic Services, County Hall direct line (01225) 718380 or e-mail [janice.green@wiltshire.gov.uk](mailto:janice.green@wiltshire.gov.uk). Press enquiries to Communications, direct line (01225) 713114/713115.