

NORTHERN AREA PLANNING

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 2 SEPTEMBER 2009 AT MONKTON PARK, CHIPPENHAM

Present:

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

Apologies:

Mrs C Crisp.

Substitutes:

Mr B Roberts.

29. Minutes

The minutes of the meeting held on Wednesday 12th August 2009 were approved as a correct record and signed by the Chairman.

30. Chairman's Announcements

The Chairman reminded all those present that mobile phones should be set to silent mode or switched off for the duration of the meeting, following interruptions at the previous meeting.

31. Member's Interests

None.

32. 09/00859/FUL – Box Wharf, Box, Wiltshire, SN13 8ER – Erection of 55 bed Nursing Home for the Elderly and 14 Extra Care Apartments (Use Class C2) and Associated Landscaping.

Public participation:

- a. Further representations from Box Parish Council objecting to the application, were reported.
- b. Two further letters in support of the application were reported.
- c. Comments from a neighbouring landowner objecting to the application, were reported.
- d. Mr Nigel Whitehead (WPB Real World Recording Studios) spoke in objection to the application.
- e. Mr Chris Beaver (Agent) spoke in support of the application.
- f. Mr James Wynn (Applicant) spoke in support of the application.
- g. Mr D J Swainson (CPRE) spoke in objection to the application.
- h. Councillor Fred Sheppard (Box Parish Council) spoke in objection to the application.

Resolved:

Planning permission is DELEGATED to the Area Development Manager to PERMIT the application.

For the following reasons:

The site is within the Western Wiltshire Green Belt and the Area of Outstanding Natural Beauty. Whilst the development has been defined as inappropriate development in the Green Belt the Council determined that very special circumstances exist that justify the proposal. The site is surrounded by existing development and is effectively a brown field site that has been in commercial activity for many years. The site is now redundant and derelict. Redevelopment of the site is considered to have a positive effect upon the appearance of the area and local residents. In addition there is a proven local need for care facilities which outweighs any objections in terms of Green Belt objectives. The proposal will also generate much needed local employment in the area.

Because of its careful design and topography of the site and surrounding land the proposal will have limited impact upon local residential properties or their amenity in terms of overlooking or appearing overbearing.

The proposal complies with Policies C3, C4 and NE1 of the North Wiltshire Local Plan 2011 and Planning Policy Guidance Note 2 "Green Belts".

Subject to the following:

- (i) conditions to include protection of the trees along the north and west boundaries of the site, requirement for landscaping proposals to be submitted and implemented, approval of materials and any other considered appropriate;
- (ii) a legal agreement securing nomination rights for Wiltshire Council

or other form of local access to facilities;

(iii) referring the application to the Secretary of State.

33. 08/00916/FUL – Timikel House, Crudwell, Malmesbury, Wiltshire, SN16 9EY – Erection of One Detached Dwelling (Revision to 07/02802/FUL).

Public Participation:

- a. Further comments from the Council's Drainage Engineer were reported and a revised Officer recommendation was submitted in the light of these comments.
- b. Bridget Griffiths spoke in objection to the application.
- c. Susan Wild spoke in objection to the application.
- d. Jane Straughan spoke in objection to the application.
- e. Mr Ian Rea (Agent) spoke in support of the application.
- f. Councillor T Fraser (Crudwell Parish Council) spoke in objection to the application.

Resolved:

Planning Permission is REFUSED.

For the following reasons:

The Council's Drainage Engineer has been re-consulted on this application following the completion of the hydrological survey and has now concluded that it would be appropriate to wait until the proposed alleviation and mitigation works are fully detailed and implemented, prior to determining the application. It is considered that granting planning permission at this stage would be premature pending the Council installing some remedial measures to help the flooding situation in Crudwell.

The hydrological survey commissioned by North Wiltshire District Council to address the flooding issues in Crudwell recommends a number of measures which would alleviate flooding throughout Crudwell and in the vicinity of Goosey Corner in particular. The introduction of an additional dwelling in a location that has experienced flooding in the recent past, in advance of any measures to address the problem being fully designed and implemented, would be inappropriate. The development would not serve to protect the amenities of local residents and may prejudice the implementation of proposals to alleviate drainage and flooding issues in the vicinity. The proposal is contrary to Policy C3 of the North Wiltshire Local Plan 2011.

34. 9/00708/FUL – Findhorn, Ashley, Box, Wiltshire, SN13 8AN – 2 Storey Side Extension Replacing Existing Garage, Single Storey Rear Extension with Terrace Over, External Alterations,

Hardstanding and Raising of Roof Ridge to Accommodate Loft Conversion.

Public Participation:

- a. Mrs J Keevill spoke in objection to the application.
- b. Mr David Norcross (Agent) spoke in support of the application.
- c. Mr Chris Jones (Applicant) spoke in support of the application.
- d. Councillor Fred Sheppard (Box Parish Council) spoke in objection to the application.

Resolved:

Planning Permission is REFUSED.

For the following reasons:

The proposed extensions to the property fail to respect the local character and distinctiveness of the area and are out of keeping with the host building due to their scale, design, detailing and size. The extensions are considered to be disproportionate additions over and above the size of the original dwelling and as such will have an adverse impact upon the openness of the Green Belt. The proposal will have an unneighbourly impact upon adjacent residential properties in that it will appear overbearing and will result in a perceived loss of privacy. The application is contrary to Policies C3 'Development Control Core Policy' criteria (i) and (iii), H8 'Residential Extensions' criteria (i), (ii) and (iii) and NE1 'Western Wiltshire Green Belt' of the North Wiltshire Local Plan 2011 and Planning Policy Guidance Note 2 'Green Belts'.

35. 09/01141/FUL – Southleigh Farm, Leigh, Wiltshire, SN6 6RQ – Erection of Agricultural Workers Dwelling.

Public Participation:

- a. Mr Andrew Miles (Agent) spoke in support of the application.
- b. Mr R Baker spoke in support of the application.

Resolved:

Planning Permission is DELEGATED to Area Development Manager to PERMIT the application.

For the following reasons:

The functional test set out in PPS7 is clearly met by the application. The Council considers that when non-farming 'farm-diversification' activities on the holding are taken into consideration the financial test has also been met. The proposal is therefore considered to be essential to meet the needs of agriculture and is in accordance with Policy H4 of the North

Wiltshire Local Plan 2011 and the requirements of Planning Policy Statement 7.

Subject to the following:

- (i) Conditions (to include occupation by agricultural worker only; materials to be approved);
- (ii) Legal agreement to tie the holiday lets to the farming enterprise.

PART 2

Items considered whilst the public were not entitled to be present

None.

Chairman
23 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. Press enquiries to Communications, direct line (01225) 713114/713115.