

NORTHERN AREA PLANNING

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 14TH OCTOBER 2009 AT MONKTON PARK, CHIPPENHAM

Present:

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

Apologies:

42. Minutes

The minutes of the meeting held on Wednesday 23rd September 2009 were approved as a correct record and signed by the Chairman.

43. Chairman's Announcements

The Chairman informed the meeting that he would be taking item 3 on the agenda first and drew councillors attention to the change in recommendation for item 2.

44. Members' Interests

Councillor P Colmer declared a personal interest in item 3 as he had previously served on the planning committee of Cricklade Town Council, but no-longer did so. He would be taking part in the debate and voting.

Councillors H Marshall and A Hill both declared a personal interest in item 1 as they had both served on the planning committee of Calne Town Council. They undertook to consider the matter with an open mind and would be taking part in the debate and voting.

45. 09/01355/FUL – Former Calne Service Station, London Road, Calne, Wiltshire, SN11 0AQ – Demolition of Former Calne Service Station, Proposed Residential Development Comprising 9 Dwellings and Associated Access

Public Participation:

1. A further letter of objection maintaining previous objections was reported.
2. Mrs K Guest spoke in objection to the application.

Resolved:

Planning Permission be **REFUSED** against officer recommendation for the following reasons:

1. The development would be detrimental to highway and pedestrian safety contrary to Policy C3 of the North Wiltshire Local Plan 2011.

46. 09/00598/FUL – Derry Brook Farm, (Formerly Part of Gryphon Lodge Farm), Braydon Road, Leigh, Wiltshire, SN6 6RQ – Temporary Agricultural Workers Dwelling and General Purposed Agricultural Building Including New Access and Yard

Public Participation:

1. Mr M Willis (Agent) spoke in support of the application.
2. The meetings attention was drawn to the additional information sheets which now recommended refusal.

Resolved:

Planning Permission be **REFUSED** for the following reasons:

1. The stationing of the mobile home of the site is not justified for agricultural purposes as it does not meet the financial tests set out in Annex A of PPS 7 (Sustainable Development in Rural Areas) and therefore is contrary to the requirements of Policy H4 of the North Wiltshire Local Plan 2011.

2. The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of Planning Policy Guidance Note 13, which seeks to reduce the growth in the length and number of motorised journeys and policy C3 of the North Wiltshire Local Plan 2011.”

47. 09/00243/FUL – Land Adjacent Fiddle Farmhouse, The Fiddle, Cricklade, Wiltshire, SN6 6HN – Construction of 13 Social Housing Units with Parking; Gardens and Access Road

Public Participation:

1. Mr R Baldwin spoke in objection to the application.
2. Mr B Chunn spoke in objection to the application.
3. Mr J Coole spoke in objection to the application.
4. Ms A Donaldson (Applicant) spoke in support of the application.
5. Mr D Tetlow (Chairman Cricklade Town Council) spoke in objection to the application.
6. Further comments from the Area Development Manager, including amended conditions, were reported to the meeting.

Resolved:

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

1. The proposed development by reason of its location adjacent the town of Cricklade and the number of units fails to accord with Policy H7 of the North Wiltshire Local Plan 2011.
2. The proposed development by reason of its scale, design and siting would be detrimental to the rural character of the western side of The Fiddle and would be detrimental to the visual amenities of the area contrary to Policies C3 and NE15 of the North Wiltshire Local Plan 2011.
3. The proposed development would be detrimental to vehicular and pedestrian safety contrary to Policy C3 of the North Wiltshire Local Plan 2011.

48. 09/01477/FUL – Glenville Nurseries, Marlborough Road, Swindon, Wiltshire, SN4 7SA – Change Of Use of Land For 7 Mobile Homes for British Romany Gypsy Families and Associated Development, Including 7 Touring Caravans and 7 Utility Day Rooms

Public Participation:

1. Mrs M Smith-Bendell spoke in support of the application.
2. Mr O Gibbs (Wootton Bassett Town Council) spoke in objection to the application.
3. Further comments from the Area Development Manager were reported including suggested extra conditions.

Resolved:

Planning Permission be **GRANTED** subject to the following conditions:

1. Within two months of this decision details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the Local Planning Authority:

1. walls, fences or other means of enclosure, and including retaining walls.
2. finished floor levels; existing and proposed site levels.
3. Bin storage (location on site and collection point)

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

Reason: In the interests of the amenity of the area

Policy C3

2. Within two months of this decision, details of the landscaping of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority. Details shall also include details of grass management i.e mowing and storage of grass cuttings.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity and ecology

Policy C3

3. Within one month of this decision visibility splays shall be provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 120 metres in each direction from the centre of the access. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

POLICY- C3

4. Within one month of this decision the first five metres of the access, measured from the edge of the carriageway, shall be consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY- C3

5. a) Within two months of this decision the site shall be subject to:

i) site investigation and risk assessment works for chemical contamination

ii) works to remediate any chemical contamination identified, that is unacceptable in the context of the approved development and its

environmental setting, as identified by the site investigation and risk assessment works

iii) remediation validation works

b) Site investigation works shall be carried out in line with the main procedural requirements of
BS 10175:2001 – Investigation of Potentially Contaminated Sites – Code of Practice.

c) Where a requirement for quantitative risk assessment is identified, the assessment works shall be carried out in line with the requirements of the UK Contaminated Land Exposure Assessment (CLEA) guidelines, for assessment of human health risks. Also for ground and surface water risk assessment the Environment Agency R&D Publication 20 “Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources” protocol shall be utilised.

Reason: In the interests of the protection of public health and the avoidance of pollution.

6. No further occupation of the site shall take place until such time as the existing accesses have been permanently closed in accordance with the details shown on drawing no. 0932/02A.

Reason: In the interests of highway safety.

7. The pitches hereby approved shall be located only in those areas shown on drawing no. 0932/02A and no other location unless approved in writing by the Local Planning Authority.

Reason: In the visual interests of the area.

8. The land shall be occupied by no persons other than gypsies and travellers, as defined by paragraph 15 of the ODPM Circular 01/2006.

Reason: Due to the requirements of Policy H9 of the Local Plan and having regard to the characteristics of the site.

Policy : H9

9. At no time shall the site be subdivided into more than 7 separate pitches and on each of those pitches no more than two caravans shall be stationed at any one time, of which only one shall be a static or mobile home.

Reason: In the interests of residential and visual amenity.

Policy: C3

10. No commercial or industrial activities shall take place on the land including the storage of materials and no vehicles exceeding 7.5 tonnes.

Reason: In the interests of residential and 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.

0932/02A date stamped 18 August 2009

2. All vegetation on the site should be kept short between now and full completion to maintain the site's habitat as unattractive to amphibians and reptiles. The grass should be mown right up to the boundaries of the proposed footprint. All grass cuttings should be removed from the site to prevent the creation of new habitat piles. Confirmation of this should be provided as part of discharging the landscaping condition above.

49. **09/01538/FUL – Unit 1 Common Farm, Quemerford, Calne, Wiltshire, SN11 8UB – Change of Use of Outbuilding to a Residential Unit (Including Some Reconstruction) (C3 Use) & Erection of a Detached Garage (Revision of 09/00783/FUL).**

Public Participation:

1. Mr M Willis (Agent) spoke in support of the application.
2. Mr C Brooks (Applicant) spoke in support of the application.

Resolved:

That the Area Development Manager be delegated power to **GRANT permission against officer recommendation** for the following reasons:

1. The proposal is not considered to require significant reconstruction and is considered to accord with Policy BD6 of the North Wiltshire Local Plan 2011.

and subject to the following conditions:

1. Within one month of this decision, details of materials to be used externally shall be 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.

2. Within one month of this decision, details of all new external joinery shall be 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.

PART 2

Items considered whilst the public were not entitled to be present

None.

Chairman
4 November 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
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