

NORTHERN AREA PLANNING

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 25TH NOVEMBER 2009 AT MONKTON PARK, CHIPPENHAM

Present:

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

Apologies:

Councillor B Douglas.

Substitutes:

Councillor S Killane.

59. Minutes

The minutes of the meeting held on Wednesday 4th November 2009 were approved as a correct record and signed by the Chairman, with the following amendment:

Minute no.53, page 37, is amended to record that Margaret Carey, Box Parish Council, spoke in objection to the recommendation.

60. Chairman's Announcements

There were none.

61. Members' Interests

09/00870/FUL – Councillor Peter Doyle declared a personal interest in this item as a member of Wootton Bassett Parish Council, but would participate in the debate and vote.

09/01275/FUL, 09/01389/FUL, 09/01731/FUL & 09/01732/LBC – Councillor Peter Doyle declared a personal interest in these items as a

member of the Cotswold Conservation Board, but would participate in the debate and vote.

62. 09/00870/FUL – Land at Brynards Hill, Wootton Bassett, Wiltshire – Change of Use to Country Park.

Public Participation:

1. A further letter of objection from an existing objector, was reported as a late item.
2. Councillor Peter Doyle, Unitary Member for Wootton Bassett South, spoke in objection to the application.

Resolved:

Having regard to the appeal against non-determination of this application, the decision would have been to GRANT Planning Permission for the following reason:

The proposed country park would have limited impact upon residential amenity or upon the character and appearance of the area. There would also be no adverse impact on highway safety or ecological issues. The proposal complies with policies C3, NE15 and CF1 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. 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) 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, bins, signs, lighting etc);

(j) 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

Informative:

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

W.0173_07-02 received by the local planning authority 18.5.09

8124/MP:001D received by the local planning authority 16.9.09

63. 09/01275/FUL – Pewshill Farm, Giddeahall, Yatton Keynell, Chippenham, Wiltshire, SN14 7ES – Conversion of Barns to Form Workshop and Ancillary Office (Revision to 08/02786/COU).

Public Participation:

1. Comments from Yatton Keynell Parish Council giving agreement in principal, were reported as a late item.
2. 7 letters of objection received from 6 households, in response to revised plans, were reported as late items.
3. 2 letters of support were reported as late item.
4. Mr B Love spoke in objection to the application.
5. Mr Newman spoke in objection to the application.
6. Sam Robinson spoke in objection to the application.
7. Tim Walton (Applicant), spoke in support of the application.
8. Christopher Dash – Yatton Keynell Parish Council spoke in support of the application.
9. Paul Reynolds – Chairman Chippenham Without Parish Council spoke in support of the application.
10. Councillor Jane Scott, Unitary Member for By Brook, spoke in objection to the application.

Resolved:

Planning Permission be DELEGATED to the Area Development Manager to grant permission for the following reason:

The substantial construction of the building, together with the ability to

impose particular planning conditions, is considered to have overcome previous concerns regarding the noise and disturbance likely to be generated by the proposal. The proposed conversion and adaption works are not thought to harm the setting of the adjacent listed building or wider AONB. The proposal is therefore considered to comply with the requirements of Policies C3, C4, NE4, HE4 and BD5 of the adopted 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. 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

3. 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

4. Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

- i. Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- ii. Full details of proposed rooflights, which shall be set in plane with the roof covering;

- iii. Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
- iv. Full details of proposed meter and alarm boxes;
- v. Large scale details of proposed eaves and verges (1:5 section);

The works 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

5. 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) 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);
- (k) retained historic landscape features and proposed restoration, where relevant.

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

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

7. The site shall be used for the manufacturing of timber framing and for no other purpose including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

POLICY-C3

8. The use hereby permitted shall only take place between the hours of 08:00hrs in the morning and 18:00hrs in the evening from Mondays to Fridays and between 08:00hrs to 13:00hrs on Saturdays. The use shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

POLICY-C3

9. No use of powers tools or wood cutting activities of any sort shall be undertaken on the site, outside of the workshop building hereby permitted. The use of power tools and the cutting of wood shall only take place when all doors and windows to that workshop building are shut.

REASON: To ensure the retention of an environment free from intrusive levels of noise in the interests of amenity of the area.

10. Unless otherwise agreed the proposed building shall be constructed in complete accordance with the specification and description included within the application, and in particular that specified within the Noise Assessment prepared by Hylton Dawson (dated 2nd May 2009), unless otherwise agreed in respect of a separate planning application in that regard.

REASON: In the interests of securing a building of suitable construction so as to ensure residential amenity is not adversely affected by noise, dust and disturbance from the proposed new use.

11. No development shall commence on site until details showing ventilation and extraction equipment within the site (including details of its position, appearance and details of measures to prevent noise emissions) have been submitted to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the building/extension hereby approved being first occupied and shall thereafter be maintained in accordance with the approved details. Such submitted details shall be in accordance with the Noise Assessment prepared by Hylton Dawson (dated 2nd May 2009).

REASON: In the interests of the amenities of the area.

POLICY-C3

12. At no time shall the level of noise emitted from the site exceed Rating Level 45dB when measured in accordance with BS4142:1997 at the boundary of the site with "Fairview" (the residential property to the East of the development).

REASON: To ensure the retention of an environment free from intrusive levels of noise in the interests of amenity of the area.

13. No external lighting of any kind shall be erected within the site or on the buildings hereby permitted unless otherwise first agreed in the form of a separate planning application in that regard.

REASON: In the interests of amenity.

14. No development shall commence on site until a plan showing the

precise location of any areas of open storage and specifying a maximum height of open storage within such area(s) has been submitted to and approved in writing by the Local Planning Authority. No materials, goods, plants, 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 on the site outside the approved storage area, or above the height agreed as part of this condition.

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

POLICY-C3

15. Prior to the commencement of development full details of the proposed close boarded fence to be erected around the boundaries of the site shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with those details approved prior to the first use of the building hereby permitted.

REASON: In the interests of visual amenity.

16. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking of vehicles in connection with the development hereby permitted.

REASON: In the interests of amenity and road safety.

17. Details of the improvements to the access to the site shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

18. Prior to the commencement of development a detailed schedule of all power tools proposed to be used within the building hereby granted planning permission shall have been submitted to and approved in writing by the Local Planning Authority. At no time shall any tools not detailed within the schedule so approved by the Local planning Authority be operated within the building, or anywhere else on the site, unless otherwise agreed in the form of separate planning permission in that regard.

REASON: So as to ensure the tools used within the building will not create an unacceptable impact upon the amenity of nearby neighbours.

Informative:

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 LDC.1110.002 (dated 22/07/09)

Block plan LDC.1110.001F (dated 22/07/09)

Proposed floor plan LDC.1110.08.05D (dated 22/07/09)

Proposed elevations LDC.1110.08.06G (dated 29/10/09)

Proposed elevations LDC.1110.08.07G (dated 29/10/09)

Proposed elevations LDC.1110.08.08C (dated 29/10/09)

64. 09/01086/FUL – 5 New Road & Beaufort Arms, Station Road, Wootton Bassett, Wiltshire – Erection of Thirty 2 & 3 Bedroomed Dwellings and Associated Works.

Public Participation:

1. An amendment to the Officers recommendation within the report was reported as a late item.
2. Mr Ricketts spoke in objection to the application.
3. Councillor Owen Gibbs – Wootton Bassett Town Council spoke in support of the application.
4. Councillor Peter Doyle, Unitary Member for Wootton Bassett South, spoke in support of the application.

Resolved:

Subject to satisfactory conclusion of negotiations on the level of contributions relating to affordable housing the Area Development Manager be authorised to GRANT Planning Permission subject to the signing of a Section 106 agreement in respect of affordable housing and travel plan implementation as necessary, for the following reason:

This is considered a reasonable form of development for this location and therefore complies with policies C1, C3, H3, H5 and CF3 of the North Wiltshire Local Plan 2001 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 Section 91 of the Town and Country Planning Act 1990.

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. Prior to the commencement of the development hereby permitted, 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.

4. Prior to the commencement of the development hereby permitted, details of cycle parking facilities to be provided at the site shall be submitted to, and approved in writing by, the local planning authority. The cycle parking facilities so approved shall be provided prior to the use or occupation of any part of the development hereby permitted and thereafter retained.

REASON: In the interests of encouraging cycling as a means of transport to and from the site.

5. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and/or re-enacting that Order) there shall be no extensions and or alterations to these premises without planning consent from the Local Planning Authority.

REASON: Extensions and/or alterations to these properties would require the detailed consideration of the Local Planning Authority.

6. The development hereby permitted shall not be commenced until 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.

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.

7. The proposed roads, including footpaths and turning spaces where

applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by 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.

8. Prior to the commencement of the development hereby permitted, 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, gates and other means of enclosure, to include details of the boundary treatment adjacent to properties Foxleigh, New Road; 1-4 Station Road and 16 Station Road;
- (2) ground surfacing materials;
- (3) finished floor levels of all buildings;
- (4) finished levels across the site;
- (5) the means of surface water disposal;
- (6) the means of foul sewage disposal;
- (7) bin stores for use by residents.
- (8) a scheme of boundary treatment and lighting for the public footpath located to the south of the site.

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

Items 1 to 8 shall be completed prior to the use or occupation of the development.

REASON: In the interests of amenity and satisfactory layout.

9. The building hereby permitted shall not be used or occupied until all roads, accesses and footpaths serving the building have been laid out and surfaced to basecoat tar macadam level, or to such other standard suitable for the passage of vehicles or pedestrians as may on application be approved in writing by the local planning authority

REASON: In the interests of highway safety and convenient access.

10. Prior to the commencement of the development hereby permitted, details of cycle parking facilities to be provided at the site shall be submitted to, and approved in writing by, the local planning authority. The cycle parking facilities so approved shall be provided prior to the use or occupation of any part of the development hereby permitted and thereafter retained.

REASON: In the interests of encouraging cycling as a means of transport to and from the site.

11. Prior to the use or occupation of the development hereby permitted, the car parking areas shown on the approved plan(s) shall be provided and shall thereafter be kept available for the parking of vehicles at all times.

REASON: In the interests of road safety.

12. Prior to the commencement of the development hereby permitted full details of the mitigation strategy for reptiles and great crested newts, including full details of habitat enhancements at the receptor site, should be submitted to the LPA for written approval prior to any works commencing on site. Thereafter the strategy shall be implemented fully.

REASON: In the interest of protecting wildlife on the site.

13. Prior to any works commencing on site, an update badger survey should be conducted by a competent ecologist. All works on site should be carried out in full accordance with the recommendations of this survey.

REASON: In the interest of protecting the habitat of any badgers in the locality.

14. All vegetation clearance at the site should take place outside the breeding bird season (March - August inclusive) unless checked beforehand by a competent ecologist.

REASON: In the interest of protecting any breeding birds on the site.

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.
2. The footpath around the western and southern boundaries of the site shall remain useable at all times.

Plan References:

0151/02, /04, /06, /07, /08, /10, /11, /12, /13 & HPBT/001, LP/001, surv/01 all received by the local planning authority 22/7/09 and 0151/003A, /005A, /009A (undated).

It was requested by the Committee that a letter to be sent to the

applicant advising of the members desire to see the demolition of the fire damaged buildings on site in the short term.

65. 08/02686/FUL – The Hawthornes, Old Alexander Road, Malmesbury, Wiltshire, SN16 0DT – Five No. Residential Units.

Public Participation:

1. An amendment to the Officers recommendation within the report was reported as a late item.
2. Details of the Public Open Space contribution were reported as a late item.
3. 16 additional letters of objection were reported as late items.
4. Further more detailed comments from the Highway Engineer were reported as a late item.
5. Robert McPhee spoke in objection to the application.
6. Claire Edmeston spoke in objection to the application.
7. Councillor Simon Killane, Unitary Member for Malmesbury, spoke in objection to the application.

Resolved:

DEFER for two cycles to enable a site meeting and/or discussions between members and highways officers to take place. Additionally seek the replacement of the garages with open car ports and the scheme amended accordingly.

66. 09/01389/FUL – Orchard Barn, Leigh Delamere, Chippenham, Wiltshire, SN14 6JZ – Change of Use of Land to a Riding Arena Enclosed by Post and Rail Fence for Private Use and Change of Use of Paddock for Grazing of Horses for Private Use.

Public Participation:

1. It was reported as a late item that the applicant had provided a sample of the arena surface material and cross sections of the arena.
2. A further letter of objection from an existing objector was reported as a late item.
3. An amendment to condition 3 of the Officers recommendation within the report was reported as a late item.
4. Councillor Jane Scott, Unitary Member for By Brook, spoke in objection to the application.

Resolved:

Planning Permission be GRANTED for the following reasons:

The proposed change of use of the land and riding arena are considered to have a limited impact in the countryside, which can be satisfactorily controlled by condition, and are considered to comply with policy NE15 of NWLP 2011.

The site also lies within the Leigh Delamere Conservation Area where development should preserve or enhance the character and appearance of the area. With conditions to control the amount of cut and fill, the landscaping of the arena and the arena surfacing materials, it is considered that this will be achieved and the development will comply with policies C3 and HE2 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. At no time shall more than 2 horses be kept on the site hereby permitted for the keeping of horses.

Reason: In the interests of the visual amenity of the area.

POLICY -HE1 and C3

3. The development hereby permitted shall only be used for the private keeping of horses and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

REASON: In the interests of highway safety and/or to protect the living conditions of nearby residents.

POLICY-C3

4. No portable buildings, van bodies, trailers, vehicles or other structures used for storage, shelter, rest or refreshment, shall be stationed on the site without the prior approval in writing of the Local Planning Authority.

REASON: In order to protect the living conditions of nearby residents and/or the rural character of the area.

POLICY -C3, HE1, NE15

5. There shall be no lighting of the arena hereby permitted without the prior written permission of the Local Planning Authority.

REASON: In the interests of protecting the amenity of the countryside.

POLICY -C3, HE1, NE15

6. Notwithstanding the fencing on site within 3 months of the date of this permission, details of all fencing shall be submitted to and approved in writing by the Local Planning Authority. The type of fencing approved shall be the only fencing used on site without the prior written approval of the Local Planning Authority.

REASON: In the interests of the visual amenity of the area.

POLICY -C3, HE1 and NE15.

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) 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;
- (b) finished levels and contours;
- (c) means of enclosure;
- (d) hard surfacing materials;

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

POLICY-C3

8. 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

9. Prior to the commencement of the arena hereby permitted details of the drainage and surfacing materials shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the visual amenity of the area.

POLICY- C3, HE1 and NE15.

Informatives:

1. The applicant's attention is drawn to the contents of the attached letter from the Environment Agency dated the 25.8.09.
2. 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.

Location plan and block plan dated 1st October 2009

- 67. 09/01731/FUL & 09/01732/LBC – Green Farm, Nettleton, Chippenham, Wiltshire, SN14 7NT – Two Storey Extension to Existing House.**

Public Participation:

1. Revised plans from the agents containing amendments to the chimney and the first floor corridor, as per Officers requirements, were reported as a late item
2. Mr Rees (Applicant), spoke in support of the application.
3. Councillor Jane Scott, Unitary Member for By Brook, spoke in support of the application.

Resolved:

DELEGATE to the Area Development Manager to GRANT planning and listed building consent subject to conditions, for the following reason:

The proposed extension by reason of its scale, design and siting would be in keeping with the character and appearance of the Listed Building and thus preserves its special architectural and historic interest in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Guidance Note 15 (Planning and the Historic Environment) and Policy HE4 of the North Wiltshire Local Plan 2011.

- 68. 09/01645/FUL & 09/01646/LBC – Linfield, 3 Slaughterford Road, Biddestone, Chippenham, SN14 7DB – Demolition of Existing Side Lean-to Extension and Front Entrance Porch. Construction of New Two Storey Extension and Replacement Entrance Porch; Removal of Existing Paintwork to External Elevations.**

Public Participation:

1. Dennis Parsons (Agent), spoke in support of the application.
2. Tim Smith, Biddestone Parish Council spoke in support of the application.
3. Councillor Jane Scott, Unitary Member for By Brook, spoke in support of the application

Resolved:

DELEGATE to the Area Development Manager to GRANT planning and listed building consent subject to conditions, for the following reason:

The proposal is considered to be subservient to the original listed building and is designed in such a way that it is clear it is a later addition. The proposed extension by reason of its scale, design and siting would be in keeping with the character and appearance of the Listed Building and thus preserves its special architectural and historic interest in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Guidance Note 15 (Planning and the Historic Environment) and Policy HE4 of the North Wiltshire Local Plan 2011.

69. 09/01737/FUL – Building at Broad Town Road Farm, Broad Town, Wootton Bassett, Wiltshire, SN4 7RB – Conversion of Existing Building to Dwelling (Resubmission of 09/00611/COU).

Public Participation:

1. As a late item it was clarified that the application was not a retrospective submission.
2. Further comments from the District Ecologist were reported as a late item
3. Simon Chambers (Agent), spoke in support of the application.
4. Apologies were received on behalf of Councillor Mollie Groom, Unitary Member for Wootton Bassett East, however Councillor Toby Sturgis agreed to speak on behalf of Councillor Groom in support of the application.

Resolved:

Planning Permission be REFUSED for the following reasons:

1. The proposed development is tantamount to the erection of a new dwelling within the open countryside by reason of the rebuilding of this former cow byre to a modern building with new walls, new openings, new timber and a new roof. The proposal demonstrates an abuse of the system where an original farm building has been rebuilt with the intention of using it for a materially different use prior to the submission of an application. The proposal is therefore contrary to Policies C3, H4, NE9 and BD6 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 growth in the length and number of motorised journeys.

PART 2

Items considered whilst the public were not entitled to be present

None.

Chairman
14th December 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.