

**MINUTES OF THE PLANNING COMMITTEE
ON 20 APRIL 2006**

**05/03013/FUL
Trowbridge
22.12.05
Full Plan**

Variation to condition 1 of permission 99/01822 and alteration to car parking

Tesco Stores Ltd County Way Trowbridge Wiltshire BA14 7AQ

Applicant: Tesco Stores Ltd C/o The Development Planning Partnership

Decision: PERMISSION

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 The area used for the sale and display of comparison goods (as defined in the Information Brief 1998/2 published by the Data Consultancy) within the building shall not exceed 30% or no more than 1,920 square metres of the total retail sales floor area whichever is the greater. In addition to all areas used for the display and sale of goods, the total retail sales floor area is herewith defined as including floor spaces used for checkouts, customer circulation and customer services but excluding entrance/exit lobbies, customer toilets, cafe and Automated Teller Machines (ATMs). The total area used for sales shall not exceed 6,403 square metres.

REASON: In order to protect the vitality and viability of Trowbridge Town Centre.

- 3 A schedule of the materials to be used in the construction of the filter lane shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

- 4 A Travel Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The Travel Plan shall include details of measures taken by the applicants to encourage the use of alternative means of transport to the private car to access the site and a timetable for implementation of relevant measures. These measures shall be implemented in accordance with the approved Travel Plan.

REASON: In pursuit of sustainable transport objectives.

- 5 The commencement of the 30% comparison trading format will not be operational until all details of the car park access fully approved and implemented to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety.

- 6 Prior to the commencement of development at the site directional signage to the town centre and maps of the town centre shall be provided on the site to the satisfaction of the Local Planning Authority.

REASON: To provide improved links with Trowbridge town centre.

- 7 Prior to the commencement of development at the site, information stands about the town centre shall be provided within the food store to the satisfaction of the Local Planning Authority.

REASON: To provide improved links with Trowbridge town centre.

- 8 There should be no parking of home delivery vans in the car park other than in the 12 spaces identified on Plan 0503-26.

REASON: In the interests of sustainable transport objectives.

**05/02892/FUL
Bradford On Avon
09.12.05
Full Plan**

First and ground floor extensions to dwelling

**The Beeches Leigh Road Bradford On Avon Wiltshire BA15
2RQ**

Applicant: Mr Justin Thomson

Decision: PERMISSION

REASON(S) FOR PERMISSION:

The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 Within 3 months of the commencement of any development on site in connection with this permission, the existing garage as annotated on the approved plan shall be demolished and its former ground area surfaced to provide a hardstanding area for ancillary car parking for the main dwelling and shall be maintained as such thereafter.

REASON: To maintain the openness of the Western Wiltshire Green Belt and to ensure that an adequate area for parking is maintained.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policies GB2 & T10.

- 4 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order with or without modification, no windows or doors, other than those hereby approved, shall be added above ground floor level of the development hereby permitted.

REASON: In the interests of amenity and privacy.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policy C38.

- 5 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, no development falling within Schedule 2, Part 1, Classes C-E and Part 2 Classes A & B of the Order shall be carried out without the express planning permission of the Local Planning Authority.

REASON: The implementation of permitted development rights on this site would be unacceptable.

Note(s) to Applicant:

- 1 With regard to condition 5 of this permission, the applicant is advised that permitted development rights under Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2005 are exhausted.

**05/03001/FUL
Chitterne
21.12.05
Full Plan**

New first floor extension over existing single storey

Bridge Cottage Chitterne Wiltshire BA12 0LJ

Applicant:

Mr And Mrs A Cockburn

Decision:

PERMISSION

REASON(S) FOR PERMISSION:

The proposal would not harm the character and fabric of the listed building.

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 A sample wall panel, not less than 1 metre square, shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C31A.

- 4 Details of the elevations of all new or replacement external windows, rooflights and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting.

**05/03009/LBC
Chitterne
21.12.05
Listed building**

New first floor extension over existing single storey to provide additional bedroom

Bridge Cottage Chitterne Wiltshire BA12 0LJ

Applicant: Mr And Mrs A Cockburn

Decision: CONSENT

REASON(S) FOR CONSENT:

The proposal would not harm the character and fabric of the listed building.

Condition(s):

- 1 The works hereby authorised shall begin not later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 A sample wall panel, not less than 1 metre square, shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C31A.

- 4 Details of the elevations of all new or replacement external windows, rooflights and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1 :2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C31A.

**05/02769/FUL
Trowbridge
18.11.05
Full Plan**

**Conversion into five self contained flats
40 Gloucester Road Trowbridge Wiltshire BA14 0AB**

Applicant: CMC Properties Ltd

Decision: PERMISSION

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external wall at the south east elevation shall match those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

- 3 The parking spaces shall be surfaced in a bound material (not loose stone or gravel) to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 4 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

- 5 This permission relates to the property on the north corner at the junction of Westbourne Road with Gloucester Road, known as 40 Gloucester Road.

REASON: In order to define the terms of this permission.

Note(s) to Applicant:

- 1 The developer is advised to protect the integrity of Wessex systems. The developer should agree in writing with Wessex Water prior to the commencement of works on site, any arrangements for the protection of Wessex infrastructure.

**05/02771/FUL
Trowbridge
18.11.05
Full Plan**

Conversion of two storey former store area into a two bedroom dwelling

40 Gloucester Road Trowbridge Wiltshire BA14 0AB

Applicant: CMC Properties Ltd

Decision: PERMISSION

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external wall at the south east elevation shall match those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

**06/00335/FUL
Melksham (Town)
30.01.06
Full Plan**

Demolish existing bungalow, erect two detached houses, one new bungalow and construction of new vehicular access

Land To The Rear Of 49 And 51 Sandridge Road Melksham Wiltshire

Applicant: Mr L Sawyer & Mr R Hunt

Decision: PERMISSION

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections on planning grounds.

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 The window in the south elevation of plot 3 shall be obscure glazed prior to the first occupation of the development hereby permitted and shall be maintained as such at all times thereafter.

REASON: In the interests of amenity and privacy.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C38.

- 4 Before the development is occupied, the access roads and car parking areas shall be surfaced in a bound material (not loose stone or gravel) to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the appearance of the development is satisfactory.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 6 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

REASON: To provide a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 7 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

- 8 Any gates shall be set back a minimum distance of 4.5 metres from the carriageway edge and the side boundaries splayed at an angle of 45 degrees on each side.

REASON: In the interests of highway safety.

- 9 Prior to the commencement of the development hereby permitted, an ecological survey, investigating and recording details of all protected species and their habitats, likely to be affected by the development, and measures to mitigate the effect of the development on them, shall be submitted to and approved by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.

REASON: In the interests of natural species which have statutory protection.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C7.

Note(s) to Applicant:

- 1 The Wildlife & Countryside Act 1981 provides protection for birds, general protection for a number of animals, general protection for all wild plants and some habitats. Should any species or habitats covered by the Wildlife & Countryside Act be identified during the course of construction, you are reminded that it is a statutory obligation to consult with English Nature.

- 2 The applicant is advised that they are required to protect the integrity of Wessex Water systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. With respect to water supply, there are water mains in the vicinity of the proposal, connection can be agreed at a later date.

06/00427/REM **Erection of a two bed dwelling**
Melksham Without
09.02.06 **Land Adjacent 30 Barnes Wallis Close Bowerhill Wiltshire**
Reserved Matters

Applicant: **Mrs Tina Byfield**

Decision: **APPROVAL**

REASON(S) FOR APPROVAL:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

06/00353/FUL **Flat roof extension**
Bradford On Avon
31.01.06 **6 Culver Road Bradford On Avon Wiltshire BA15 1HY**
Full Plan

Applicant: **Mr & Mrs Lewis**

Decision: **PERMISSION**

REASON(S) FOR PERMISSION:

The proposed development would not materially affect the amenities of the neighbours and any planning objections have been overcome by conditions.

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

**05/02989/FUL
Melksham Without
19.12.05
Full Plan**

**Alter existing granny annexe to separate dwelling
65 Berryfield Park Melksham Wiltshire SN12 6EE**

Applicant: Mr P Alford

Decision: PERMISSION

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

**05/02999/FUL
South Wraxall
21.12.05
Full Plan**

**Change rear roof line to obviate flat and low pitch areas, fit gates to front and side of property
33E Lower Wraxall South Wraxall Wiltshire BA15 2RS**

Applicant: Mr And Mrs R Baston

Decision: THE FIRST SECRETARY OF STATE BE INFORMED THAT THE COUNCIL IS MINDED TO APPROVE THE PROPOSALS BECAUSE OF THE VERY SPECIAL CIRCUMSTANCES THAT EXIST TO OUTWEIGH ANY HARM TO THE GREEN BELT.

JUSTIFICATION REASON(S):

The proposal represents a Departure from the Development Plan but there are very special circumstances which are that the small increase in volume would result in a design that would significantly enhance the appearance of a building within the Conservation Area that would justify the granting of permission.

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development and associated access hereby permitted 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: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

06/00420/FUL **Dwelling and garage**
Melksham Without
06.02.06 **Land To Rear Of 23 - 24 Beanacre Wiltshire**
Full Plan

Applicant: **N. Keen Esq**

Decision: **DEFERRED**

05/00856/FUL **Conversion of Coach House as residential annexe to Lovel**
Upton Lovell **House**
06.05.05
Full Plan **The Coach House Lovel House 42 Lovel Road Upton**
Lovell Wiltshire

Applicant: **Mr And Mrs H Champion**

Decision: **REFUSAL**

Reason(s):

- 1 In the absence of any submitted details that demonstrate every reasonable attempt has been made to secure business, tourism or sport and recreation re-use, the application is considered contrary to Policy H21 of the West Wiltshire District Plan 1st Alteration 2004 as the principle of residential use in this site would be unacceptable unless justified otherwise with the provision of evidence concerning the above referenced details.
- 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.
- 3 The increased use of the existing access, resulting from the proposed development, would be prejudicial to road safety.

05/00855/LBC **Conversion of Coach House to provide annexe to Lovel House**
Upton Lovell
06.05.05 **The Coach House Lovel House 42 Lovel Road Upton**
Listed building **Lovell Wiltshire**

Applicant: **Mr & Mrs H Champion**

Decision: **REFUSAL**

Reason(s):

- 1 The proposal would create additional roof lights and steel flue, remove and alter the existing first floor and introduce a domestic layout to the first floor which would result in a detrimental impact to the character of this Grade II curtilage building contrary to Policies C27 and 28 of the West Wiltshire District Plan First Alteration 2004.

**06/00421/FUL
Bradford On Avon
06.02.06
Full Plan**

**Removal of existing ground floor windows on south elevation and
block up openings with cut bath rubble stone in lime mortar**

**St Margarets Hall St Margarets Street Bradford On Avon Wiltshire
BA15 1DE**

Applicant: Bradford On Avon Town Council

Decision: REFUSAL

Reason(s):

- 1 The proposals by reason of their deadening impact on the prominent south elevation of the building would be injurious to the host building and as such would not preserve or enhance the character and appearance of the Conservation Area. Contrary to Policy C17, C19 and C31a of the West Wiltshire District Plan 1st Alteration (2004).
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