

## WEST WILTSHIRE DISTRICT COUNCIL

### MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 16 NOVEMBER 2006**

Held in: **THE COUNCIL CHAMBER, COUNCIL OFFICES,  
BRADLEY ROAD, TROWBRIDGE**

Present:

Councillors: Newbury (Chairman), Burnan OBE, Carbin, Clark,  
J Clegg, Fortescue, Knight, Lovell, Manasseh, March,  
Oakman, Osborn, Repton and Viles.

Also present: Cox and Oldrieve

Officers: Development Control Service Manager (DH), Principal  
Planning Officers (CC, RM ), Principal Lawyer (A A-P),  
Lawyer (SH), Democratic Support Officer (KF) and  
Member Support Officer (MS)

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#### **126. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE**

Apologies for absence were received from Cllrs M Clegg, Cunliffe-Jones, James and Rosier

It was announced that following a report by Council on 8 November on the review of allocation of seats on committees, Councillor Hawker would no longer be a member of the planning committee. There was currently one Conservative vacancy, which had yet to be filled.

#### **127. OPEN FORUM**

For Open Forum presentations in respect of planning applications please refer to minute number 131

#### **128. MINUTES**

The minutes of the meeting held on 26 October 2006 were approved as a correct record and signed by the Chairman, subject to an amendment to minute 123 – Planning applications:

Cllr Clark asked that the additional informative to 06/01979/FUL – Area R14, Westbury Leigh, Westbury, last paragraph be amended to read:

NB: The Committee requested an additional condition – that no development take place until details of **SUDx Sustainable Urban Drainage Systems** have been submitted and approved. The Committee agreed to delegate to officers that if this be an appropriate condition for the application, officers would add this. However following investigation this was unable to be included as a condition, therefore had been added as an informative.

Cllr Clark asked that the additional informative for 06/02480/FUL – Cereal Partners, Staverton be amended to read:

The applicant is advised to consider a travel plan to encourage walking and cycling to the site via the proposed footpath and cycleway and liaise with Holt Parish Council, **Staverton Parish Council** and with Wiltshire County Council to minimise the impact of traffic through Holt and Staverton.

## 129. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor	Reason
06/02520/FUL – Land adjacent Semington Bypass, Melksham	Clark	One of the open forum speakers – Mr. Peter Smith – was a fellow school governor. (This declaration was made at the beginning of the officer presentation).
06/02784/OUT – Recreation Ground Berkshire Green , Melksham	Carbin	Prejudicial Interest – would leave the Council Chamber.
	Lovell	Board Member of West Wiltshire Housing Group – would leave the Council Chamber.
	Manasseh	Prejudicial Interest – would leave the Council Chamber.
	Oakman	Member of Melksham Town Council Planning Committee and was present at a Town Council meeting when application was discussed. Did not consider that he had predetermined the application and would not leave the Council Chamber
	Osborn	Member of the Cabinet and Planning and Development Portfolio Holder – would leave the Council Chamber.

06/01795/FUL - 16a Union Street, Melksham	J Clegg	Lobbied – would avoid pre-determination
06/01776/FUL - 41 and 42 Hilperton Road, Trowbridge	Lovell	Lobbied
06/02054/FUL - Land rear of Ethandune, Hilperton Road, Trowbridge	Fortescue	Was the Portfolio Holder when Council recommended sale of property but as it was now not Council owned she no longer had an interest.
06/02053/LBC - Land rear of Ethandune, Hilperton Road, Trowbridge		

### 130. ANNOUNCEMENTS FROM THE CHAIRMAN

There were no announcements.

### 131. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
06/02520/FUL – Land adjacent Semington Bypass, Melksham	Mr Gareth Hooper Mr Peter Smith Ms Sarah Cardy
06/02784/OUT – Recreation Ground Berkshire Green , Melksham	Mr Chris Trowell Mrs Louise Smith Ms Sarah Cardy Mr Francis Morland
06/01395/FUL – Land between 1a Millhouse and 1 Lower Road, Bratton	Mr Peter Grist
06/01795/FUL – 16a Union Street, Melksham	Ms Sarah Cardy
06/02810/FUL – Land adjacent 35 Daniell Cres., Warminster	Mr Danny Brumby
06/02532/FUL – Land South of Storridge Road, Westbury	Mr Francis Morland
06/01354/FUL – Land off Elms Cross Drive, Bradford on Avon	Mr Philip Needlam Mrs Heather Clark

	Mr Donald Cox Mr Peter Tribe Mrs Marilyn Maundrell
06/02087/FUL – The Old Rectory, High Street, Codford	Mr Michael Lyons
06/02086/LBC – The Old Rectory, High Street, Codford	Mr Michael Lyons
06/02054/FUL – Land rear of Ethandune, Hilperton Road, Trowbridge	Mr Mark Willis
06/02053/LBC – Land rear of Ethandune, Hilperton Road, Trowbridge	Mr Mark Willis

### **Decisions made against officer's recommendation**

#### **06/02784/OUT – Recreation Ground, Berkshire Green, Melksham**

Officers recommended the above application for permission. However, the Committee resolved that permission be refused for the following reasons:

1. The proposal would result in the loss of an open area and visual gap important to recreation, would not respect the streetscene, townscape or landscape character of the locality, would provide insufficient parking, and would detract from the amenities of local residents, contrary to Policies H1, C31a, C38 and T10 of the West Wiltshire District Plan – 1<sup>st</sup> alteration 2004.
2. The proposal would result in the loss of existing play spaces and other recreational land, and it has not been demonstrated that there is an excess of sports provision and public open space in the area, contrary to Policy R2.

### **Amended recommendations/directives**

#### **06/02520/FUL – Land adjacent Semington Bypass, Melksham**

The Committee agreed with the Officer's recommendation, that planning permission be granted subject to the development beginning before the expiration of three years from the date of the permission, including the additional conditions as per the late list: -

10. No site works or clearance shall be commenced until protective fences which conform with British Standard 5837:1991 have been erected around any existing trees, including the oak tree, and other existing or proposed landscape areas in positions which have previously been approved in writing by the Local Planning Authority. Until the development has been completed these fences shall not be removed and the protected areas are to be kept

clear of any building, plant, material, debris and trenching, with the existing ground levels maintained, and there shall be no entry to those areas except for arboricultural or landscape works.

REASON: To safeguard the areas to be landscape and the existing trees and planting within the site

POLICY: West Wiltshire District Plan First Alteration 2004 Policy C32.

12. The proposed estate roads, footways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, car parking and street furniture shall be constructed and laid out in accordance with the details to be submitted and approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

22. Prior to the occupation of the site, the Applicants and their successors, shall be required to submit a Travel Plan to the Local Planning Authority for their approval. This Plan shall include details of the number of vehicles visiting the site, their destinations and the routes they will normally take. The Travel Plan should include the aim that wherever possible, heavy goods vehicles should avoid the use of inappropriate roads.

REASON: In the interests of ensuring that heavy goods vehicles are kept off roads incapable of accommodating them comfortably.

POLICY: Wiltshire Structure Plan 2016 Policy T10

06/02532/FUL – Land South of Storridge Road, Westbury

The Committee agreed with the Officer's recommendation, that planning permission be granted, but with an amendment to Condition 14 as per the late list: -

Line 2, the word 'land' should read 'lane'.

### **Additional Conditions**

06/02054/FUL – Land Rear of Ethandune, Hilperton Road, Trowbridge

The Committee agreed with the Officer's recommendation, that planning permission be granted but with an additional condition:

9. During development and construction for the site, the hours of operation shall be limited between 0700 and 1800 on Mondays to Friday's and 0730 and 1300 on Saturdays and at no time on Sundays or Bank Holidays.

REASON: In order to safeguard the amenities of the area in which development is located.

POLICY: West Wiltshire District Plan – 1<sup>st</sup> alteration 2004 – Policies C36 and C38

**At 7.45pm, after the determination of 06/02520/FUL – Land adjacent Semington Bypass, Melksham the Committee took a short recess for the Chairman to receive legal advice on declarations of interest, and resumed the meeting at 7.53pm.**

**After the determination of 06/02087/FUL- The Old Rectory, High Street, Codford the Committee took a VOTE TO CONTINUE**

**NOTE: VOTE TO CONTINUE**

Three hours having elapsed, the Committee took a vote in accordance with the Constitution on whether or not to continue with the meeting.

**RESOLVED:**

**To continue with the meeting.**

**RESOLVED:**

- (a) **That the list of delegated decisions made since the last meeting be received and noted.**
- (b) **To make decisions on planning and related applications as set out in the appendix to these minutes.**

**Member attendance**

Cllrs Manasseh, Carbin, Osborn and Lovell left the meeting at the start of application 06/02784/OUT – Recreation Ground, Berkshire Green, Melksham - and returned to the meeting after the determination of the same application.

Cllr Clark left and returned to the meeting during the officer presentation of 06/01354/FUL – Land off Elms Cross Drive, Bradford on Avon.

Cllr Repton left and returned to the meeting during the officer presentation of 06/02054/FUL – Land Rear of Ethandune, Hilperton Road, Trowbridge

Cllr Viles left the meeting during the officer's presentation of 06/02054/FUL – Land Rear of Ethandune, Hilperton Road, Trowbridge and did not return to the meeting.

Cllr Clark left and the meeting during the officer's presentation of 06/02532/FUL – Land South of Storridge Road, Westbury and returned during the discussion of the same application.

Cllr Clark left and the meeting during the discussion of 06/02532/FUL – Land South of Storridge Road, Westbury and did not return.

Cllr Lovell left and the meeting during the discussion of 06/02087/FUL- The Old Rectory, High Street, Codford and did not return.

Cllr Oakman left and the meeting during the discussion of 06/02087/FUL- The Old Rectory, High Street, Codford and did not return.

Cllr March left and the meeting during the discussion of 06/02087/FUL- The Old Rectory, High Street, Codford and did not return.

Cllr Knight left the meeting during the officer's presentation of 06/02990/FUL – Land adjoining 91 College Road, Trowbridge and returned during the discussion of the same application.

### **Order of applications considered**

The Chairman varied the order of the applications and dealt firstly with those where the public had registered to speak or had attended the meeting to listen. Consequently, the applications were dealt with in the following order (numbers refer to the application number on the agenda):

1, 2, 7, 12, 13, 3, 4, 5, 6, 7, 9, 10, 8 and 11

### **132. PLANNING APPEALS UPDATE**

Development Control Service Manager, Dave Hubbard, presented a planning appeals update report for the period 12 October 2006 – 1 November 2006.

#### **RESOLVED:**

**That the report be noted.**

## **DATE OF NEXT MEETING**

The next ordinary meeting of the Planning Committee would be held on **Thursday 7 December**, at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.17pm – 10.30pm)

These minutes were prepared by Pam Sidgwick; Member Support Officer who can be contacted on direct line 01225 770322 or email

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