

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 12 JULY 2007**

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

Councillors: Cllrs Clark (Chairman), Bolwell, Burden, Carbin, Denison-Pender, Fortescue, Fuller, Griffiths, Hedley, King, March, Martindale, Mounde, Mudge, Newbury, Parks, Phillips OBE and Repton

Also present: Cllrs Chivers and Carr

Officers: Development Control Service Manager(DH),Principal Planning Officers (CC & RMc),Housing PFI Project Manager (CT), Housing PFI Project Assistant (HC) and Democratic Support Officer (PM & KH)

79. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Eaton & James. Cllrs Mudge & Hedley substituted respectively.

80. OPEN FORUM

There were no open forum presentations at the beginning of the meeting.

For all other open forum presentations in respect of planning applications please refer to minute number 84.

81. MINUTES

The minutes of the meetings held on 7 June & 21 June 2007 were approved as a correct record and signed by the Chairman.

82. DECLARATIONS OF INTEREST

The following interests were declared:

Application Item	Councillor / Officer	Reason
06/03773/FUL – Union Street Car Park, 20 Union Street, Melksham, Wiltshire SN12 7PR	Bolwell	Lobbied
	Clark	Irrespective of his political position he would consider the application on its merits and make his decision with an open mind based solely on the strength of the position presented.
	Fortescue	Cabinet Portfolio Holder for Housing PFI – would leave chamber.
	Fuller	Member of bidding Housing Association – would leave chamber
	King	Prejudicial
	Chivers	Member of WWHS – will observe only
07/00996/OUT – Garage block adjacent to 22 Halifax Road Bowerhill	Clark	Irrespective of his political position he would consider the application on its merits and make his decision with an open mind based solely on the strength of the position presented.
	Fuller	Member of bidding Housing Association – would leave chamber
	King	Prejudicial
	Chivers	Member of WWHS – will observe only

ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman informed Members that he attended the ‘New Horizons for Democratic Planning’ conference in Birmingham. Three interesting points were raised:

1. It was suggested that the portfolio holder should sit on the planning committee – although not in our constitution, this is something that WWDC do anyway.
2. Research shows that inward investment is attracted to areas that have a forward plan – again something that WWDC do.
3. “Space shaping is achieved by spatial planning” - the planning officers will probably be able to translate.

84. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
1. 07/00702/FUL Downs view, Sandpits Lane, Steeple Ashton BA14 6BP	Mrs Rachel Carr Mr Roger Mudge
2. 06/03773/FUL Union Street Car Park, Melksham SN12 7PR	Mr Chris Trowell Mr Vic Oakman Ms Julie Cromwell Ms Karen Dorsett Ms Sarah Cardy Ms Davina Griffin Ms Glenys Pearce
3. 06/03047/OUT Manor Primary School, Queensway, Melksham SN12 7LQ	Mr Simon Prescott Mrs Beverley Martin
4. 07/01375/FUL Land west of Bratton Road, West Ashton	Ms Anne Strickland
5. 07/00996/OUT Garage Block adjacent to 22 Halifax Road, Bowerhill	Mr Jonathan Arnold Mr Mike Mills Mrs Tom Lawson Ms Helen Adams Mrs Ann Hook
6. 07/01107/FUL – Lansdown, Littleton, Semington	Mrs Suzanne Sherred
8. 07/01297/FUL Shearmarsh Court Lane, Corsley BA12 7PA	Mr Malcolm Holley
9. 07/01591/FUL Old Chapel House, Little Ashley, Winsley BA15 2PN	Mr Peter Dugovich

Amended Recommendations/Directives

06/03047/OUT - Manor Primary School, Queensway, Melksham

Planning Application No. 3

The Committee agreed with the Officer's recommendation for permission, but with the following amendments:

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

Paragraph (b) of recommendation to be reworded as follows:

(i) as per agenda

(ii) A scheme for the provision of new open space of equivalent community benefit in the immediate locality.

And Note(s) to Applicant – 2 – be amended to omit Paragraph 2 which starts ‘The Environment Agency.....agency-co.uk’

File Note – A copy of the PCT letter and response to be circulated to Members of the Committee for information.

07/01297/FUL – Shearmarsh, Court Lane, Corsley

Planning Application No. 8

The Committee agreed with the Officer’s recommendation for permission, but with the following additional conditions:

8. The site shall be landscaped in accordance with a landscaping scheme which shall be subject to the prior approval of the Local Planning Authority. The approved scheme, which shall include the retention of the existing hedgerow and trees within it, shall be implemented in the first appropriate planting season using trees and shrubs of approved species and height and maintained thereafter for a period of not less than five years. Any trees and shrubs which fail within that period shall be replaced to the satisfaction of the Local Planning Authority and maintained for a further period of five years.

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

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

9. The hedgerow on the lane frontage shall be retained in perpetuity at a height of not less than 2.5.

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

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

10. No tree, or part thereof shall be lopped, topped, felled, destroyed or wilfully damaged including severance of root(s), without the prior written consent of the Local Planning Authority.

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

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

Split Decision – Part Permission / Part Refusal

07/00702/FUL – Downsview, Sandpits Lane, Steeple Ashton

Planning Application No. 1

Recommendation A – (Part Permission) – Permission for conservatory extension on the south side. Justification and conditions as on the agenda

Recommendation B – (Part Refusal) – Refusal for extension on the north side of the dwelling.

REASON: The utility/family room extension on the north side of the dwelling, would by reason of its height, result in an overbearing impact and loss of sunlight to the neighbouring garden No 1 Gulliver's Lane to the detriment of the occupiers enjoyment of their garden contrary to Policy C38 of the West Wiltshire District Plan – 1st Alteration 2004 .

Decisions made against Officers recommendations

06/03773/FUL – Union Street Car Park, 20 Union Street, Melksham

Planning Application No. 2

Officers recommended the above for permission, however, the committee resolved to refuse the application for the following reason:

The access by reason of its restricted width and sub-standard junction with Union Street is considered unsuitable to serve as a means of access to the proposed development contrary to Policy H1 of the West Wiltshire District Plan – 1st Alteration 2004.

07/01375/FUL – Land West of Bratton Road, West Ashton

Planning Application No. 4

Officers recommended the above for refusal, however, the committee resolved to permit the application for the following reason:

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

Conditions:

1. No materials, including manure, shall be burnt on site.

REASON: In order to minimise nuisance.

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

2. When the land and premises cease to be occupied by Anne Strickland the use hereby permitted shall cease and the field shelters and manege shall be

removed, together with all materials and equipment, and the land reinstated to its former condition and use.

REASON: Because this permission is only granted having regard to the particular circumstances of need advanced in support of this application.

07/00996/OUT – Garage Block Adjacent to 22 Halifax Road, Bowerhill

Planning Application No. 5

Officers recommended the above for permission, however, the committee resolved to refuse the application for the following reason:

The proposal would result in a loss of a significant number of parking spaces to serve the adjacent dwellings with inadequate and inconvenient alternatives which would displace vehicles onto the highway contrary to Policy H17E of the West Wiltshire District Plan – 1st Alteration 2004.

Member Attendance

Cllr Fortescue left the Chamber during the officer presentation of 06/03773/FUL - Union Street Car Park 20 Union Street Melksham Wiltshire SN12 7PR and returned during the open forum presentation of 06/03047/OUT - Manor Primary School Queensway Melksham Wiltshire SN12 7LQ

Cllr Fuller left the Chamber during the officer presentation of 06/03773/FUL - Union Street Car Park 20 Union Street Melksham Wiltshire SN12 7PR and returned during the open forum presentation of 06/03047/OUT - Manor Primary School Queensway Melksham Wiltshire SN12 7LQ

Cllr King left the Chamber during the officer presentation of 06/03773/FUL - Union Street Car Park 20 Union Street Melksham Wiltshire SN12 7PR and returned during the open forum presentation of 06/03047/OUT - Manor Primary School Queensway Melksham Wiltshire SN12 7LQ

Cllr Griffiths left the Chamber at the end of 06/03773/FUL - Union Street Car Park 20 Union Street Melksham Wiltshire SN12 7PR and returned during the open forum presentation of 06/03047/OUT - Manor Primary School Queensway Melksham Wiltshire SN12 7LQ

Cllr Martindale left the Chamber at the end of 06/03773/FUL - Union Street Car Park 20 Union Street Melksham Wiltshire SN12 7PR and returned during the open forum presentation of 06/03047/OUT - Manor Primary School Queensway Melksham Wiltshire SN12 7LQ

Cllr Mounde left the Chamber during the officers presentation of 06/03773/FUL - Union Street Car Park 20 Union Street Melksham Wiltshire SN12 7PR and returned during the open forum presentation.

Cllr Repton left the Chamber during the officers presentation of 06/03773/FUL - Union Street Car Park 20 Union Street Melksham Wiltshire SN12 7PR and returned during the open forum presentation.

Cllr Phillips OBE left the Chamber during the officers presentation of 06/03047/OUT - Manor Primary School Queensway Melksham Wiltshire SN12 7LQ and returned during the open forum.

Cllr Bolwell left the Chamber during the Open Forum presentation of 07/00996/OUT - Garage Block Adjacent To 22 Halifax Road Bowerhill Wiltshire and returned during the open forum presentation.

Cllr Fuller left the Chamber during the officer presentation of 07/00996/OUT - Garage Block Adjacent To 22 Halifax Road Bowerhill Wiltshire and returned during the open forum presentation of 07/01107/FUL - Lansdowne Littleton Semington Wiltshire BA14 6JJ

Cllr King left the Chamber during the officer presentation of 07/00996/OUT - Garage Block Adjacent To 22 Halifax Road Bowerhill Wiltshire and returned during the open forum presentation of 07/01107/FUL - Lansdowne Littleton Semington Wiltshire BA14 6JJ

Cllr Parks left the Chamber during the officer presentation of 07/00996/OUT - Garage Block Adjacent To 22 Halifax Road Bowerhill Wiltshire and returned during the open forum.

Cllr Phillips OBE left the Chamber during the officer presentation of 07/00996/OUT - Garage Block Adjacent To 22 Halifax Road Bowerhill Wiltshire and returned during the open forum.

Cllr Mudge left the Chamber during the officer presentation of 07/00996/OUT - Garage Block Adjacent To 22 Halifax Road Bowerhill Wiltshire and returned during the open forum.

Cllr Newbury left the Chamber at the end of 07/00996/OUT - Garage Block Adjacent To 22 Halifax Road Bowerhill Wiltshire and returned during the officer presentation of 07/01107/FUL - Lansdowne Littleton Semington Wiltshire BA14 6JJ

Cllr Parks left the Chamber during the officer presentation of 07/01656/FUL - 9 Shetland Close Westbury Wiltshire BA13 2GN and returned during the open forum.

Cllr March left the Chamber at the end of 07/00996/OUT - Garage Block Adjacent To 22 Halifax Road Bowerhill Wiltshire and did not return.

Cllr Mounde left the Chamber at the end of 06/03047/OUT - Manor Primary School Queensway Melksham Wiltshire SN12 7LQ and did not return.

Recorded Vote

06/03047/OUT Manor Primary School, Queensway Melksham

Cllr Phillips OBE requested that his vote against the motion for permission for the above application be recorded.

85. PLANNING APPEALS UPDATE

Development Control Service Manager, Dave Hubbard, presented planning appeals update reports for the period 12 June – 2 July 2007.

RESOLVED:

That the reports be noted.

DATE OF NEXT MEETING

The next meeting of the Planning Committee would be held on **Thursday 2 August 2007** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 22.45)

These minutes were prepared by Karen Hart, Member Support Officer who can be contacted on 01225 776655 ext 242 or email

khart@westwiltshire.gov.uk