

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 4 JANUARY 2007**

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

Present:

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

Also present:

Officers: Development Control Service Manager (DH), Principal
Planning Officers (RM, PW), Member Support Officer
(PS)and Democratic Support Officer (KF)

1. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs James, Payne and Rosier

2. OPEN FORUM

For Open Forum presentations in respect of planning applications please refer to minute number 7.

3. MINUTES

The minutes of the meeting held on 7 December 2006 were approved as a correct record and signed by the Chairman, subject to the following alterations:

Under item 136 – Declarations of Interest delete the following row:

06/02441/FUL - Land Rear Of 69 Woolley Street Bradford On Avon	Knight	Lobbied and is a member of Town Council Planning Committee.
	Burnan OBE	Lobbied and is a member of Town Council Planning Committee.

And replace it with:

Knight Burnan OBE	Lobbied on several items and are members of Trowbridge Town Council Planning Committee.
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4. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor	Reason
06/03319/FUL – 2 Middle Lane, Trowbridge	Burnan OBE Manasseh Osborn	Personal interest
06/03015/FUL – Land adjacent Hillside Cottage, Sutton Veny	Mounde	Lobbied
06/03379/FUL - Barn View, 81 Hindon Road, Monkton Deverill		Involved with Parish Council in respect of this item

5. ANNOUNCEMENTS FROM THE CHAIRMAN

Cllr Newbury announced that Item 3 – 06/03158/FUL - Land adjacent 12 Lower Marsh Road, Warminster, had been withdrawn.

6. WEST WILTSHIRE DISTRICT COUNCIL CONSTITUTION REVIEW

Open Forum : Mr Francis Morland

The Development Control Manager (DH) presented the report which highlighted all suggested changes to the Constitution in respect of the functions of the Planning Committee.

Some discussion ensued and amendments were suggested to the report.

RESOLVED:

(a) That the following comments be submitted to the Standards Committee:

Currently when a planning application is submitted the Parish or Town Council for the area where the site is located is informed and consulted on the merits of the application.

(section 1a in report - omit from proposed changes.

- a. A town or parish council should be able to request that the planning committee determine a planning application and such requests must be made within 28 days of dispatch or receipt of the consultation notification from the Planning Service. The Development Control Manager in consultation with the Planning Committee Chairman may exercise discretion in considering such requests made outside the 28 day period
- b. planning applications will be referred to planning committee only where the planning officer is minded to approve the application under delegated powers but the Parish or Town Council object.

Currently District Councillors receive a weekly list of applications that have been submitted. It was suggested that, although a Councillor may request any application to be determined by the Planning Committee, requests for reference to the Planning Committee must be made within 28 days of the date of the weekly list which gives notice of the receipt of the application by the Council. All such requests should be accompanied by a planning reason for its referral of a planning application to planning committee. The Development Control Manager in consultation with the Planning Committee Chairman may exercise discretion in considering such requests made outside the 28 day period.

All Planning Applications made by the District Council for its own development or the development of land owned by the Council should be determined by the Planning Committee.

(b) That a further report be presented to the next meeting on the following points:

- the start date of the 28 day period by the end of which a town or parish council comments must be submitted which could result in a planning application being referred to Planning Committee
- how amended plans would be handled in the context of limiting the period for members and town and parish councils to make comments which could result in a planning application being referred to Planning Committee.

- that the development control manager prepare a code of practice for members in respect of the planning committee scheme of delegation.

(c) That the requirement that ‘planning applications will be referred to planning committee only where the planning officer is minded to approve the application under delegated powers but the Parish or Town Council object’ will come into effect immediately.

7. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
05/01290/FUL - 05/01290/FUL – Land South of Link Road and East of Quartermaster Road, West Wilts Trading Estate, Heywood	Mr Frances Morland
06/03030/FUL – Land adjacent to 27 St Mary’s Lane, Dilton Marsh	Mrs Paula Carr Mr Keith Nash
06/03319/FUL – 2 Middle Lane, Trowbridge	Ms Rebecca Bishop Mrs Gaynor Darnell Mr Philip Fowler Mr Robert Quarterley
06/03015/FUL – Land adjacent to Hillside Cottage, Hill Road, Sutton Veny	Mr Kenneth Richards Mr Mark Hall Mr Ian McRae Mrs Jennifer Griffin

Amended recommendations/directives

Item 7 - 06/03015/FUL – Land adjacent to Hillside Cottage, Hill Road, Sutton Veny

The Committee agreed with the Officer’s recommendation, that planning permission be granted, but with the following additional conditions:

5.

Before any development is commenced on site Heras or similar form of protective fencing, at least 2.4metres high and supported and braced with scaffolding shall be erected on site in a position to be agreed in writing with the Local Planning Authority to protect the trees adjoining the site which are the subject of a Tree Preservation Order. It shall conform to specifications in BS5837: 2005 “Trees in Relation to Construction”. Details of which shall be submitted to, and approved in writing by, the Local Planning Authority.

Such fencing shall be erected before any equipment, machinery or materials are brought on to the site and before any ground clearance or construction work, including the erection of site huts, is commenced. Such fencing shall not be removed or breached during construction operations without prior written approval by the Local Planning Authority, but shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site.

Within the areas so fenced, the existing ground levels shall not be altered and there shall be no development or development-related activity of any description, including trenches or pipe runs for services or drains, the deposit of spoil or the storage of materials.

The Local Planning Authority shall be advised in writing when the protective fencing has been erected so that it can be checked on site before development commences.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any protected tree or group of trees on the adjoining land.

Reason: To prevent trees that are the subject of a tree preservation order from being damaged during the construction works.

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

6.

Details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any lighting. The lighting shall subsequently be installed strictly in accordance with the approved details.

Reason: In the interests of rural amenity and to prevent any nuisance to the occupiers of neighbouring residential properties.

Policy: West Wiltshire District Plan First Alteration 2004 Policy C38.

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

Cllr Cunliffe-Jones left the meeting during the officer presentation of 05/01290/FUL - 05/01290/FUL – Land South of Link Road and East of Quartermaster Road, West Wilts Trading Estate, Heywood and returned during the open forum presentation of the same item.

Cllr Knight left the meeting during the officer presentation of 06/03015/FUL – Land adjacent to Hillside Cottage, Hill Road, Sutton Veny and returned during the Open Forum of the same application.

Cllr Viles left at the start of 06/03379/FUL - Barn View, 81 Hindon Road, Monkton Deverill 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, 6, 7, 4, 5, 8

8. PLANNING APPEALS UPDATE

Development Control Service Manager, Dave Hubbard, presented a planning appeals update report for the period 23 November 2006 – 3 December 2006.

RESOLVED:

That the report be noted.

DATE OF NEXT MEETING

The next ordinary meeting of the Planning Committee would be held on **Thursday 25 January 2007 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(6.30 – 9.00pm)

These minutes were prepared by Pam Sidgwick; Member Support Officer who can be contacted on direct line 01225 770322 or email psidgwick@westwiltshire.gov.uk