

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 3 JANUARY 2008**

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

Councillors: Cllrs Clark (Chairman), Alford, Bolwell, Burden, Carbin, Denison-Pender, Fortescue, Fuller, Griffiths, Hawker, King, March, Martindale, Mounde, Phillips OBE and Repton.

Also Present Cllr Jenkins

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

145. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs James, Newbury and Parks. Cllr Hawker substituted for Cllr Newbury.

146. MINUTES

The minutes of the meetings held on 29 November 2007 and the 6 December 2007 were approved and signed as a correct record by the Chairman.

147. DECLARATIONS OF INTEREST

Application Item	Cllr / Officer	Reason
07/03387/FUL Old Town Hall, Market Place, Westbury	Cllr Denison-Pender	Personal interest – Westbury Town Councillor, will not vote.
07/00439/FUL CN Vines, Sandridge Road Garage, Snarlton Lane, Melksham	Cllr King	Prejudicial interest will leave the chamber.
07/03006/FUL Land adjacent Kings Farm, Little Common, Trowbridge	Cllr Phillips OBE	Personal interest – Chair of Parish Council, will stay in the Chamber.

148. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman advised Members that meetings were now fortnightly until the trial period ended.

149. OPEN FORUM

For all open forum presentations in respect of planning applications please refer to minute number 150.

150. PLANNING APPLICATIONS

Open Forum speakers:

07/000439/FUL

CN Vines, Sandridge Road Garage, Snarlton Lane, Melksham

Mrs Sarah Cardy
Mr Brian Sweet
Mr Peter Hancock
Lyn Green

07/03176/FUL

1 Chalfield Crescent, Melksham

Mr Russell Cox

07/03223/FUL

Land rear of 42 and 44 Station Road, Westbury

Mr Bill Lowe
Mr John Clegg
Mrs Marion Clegg
Mr Keith Daborn
Mr Michael Pearce
Cllr David Jenkins

07/03266/FUL

Land West of Pen Hill, Monkton Deverill

Mr Tony Leeming

07/03420/FUL

Manor Farm, Bradford Road, Holt

Mr David Pearce

Application No. 1 - 07/03006/FUL – Land adjacent Kings Farm, Little Common, Trowbridge

As Recommendation BUT add 2 conditions and an informative as follows:

10. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 1; Class(es) A-E, as amended, there shall be no extensions or external alterations to the buildings, including alterations to doors and windows, and no further buildings erected on the site or on the Kings Farmhouse site, without the express planning permission of the Local Planning Authority.

REASON: To ensure that the design of the dwelling is not compromised by subsequent alterations and that that character and setting of the listed buildings and rural amenity is preserved.

POLICY: West Wiltshire District Plan - 1st Alteration – Policies C2 & C28.

11. A detailed schedule of repair works to the retained farmyard walls together with a structural engineer's report on their structural stability shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works to this listed structure, and subsequently the works shall be carried out strictly in accordance with the approved details.

REASON: To ensure that the character and integrity of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C28.

Application No. 2 – 07/000439/FUL - CN Vines, Sandridge Road Garage, Snarlton Lane, Melksham

Officers recommended the above application for permission. However the Committee resolved to refuse the application for the following reason.

1. The proposed development of flats by reason of its form, scale, mass, density and layout, including an inappropriate pedestrian access onto Snarlton Lane, fails to respect the spatial form and character of the area and would result in overlooking by first floor flats of existing dwellings on Snarlton Lane to the detriment of privacy contrary to Policies H1, H24, C31A and C38 of the West Wiltshire District Plan – 1st Alteration (2004).

Application No. 3 – 07/03050/FUL – Rear of 93 West Street, Warminster

PERMISSION As Recommendation

Application No. 4 – 07/03011/CON - Rear of 93 West Street, Warminster

CONSENT As Recommendation

Application No. 5 – 07/03176/FUL – 1 Chalfield Crescent, Melksham

PERMISSION As Recommendation

Application No. 6 – 07/03223/FUL – Land rear of 42 and 44 Station Road, Westbury

Officers recommended the above application for permission. However the Committee resolved to refuse the application for the following reasons.

1. The location of the site in relation to the range of facilities within Westbury, available public transport services and the busy junction of Station Road and Meadow Lane, makes the site unsuitable for a car free development. The proposals would give rise to additional on street car parking to the detriment of the safety and convenience of other users of the highway and would be contrary to Policy T10 of the West Wiltshire Local Plan - 1st Alteration 2004.

2 The form, scale, massing and design of the proposed flats would be out of keeping with the character of the area and would have a detrimental impact on the amenities enjoyed by the occupiers of nearby dwellings as a result of the overbearing and over dominant impact of the building proposed and loss of privacy from overlooking. The proposals would be contrary to Policies H1, C31a and C38 of the West Wiltshire Local Plan - 1st Alteration 2004.

Application No. 7 – 07/03266/FUL – Land West of Pen Hill, Monkton Deverill

PERMISSION As Recommendation BUT omit Condition 5

Application No. 8 – 07/03420/FUL – Manor Farm, Bradford Road, Holt

Permission as recommendation BUT amend condition 12 and add 2 conditions as follows:

Condition 12 to read:

A 2m wide shared footway/cycle way shall be provided from the site access to the junction of the B3106 and B3107. The footway shall be constructed adjacent to the carriageway. Details of the footway shall be submitted to and approved by the Local Planning Authority.

REASON: In the interests of highway safety.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy T10.

Condition 16:

No development shall take place until full details of hard and soft landscape works to include tree planting have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first occupation of the premises once converted. 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.

Condition 17:

All planting and seeding comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be

replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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

Application No. 9 – 06/03383/OUT – Land rear of 5 Sandfield , Sutton Veny

REFUSAL as recommendation

Application No. 10 – 07/03387/FUL – Old Town Hall, Market Place, Westbury

DEFERRED for further consultations. Consultations to take place with English Heritage and the Council's Conservation Officer

Member Attendance

Cllr Bolwell left the meeting during the officer presentation of 07/03266/FUL Land West of Pen Hill, Monkton Deverill and returned during the officer presentation on the same.

Cllr Hawker left the meeting during the officer presentation of 07/03050/FUL Rear of 93 West Street, Warminster and returned during the officer presentation on the same.

Cllr Hawker left the meeting during the officer presentation of 07/03420/FUL Manor Farm, Bradford Road, Holt and returned during the officer presentation on the same.

Cllr King left the meeting at the beginning of the officer presentation of 07/00439/FUL CN Vines, Sandridge Road Garage, Snarilton Lane, Melksham and returned during the officer presentation on 07/03050/FUL Rear of 93 West Street, Warminster.

Cllr King left the meeting during the officer presentation of 07/03420/FUL Manor Farm, Bradford Road, Holt and returned during the officer presentation on the same.

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.

DATE OF NEXT MEETING

The next meeting of the Planning Committee will be held on **Thursday 17 January 2008** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 21.15)

These minutes were prepared by Kevin Fielding, Democratic Support Officer who can be contacted on 01225 776655 ext 115 or by e-mail

kfielding@westwiltshire.gov.uk