

# WEST WILTSHIRE DISTRICT COUNCIL

## MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 14 FEBRUARY 2008**

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

Councillors: Cllrs Clark (Chairman), Binding, Burden, Carbin, Fortescue, Fuller, Griffiths, James, King, March, Martindale, Mounde, Newbury, Parks, Phillips OBE and Repton.

Also Present

Officers: Development Control Service Manager (DH), Principal Planning Officers (RM & PW), Housing PFI Project Manager (CT), Policy & Performance Officer (HC) and Democratic Support Officer (KF).

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

Apologies for absence were received from Cllrs Alford, Bolwell and Denison-Pender.

### **20. MINUTES**

The minutes of the meetings held on 31 January 2008 were approved and signed as a correct record by the Chairman.

## 21. DECLARATIONS OF INTEREST

<b>Application Item</b>	<b>Cllr / Officer</b>	<b>Reason</b>
07/03811/FUL 47 & 49 Princess Gardens, Hilperton	Cllr Clark	Personal interest – Chaired the meeting of Hilperton Parish Council when this item was discussed. I will consider the item with an open mind
06/02941/FUL South side car park, Broad St, Trowbridge	Cllr Fortescue	Prejudicial interest – Chair of PFI Project Board.
	Cllr Fuller	Prejudicial interest – Board Member Jepson Housing Association.
	Cllr James	Prejudicial interest – Trowbridge Town Councillor.
	Cllr King	Prejudicial interest – PFI Project Board Member.
07/01055/FUL Land adjacent 31 Downavon, Bradford on Avon	Cllr King	Prejudicial interest – PFI Project Board Member.
07/003374/FUL Park Farm, Hoggington Lane, Southwick	Cllr Phillips OBE	Personal interest – Southwick Parish Councillor.
07/03903/FUL Organpool Farm, Southwick Rd, North Bradley	Cllr Phillips OBE	Personal interest – Southwick Parish Councillor.

## 22. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman advised that it had been noted that the Planning Appeals update was missing from this agenda.

The Chairman advised the Committee that this was Peter Westbury's final Planning meeting, and thanked him on behalf of the Committee for his hard work and wished him well for the future.

## 23. OPEN FORUM

For all other open forum presentations in respect of planning applications please refer to minute number 24.

## 24. PLANNING APPLICATIONS

Open Forum speakers:

<b>Agenda Item No. 5</b> <b>The reconsidering of the requirement for commuted sums for affordable housing contributions.</b>	Mr B.L.Wyatt
<b>Agenda Item No. 6</b> <b>Heywood House, Change of resolution to grant planning permission in principle subject to a Section 106 agreement.</b>	Mr Frank Brine Mr Edward Moreland
<b>Application No. 1</b> <b>07/01903/REM</b> <b>Land Between New Terrace and Marina Drive.</b>	Mr Glenn Godwin
<b>Application No. 2</b> <b>07/02941/FUL</b> <b>South side Car Park, Broad St, Trowbridge.</b>	Mr Chris Trowell
<b>Application No. 4</b> <b>07/01949/FUL</b> <b>The Chantry, 34 High St, Warminster.</b>	Mr Roger Broberg Mrs Lynn Clark Mr Charles Bishop Mr Alan Moon
<b>Application No. 8</b> <b>07/03374/FUL</b> <b>Park Farm, The Lodge, Hoggington Lane, Southwick.</b>	Mrs Jennifer Curtis Mr Christopher Curtis Mrs Katey White Mr Alfred Telling Mr Bill Lowe
<b>Application No. 9</b> <b>07/02452/FUL</b> <b>Land opposite 6 Hawkeridge Road, Heywood.</b>	Mr Francis Morland Mr Frank Brine Mrs Lucy Hughes
<b>Application No. 10</b> <b>07/03732/FUL</b> <b>9 Lansdown Close, Trowbridge.</b>	Mr Andrew Morrison Mr Laurence Mullings Miss Tanya Davies Charlotte Watkins
<b>Application No. 14</b> <b>07/03914/FUL</b> <b>45 Harford St, Trowbridge.</b>	Mr Wayne Sonnat
<b>Application No. 15</b> <b>07/01055/FUL</b> <b>Land adjacent 31 Downavon, Bradford on Avon.</b>	Mr Jonathon Chambers Mr Mick Latham

**Application No. 17**  
**07/03903/FUL**  
**Organpool Farm, Southwick Rd, North**  
**Bradley.**

Mr Peter Grist

**Application No. 18**  
**07/03687/FUL**  
**Bonnie Farm, Court Lane, Bratton.**

Mr Frank Brine  
Mr M.Bonavia

**Application No. 1 – 07/01903/REM**  
**Land between New Terrace and Marina Drive Staverton Wiltshire**

Approval of Reserved Matters as recommended.

**Application No. 2 – 06/02941/FUL**  
**South Side Car Park Broad Street Trowbridge Wiltshire**

Permission with the following amendments:

The Description of Development should read:

Three storey development of 31 no. apartments and 31 no. car parking spaces

Condition 8 should be amended to read:

“Within the development hereby granted, 30% of the dwelling units shall be retained as affordable within the definition of affordable housing contained in Policy H2 of the West Wiltshire District Council - 1st Alteration 2004 for so long as the dwellings remain on site.

REASON: To accord with the terms of the Council's policy to secure delivery of affordable housing.

POLICY: West Wiltshire District Council - 1st Alteration 2004 - Policy H2.”

Additional condition:

“No part of the development hereby permitted shall be occupied until the highway improvements along Shails Lane and Upper Broad Street (as generally illustrated on Quattro Architects Drawing numbered 1727-P-BS-31 December 2007) have been completed to the written satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety.”

**Application No. 3 – 07/03431/FUL**  
**33 Cranmore Close Trowbridge Wiltshire**

Permission as recommended.

**Application No. 4 – 07/01949/FUL  
34 High Street Warminster Wiltshire**

Refer to the Secretary of State with the following amendment: to Condition 8:

“A full schedule of repairs to the external walls, roof, windows and doors shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works to the listed building, and subsequently the works shall be carried out strictly in accordance with the approved details prior to the first occupation of the development hereby approved.

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. 5 – 07/01960/LBC  
34 High Street Warminster Wiltshire**

Refer to the Secretary of State with the following amendment to Condition 10:

“A full schedule of works on a room by room basis of all repairs and alterations to the interior of the listed building, together with a schedule of repairs to the external walls, roof, windows and doors, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works to the listed building, and subsequently the works shall be carried out strictly in accordance with the approved details prior to the first occupation of the development hereby approved.

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. 6 – 07/03387/FUL  
Old Town Hall Market Place Westbury Wiltshire**

Permission as recommended.

**Application No. 7 – 07/03811/FUL  
Land Between 47 And 49 Princess Gardens Hilperton Wiltshire**

Deferred until the next meeting.

**Application No. 8 – 07/03374/FUL**  
**Park Farm the Lodge Hoggington Lane Southwick Wiltshire**

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

“The change of use of land, new stables and associated structures together with noise and disturbance from an increase in traffic movements on a narrow single track lane with few passing places, would have a harmful impact on the character of the countryside, rural amenity and the amenity of local residents contrary to Policies C1, C31a, C38 and E10 of the West Wiltshire District Plan.”

**Application No. 9 – 07/02452/FUL**  
**Land opposite 6 Hawkeridge Road Heywood Wiltshire**

Permission as recommended with the following amendments:

Add the following 2 conditions:

6. “The mobile home and foul drainage system hereby approved shall continue to be located outside the 1 in 100 year floodplain (flood zone 2).

REASON: In order to prevent any increase in the risk of flooding.”

7. “The site shall not be used for any storage of scrap and no breakage shall be undertaken on the site at any time.

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

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

**Application No. 10 – 07/03732/FUL**  
**9 Lansdown Close Trowbridge Wiltshire**

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

1. “The proposal, by reason of the loss of an open amenity area and the limited amenity space around the proposed dwelling would be detrimental to the character of the housing development in Lansdown Close, contrary to Policies H1 and C31a of the West Wiltshire District Plan First Alteration 2004.”
2. “The proposal by reason of the absence of sufficient car parking would have a detrimental impact on the amenity of surroundings residents of this site contrary to policies C38 and T10 of the West Wiltshire District Plan First Alteration 2004.”

**Application No. 11 - 07/03571/FUL**  
**Stratford 21 Cockhill Trowbridge Wiltshire**

Permission as recommended.

**Application No. 12 - 07/03395/FUL**  
**Chilliswood 2A Church Lane Limpley Stoke Wiltshire**

Deferred for officers to give consideration to further information from the applicant.

**Application No. 13 - 07/03924/FUL**  
**St Denys Church Church Street Warminster Wiltshire**

Referred to Secretary of State as recommended.

**Application No. 14 - 07/03914/FUL**  
**45 Harford Street Trowbridge Wiltshire**

Permission as recommended with the following additional condition:

“Provision shall be made in the rear garden area for a minimum of 2 parking spaces, one for each dwelling unit, and a detailed layout shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The works shall be carried out strictly in accordance with the approved details prior to the first occupation of the dwellings hereby approved.

REASON: In the interests of highway safety and the amenity of local residents.

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

**Application No. 15 - 07/01055/FUL**  
**Land adjacent 31 Downavon Bradford on Avon Wiltshire**

Permission as recommended.

**Application No. 16 - 07/03828/FUL**  
**14 Ash Grove Westbury Wiltshire**

Permission as recommended.

**Application No. 17 - 07/03903/FUL**  
**Organpool Farm Southwick Road North Bradley Wiltshire**

Officers recommended the above application for refusal. However the Committee resolved to permit the application with the following conditions:

- 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 - Policy C31A.

- 3 Details of the elevations of all external windows, glazed screens, rooflights and doors including details of 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, together with details of all timber to be used and finishes, 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 protect and preserve the character of the rural building.

POLICY: West Wiltshire District Plan - 1st Alteration – Policies H21 & C31A.

- 4 Details of all external flues, extract ducts, vents, grilles, meter housings and like features 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 protect and preserve the character of the rural building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies H21 & C31A..

- 5 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.

- 6 Details of the proposed boundary treatments, which shall include native hedgerows and stockproof fencing, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and shall be retained and maintained in perpetuity.



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

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

- 7 All planting, seeding or turfing 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.

- 8 The development hereby permitted shall not be occupied until surface water drainage and sewage disposal works have been carried out and completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U2.

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

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 – Policy H21

Informative:

The applicant is advised that if any evidence of bats, barn owls or other protected species is found during the development works all work must cease immediately and the District Ecologist and Natural England must be contacted for further advice.

**Application No. 18 - 07/03687/FUL**  
**Bonnie Farm Court Lane Bratton Wiltshire**

Permission as recommended.

## **Member Attendance**

Cllr Burden left the meeting during the officer presentation of 07/03732/FUL 9 Landsdown Close, Trowbridge and returned during debate on the same.

Cllr Fortescue left the meeting at start of the debate of 07/02941/FUL South Side car park, Broad Street, Trowbridge returned during at the start of the officer presentation of 07/01949/FUL 34 High Street, Warminster.

Cllr Fuller left the meeting at start of the officer presentation of 07/02941/FUL South Side car park, Broad Street, Trowbridge returned during at the start of the officer presentation of 07/03431/FUL 33 Cranmore Close, Trowbridge.

Cllr James left the meeting at the start of the officer presentation of 07/01949/FUL 34 High Street, Warminster and returned during debate on the same.

Cllr James left the meeting at start of the officer presentation of 07/03571/FUL Stratford, 21 Cockhill, Trowbridge returned during at the debate of 07/03924/FUL St Denys Church, Church Street, Warminster.

Cllr King left the meeting at start of the officer presentation of 07/02941/FUL South Side car park, Broad Street, Trowbridge returned during at the start of the officer presentation of 07/03431/FUL 33 Cranmore Close, Trowbridge.

Cllr King left the meeting at the start of the officer presentation of 07/03811/FUL Land between 47 and 49 Princess Gardens, Hilperton and did not return.

Cllr March left the meeting during the officer presentation of 07/03387/FUL Old Town Hall, Market Place, Westbury returned during debate on the same.

Cllr March left the meeting during the officer presentation of 07/03387/FUL Old Town Hall, Market Place, Westbury and did not return.

Cllr Newbury left the meeting during the debate of 07/01949/FUL 34 High Street, Warminster and did not return.

Cllr Parks left the meeting at the start of the officer presentation of 07/03811/FUL Land between 47 and 49 Princess Gardens, Hilperton and returned during the open forum of 07/03374/FUL Park Farm, Hoggington Lane, Southwick.

Cllr Repton left the meeting at start of the officer presentation of 07/02941/FUL South Side car park, Broad Street, Trowbridge returned during the open forum of the same.

## **NOTE: VOTE TO CONTINUE**

During consideration of planning application no.10, after 3 hours had 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 until all items on the agenda had been debated.**

**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 6 March 2008** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 23.40)

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](mailto:kfielding@westwiltshire.gov.uk)