

## WEST WILTSHIRE DISTRICT COUNCIL

### MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 29 MAY 2008**

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

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

Also Present Cllrs Eaton (part) and J.Osborn (part).

Officers: Development Control Service Manager (DH), Principal Planning Officer (RM), Principal Planning Officer (MK), Senior Planning Officer (JD), Tree and Landscape Officer(CK), Member Support Officer (HP) and Democratic Support Officer (KF).

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#### 56. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs Bolwell, Griffiths, Humphries and Newbury. Cllr Hawker substituted for Cllr Newbury.

#### 57. DECLARATIONS OF INTEREST

<b>Application Item</b>	<b>Cllr / Officer</b>	<b>Reason</b>
07/03864/OUTES Land North East of Green Lane Farm, Green Lane , Trowbridge	Cllr Clark	Chaired the meeting of Hilperton Parish Council when this application was discussed, will consider the application with an open mind.

Any items discussed at Trowbridge Town Council planning Committee

Cllrs Fuller and James

Personal interests, Trowbridge Town Council Planning Committee Members.

## **58. MINUTES**

The Chairman advised the Committee that a revised set of minutes of the meeting held on 8 May 2008 had been tabled, these revised minutes of the meeting held on 8 May 2008 were approved and signed as a correct record by the Chairman.

## **59. ANNOUNCEMENTS FROM THE CHAIRMAN**

The Chairman thanked Cllr Ernie Clark for his chairmanship of the Committee during the last twelve months.

### **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.**

Cllr Clark requested that his vote against be noted, Cllrs Alford, Denison-Pender, Fortescue and Phillips OBE requested that their abstentions be noted.

## **60. OPEN FORUM**

Mr Francis Morland - minutes of the meeting held on 8 May 2008.

For all other open forum presentations in respect of planning applications please refer to minute number 61.

## **61. PLANNING APPLICATIONS**

Open Forum speakers:

**Application No. 1**  
**08/00310/FUL**  
**Land adjacent The Coach House, Shurnhold,**  
**Melksham**

Ms Charlotte Watkins  
Cllr Rod Eaton

**Application No. 2**  
**07/01911/OUT**  
**Former Bottling Plant Ushers Brewery,**  
**Conigre, Trowbridge**

Mr Robin Barton  
Wendy Brook  
Mr David Skull

**Application No. 6**  
**07/03457/FUL**  
**Fairlawns, 398 The Spa, Bowerhill, Melksham**

Mr Michael Anderson

**Application No. 7**  
**07/03864/OUTES**  
**Land North East of Green Lane Farm, Green**  
**Lane, Trowbridge**

Mr Stephens  
Mr Moore  
Mr Greer  
Mr Jon Webster  
Mr DeBuijn  
Mrs Lavelle  
Mr Goodwin  
Mrs Adams  
Mr Robert Winslow  
Mr David Omand  
Cllr Steve Harding

**Application No. 9**  
**08/00623/FUL**  
**Land at Lower Westbury Road, Bratton**

Mrs Smith-Bendell  
Mr Francis Morland

**Application No. 1 – 08/00310/FUL - Land Adjacent The Coach House Shurnhold  
Melksham Wiltshire**

Refusal as recommendation BUT delete reason 4 and re-number thereafter

**Application No. 2 – 07/01911/OUT - Former Bottling Plant Ushers Brewery  
Conigre Trowbridge**

Permission following S106 agreement as recommendation BUT the resolution to be modified in the last line to read after 'car park management plan 'to include 3 hours free parking together with parking/drop off space for the Zion Baptist Church'; and the conditions to be revised as follows:

Add extra condition after condition 8 to read as follows and re-number thereafter:

Extra condition 9:

The opening hours of the foodstore hereby permitted shall be limited to the hours of 0700 – 2300 hours Monday to Saturdays, and 0900 – 1800 hours on Sundays and Bank Holidays.

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

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policy C38.

Condition 24 to be revised to add the following words after Church Street in the first sentence:

‘ , together with signage to the town centre, ’

Condition 27 to be revised to change the word ‘with’ in the final sentence to ‘without’.

**Recorded vote: Cllrs Burden, Denison-Pender, Hawker and Phillips OBE voted against the motion.**

**Application No. 3 – 08/00797/ADV - Sainsburys 29 Elms Cross Shopping Centre Rowden Lane Bradford On Avon**

Split Decision as recommendation BUT add 1 condition to Part Consent as follows:

Condition 2:

The internally illuminated totem sign facing Moulton Drive shall be illuminated during opening hours of the store only and at no other time.

REASON: In the interests of residential amenity

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policy C38

**Application No.4 – 08/00794/FUL - Sainsburys 29 Elms Cross Shopping Centre Rowden Lane Bradford On Avon**

This application was deferred for negotiations to take place with the applicant to delete the 2 outside trolley bays closest to the highway.

**Cllrs Clark, Denison-Pender and Parks requested that it be noted that they had left the chamber whilst this application was debated.**

**Application No. 5 – 08/00393/FUL - Littlebrook Centre Bath Road Melksham Wiltshire**

Permission as recommendation

**Application No. 6 – 07/03457/FUL - Fairlawns 398 The Spa Bowerhill Wiltshire**

Permission as recommendation BUT Condition 9 to be revised to add the following wording after The whole scheme shall be subsequently retained .... before REASON ‘

and the frontage beech hedge shall be maintained at a height of not less than 1.5 metres'.

**Application No. 7 – 07/03864/OUTES - Land North East Of Green Lane Farm  
Green Lane Trowbridge Wiltshire**

REFUSAL for the following 2 reasons:

1. The application is premature for the reason that the infrastructure, including the necessary highway network and education facilities, is not in place to support the development, nor is it likely to be secured by this development, contrary to policy H8C of the West Wiltshire District Plan – 1<sup>st</sup> Alteration 2004.
2. Notwithstanding the proposed vehicular access, the access for construction traffic through the existing development would be unacceptable and harmful to the amenity of existing residents by reason of nuisance and disturbance contrary to policy C38 of the West Wiltshire District Plan – 1<sup>st</sup> Alteration 2004.

**Application No. 8 – 08/01142/FUL - Land East Of Inox Road Trowbridge  
Wiltshire**

Permission as recommendation.

**Application No. 9 – 08/00623/FUL - Land at Lower Westbury Road Bratton  
Wiltshire**

REFUSAL for the following reasons:

1. The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of Planning Policy Guidance Note 13 which seeks to reduce growth in the length and number of motorised journeys.
2. The traffic generated from the proposal would use a road, which by virtue of its function in the highway network and its inadequate width, alignment and junctions is considered unsuitable to accommodate the increase in traffic from this development and that for which it would set a precedent.

**Application No. 10 - 08/00960/FUL - Land Rear Of 24 Sandridge Road Melksham  
Wiltshire**

Permission as recommendation.

**Application No. 11 – 08/00154/FUL - 13 Dark Lane North Steeple Ashton  
Wiltshire BA14 6EY**

Permission as recommendation BUT add extra condition as follows:

Condition 4:

The use hereby permitted shall enure for the benefit of the named applicant, Mr R Hodges, as an architectural studio for up to three employees for the period during which the premises are occupied by the applicant, and shall thereafter revert to ancillary residential use.

REASON: In the interests of highway safety and to protect existing residential amenity

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policies E6 and C38

### **Member Attendance**

Cllr Alford left the meeting at the start of the officer presentation of 07/01911/OUT Former Bottling Plant Ushers Brewery, Conigre, Trowbridge and returned during the officer presentation of the same.

Cllr Alford left the meeting during the open forum of 07/01911/OUT Former Bottling Plant Ushers Brewery, Conigre, Trowbridge and did not return.

Cllr Burden left the meeting at the start of the officer presentation of 08/00794/FUL Sainsburys, 29 Elms Cross Shopping centre, Rowden Lane, Bradford on Avon and returned during the debate of the same.

Cllr Burden left the meeting at the start of the officer presentation of 08/01142/FUL Land East of Innox Road, Trowbridge and returned during the officer presentation of the same.

Cllr Clark left the meeting during the debate of 08/00794/FUL Sainsburys, 29 Elms Cross Shopping centre, Rowden Lane, Bradford on Avon and returned during the debate of the same.

Cllr Denison-Pender left the meeting at the start of the officer presentation of 08/00797/ADV Sainsburys, 29 Elms Cross Shopping centre, Rowden Lane, Bradford on Avon and returned during the debate of 08/00794/FUL Sainsburys, 29 Elms Cross Shopping centre, Rowden Lane, Bradford on Avon.

Cllr James left the meeting at the start of the officer presentation of 08/00797/ADV Sainsburys, 29 Elms Cross Shopping centre, Rowden Lane, Bradford on Avon and returned during the debate of 08/00393/FUL Littlebrook Centre, Bath Road, Melksham.

Cllr Mounde left the meeting at the start of the officer presentation of 08/01142/FUL Land East of Innox Road, Trowbridge and did not return.

Cllr Hawker left the meeting at the start of the officer presentation of 08/00794/FUL Sainsburys, 29 Elms Cross Shopping centre, Rowden Lane, Bradford on Avon and returned during the officer presentation of 08/00393/FUL Littlebrook Centre, Bath Road, Melksham.

Cllr Parks left the meeting at the start of the officer presentation of 08/00797/ADV Sainsburys, 29 Elms Cross Shopping centre, Rowden Lane, Bradford on Avon and

returned during the debate of 08/00794/FUL Sainsburys, 29 Elms Cross Shopping centre, Rowden Lane, Bradford on Avon.

**NOTE: VOTE TO CONTINUE**

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.**

**ORDER OF APPLICATIONS CONSIDERED**

The Chairman varied the order of the applications, consequently, the applications were dealt with in the following order (numbers refer to the application number on the agenda):

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

**62. DATE OF NEXT MEETING**

The next meeting of the Planning Committee will be held on **Thursday 5 June 2008** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 23.35)

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)