

# WEST WILTSHIRE DISTRICT COUNCIL

## MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 5 JUNE 2008**

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

Councillors: Cllrs Fuller (Chairman), Alford, Bolwell, Burden, Clark, Carbin, Denison-Pender, Griffiths, James, March, Martindale (part), Mounde, Parks and Repton.

Also Present Cllrs Brown (part), Eaton (part), Mudge (part) and Wiltshire (part).

Officers: Principal Planning Officer (RM), Senior Planning Officer (MP) and Democratic Support Officer (KF).

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

Apologies for absence were received from Cllrs Fortescue, Newbury and Phillips OBE.

### 64. DECLARATIONS OF INTEREST

<b>Application Item</b>	<b>Cllr / Officer</b>	<b>Reason</b>
08/00560/FUL C N Vines, Sandridge Road, Snarltan Lane, Melksham.	Cllr Clark	Prejudicial interest, member of Selwood Housing Society Board, will leave the chamber when this application is discussed.

## **65. ANNOUNCEMENTS FROM THE CHAIRMAN**

There were no announcements from the Chairman.

### **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.**

## **66. OPEN FORUM**

For all other open forum presentations in respect of planning applications please refer to minute number 67.

## **67. PLANNING APPLICATIONS**

Open Forum speakers:

**Application No. 1  
07/02676/FUL  
Land South of Old Broughton Road,  
Melksham**

Clr Richard Wiltshire  
Clr Brian Mudge  
Clr Rod Eaton  
Mrs Angel Gale  
Mr James Mitchell

**Application No. 2  
08/00560/FUL  
CN Vines, Sandridge Road, Snarlton Lane,  
Melksham**

Mr Brian Sweet  
Mrs Manoli Crook  
Mr Paul Walsh

**Application No. 3  
08/00672/OUT  
Land adjoining 64 Clay Close, Dilton Marsh**

Mr Brian Wyatt

**Application No. 4  
08/01062/FUL  
8 Barn Piece, Bradford on Avon**

Mrs Sheila Goodman  
Mr Len Womack  
Mrs Christine Steel  
Clr Rosemary Brown  
Mr Paul Jefferies

**Application No. 7  
08/01106/FUL  
Frying Pan Farm, Melksham Lane, B/ Gifford**

Mr William Gale

**Application No. 1 – 07/02676/FUL Land South Of Old Broughton Road  
Melksham Wiltshire**

**Deferred for a site visit and re-consultation with Melksham Town Council to confirm their position.**

**The site visit to take place at 5pm on Thursday 10 July 2008 prior to Planning Committee.**

**Application No. 2 – 08/00560/FUL C N Vines Sandridge Road Garage Snarlton Lane Melksham**

**As per recommendation.**

**Application No. 3 – 08/00672/OUT Land Adjoining 64 Clay Close Dilton Marsh Wiltshire**

**Refused for the following reason:**

**The proposed dwelling, by reason of its locality and size, would be visually intrusive into the street scene and harmful to the open setting of this estate, contrary to Policies H17 and C31a of the West Wiltshire District Plan 1<sup>st</sup> Alteration 2004.**

**Application No.4 – 08/01062/FUL 8 Barn Piece Bradford On Avon Wiltshire BA15 1XB**

**Refused for the following 2 reasons:**

- 1. The proposed development, by reason of the height and relocated position of the boundary wall encroaching on land to the side of the property, would be visually intrusive in the street scene and harmful to the openness and historic spatial characteristics of the area, and cause loss of amenity by nuisance and loss of light to the neighbouring garden, contrary to Policies C31a and C38 of the West Wiltshire District Plan 1<sup>st</sup> Alteration 2004.”**
- 2. Notwithstanding the above reason for refusal the Local Planning Authority is unable to make a fully informed decision on the application due to inaccuracies and inconsistencies on the plans with regard to the exact position of the site boundaries.**

**Also an informative to be added as follows:**

- 1. The applicant is advised that even if accurate plans are submitted to overcome Reason 2 for refusal, it remains unlikely that the proposal could be supported.**

**Application No. 5 – 07/00586/FUL Monkton Farm Melksham Road Broughton Gifford Wiltshire**

**Refer to Secretary of State**

**Amended Condition 11 to read as follows: As per recommendation, but changes to condition 11 and additional condition 13.**

**Details of the design, external appearance and finish of all railings, fences, gates, walls, bollards and other means of enclosure shall be submitted to and approved by the Local Planning Authority prior to their construction. The plan shall inter alia provide for a natural stone wall to the full length of common site boundary to the north east of Monkton House, between "Barn 2" and the northernmost point of the Monkton House curtilage approximately 15m to the west of "Barn 2". The works shall then only be carried out strictly in accordance with those approved details.**

**REASON: To ensure that the character and appearance of the listed buildings is conserved.**

**POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C28.**

**No manure or dung heaps shall be sited in areas where they may cause pollution of any watercourse or water source by the release of contaminated run-off.**

**REASON: To minimise the risk of pollution of the water environment.**

**Application No. 6 – 07/00585/LBC Monkton Farm Melksham Road Broughton Gifford Wiltshire**

**As per recommendation.**

**Application No. 7 – 08/01106/FUL Frying Pan Farm Melksham Lane Broughton Gifford Wiltshire**

**As per recommendation.**

### **Member Attendance**

Cllr Alford left the meeting at the start of the officer presentation of 08/00672/OUT Land adjoining 64 Clay Close, Dilton Marsh and returned during the debate of the same.

Cllr Clark left the meeting at the start of the officer presentation of 08/00560/FUL C N Vines, Sandridge Road Garage, Snarlton Lane, Melksham and returned at the start of the officer presentation of 08/00673/OUT Land adjoining 64 Clay Close, Dilton Marsh.

Cllr Denison-Pender left the meeting during the debate of 08/01062/FUL 8 Barn Piece, Bradford on Avon and returned during the debate of the same.

Cllr Griffiths left the meeting during the debate of 07/00586/FUL Monkton Farm, Melksham Road, Broughton Gifford and returned during the debate of the same.

Cllr James left the meeting at the start of the officer presentation of 08/00672/OUT Land adjoining 64 Clay Close, Dilton Marsh and returned during the officer presentation of 08/01062/FUL 8 Barn Piece, Bradford on Avon.

Cllr Martindale left the meeting during the officer presentation of 07/00586/FUL Monkton Farm, Melksham Road, Broughton Gifford and returned during the debate of the same.

Cllr Repton left the meeting at the start of the officer presentation of 08/00672/OUT Land adjoining 64 Clay Close, Dilton Marsh and returned during the open forum presentations of the same.

## **68. DATE OF NEXT MEETING**

The next meeting of the Planning Committee will be held on **Thursday 19 June 2008** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 21:45)

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)