

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 8 JANUARY 2009**

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

Councillors: Cllrs Fuller (Chairman), Alford, Binding, Bolwell, Burden, Clark, Carbin, Denison-Pender, Fortescue, Griffiths, Halik, James, Jenkins, March, Martindale, Mounde, Newbury, Parks and Phillips OBE.

Also Present Cllrs Carr, Eaton, Hawker, While and Wiltshire.

Officers: Acting Development Control Manager (RY), Principal Planning Officer (RM), Senior Planning Officer (JE), Solicitor (SS) and Democratic Support Officer (KF).

1. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies were received from Cllr Repton.
Cllr Jenkins substituted for Cllr Repton.

2. DECLARATIONS OF INTEREST

Application Item	Cllr / Officer	Reason
Application No. 1	Cllr Clark	Personal Interest – The Clerk of Hilperton Parish Council lives in Church Street, Steeple Ashton, will consider with an open mind.
Application No. 7	Cllrs Denison - Pender, Fuller, March and Parks	Personal Interest – Land is owned by West Wilts District Council.

Application No.7	Cllr Burden	Personal Interest – Is the Mayor of Warminster, has a civic duty to ensure the needs of the town are met.
Application No. 8	Cllr James	Personal Interest – Knows the applicant.

3. MINUTES OF THE 4 DECEMBER 2008 MEETING

The minutes of the meeting held on 4 December 2008 were approved with the following amendments.

Planning application No.10 - 08/00988/FUL-Land North East of Station Approach, Cllr Bolwell had requested that his vote against the motion was recorded, and not his abstention.

Planning application No. 5 - 08/02897/FUL – Land rear of allotments, Frome Road, Southwick. Should have read, Cllr Carbin – Personal Interest – Member of Southwick Allotments Association, will leave the chamber when this item is debated.

That the Member attendance should have stated that:
Cllr Carbin left the meeting at the start of the debate of application No. 5 – Land rear of allotments, Frome Road, Southwick and returned at the start of the next application.

4. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman advised the meeting that due to the large numbers of open forum speakers registered, each speaker would be limited to two minutes.

5. OPEN FORUM

For all open forum presentations in respect of planning applications please refer to minute number 6.

6. PLANNING APPLICATIONS

Open Forum speakers:

Application No.1 - 08/02974/FUL – Manor Park, The Strand, Steeple Ashton.	Mr Geoff Hyatt Mr Frank Brine Mr Mike Beard
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Application No.2 – 08/02155/FUL – Land rear of stables block, Horse Lane, Westbury.	Mr Francis Morland Cllr Russell Hawker
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Application No. 3 – 08/02651/REM – Area J2,
Stephenson Road, Northacre Industrial Park,
Westbury.

Mr Francis Morland

Application No.4 – 08/03866/FUL – Country Wide
Farmers Ltd, Bradford Road, Melksham.

Cllr Richard Wiltshire
Cllr Rod Eaton
Cllr Vic Oakman
Cllr Jon Hubbard
Cllr Chris Petty
Mr Mike Hawkins
Cllr Sarah Cardy
Mrs Gillian Bancroft
Mr Graham Ellis
Mr John Hardman
Mr Richard Hutson

Application No.5 – 08/02607/FUL – 324, Station
Road, Holt.

Ms Charlotte Watkins
Dr John Brice

Application No. 6 – 08/03233/FUL – Boundary
House, 72, The Common, Broughton Gifford.

Mr Alvin Howard

Application No.7 – 08/01046/FUL – Morrisons,
Weymouth Street, Warminster.

Rev Dennis Brett
Cllr Tony Nicklin
Mr Richard Haes
Mr Mark Brassington
Mr Keen

Application No.8 – 08/03096/FUL – Land opposite
25, Castle Road, Bratton.

Mr Frank Brine

Application No. 1 – 08/02974/FUL – Manor Park, The Strand, Steeple Ashton.

REFUSAL for the following reason:

1. The proposed increase in storage area would lead to an unacceptable intensification of use of a highway which by reason of its length, configuration, narrow width and lack of passing places would be harmful to residential amenity as a result of noise, disturbance, vibration, exhaust fumes and loss of privacy contrary to Policy C38 of the West Wiltshire District Plan 1st Alteration 2004.

Application No. 2 – 08/02155/FUL – Land rear of stables block, Horse Lane, Westbury.

REFUSAL for the following reason:

1. The proposed residential development would conflict with the requirement of Criterion 3 of Policy H13 of the West Wiltshire District Plan 1st Alteration 2004 to provide sufficient public open space and would result in the loss of an open area and visual gap important for recreation and amenity reasons leading to the coalescence of Dilton

Marsh and Leigh Park Westbury contrary to the objectives of Criterion D of Policy H1 of the West Wiltshire District Plan 1st Alteration 2004.

Application No. 3 – 08/02651/REM – Area J2, Stephenson Road, Northacre Industrial Park, Westbury.

APPROVAL as recommendation but with changes to the wording of Conditions 4 and 6 as follows:

4. The height of any materials, plant or other items stored on the site shall not exceed 4m above the ground level immediately adjacent to the items stored unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure a form of development in keeping the character of the area.

6. Finished ground levels on the area of land where items are stored shall be set no lower than 52.8 metres above Ordnance Datum.

REASON: To protect the development from the residual risk of flooding.

Application No.4 – 08/03866/FUL – Country Wide Farmers Ltd, Bradford Road, Melksham.

A recorded vote was requested.

The following committee members voted in favour of the motion: Cllr Alford, Binding, Bolwell, Burden, Clark, Carbin, Fortescue, Fuller, Griffiths, Halik, James, Jenkins, March, Parks and Phillips OBE.

The following committee members voted against the motion: Cllr Martindale and Mounde.

There were no abstentions.

The vote was won 15 - 2 – 0.

Postponement of decision.

The Committee was minded to agree to the principle of development subject to referral to the Secretary of State as a Departure from the Development Plan and under the Town & Country Planning (Shopping Development) (No 2) Direction 1993.

Officers who had advised planning refusal on five grounds were instructed to bring back a report to a future meeting of the Planning Committee ideally prior to the end of February to include material considerations that would justify the granting of permission contrary to the Development Plan together with proposed conditions and agreed planning obligations under S106.

Application No.5 – 08/02607/FUL – 324, Station Road, Holt.

PERMISSION as recommendation.

Application No. 6 – 08/03233/FUL – Boundary House, 72, The Common, Broughton Gifford.

PERMISSION with the following 2 conditions and justification as follows:

Justification: The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

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.

Application No.7 – 08/01046/FUL – Morrisons, Weymouth Street, Warminster.

DEFERRED to enable wider consultation with the Town Council and public, to request detailed plans to show the existing and proposed parking layouts together with details of existing and proposed land ownership and details of a car park management plan.

Application No.8 – 08/03096/FUL – Land opposite 25, Castle Road, Bratton.

PERMISSION as recommendation but with change of wording of Condition 2 as follows:

2. No waste including horse manure shall be burnt on site.

REASON: In order to minimise nuisance.

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

Application No.9 – 08/02912/FUL – Land rear of 69, Woolley Street, Bradford on Avon.

DEFERRED until the following meeting and it was agreed it would be the first item on that agenda.

Member Attendance

Cllr Bolwell left the meeting at the during of the officer presentation of application No.2 – 08/02155/FUL – Land rear of stables block, Horse Lane, Westbury and returned during the Officer presentation of the same.

Cllr Denison-Pender left the meeting during the open forum of application No.4 - 08/03866/FUL – Country Wide Farmers Ltd, Bradford Road, Melksham and returned during the open forum of the same.

Cllr Denison-Pender left the meeting during the debate of application No.4 - 08/03866/FUL – Country Wide Farmers Ltd, Bradford Road, Melksham and did not return.

Cllr Fortescue left the meeting at the start of the officer presentation of application No.2 – 08/02155/FUL – Land rear of stables block, Horse Lane, Westbury and returned during the Officer presentation of the same.

Cllr James left the meeting at the during of the open forum of application No.2 – 08/02155/FUL – Land rear of stables block, Horse Lane, Westbury and returned during the vote of the same.

Cllr James left the meeting during the debate of application No.4 - 08/03866/FUL – Country Wide Farmers Ltd, Bradford Road, Melksham and returned during the debate of the same.

Cllr Jenkins left the meeting at the start of the Officer presentation of application No.2 – 08/02155/FUL – Land rear of stables block, Horse Lane, Westbury and returned during the Officer presentation of the same.

Cllr Jenkins left the meeting during the debate of application No.4 - 08/03866/FUL – Country Wide Farmers Ltd, Bradford Road, Melksham and returned during the debate of the same.

Cllr Mounde left the meeting at the start of the Officer presentation of application No.4 - 08/03866/FUL – Country Wide Farmers Ltd, Bradford Road, Melksham and returned during the Officer presentation of the same.

Cllr Newbury left the meeting during the debate of application No.4 - 08/03866/FUL – Country Wide Farmers Ltd, Bradford Road, Melksham and did not return.

7. PLANNING APPEALS UPDATE REPORT

The Planning Committee noted the update report.

8. DATE OF NEXT MEETING

The next meeting of the Planning Committee will be held on **Thursday 29 January 2009 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(19.00 – 00:15)

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