

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 11 MARCH 2004**

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

Present:

Councillors: Newbury (Chairman), Brice, Burnan OBE, Carbin, Clark, John Clegg, Cunliffe-Jones, Fortescue, Hawker, James, Knight, Manasseh, Osborn, Phillips OBE, Repton, Viles, Wells and Whatley-Gibbs

Also in attendance: Councillor Chivers

Officers: Development Control Manager, Principal Planning Officer (Commercial), Senior Planning Officer (RM), Principal Lawyer and Member Support Officer (YR)

101 APOLOGIES AND CONSTITUTION OF THE COMMITTEE

Apologies for absence were received from Councillors Baker, Marion Clegg, Cox, Lewis, March and Rosier.

The following temporary changes to membership were made:

Councillor Manasseh replaced Councillor Cox
Councillor Phillips replaced Councillor March

102 OPEN FORUM

For open forum presentations in respect of planning applications please refer to minute number 107.

103 MINUTES

The minutes of the meeting held on 19 February 2004 were approved as a correct record and signed by the Chairman.

104 DECLARATIONS OF INTEREST

The following Members reported that they had received general lobbying on various applications to be considered at this meeting:

Councillors James, Osborn, Brice, Wells, Clark, Burnan OBE, Clegg and Hawker.

Councillor Hawker reported that in particular he had been lobbied on the following applications:

01/00882/OUT – Land off Bradford Road, Trowbridge

03/01069/50 & 03/01595/CON - Edward Street, Westbury

Councillor Osborn reported that he had in particular he had been lobbied on the following application:

01/00882/OUT – Land off Bradford Road, Trowbridge

Councillor Newbury declared a personal interest in the following item and reported that he would be leaving the meeting for that item which would necessitate electing a Chairman for that item in the absence of the Vice-Chairman:

01/00882/OUT – Land off Bradford Road, Trowbridge

The Principal Lawyer, Simon Best declared a personal interest in the following applications as the applicant was known to him and said that he would be leaving the meeting for those items:

04/00115/LBC & 04/00115/LBC – The Old Malthouse, Lower Westwood, Westwood

105 QUESTIONS

No questions were received.

106 ANNOUNCEMENTS FROM THE CHAIRMAN

Planning Delivery Grant

The Chairman was pleased to report that this Council had been awarded a planning delivery grant in the sum of £414,000 for 2004/05 compared to the £75,000 for 2003/04.

He said that this was a winning endorsement of the hard work undertaken by the officers in meeting the minimum standards set by the Office of the Deputy Prime Minister.

107 PLANNING APPLICATIONS

Open forum speakers:

Application	Speaker(s)
01/00882/OUT – Land off Bradford Road, Trowbridge	Diana King, Tony Harding, Tony Durrant, Sarah Newbury, Mark Blackmore, Bob Howells, David Hambly, Brian Fitchett
04/00061/FUL – Land at 129 The Midlands, Holt	Simon Chambers
03/01920/FUL & 03/01897/CON – Former Tesco Site, St Stephens Place, Trowbridge	John Evans

03/02212/FUL – Phase 6 Marina Drive, Staverton	Lesley Warne
03/02209/FUL – Manor Farm, Bratton Road, West Ashton	David Hambly, Mr C Hart, Mr D Applegate, Peter Westlake, David Petrie
04/00018/FUL – Land at Huntenhall Green, Chapmanslade	Alison Bunyard and Francis Morland
03/01069/OUT – 50 Edward Street, Westbury	Alan Hunt (spoke at the beginning of the meeting)

- 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.**

Decisions made against officers' recommendation

03/02209/FUL - Manor Farm, Bratton Road, West Ashton

The officers' recommendation was to grant planning permission subject to completion of a S.106 Agreement to secure various items. The Committee resolved to refuse planning permission for the reasons set out in the appendix to these minutes.

03/01069/OUT & 03/01595/CON - 50 Edward Street, Westbury

Officers had recommended that (03/01069/OUT) planning permission be granted subject to the prior completion of a S.106 Agreement in respect of parking spaces and (03/01595/CON) consent respectively.

However, the Committee resolved to refuse planning permission and planning consent for the reasons set out in the appendix to these minutes.

Recorded Votes

01/00882/FUL – Land off Bradford Road, Trowbridge

In determining the above application, a recorded vote was requested on the voting on the substantive motion to refuse the application for 3 reasons – green belt, flood risk and highways. On being put to the vote, the motion was CARRIED and the voting was recorded as follows:

For Refusal (13)

Councillors Brice, Burnan OBE, Clark, Cunliffe-Jones, Fortescue, Hawker, James, Knight, Manasseh, Phillips, Repton, Viles and Wells

Against Refusal (1)

Councillor Carbin

Abstentions (3)

Councillor John Clegg, Osborn and Whatley-Gibbs

03/02212/REM – Phase 6, Marina Drive, Staverton

During consideration of the above application, a motion was moved and seconded that planning permission be refused. An amendment was then moved and seconded that the application be deferred. On being put to the vote, the amendment for deferral was LOST and Councillors Phillips OBE and Wells requested that their votes in favour of deferral be recorded.

On being put to the vote, the motion for refusal was LOST and a recorded vote having been requested, the voting was recorded as follows:

For Refusal (8)

Councillors Carbin, Clark, Cunliffe-Jones, Hawker, Manasseh, Phillips, Viles and Wells.

Against (10)

Councillor Brice, Burnan OBE, John Clegg, Fortescue, James, Knight, Newbury, Osborn, Repton & Whatley-Gibbs.

Abstentions (Nil)

A motion was then moved and seconded that approval be given as recommended in the report presented. On being put to the vote, the motion was CARRIED and approval granted as detailed in the appendix to these minutes.

Councillors Phillips OBE, Wells, Clark and Hawker requested that their votes against the decision to grant approval be recorded.

03/02209/FUL – Manor Farm, Bratton Road, West Ashton

This application was being recommended for planning permission subject to the prior completion of a Section 106 Agreement. Councillor Brice requested that his vote against the decision to refuse planning permission for 3 reasons as set out in the appendix to these minutes be recorded.

04/00061/FUL – Land at 129 The Midlands, Holt

Councillor Chivers attended the meeting to speak to this item. He explained that Councillor Hames was the local member but was unable to speak to the item as he lived near the application site. Councillor Chivers wished it to be noted that he had not discussed the application with Councillor Hames.

The application was granted planning permission in accordance with the recommendation in the report presented. Councillors Clark & Wells requested that their votes against the granting of permission be recorded.

NOTE – VOTE TO CONTINUE

During the course of consideration of planning applications, at 10pm, in accordance with the Council's Constitution, the Committee took a vote on whether or not to continue the meeting after 10pm and voted to continue with the meeting.

108 PLANNING APPEALS - UPDATE

Details of planning appeals to date were presented to the Committee.

RESOLVED: **That the report be noted.**

109 REPRESENTATIVES ON OUTSIDE BODIES – REPORTING BACK

No reports were made.

DATE OF NEXT MEETING

The next meeting was scheduled for **Thursday 1 April 2004** at **7.00pm** in the Council Chamber, in the Council Offices, Bradley Road, Trowbridge.

(7.00pm – 11.45pm)

These minutes were prepared by Yamina Rhouati, Member Support Officer who can be contacted on direct line 01225 770322 or email yrhouati@westwiltshire.gov.uk

**PLANNING DECISIONS OF THE PLANNING COMMITTEE
ON 11 MARCH 2004**

03/01006/FUL Winter shelter/cattle calving shed
Dilton Marsh
09.06.03 Land At Petticoat Lane Dilton Marsh Westbury
Full plan Wiltshire

Applicant: Mr P Pattle

REASON(S) FOR PERMISSION:

The proposal accords with all relevant development plan policies and there have been no objections raising material considerations that cannot be overcome by conditions.

Permission

Condition(s):

- 1 Within 3 months of the date of this permission, full details shall be submitted to the Local Planning Authority as to how slurry and other waste products will be dealt with. These details shall be agreed in writing by the Local Planning Authority, implemented within 3 months of such written approval and maintained as such thereafter.

REASON: To prevent pollution of nearby watercourses.

03/02212/REM 55 dwellings and associated works
Staverton
24.12.03 Phase 6 Marina Drive Staverton Wiltshire
Reserved matters

Applicant: Redrow Homes (southwest) Ltd

Approval

Condition(s):

- 1 Before the development is occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 2 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

Note(s) to Applicant:

- 1 This approval is not a planning permission but must be read in conjunction with the outline permission 98/00284/OUT and any conditions attached thereto. In particular, this approval relates only to the matters contained within the application and the applicant should obtain separate approval on any matters reserved by the outline permission and any conditions attached thereto if this has not already been done.
- 2 You are advised that British Waterways and West Wiltshire District Council are keen to encourage the use of sustainable drainage systems in this area which mimic the natural water cycle.

04/00018/FUL
Chapmanslade
06.01.04
Full plan

Stables

Land At Huntenhull Green Chapmanslade
Wiltshire

Applicant: Allyson Bunyard

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections on planning grounds.

Permission

Condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 2 The development hereby permitted shall not be used for commercial purposes, including the keeping of horses at livery or as a riding school.

REASON: In the interests of highway safety and/or to protect the living conditions of nearby residents.

POLICY: West Wiltshire District Plan - Policy E8 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policy E10

- 3 No horse manure shall be burnt on site.

REASON: In order to minimise nuisance.

POLICY: West Wiltshire District Plan - Policy C26 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policy C38.

- 4 Contaminated water shall not be discharged to any stream, watercourse or underground strata, whether direct or via soakaways.

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

POLICY: West Wiltshire District Plan - Policy U3 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policy U4.

- 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 - Policy C24 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policy C32.

- 6 Before the development hereby permitted is commenced details indicating the position of any entrance gates erected, which shall be hung to open away from the highway only and shall be set back a minimum distance of 10 metres from the carriageway edge to allow a horsebox to pull off the highway, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details and retained thereafter.

REASON: In the interests of highway safety.

- 7 The driveway between the edge of the carriageway and the gates shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.

REASON: In the interests of highway safety.

- 8 Before the building hereby permitted is first brought into use the area between the nearside carriageway edge and lines drawn between a point 2.4 metres back from the carriageway edge along the centre line of the access and the extremities of the site frontage shall be cleared of obstruction to visibility at and above a height of 1 metre above the nearside carriageway level and thereafter maintained free of obstruction at all times.

REASON: In the interests of highway safety.

Note(s) to Applicant:

- 1 The applicant is advised the proposed development site overlies a Major Aquifer of high vulnerability as defined by the Environment Agency's Policy and Practice for the Protection of Groundwater (PPPG). In addition, the site lies within a Source Protection Zone 1, which is protected, therefore:

The site must be drained on a separate system with all clean roof and surface water being kept separate from foul drainage.

Manure/dung heaps must be sited in an area where it/they will not cause pollution of any watercourse or groundwaters by the release of contaminated run-off.

The subsequent disposal of collected wastes must be undertaken in accordance with the MAFF Code of Good Agricultural Practice for the Protection of Water.

04/00061/FUL
Holt
13.01.04
Full plan

**Residential and employment mixed use
redevelopment**

Land At 129 The Midlands Holt Wiltshire

Applicant: Rosy Homes (Holt) Ltd.

REASON(S) FOR PERMISSION:

Although the proposal does not conform to the development plan other material considerations are present which justify permission.

Permission

Condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 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 (including proposed modifications) - Policy C31A.

- 3 A sample wall panel, not less than 1 metre square, shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policy C31A.

- 4 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 - Policy C24 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policy C32.

- 5 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 - Policy C24 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policy C32.

- 6 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the appearance of the development is satisfactory.

POLICY: West Wiltshire District Plan - Policy C24 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policy C32.

- 7 Large scale details at a scale of not less than 1:10 of the external doors and windows, which shall be of timber construction and of a painted finish, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

REASON: In order to preserve the character, appearance and setting of the adjoining conservation area.

POLICY: West Wiltshire District Plan - Policy C12 and West Wiltshire District Plan - 1st Alteration (including Proposed Modifications) - Policies C17 & C18.

- 8 The proposed industrial use shall be restricted to a B1 business use.

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

POLICY: West Wiltshire District Plan - Policy C26 and West Wiltshire District Plan - 1st Alteration (including Proposed Modifications) - Policy C38.

- 9 Prior to the commencement of any development the site shall be subject to:

- i) site investigation and risk assessment works for chemical contamination;
- ii) works to remediate any chemical contamination identified, that is unacceptable in the context of the approved development and its environmental setting, as identified by the site investigation and risk assessment work;
- iii) remediation validation works

the above to be carried out to the satisfaction of the Local Planning Authority.

Site investigation works shall be carried out in line with the main procedural requirements of BS 1017:2001 - Investigation of Potentially Contaminated Sites - Code of Practice.

Where a requirement for quantitative risk assessment is identified, the assessment works shall be carried out in line with the requirements of the UK Contaminated Land Exposure Assessment (CLEA) guidelines, for assessment of human health risks. Also for ground and surface water risk assessment the Environment Agency R&D Publication 20 "Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources" protocol shall be utilised.

- 10 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site to serve the development hereby permitted, 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 - Policy U1A.

- 11 The development hereby permitted shall not be commenced until surface water drainage 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 (including proposed modifications) - Policy U2.

- 12 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (and as amended by subsequent Orders), there shall be no alteration to doors and windows, no extensions to the dwellings or further buildings erected on the site, including garden sheds, without the grant of further planning permissions by the Local Planning Authority.

REASON: In order to enable the Local Planning Authority to ensure that the character and setting of the adjacent conservation area is preserved, the implementation of permitted development rights on this site would be unacceptable.

04/00105/FUL
Sutton Veny
22.01.04
Full plan

**Extension and roof conversion of existing bungalow
to form additional accommodation**

**2A Park View High Street Sutton Veny Wiltshire
BA12 7AN**

Applicant: Mr And Mr M Gibson

Permission

Condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 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 (including proposed modifications) - Policy C31A.

- 3 A schedule of the materials to be used in the external surfaces of the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policy C31A.

- 4 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order with or without modification, no windows or doors, other than those hereby approved, shall be added to the northwest and southwest elevation of the development hereby permitted.

REASON: In the interests of amenity and privacy.

POLICY: West Wiltshire District Plan - Policy C26 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policy C38.

- 5 All windows and doors shall be of timber construction, and thereafter maintained to the satisfaction of the Local Planning Authority.

REASON: To ensure that the character and appearance of the Conservation Area is conserved.

POLICY: West Wiltshire District Plan - Policy C12 and West Wiltshire District Plan - Policies C17 & C18.

04/00108/FUL
Westwood
22.01.04
Full plan

**Conversion of barn and store to studio/guest wing
plus insertion of stair in hall**

**The Old Malthouse Lower Westwood Westwood
Wiltshire BA15 2AG**

Applicant: Mr And Mrs Relph

Permission

Condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 2 Details of the elevation of all new or replacement external windows, rooflights and doors including any 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, 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 listed building.

POLICY: West Wiltshire District Plan - Policies C19 & C20 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policies C27 & C28.

- 3 Details of all new or replacement rainwater goods, which shall be of cast iron or cast aluminium construction and finished in black, 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 ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - Policies C19 & C20 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policies C27 & C28.

- 4 Details of any internal staircase, balusters, newel posts and handrails 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 ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - Policies C19 & 20 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policies C27 & 28.

- 5 Details of the existing roof structure, and proposals for its reconstruction including the retention where possible of existing members, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works to the roof. 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 building is conserved.

POLICY: West Wiltshire District Plan - Policies C19 & 20 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policies C27 & 28.

- 6 Prior to the commencement of development and during the course of the development, the building shall be carefully surveyed to determine whether bats or barn owls are present. If any sign of bats or barn owls is discovered during the development, work shall cease immediately and English Nature shall be consulted further.

REASON: In the interests of natural species which have statutory protection.

POLICY: West Wiltshire District Plan - Policy C7.

- 7 The property as a whole shall be occupied as one dwelling unit, with the accommodation hereby permitted occupied as part of, or an extension to, the main dwelling and it shall not let or sold as separate accommodation.

REASON: Because the creation of a separate dwelling unit would be contrary to planning policy in this area.

POLICY: West Wiltshire District Plan - Policy H7 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policy H19.

04/00115/LBC
Westwood
22.01.04
Listed building

Conversion of barn and adjoining store to studio/guest wing, insertion of stair in hall

The Old Malthouse Lower Westwood Westwood Wiltshire BA15 2AG

Applicant: Mr And Mrs S Relph

Consent

Condition(s):

- 1 The consent hereby granted shall be begun before the expiration of five years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Details of the elevation of all new or replacement external windows, rooflights and doors including any 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, 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 listed building.

POLICY: West Wiltshire District Plan - Policies C19 & C20 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policies C27 & C28.

- 3 Details of all new or replacement rainwater goods, which shall be of cast iron or cast aluminium construction and finished in black, 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 ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - Policies C19 & C20 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policies C27 & C28.

- 4 Details of any internal staircase, balusters, newel posts and handrails 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 ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - Policies C19 & 20 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policies C27 & 28.

- 5 Details of the existing roof structure, and proposals for its reconstruction including the retention where possible of existing members, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works to the roof. 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 building is conserved.

POLICY: West Wiltshire District Plan - Policies C19 & 20 and West Wiltshire District Plan - 1st Alteration (including proposed modifications) - Policies C27 & 28.

01/00882/OUT
Trowbridge
05.06.01
Outline plan

Business Park (B1 and B8) and associated works
Land Off Bradford Road Trowbridge Wiltshire

Applicant: Cabot Trustees Ltd

Refusal

Reason(s):

- 1 The proposed access to the site from Bradford Road is within the Western Wiltshire Green Belt, where there is a presumption against granting planning permission for inappropriate development, unless very special circumstances are present. In the opinion of the local planning authority the proposed access is an engineering or other operation, involving a material change of use of land, that would not maintain the openness of the Green Belt. Furthermore it would conflict with two of the purposes of including land in the Green Belt, namely to prevent neighbouring towns from merging into one another and to assist in safeguarding the countryside from encroachment. As such the proposed access road would constitute inappropriate development in the Green Belt, for which no very special circumstances are present that would justify granting planning permission. Therefore the proposal is contrary to Policy GB2 of the adopted West Wiltshire District Plan and the draft West Wiltshire District Plan (including Proposed Modifications) and the advice in Planning Policy Guidance Note 2 - Green Belts.
- 2 The proposed access to the site from Bradford Road site is within the functional flood plain of the River Biss. In the absence of a comprehensive Flood Risk Assessment, including details of adequate mitigation measures, the applicants have failed to demonstrate that the proposal would not increase flood risk in the area. Therefore the proposal is contrary to Policies E2(iii) and U2 of the adopted West Wiltshire District Plan and Policies E2(ii) and U3 of the draft West Wiltshire District Plan (including Proposed Modifications) and the advice in Planning Policy Guidance Note 25 - Development and Flood Risk.
- 3 The proposal would generate additional traffic onto the A363 Bradford Road, and in particular through the Trinity Church Gyratory, both of which exhibit significant peak hour congestion. In the absence of any effective proposals for mitigation such additional traffic would therefore be harmful to local highway conditions. Consequently, the proposal is contrary to Policy E2(ii) of the adopted West Wiltshire District Plan and Policy E2 (iv) of the draft West Wiltshire District Plan (including Proposed Modifications).

03/01069/OUT **15 dwelling units (outline application)**
Westbury
11.06.03 **50 Edward Street Westbury Wiltshire BA13 3BQ**
Outline plan

Applicant: **Beswick Homes Ltd**

Refusal

Reason(s):

- 1 The proposal would fail to provide sufficient off-street car parking, thereby harming local highway conditions by reason of safety and congestion. Consequently the proposal would be contrary to Policy T10 of the adopted West Wiltshire District Plan and the draft West Wiltshire District Plan (Proposed Modifications).

03/01595/CON **Demolition of an unlisted building on the edge of**
Westbury **the conservation area and part within the**
08.09.03 **conservation area**
Conservation area
 50 Edward Street Westbury Wiltshire BA13 3BQ

Applicant: **Mr J Forde**

Refusal

Reason(s):

- 1 In the absence of an acceptable scheme for the redevelopment of the site, demolition of the existing building on the site by itself would neither preserve nor enhance the character or appearance of Westbury Conservation Area. Consequently, the demolition would be contrary to Policy C14 of the West Wiltshire District Plan and Policy C22 of the draft West Wiltshire District Plan (including Proposed Modifications).

03/01897/CON **Demolition of the existing buildings and the**
Trowbridge **erection of two A1/retail stores and a restaurant A3**
28.10.03 **unit together with reconfigured public car parking**
Full plan **ancillary servicing facilities and hard and soft**
 landscaping

Former Tescos Site St Stephens Place
Trowbridge Wiltshire

Applicant: **St Stephens Place Investments Ltd**

Refusal

Reason(s):

- 1 In the absence of an acceptable proposal to replace the buildings on site, their removal would neither preserve nor enhance the character or appearance of the Trowbridge No.1 Conservation Area, contrary to Policy C12 of the West Wiltshire District Plan and Policies C17 and C18 of the West Wiltshire District Plan 1st Alteration Revised Deposit (including Proposed Modifications).

**03/01920/FUL
Trowbridge
05.11.03
Full plan**

The demolition of the existing buildings and the erection of two A1/ retail stores and a restaurant/ A3 unit together with reconfigured public car parking ancillary servicing facilities and hard and soft landscaping

**Former Tesco Site St Stephens Place
Trowbridge Wiltshire**

Applicant: St Stephen's Place Investments Limited

Refusal

Reason(s):

- 1 The proposal, by reason of the siting of the building and the car park and the amount of tree loss involved, would neither preserve nor enhance the character or appearance of the Trowbridge No. 1 Conservation Area, and would produce an unsatisfactory urban design solution to the development of this site, contrary to Policy C12 of the West Wiltshire District Plan, Policies C17, C18 and C31a of the West Wiltshire District Plan 1st Alteration Revised Deposit (including Proposed Modifications), and the guidance contained within the emerging Supplementary Planning Guidance entitled "Trowbridge Urban Design Framework".
 - 2 The site adjoins the River Biss, but insufficient information has been provided to enable a full and proper assessment of the proposal in terms of flood risk and surface water disposal. In the absence of such information, the proposal is deemed to be contrary to Policy U2 of the West Wiltshire District Plan and Policy U3 of the West Wiltshire District Plan - 1st Alteration (including Proposed Modifications), which do not allow development that increases flood risk or creates problems relating to surface water runoff.
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**03/02209/FUL
West Ashton
23.12.03
Full plan**

**Erection of 29 dwellings and conversion of existing
barns to one dwelling and garaging together with
associated works**

**Manor Farm Bratton Road West Ashton
Wiltshire BA14 6AZ**

Applicant: Doric Developments (Bath) Ltd

Refusal

Reason(s):

- 1 Direct vehicular access by way of Bratton Road would be unacceptable for this scale of development in that the traffic generated would worsen local highway conditions particularly during peak periods. Instead, vehicular access should be by way of East Town Road, with appropriate improvements at its junction with Bratton Road. Therefore the proposal would be contrary to Policy H5 of the adopted West Wiltshire District Plan and Policy H17 of the draft West Wiltshire District Plan (including Proposed Modifications).
 - 2 The proposal would result in overdevelopment of the site, thereby harming the setting of Manor Farmhouse, a building listed (Grade II) as being of special architectural or historic interest. Therefore the proposal would be contrary to Policy HE7 of the Wiltshire Structure Plan 2011, Policy C19 of the adopted West Wiltshire District Plan and Policies C27 and C31a of the Draft West Wiltshire District Plan (including Proposed Modifications).
 - 3 The proposal would fail to provide sufficient affordable housing, contrary to Policy H2 of the draft West Wiltshire District Plan (including Proposed Modifications).
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