

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 28 APRIL 2004**

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

Present:

Councillors: Newbury (Chairman), Baker, Brice, Burnan OBE, Carbin, Clark, Cunliffe-Jones, Davis, Fortescue, Knight, Lewis, Manesseh, March, Phillips OBE, Repton, Rosier, Syme and Viles

Also in attendance: Councillor Swabey

Officers: Development Control Manager, Principal Planning Officer (Residential), Senior Planning Officer (RMacG), Principal Lawyer, Trainee Solicitor (SH) and Member Support Officer (YR)

120 APOLOGIES AND CONSTITUTION OF THE COMMITTEE

Apologies for absence were received from Councillors John Clegg, Marion Clegg, Cox, Hawker, Osborn, Wells and Whatley-Gibbs

The following temporary changes to membership were made:

Councillor Manesseh	replaced Councillor Cox
Councillor Phillips	replaced Councillor Marion Clegg
Councillor Davis	replaced Councillor John Clegg

121 OPEN FORUM

Mrs Rosemary Wyeth, Chairman of Codford Parish Council expressed concern over the way application 03/02156/OUT – 22 Cherry Orchard, Codford had been dealt with at the previous meeting. Unfortunately, no representative from Codford Parish Council or the local member was able to attend the previous meeting. She was under the impression that Cllr March who had chaired that meeting had agreed to request a deferment of the application for a site inspection. The Parish Council had written to Councillor March. When invited to respond, Councillor March apologised if the matter had not been dealt with to Codford Parish Council's satisfaction, but explained that he could not himself

agree to such a deferment which was up to the Committee to decide. Councillor March confirmed that he had replied to the Parish Council letter.

For open forum presentations in respect of planning applications please refer to minute number 126.

122 MINUTES

The minutes of the meeting held on 1 April 2004 were approved as a correct record and signed by the Chairman.

123 DECLARATIONS OF INTEREST

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

Councillors Brice, Syme, Clark, Knight, March, Fortescue, Burnan OBE, Baker and Viles

The following Members reported that they had received lobbying in particular in respect of the applications:

Councillors Cunliffe-Jones, Burnan OBE and Newbury

03/01727/OUT – 5 – 7 Frome Road, Southwick

04/00495/FUL – Annexe 29 Berkeley Road, Trowbridge

04/00147/MDF – Land rear of The Elms, Millditch, Bratton

Councillor Clark reported that he had chaired Hilperton Parish Council when the following application had been considered, but said that he would keep an open mind in considering the application today:

04/00333/FUL – 9 Painters Mead, Hilperton

Councillor Davis and Newbury had been lobbied in particular on the following application:

04/00338/FUL – Rear of 125 High Street, Codford

Councillor Carbin requested that it be recorded that he had no interests to declare.

The Principal Planning Officer (Residential) (CC) declared an interest in the following application :

03/01727/OUT – Land at 5 – 7 Frome Road, Southwick

The Senior Planning Officer (RM) declared an interest in the following application:

03/01401/FUL – 11 Bearfield Buildings, Bradford on Avon

124 **QUESTIONS**

No questions were received.

125 **ANNOUNCEMENT FROM THE CHAIRMAN**

There were no announcements.

126 **PLANNING APPLICATIONS**

Open forum speakers:

Application	Speaker(s)
04/00093/FUL – 14 Bests Lane, Sutton Veny	Mr Lowe, Mr Harding
04/00338/FUL – Rear of 125 High Street, Codford	Shiona Smith, Maurice Colson, Robert Smith, Romy Wyeth, Charlie Woollard, Graham Savage
03/01727/OUT – Land at 5 – 7 Frome Road, Southwick	Mark Frost, Matthew Barber, Hazel King, David Carroll, Hugh Wilson
04/00495/FUL – Annexe 29 Berkeley Road, Trowbridge	Paul Clifford, Bill Lowe
04/00147/MDF – Land rear of The Elms, Millditch, Bratton	James Brewster, Malcolm Wieck, David Sharp
04/00239/FUL – Land north east of Wild Cross, South Wraxall	Michael Robinson
04/00341/FUL – 22 Portman Road, Melksham	Mr J Beasant had registered to speak, but was not present when the application was under consideration
04/0049/FUL – 66 Castle View, Westbury	Vivien Moore, Bill Lowe

It was noted that a site inspection was held prior to this meeting as previously arranged at the last meeting in respect of the following application:

04/00093/FUL - 14 Bests Lane, Sutton Veny

Decisions made against officers' recommendation

04/00093/FUL – 14 Bests Lane, Sutton Veny

The above application was recommended for permission by Officers. However, the Committee resolved to refuse planning permission for the reasons as detailed in the appendix to these minutes.

03/01727 OUT – Land at 5 – 7 Frome Road, Southwick

The above application was recommended for permission by Officers. However, the Committee resolved to refuse planning permission for the reasons detailed in the appendix to these minutes.

04/00495/FUL – Annexe 29 Berkeley Road, Trowbridge

The above application was recommended for permission by Officers. However, the Committee resolved to refuse planning permission for the reason detailed in the appendix to these minutes.

04/00147/MDF – Land rear of The Elms, Millditch, Bratton

The Officers recommendation on the above application was that permission be given for the obligation to be discharged so as to remove the restriction on the development of the application site from the original Section 106 Agreement. However, the Committee resolved it would not give its consent to this for the reason detailed in the appendix to these minutes.

04/00187/FUL – 28 Avonfield Avenue, Bradford on Avon

This was a retrospective application with an Officer recommendation of permission. The Committee refused permission for the reason detailed in the appendix to these minutes and requested a report to the next meeting regarding the Committee's options on enforcement. Councillor Repton requested that it be recorded that she had seconded the motion requesting the report on enforcement.

Recorded Votes

04/00338/FUL – Rear of 125 High Street, Codford

The above application was recommended for refusal by Officers. During the debate, a motion was proposed and seconded that planning permission should be granted and on being put to the vote, the motion was lost. Councillors Clark, Syme and Manasseh requested that their votes against permission be recorded. A further motion was moved and seconded that planning permission be refused and on being put to the vote, the motion was carried and planning permission was therefore refused for the reasons detailed in the appendix to these minutes.

NOTE: VOTE TO CONTINUE

During consideration of the planning applications, at 10.00pm, the Committee voted to continue with the meeting in accordance with the Constitution.

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.**
- (c) **Having refused permission for a retrospective application in respect of 04/00187/FUL – 28 Avonfield Avenue, Bradford on Avon, a report be presented to the next meeting regarding options available to the Committee on enforcement.**

Attendance

Councillor Rosier arrived during consideration of the first application - 04/00093/FUL - 14 Bests Lane, Sutton Veny

Councillor Rosier left during the second open forum presentation on 04/00338/FUL - rear of 125 High Street, Codford and returned during the fifth open forum presentation.

Councillors Lewis, Manasseh and Repton left at the start of consideration of 04/00259/FUL - Poleshole Farm, Brokerswood, but returned whilst the application was still under consideration and before the vote was taken.

Councillor Lewis left the meeting during consideration of application 04/00495/FUL - Annexe 29 Berkeley Road, Trowbridge.

Councillors March and Phillips left the meeting at 9.30pm prior to consideration of the sixth application on the list.

Councillor Syme left the meeting, but returned during the first open forum speaker on 04/00147/MDF - Land rear of The Elms, Millditch, Bratton.

Councillor Syme left the meeting during consideration of 03/01401/FUL - 11 Bearfield Buildings, Bradford on Avon and was not present when the vote was taken on this item, was not in attendance for the next item and returned at the start of consideration of 04/00187/FUL - 28 Avonfield Avenue, Bradford on Avon.

Councillor Manasseh was not present for consideration or voting on 04/00248/FUL - 23 Berryfield Road, Bradford on Avon.

Councillor Repton and Cunliffe-Jones left the meeting during consideration of 04/00333/FUL - 9 Painters Mead, Hilperton.

Details of planning appeals to date were presented to the Committee. Members were concerned at the increasing number of appeals which had not yet been determined. The Government do have targets for the inspectors, but they are not subject to intervention as were local councils.

RESOLVED: That the report be noted.

128 REPRESENTATIVES ON OUTSIDE BODIES – REPORTING BACK

No reports were made.

DATE OF NEXT MEETING

The next meeting was scheduled for 13 May 2004 at 7.00pm in the Council Chamber, in the Council Offices, Bradley Road, Trowbridge.

(7.00pm – 11.10pm).

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

commdev/word/planning/mins2004/28/04/04

03/01401/FUL
Bradford On Avon
07.08.03
Full plan

General alterations and refurbishment including two dormer windows
11 Bearfield Buildings Bradford On Avon Wiltshire BA15 1RP

Applicant: **Miss A Adler**

REASON(S) FOR PERMISSION:

The proposed development would not result in any detrimental impact on the street scene and any planning objections have been overcome by conditions.

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 (as modified) - Policy C31A.

04/00239/FUL
South Wraxall
12.02.04
Full plan

Change of use of land and erection of ancillary stables and construction of a new concrete access onto highway
Land North East Of Wild Cross South Wraxall Wiltshire

Applicant: **Mr M Robinson/J Lindquist**

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 (as modified) - Policy C31A.

- 3 Details of the finish of the timber boarding shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development shall be carried out in accordance with these details.

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

POLICY: West Wiltshire District Plan - 1st Alteration (as modified) - Policy C31a.

- 4 This permission shall enure for the benefit of the named applicants only and for no other individual without the prior written consent of the Local Planning Authority.

REASON: To ensure that the future use of these premises would be appropriate in this rural area.

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

REASON: In the interest of highway safety and to protect the amenities of nearby residents.

POLICY: West Wiltshire District Plan Policy E8 and West Wiltshire District Plan - 1st Alteration (as modified) - Policy E10.

- 6 No more than four horses shall be accommodated within the site at any one time.

REASON: In the interests of the amenity of adjoining residents.

POLICY: West Wiltshire District Plan Policy E8 and West Wiltshire District Plans - 1st Alteration (as modified) - Policy E10.

- 7 Details of the surfacing of the access and parking/turning area shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The works shall be carried out in accordance with these details.

REASON: In the interests of highway safety.

- 8 No more than one horse trailer or similar vehicle shall be parked at the site.

REASON: To accord with the terms of the application and the interest of amenity of this rural area.

- 9 No external lighting shall be installed at the site.

REASON: To protect the character of this rural area.

- 10 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 (as modified) - Policy C32.

- 11 No development shall take place until plans and details have been submitted to and approved in writing by the Local Planning Authority to provide tree screening to the development including details of the size, species, positions and density of the trees to be planted and any existing trees at the site. All tree planting shall be carried out in accordance with the approved details.

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

POLICY: West Wiltshire District Plan - Policy C24 and West Wiltshire District Plan - 1st Alteration (as modified) - Policy C32.

- 12 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 (as modified) - Policy C32.

- 13 No development shall take place until details of the proposed fencing have been submitted to and approved in writing by the Local Planning Authority. The fences shall be erected in accordance with these details and subsequently retained.

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

POLICY: West Wiltshire District Plan Policy C24 and West Wiltshire District Plan - 1st Alteration (as modified) - Policy C32.

Note(s) to Applicant:

- 1 The applicants are advised that any further additions or extensions to this development, or any engineering operations, within the stable compound area or within the whole site edged red on the approved plan, are unlikely to be permitted.

04/00248/FUL
Bradford On Avon
12.02.04
Full plan

Garage and porch extension

23 Berryfield Road Bradford On Avon Wiltshire BA15 1SU

Applicant: Mr D Stebbings

REASON(S) FOR PERMISSION:

The proposed development would not result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

POLICY: West Wiltshire District Plan - 1st Alteration (as modified) - Policy C31A.

04/00259/FUL
Southwick
16.02.04
Full plan

Retrospective application for an agricultural improvement to farmland

**Poleshole Farm Brokerswood Road Southwick Wiltshire
BA14 9PS**

Applicant: Mr T Bastable

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 With two months of the date of this permission, drawings of the proposed finished ground levels, including the capping layer, shall have been submitted to and approved in writing by the Local Planning Authority. The drawings shall show finished levels at one-metre contours across the whole of the application site. The finished landform shall be completed in accordance with the approved contour drawings within ten months of the date of the Local Planning Authority's approval of these drawings.

REASON: To ensure that the development is subject to minimum risk of flooding, and to control the finished landform.

- 2 Within six months of the date of this permission, a scheme for the landscaping of the restored site shall be submitted to and approved by the Local Planning Authority. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the restoration of the land. Any trees or plants which within a period of five years from the date of planting 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 (as modified) - Policy C32.

- 3 An application shall be made within two months of the date of this permission for the temporary diversion of footpaths 18 and 22.

REASON: To safeguard the existing public rights-of-way across the site.

POLICY: West Wiltshire District Plan - Policy T12, and West Wiltshire District Plan - 1st Alteration (as modified) - Policy T12.

- 4 Wheel washing facilities shall be made available for use prior to any works to remove soil, rubble and other excavated materials from the site. It shall be a condition of entry and exit to the site that, when conditions require, no lorry shall leave the site without full use of the wheel washing facilities.

REASON: In the interests of highway safety.

- 5 The capping material shall only be comprised of topsoil and subsoil that meets the following criteria: -

- The concentrations of any contaminants should not exceed the UK Contaminated Land Exposure Assessment Sals Guideline Values for the allotments standard land use; or
- In the absence of any applicable Contaminated Land Exposure Assessment Soils Guideline Values, the concentrations of any contaminants shall not exceed the UK ICRL Threshold Trigger Values for domestic gardens and allotments.

REASON: To prevent contamination of the land site.

- 6 The waste types to be used to complete the site shall be wholly inert soil, subsoil and other excavated natural material only. There shall be no further importation of material of any kind onto the site. The builder's rubble and hardcore on the site shall not be used for the agricultural re-grading, and shall be removed from the site within two months of the date of this permission.

REASON: To define the terms of the permission.

- 7 On completion of the re-grading, the site shall be covered with a layer of topsoil of sufficient depth to be capable of readily promoting plant growth (a minimum depth of 150mm).

REASON: To define the terms of the permission and to ensure that the development can sustain landscaping.

Note(s) to Applicant:

- 1 A Waste Management Licence may be necessary.
- 2 Any culverting of the watercourse will require the consent of the Environment Agency.

**04/00333/FUL
Hilperton
24.02.04
Full plan**

Two storey extension and conservatory

9 Painters Mead Hilperton Wiltshire BA14 7QF

Applicant: Mr And Mrs Gobby

REASON(S) FOR PERMISSION:

The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

POLICY: West Wiltshire District Plan - 1st Alteration (as modified) - Policy C31A.

04/00341/FUL
Melksham (Town)
24.02.04
Full plan

Two storey extension
22 Portman Road Melksham Wiltshire SN12 8AW

Applicant: Mr G Beasant

REASON(S) FOR PERMISSION:

The proposed development would not affect the amenities of the neighbour to an unacceptable extent or result in any detrimental impact on the street scene and would not significantly harm any other interests of acknowledged importance.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

POLICY: West Wiltshire District Plan - 1st Alteration (as modified) - Policy C31A.

04/00464/FUL
North Bradley
12.03.04
Full plan

Single storey rear extension
1 Park Close North Bradley Wiltshire BA14 0ST

Applicant: Mr S J Rubery

REASON(S) FOR PERMISSION:

The proposed development would not materially affect the amenities of the neighbours and would not significantly harm any interests of acknowledged importance.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

POLICY: West Wiltshire District Plan - 1st Alteration (as modified) - Policy C31A.

04/00491/FUL
Westbury
16.03.04
Full plan

**Addition of first floor to existing side ground floor extension to
form one bedroomed dwelling**
66 Castle View Westbury Wiltshire BA13 3HR

Applicant: **Miss K Miller**

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

POLICY: West Wiltshire District Plan - 1st Alteration (as modified) - Policy C31A.

- 3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, no development falling within Schedule 2, Part 1, Class(es) A-E of the Order shall be carried out without the express planning permission of the Local Planning Authority.

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

- 4 The area allocated for parking on the approved and certified plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

REASON: In the interests of amenity and road safety.

- 5 The driveway shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

03/01727/OUT
Southwick
02.10.03
Outline plan

Two dwellings including siting and means of access (revised application)
Land At 5 - 7 Frome Road Southwick Wiltshire

Applicant: Doric Developments (Bath) Ltd

Refusal

Reason(s):

- 1 The construction of two dwellings in the rear garden of No 5 Frome Road and the adjacent land would result in an inappropriate and cramped form of development resulting in loss of amenity to the adjoining residents and insufficient privacy for these and the future occupiers of the two new dwellings contrary to Policies H5 and C26 of the West Wiltshire District Plan and Policies H17 and C38 of the West Wiltshire District Plan - 1st Alteration (as modified).

04/00093/FUL
Sutton Veny
19.01.04
Full plan

Two storey and single storey extensions
Rose Cottage 14 Bests Lane Sutton Veny Wiltshire BA12 7AU

Applicant: Mr And Mrs T Harding

Refusal

Reason(s):

- 1 The proposed two storey extension, by reason of its size, design and location within the site, would result in a dominant and overbearing form close to the adjoining residential property which would be detrimental to the amenities of that property contrary to the emerging Supplementary Planning Guidance on House Extensions, Policy C26 of the West Wiltshire District Plan and Policy C38 of the West Wiltshire District Plan - 1st Alteration (as modified).
- 2 The proposed extension would, by reason of its size and design, result in an inappropriate extension to the detriment of the character and appearance of Sutton Veny Conservation Area, contrary to Policy C12 of the West Wiltshire District Plan and C19 of the West Wiltshire District Plan - 1st Alteration (as modified).

04/00147/MDF
Bratton
27.01.04
Modification of planning obligation

Discharge or modify section 106 agreement relating to the land at The Paddock, planning application ref 92/00081 dated 21.11.03
Land Rear Of The Elms Millditch Bratton Wiltshire

Applicant: Mr M Bolt And Miss C Mason

Obligation to continue

Reason(s):

- 1 The development of this vacant plot would be destructive to the original building scheme proposed for the area and result in obtrusive development. As a result the obligation continues to serve a useful purpose and its discharge will not be permitted.

Note(s) to Applicant:

- 1 The modification of this Section 106 agreement does not confer any modification, discharge or other amendment or alteration to any civil covenants extant on the application site. Any civil covenants existing on the site are entirely separate from the Section 106 agreement and must be pursued through civil means.

04/00187/FUL
Bradford On Avon
04.02.04
Full plan

Conservatory

28 Avonfield Avenue Bradford On Avon Wiltshire BA15 1JE

Applicant:

Mr And Mrs Riddle

Refusal

Reason(s):

- 1 The conservatory, by virtue of its size, design and proximity to the boundary with , no. 30 Avonfield Avenue, results in a dominant and overbearing impact on the neighbouring property to the detriment of their enjoyment of light and privacy contrary to policy C26 of the West Wiltshire District Plan and C38 of the West Wiltshire District Plan - 1st Alteration (as modified) and the Draft Supplementary planning Guidance - House Alterations and Extensions.

04/00338/FUL
Codford
25.02.04
Full plan

Renovation of existing building and change of use to residential

Rear Of 125 High Street Codford Wiltshire

Applicant:

Mrs J Macfadyan

Refusal

Reason(s):

- 1 Policy H9 of the West Wiltshire District Plan states at Criterion A that the building should be in sound condition and capable of conversion without extensive alteration, rebuilding, and/or extension or otherwise significantly altering its original character, and at Criterion B the proposed conversion safeguards and/or enhances the essential form, structure, character, and important traditional features of the building and the countryside. The proposal is contrary to Criterion A and B of Policy H9 because the building would require extensive alteration, rebuilding and extension which would alter the original character and would not safeguard the character of the countryside.
- 2 Criterion A of Policy H21 of the West Wiltshire District Plan (Revised Deposit including Pre-Inquiry Changes) requires that every reasonable attempt to secure business, tourism or sport and recreational re-use should be made. The proposal is contrary to Criterion A of Policy H21, and PPG7, as the applicant has not demonstrated that every reasonable attempt has been made to secure alternative uses for the building.
- 3 Policy H21 of the West Wiltshire District Plan (Revised Deposit including Pre-Inquiry Changes) at Criterion B and C states that the conversion of rural buildings in the

countryside to residential use will be permitted only where the building is of substantial sound and permanent construction and capable of conversion without extensive alteration, rebuilding and/or extension or otherwise significantly altering its original character; and the proposed conversion safeguards/enhances the essential form, structure, character, and important features of the building and the countryside. The proposal would be contrary to Criterion B and C of Policy H21 of the West Wiltshire District Plan - 1st Alteration (Revised Deposit including Pre-Inquiry Changes) because the building would require extensive alteration, rebuilding and extension which would alter the original character and would not safeguard the character of the countryside.

- 4 Policy C2 of the West Wiltshire District Plan and Policy C2 of the West Wiltshire District Plan (Revised Deposit including Pre-Inquiry Changes) state that priority will be given to the landscape over other considerations and development proposals likely to be detrimental to the special landscape character within the Area of Outstanding Natural Beauty will not be permitted. The conversion and extension of the barn in this prominent location on the edge of the village which would be visible from a number of vantage points within the surrounding area would be detrimental to the special landscape character within the Area of Outstanding Natural Beauty, and would further extend the urban form into the countryside. The proposals would therefore be considered to be contrary to Policy C2 of the West Wiltshire District Plan and Policy C2 of the West Wiltshire District Plan (Revised Deposit including Pre-Inquiry Changes).

04/00495/FUL
Trowbridge
16.03.04
Full plan

Use of annexe as separate dwelling

Annexe 29 Berkeley Road Trowbridge Wiltshire BA14 9DX

Applicant:

Miss K Miller

Refusal

Reason(s):

- 1 The proposal would create an additional dwelling unit resulting in the formation of a terrace of three dwellings and a higher density development which is not characteristic of the area contrary to Policy H1 of the West Wiltshire District Plan and Policy H1 of the West Wiltshire District Plan - 1st Alteration (as modified).
-