

These minutes will be presented to the next meeting on 13 January 2005 for approval as a correct record

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 9 DECEMBER 2004**

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

Present:

Councillors: March (Chairman), Carbin, Clark, John Clegg, Marion Clegg, Content, Cunliffe-Jones, Fortescue, Hawker, Knight, Manasseh, Osborn, Repton, Rosier and Viles

Also in attendance: Cllr Mounde (part)

Officers: Development Control Manager (D. H), Principal Planning Officer (P.W), Principal Planning Officer (R.M), Legal and Democratic Services Manager, Temporary Member Support Officer (MS)

229 APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Councillor Cox and Councillor Newbury

The following temporary changes to membership were made:

Councillor Manasseh replaced Councillor Cox

230 OPEN FORUM

At the beginning of the meeting:

04/00941/REM – Erection of 64 dwellings with associated parking, internal access roads, landscaping and other works – Phase 7B Marina Drive, Staverton, Wiltshire - Lesley Warne.

For open forum presentations in respect of planning applications please refer to minute number 235.

231 MINUTES

The minutes of the meeting held on 18 November 2004 were approved as a correct record and signed by the Chairman subject to the following amendments.

04/00941/REM – Erection of 64 dwellings, with associated parking, internal access roads, landscaping and other works – Phase 7b, Marina Drive, Staverton, Wiltshire - second reason for refusal be amended to refer to the 3 storey dwellings would be out of keeping with the surrounding development and loss of amenity to occupiers of existing dwellings by overlooking.

Minute number 223 – declarations of interest –

04/01522/FUL - Installation of a weighbridge – Fairfield Piggeries, Leigh Road, Bradford on Avon, Wiltshire

Rosie MacGregor declared an interest in this application as in the past she had complained to the Council about the odour emitted and would leave Chambers during discussion of this application. Be amended to read -

Rosie MacGregor declared an interest in this application as in the past she had complained to the Council about the odour emitted and would leave the Council Chamber during discussion of this application.

04/01530/FUL – Erection of one storey building for B1 and B2 uses – Land East Of 1 Poulsons Yard, Strattons Walk, Melksham, Wiltshire

Councillor Oakman declared an interest in these applications, as he is a member of Melksham Town Council Planning Committee

Both spellings errors have been corrected to read Melksham, not Melsham

DATE OF NEXT MEETING – should have read that it was scheduled for 9 December 2004, not 6 January 2005 as printed.

232 DECLARATIONS OF INTEREST

04/01872/FUL – Erection of 5 dwellings - Land Rear of 306 and 307 Marsh Road, Hilperton, Wiltshire

Cllr Clark informed the Committee that he had chaired both Hilperton Parish Council meetings that had discussed the above application but would consider the application with an open mind.

04/01686/FUL – New two bedroomed dwelling and retention of outbuilding with demolition of garage, improvement of existing access and formation of parking spaces – Land West of 9 Whaddon Lane, Hilperton, Wiltshire

Cllr Clark also declared to the Committee that he had chaired the Hilperton Parish Council meeting, which had discussed the original application but had not been

present at the meeting, which had discussed the revised application and would consider the application with an open mind.

Cllr Clark declared that from looking at the map which accompanied the agenda he knew approximately thirty people who lived in the area, but said he had not been lobbied by any of them nor had they sought his advice or assistance and was not aware of the identities of the objectors mentioned in the agenda.

04/01859/FUL – Detached dwelling – Land North East Fourways, Brook Lane, Westbury, Wiltshire

Cllr Manasseh declared a personal interest in this application

233 QUESTIONS

No questions were received.

234 ANNOUNCEMENTS FROM THE CHAIRMAN

The Chair announced that copies of the East Trowbridge Development Brief were available for members to collect at the end of the meeting.

235 PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
04/01899/FUL – Restaurant extension – Garden House Hotel, 26 Edward Street, Westbury, Wiltshire, BA13 3BD	Mr. F. Morland Mr. A. Hunt
04/01897/LBC – Restaurant extension – Garden House Hotel, 26 Edward Street, Westbury, Wiltshire, BA13 3BD	Mr. F. Morland
04/01655/FUL – Residential development – Land Adjacent Manor Farm, Bratton Road, West Ashton, Wiltshire	Mrs. P. Applegate on behalf of Mr. C. Hart Mr. D. Applegate Mr. P. Westlake Mr. D. Smith Mr. D. Hambly
04/01658/FUL – Change of use of existing agricultural land to residential gardens and public open space – Land Rear of Manor Farm, Bratton Road, West Ashton, Wiltshire	Mrs. P. Applegate on behalf of Mr. C. Hart Mr. D. Applegate
04/01872/FUL – Erection of 5 dwellings – Land Rear of 306 and 307 Marsh Road, Hilperton, Wiltshire	Mr. J. Drew

04/01031/EUD – Occupation of dwelling without compliance with terms of agricultural occupancy condition imposed on planning permission ref. 73ZK4460 dated 9 October 1973 – Chalcot Park Farm, Hisomley, Dilton Marsh, Wiltshire, BA13 4DE	Mr. F. Morland
04/01692/FUL – Erection of new garden studio and erection of new green house 6' x 9' – Barton House, Pound Lane, Bradford On Avon, Wiltshire, BA15 1LF	Mr. R. Brookes
04/01963/FUL – Erection of 20m slimline monopole mast and ground based equipment cabinets – Cromwell Press Ltd, Aintree Avenue, White Horse Business Park, North Bradley, Wiltshire	Mrs. J. Grindley
04/01870/FUL – Erection of three 2 bedroom dwellings in a terrace and provision of 6 parking spaces in a court – 6 Woodcock Road, Warminster, Wiltshire	Mrs. M. Donald Mr. S. Donald Mr. T. Melvin Mr. R. Hodges
04/01686/FUL – New two bedroomed dwelling and retention of outbuilding with demolition of garage, improvement of existing access and formation of parking spaces – Land West of 9 Whaddon Lane, Hilperton, Wiltshire	Mr. B. Lowe
04/01909/FUL – First floor extension over existing garages – 5 Valiant Close, Bowerhill, Wiltshire, SN12 6SW	Mr. I. Tuckett

Decisions made against officers' recommendation

04/01899/FUL – Restaurant extension – Garden House Hotel, 26 Edward Street, Westbury, Wiltshire, BA13 3BD

This application was recommended for refusal by officers but the Committee decided to grant planning permission as it would not be detrimental to the economic vitality of the town centre and would not harm the character or appearance of the listed building or the Conservation Area.

04/01897/FUL – Restaurant extension – Garden House Hotel, 26 Edward Street, Westbury, Wiltshire, BA13 3BD

This application was recommended for refusal by officers but the Committee decided to grant planning permission as it would not harm the character or appearance of the listed building.

04/01692/FUL – Erection of new garden studio and erection of new green house 6' x 9' – Barton House, Pound Lane, Bradford On Avon, Wiltshire, BA15 1LF

This application was recommended for permission by officers but the Committee decided to refuse planning permission as the proposed garden studio would not preserve or enhance the character and appearance of the conservation area or the setting of the listed buildings contrary to Policies C17, C18, C27 and C28 of the West Wiltshire District Plan - 1st Alteration 2004, Policy HE7 of the Wiltshire Structure Plan 2011, and the principles set out in PPG15 Planning and the Historic Environment.

The plot layout, scale, form and detail designs are uncharacteristic of the area contrary to Policies C17, C18, C27 and C28 of the West Wiltshire District Plan - 1st Alteration 2004, Policy HE7 of the Wiltshire Structure Plan 2011, and the principles set out in PPG15 Planning and the Historic Environment.

04/01963/FUL – Erection of 20m slimline monopole mast and ground based equipment cabinets – Cromwell Press Ltd, Aintree Avenue, White Horse Business Park, North Bradley, Wiltshire

This application was recommended for permission by officers but the Committee decided to defer a decision pending further negotiation if there is potential for site sharing with the approved mast at Park Farm.

04/01686/FUL – New two bedroomed dwelling and retention of outbuilding with demolition of garage, improvement of existing access and formation of parking spaces – Land West of 9 Whaddon Lane, Hilperton, Wiltshire

This application was recommended for permission by officers but the Committee decided to refuse planning permission for the following reasons:

The proposal would result in an increase in traffic generation along Whaddon Lane, to the detriment of local highway conditions.

The proposal would neither enhance nor improve the adjacent conservation area, contrary to Policies C17 and C18 of the West Wiltshire District Plan - 1st Alteration 2004.

The proposed development, by reason of its siting, design and relationship with the neighbouring dwellings, would be detrimental to the character of the street scene, contrary to Policy C31A of the West Wiltshire District Plan - 1st Alteration 2004.

The proposed development would, by virtue of its siting and layout, result in an overbearing impact on the neighbouring properties in Whaddon Lane and loss of amenity to the occupiers, contrary to Policy C38 of the West Wiltshire District Plan - 1st Alteration 2004.

04/01909/FUL – First floor extension over existing garages – 5 Valiant Close, Bowerhill, Wiltshire, SN12 6SW

This application was recommended for refusal by officers but the Committee decided to defer a decision until a site visit had been made.

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) **04/01909/FUL – First floor extension over existing garages – 5 Valiant Close, Bowerhill, Wiltshire, SN12 6SW**

That the above application be deferred for a site inspection to be held on Thursday 6 January 2005 at 3.30pm.

Recorded Votes

04/01655/FUL – Residential development – Land Adjacent Manor Farm, Bratton Road, West Ashton, Wiltshire

During discussion of this application, a motion was moved and seconded for permission. On being put to the vote the motion for permission was LOST and a recorded vote having been requested, the voting was recorded as follows:

For the motion (2)

Councillors Fortescue and Viles

Against the motion (12)

Councillors Carbin, Clark, John Clegg, Marion Clegg, Content, Cunliffe – Jones, Hawker, Knight, Manasseh, Osborn, Repton and Rosier

Abstentions (1)

Councillor March

A motion was then moved and seconded for refusal as recommended by officers. On being put to the vote the motion for refusal was CARRIED.

04/01859/FUL – Detached dwelling – Land North East Fourways, Brook Lane, Westbury, Wiltshire

Councillor Clark requested that his vote AGAINST the decision to grant planning permission be recorded

04/01673/ADV – Various illuminated and non-illuminated shop signs – 72 Brook Road, Trowbrige, Wiltshire, BA14 9DL

Councillors Content and Rosier requested their vote AGAINST the decision to grant consent be recorded.

NOTE:

VOTE TO CONTINUE

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

04/02064/OUT – Erection of detached dwelling – Land West of 324 Snarlton Lane, Melksham, Wiltshire

Councillor Clark requested that his vote AGAINST the decision to grant planning permission be recorded

Attendance

04/01872/FUL - Erection of 5 dwellings – Land Rear of 306 and 307 Marsh Road, Hilperton – Councillor Mounde, Rosier and Repton left the Council Chamber during the debate on this application. Both Councillors Repton and Rosier turned to Council Chamber during the debate and Councillor Mounde did not return to Council Chamber.

04/01031/EUD – Occupation of dwelling without compliance with terms of agricultural occupancy condition imposed on planning permission ref. 73ZK4460 dated 9 October 1973 – Chalcot Park Farm, Hismoley, Dilton Marsh, Wiltshire, BA13 4DE – Councillor Osborn left the Council Chamber during the open forum presentations on this item and returned during the officers presentation.

04/01692/FUL – Erection of new garden studio and erection of new greenhouse 6’ x 9’ – Barton House, Pound Lane, Bradford On Avon, Wiltshire, BA15 1LF – Councillor Hawker left the Council Chamber during the open forum presentations on this item and returned during the officers presentation.

04/01963/FUL – Erection of 20m slimline monopole mast and ground based equipment cabinets – Cromwell Press Ltd, Aintree Avenue, White Horse Business Park, North Bradley, Wiltshire - Councillors Knight and Content both left the Council Chamber during the open forum presentations on this item. Councillor Content returned during the open forum presentations and Councillor Knight returned during the debate of this application.

04/01827/FUL – 2 x one-bedroom apartments with integral carports and turning area – Land rear of 12 New Broughton Road, Melksham, Wiltshire – Councillor Cunliffe Jones left the Council Chamber during the officers presentation of this application and returned during the debate.

04/01870/FUL – Erection of three 2 bedroom dwellings in a terrace and provision of six parking spaces in a court – 6 Woodcock Road, Warminster, Wiltshire – Councillors J Clegg, Cunliffe – Jones, Manasseh and Repton all left Council Chamber during the open forum. Councillors Manasseh and J Clegg returned during the officers presentation of the application. Councillors Cunliffe – Jones and Repton returned during the debate of 04/01686/FUL – New two bedroomed dwelling and retention of outbuilding with demolition of garage, improvement of existing access and formation of parking spaces – Land west of 9 Whaddon Lane, Hilperton, Wiltshire

236 PLANNING APPEALS - UPDATE

Details of planning appeals to date were presented to the Committee. In response to a question from a committee member relating to the analysis of appeals Dave Hubbard reported that information is currently being collected and a report should be available to be presented to the forthcoming Internal Overview Meeting.

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

237 PROPOSED FOOTPATH DIVERSION – NO.47 SOUTHWICK (PART)

Simon Best presented a report to the Committee relating to the extinguishment of unnumbered footpaths and the diversion of footpath No47 Southwick (part). Simon Best reported that there was one recorded and one unrecorded route between A, B, C and D as indicated on the map. The proposed route would now go between E and F, again as indicated on the map.

RESOLVED: **That an order be made to extinguish the unnumbered routes and diversion of Footpath No (47) and the new route provided to the satisfaction of the Highway Authority (Wiltshire County Council)**

DATE OF NEXT MEETING

The next ordinary meeting was scheduled for 6 January 2005 at 7.00pm in the Council Chamber, at the Council Offices, Bradley Road, Trowbridge.

(7.00pm – 10.35pm)

These minutes were prepared by Melanie Stimpson; Member Support Assistant who can be contacted on direct line 01225 770322 or email mstimpson@westwiltshire.gov.uk.