

# **WEST WILTSHIRE DISTRICT COUNCIL**

## **MINUTES**

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 10 MARCH 2005**

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

Present:

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

Also in attendance:

Officers: Principal Planning Officers (RM, CC, PW), Legal and Democratic Services Manager (SB), Member Support Officer (MS)

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### **269. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE**

Apologies for absence were received from Councillors Marion Clegg, Cox, Newbury and Rosier.

The following temporary change to membership was made:

Councillor Cox                      was replaced by Councillor Manasseh

### **270. OPEN FORUM**

At the beginning of the meeting:

04/01512/FUL – Industrial units for B1, B2 and B8 use – Site 57 Cory Way  
West Wilts Trading Estate, Heywood, Wiltshire – Mr Robert Hall

For other open forum presentations in respect of planning applications please refer to minute number 276.

### **271. MINUTES**

The revised minutes, as presented, of the last ordinary meeting held on 17 February 2005 were approved as a correct record and signed by the Chairman.

## **272. MINUTES FROM 28 OCTOBER 2004**

The Legal and Democratic Services Manager informed the Committee that the minutes of the meeting held 28 October 2004 when approved as a correct record on 18 November 2004 had contained an error. This error appeared in the decisions list appended to the minutes and omitted to include the conditions suggested in the 'late list' as additions to the conditions identified in the report. Due to this, the minutes did not reflect the decision of the Committee and needed to be amended.

Cllr Fortescue queried the decision of application 04/01691/FUL - 41 High Street, Steeple Ashton, Wiltshire, BA14 6EU on p23 of the decision list. It is listed as deferred but believe the Committee refused the application. The Legal and Democratic Services Manager would investigate this and reply with a written response to Cllr Fortescue.

Cllr Osborn enquired if text had been omitted from the bottom of p3 leading onto p4 titled 'recommendations'. The Legal and Democratic Services Manager informed Members that no text had been omitted, how the text was formatted made it appear as though text had been omitted.

### **RESOLVED:**

**That the Chairman be authorised to sign a revised version of the minutes to include the conditions identified at Appendix 2.**

## **273. DECLARATIONS OF INTEREST**

The following interests were declared:

Application/Item	Councillor/Officer	Reason
04/02209/FUL 22 Bearfield Buildings, Bradford on Avon	Rosie MacGregor (Officer)	Personal interest – applicant is a neighbour and would leave the Chamber
04/01965/FUL The Beckford Centre, 6 Gipsy Lane, Warminster	Cllr Content Cllr Knight Cllr John Clegg Cllr Burnan Cllr Blakemore Cllr Cunliffe-Jones Cllr March	Lobbied Lobbied Lobbied Lobbied Lobbied Lobbied Personal interest (non prejudicial) and member of Warminster Town Planning Advisory Committee and would leave the Chamber
04/01512/FUL Site 57 Cory Way, West Wilts Trading Estate, Heywood	Cllr Manasseh	Lobbied

04/02221/FUL Land adjacent to Hackett Place, Hilperton	Cllr Content  Cllr Clarke  Cllr Hawker	Personal and Prejudicial Interest and would leave the Chamber  Chaired Hilperton Parish Council meeting which considered application  Personal Interest – used to work with Agent
05/00194/FUL Land adjacent to Hackett Place, Hilperton	Cllr Content  Cllr Clarke  Cllr Hawker	Personal and Prejudicial Interest and would leave the Chamber  Member of the Hilperton Parish Council Planning Committee which considered application  Personal Interest – used to work with Agent
05/00042/FUL Land at Trowbridge Lodge Park, Trowbridge	Cllrs Burnan, Knight	Members of Trowbridge Town Planning Committee
04/02421/FUL Springwood, 33 Midford Lane, Limpley Stoke	Cllr Content Cllr Viles Cllr Knight Cllr John Clegg Cllr Burnan Cllr Blakemore Cllr Cunliffe-Jones	Lobbied Lobbied Lobbied Lobbied Lobbied Lobbied Lobbied
05/00175/FUL 187A Little Ashley, Winsley	Cllr Viles Cllr Cunliffe-Jones	Lobbied Lobbied
05/00064/FUL Land Adjoining Canal, The Slipway, Staverton	Cllr Content Cllr Burnan	Lobbied Lobbied

## 274. **QUESTIONS**

No formal questions had been received.

Cllr Carbin asked when Members would be able to gain access to the Mobile Phone Mast Register that had been discussed at a previous planning committee meeting. Confirmation was given that this information would be distributed to Members via the MIS.

## **275. ANNOUNCEMENTS FROM THE CHAIRMAN**

The Chairman announced that the second Special Meeting of the Planning Committee to discuss the Hilperton Relief Road had been postponed until a later date. Members would be advised of the new date when agreed.

## **276. PLANNING APPLICATIONS**

Open Forum speakers:

<b>Application</b>	<b>Speaker(s)</b>
05/00042/FUL Land At Trowbridge Lodge Park, Trowbridge	Mr Dave Johns Mrs Irene Fudge Mr Winston Drewitt Mrs P. M. Hodge Mrs Grace Hill Mr David Middleton
04/02209/FUL 22 Bearfield Buildings, Bradford on Avon	Ms Carol Mitchell
04/02376/FUL Land East of Leigh Road, Bradford on Avon	Mr Ben Pearce
04/01965/FUL The Beckford Centre, 6 Gipsy Lane, Warminster	Mrs Cathy Chapman-Hill Mrs Zanne Marchmont Mr Des Anderson Mr Chris Beaver
04/01512/FUL Site 57 Cory Way, West Wilts Trading Estate, Heywood	Mr Francis Morland Mr Frank Brine
04/02221/FUL Land Adjacent Hackett Place, Hilperton	Mr Brian Cullern
04/02421/FUL Springwood, 33 Midford Lane, Limpley Stoke	Mr Barber
05/00175/FUL 187A Little Ashley, Winsley	Mr Phillip Mayell
05/00064/FUL Land Adjoining Canal, The Slipway, Staverton	Ms Lesley Warne Mr David Hutchinson

### **Decisions made against officers' recommendation**

#### **05/00042/FUL – Proposed variation of conditions to allow for siting of 12 additional residential caravans (4 retrospective) – Land At Trowbridge Lodge Park, Trowbridge, Wiltshire**

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

#### **04/02209/FUL – Construction of 2 dormer windows to replace existing rooflights, extension to w.c and replace flat roof with pitched roof to existing extension – 22 Bearfield Buildings, Bradford on Avon, Wiltshire, BA15 1RP**

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

#### **04/02221/FUL – Erection of public house with ancillary staff flats, car parking, landscaping and access arrangements – Land Adjacent Hackett Place, Hilperton, Wiltshire**

The recommendation stated that The Planning Inspectorate be informed that had the Council been in a position to make a decision it would have been permitted subject to conditions as listed. However the Committee resolved that The Planning Inspectorate be informed that had the Council been in a position to make a decision on the application, it would have been refused for reasons as detailed in the appendix to these minutes.

#### **05/00194/FUL – Erection of public house with ancillary staff flats, car parking, landscaping and access arrangements – Land Adjacent Hackett Place, Hilperton, Wiltshire**

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

### **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.**

## **Changes to Conditions**

### **04/01965/FUL – The Beckford Centre, 6 Gipsy Lane, Warminster**

The Committee resolved to approve planning permission as recommended but with one additional condition as detailed in the appendix to these minutes.

### **04/01512/FUL – Site 57 Cory Way West Wilts Trading Estate, Heywood**

The Committee resolved to approve planning permission but with a variation to the recommendation that the Developmental Control Manager be authorised to grant planning permission following the completion of a legal agreement to secure a contribution of £30,000 towards highway works in the interests of road safety and to mitigate the effects of traffic at the road junction and highway infrastructure and in accordance with the conditions as detailed in the appendix to these minutes

## **Recorded Votes**

### **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.

### **05/00175/FUL – Revised scheme for addition of lean-to roof on existing flat roof – 187A Little Ashley, Winsley, Wiltshire, BA15 2PW**

During discussion of this application, a motion was moved and seconded for refusal. On being put to the vote the motion for refusal was CARRIED, on the Chairman's casting vote. A recorded vote having been requested, was recorded as follows:

#### **For the motion (6)**

Councillors Burnan, Carbin, Manasseh, March, Osborn and Repton

#### **Against the motion (6)**

Councillors Clark, John Clegg, Content, Cunliffe-Jones, Knight and Viles

#### **Abstentions (1)**

Councillor Fortescue

### **05/00064/FUL – Variation of condition no.2 attached to outline planning permission 01/01611/OUT – Land Adjoining Canal, The Slipway, Staverton, Wiltshire**

During discussion of this application, a motion was moved and seconded for refusal. On being put to the vote, the motion for refusal was LOST. A motion was then moved and seconded for permission. On being put to the vote the

motion for permission was CARRIED. A recorded vote having been requested, was recorded as follows:

**For the motion (Permission) (8)**

Councillors Burnan, John Clegg, Cunliffe-Jones, Fortescue, Manasseh, March, Osborn and Repton

**Against the motion (5)**

Councillors Carbin, Clark, Content, Knight and Viles

**Abstentions (0)**

**Attendance**

04/02209/FUL – 22 Bearfield Buildings, Bradford on Avon - Cllr Osborn left the Chamber at the end of this application and returned during the Officers Presentation of 04/02376/FUL – Land East of Leigh Road, Bradford on Avon. This was the next application to be heard after 04/02209/FUL.

05/00042/FUL – Land At Trowbridge Lodge Park, Trowbridge – Cllr Content, left the meeting during discussions of reasons for refusal of this item and returned to the Chamber during the officers presentation of 04/01965/FUL – The Beckford Centre, 6 Gipsy Lane, Warminster.

04/01965/FUL – The Beckford Centre, 6 Gipsy Lane, Warminster – Cllr March left the meeting and vacated the Chair for this application. Cllr Burnan chaired the meeting for this item only. Cllr Cunliffe-Jones left the meeting and returned to the Chamber during the debate of this application.

04/01512/FUL – Site 57 Cory Way, West Wilts Trading Estate, Heywood – Cllr Knight left the meeting during the Officers presentation of this item and returned during the debate

04/02221/FUL – Land Adjacent Hackett Place, Hilperton – Cllr Osborn left and returned to the meeting during the debate of this application. Cllr Content left the meeting at the beginning of this item and returned at the beginning of application 05/00084/FUL – Vacant unit, Abbey Mill, Church Street, Bradford on Avon

04/02421/FUL – Springwood, 33 Midford Lane, Limpley Stoke – Cllr Clark left and returned to the meeting during the debate of this application

05/00175/FUL – 187A Little Ashley, Winsley – Cllrs Hawker and Blakemore left the Chamber during the debate of this application and did not return to the meeting.

05/00064/FUL – Land Adjoining Canal, The Slipway, Staverton – Cllr Repton left and returned to the meeting during the Officers presentation of this application.

**277. PLANNING APPEAL - UPDATE**

The Principal Planning Officer (CC) presented an update on planning appeals and informed Members that the hearing relating to Shaw Court, Shaw had been postponed.

**RESOLVED:**

**That the report be noted.**

**278. PROPOSED STOPPING UP OF A FOOTPATH NO.14 (PART) WEST ASHTON**

The Principal Planning Officer (RM) presented of an application by Wimpey Homes to stop up Footpath No. 14 (part) West Ashton. The application has been made to enable a planning development to proceed. A map showing the existing and proposed routes was presented. Various footpaths and cycleways were incorporated into the development.

**RESOLVED:            That an order be made for the stopping up of  
Footpath No. 14 (part) West Ashton**

**279. PLANNING APPEALS UPDATES**

**a)      Land off Bradford Road, Trowbridge – 01/00882/OUT**

The Principal Planning Officer (CC) presented a report on the outcome of correspondence between the Council and the appellant's agents following the Committee's consideration of a report about this planning appeal at the meeting on 27 January 2005. The applicants had responded by submitting a repeat application. The appellant's would not be seeking to have the appeal held in abeyance pending the outcome of the application. They will decide a course of action when the application has been determined.

**RESOLVED:**

**That the report be noted.**

**b)      Phase 7B, Marina Drive, Staverton – 04/00941/REM**

The Principal Planning Officer (CC) presented a report on the outcome of correspondence between the Council and the appellant's agents following the Committee's consideration of a report about this planning appeal at the meeting on 27 January 2005. The appellant's responded by indicating that a repeat application will be submitted. Their agents have been issued a revised scheme for pre application comment before making an application.



The appellants will not seek to have the appeal held in abeyance pending the outcome of the application. They will decide on a course of action when the application has been determined.

**RESOLVED:**

**That the report be noted.**

**DATE OF NEXT MEETING**

The next ordinary meeting of the Planning Committee will be held on **Thursday 31 March 2005 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

( 7.05pm – 11.20pm)

These minutes were prepared by Melanie Stimpson; Member Support Officer who can be contacted on direct line 01225 770322 or email [mstimpson@westwiltshire.gov.uk](mailto:mstimpson@westwiltshire.gov.uk)

Commdev/word/planning/mins2005/10/03/05