

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 21 APRIL 2005**

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

Present:

Councillors: March (Chairman), Burnan OBE, Carbin, Clark, Conley, Cunliffe-Jones, Fortescue, Hames, James, Knight, Manasseh, Mudge, Osborn, Repton, Rosier and Viles

Also in attendance: While & Oldrieve

Officers: Development Control Services Manager, (DH), Principal Planning Officers (CC, RM & PW), Legal and Democratic Services Manager (SB), Member Support Team Leader (YR)

280. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Councillors Blakemore, John Clegg, Marion Clegg, Content, Hawker, Newbury, Oakman.

Councillor James replaced Councillor Blakemore.
Councillor Mudge replaced Councillor John Clegg
Councillor Conley replaced Councillor Marion Clegg
Councillor Hames replaced Councillor Content
Councillor Manasseh replaced Councillor Oakman

281. OPEN FORUM

For other open forum presentations in respect of planning applications please refer to minute number 2.

282. MINUTES

The minutes of the last meeting held on 31 March 2005 were approved as a correct record and signed by the Chairman.

The minutes of the special meeting held on 7 April 2005 were approved as a correct record and signed by the Chairman, subject to the following amendment:

Minute No. ???? – resolution (c) that the figure mentioned be amended from £9,000 to £20,000.

283. **DECLARATIONS OF INTEREST**

The following interests were declared:

Application/Item	Councillor/Officer	Reason
04/00797/OUT – Land south west of Christie Miller Sports Centre, Bowerhill	Mudge (Personal Interest)	Had been involved in discussions with WCC, WWDC, PC – would remain in the Chamber, take part in the debate, but would not vote
Trowbridge applications	James	Considered applications at Trowbridge Town Council Planning Committee
Various	James	Lobbied
04/02105/OUTES – Land south of Paxcroft Mead, Green Lane, Trowbridge	Clark	Chaired meetings of Hilperton Parish Council when these applications were discussed, but would consider the applications with an open mind.
04/02065/FUL & 04/02067/LBC – Maxcroft House, 3 Maxcroft Lane, Hilperton	Clark	
05/00364/FUL – 9 St Mary's Close, Hilperton	Clark	
04/00797/OUT - Land south west of Christie Miller Sports Centre, Bowerhill	Clark	Had been involved in the application as Portfolio Holder and would not take part in the debate or vote
05/00096/FUL – Land north of Bradford Rugby Club, Great Ashley, Winsley	Rosie MacGregor (officer)	Personal interest – husband is a member of the Bradford on Avon Rugby Club Committee – left the meeting for the item
05/00288/FUL – Land south west of Elmfield, Staverton	Peter Westbury (officer)	Personal interest – applicant is a former employer – left the meeting for the item

05/00286/FUL – 52 Upper Marsh Road, Warminster	March	Attended the Warminster Town Council Planning and Advisory Committee when this was discussed.
The Chairman noted that most Members had received lobbying on most of the applications		

284. **QUESTIONS**

No formal questions had been received.

285. **ANNOUNCEMENTS FROM THE CHAIRMAN**

Kingston Mills Exhibition

The Chairman reminded Members of the Kingston Mills exhibition being held on 22 April 2005, details of which had been circulated in the Members' Information Sheet.

Agenda

The Chairman appreciated the length of the agenda and sought Members co-operation to get through as much of the business as possible. He also advised members of the public that depending on the number of speakers for an item, speeches may have to be reduced from the usual 3 minutes. For the benefit of those speaking during open forum, the Committee agreed with the Chairman's intention to vary the order of the agenda in order to firstly consider applications where there were open forum speakers or public in attendance for an item.

286. **PLANNING APPLICATIONS**

Open Forum speakers:

Application	Speaker(s)
05/00181/FUL – 117 Winsley, Wiltshire, BA15 2LE	Mrs Jane McDermott
05/00182/LBC – 117 Winsley, Wiltshire, BA15 2LE	Mrs Jane McDermott
05/00374/OUT – Land off Bradford Road, Trowbridge, Wiltshire	Mr John Jenkins, Mr Bob Howells, Mr Mark Blakemoe, Mr Tony Harding, Dr Judy Holland, Mr Tony Durrant, Miss Sarah Jane Newbury, Mr Godfrey Marks, Mrs Ann Hillier

04/02105/OUTES – Land South of Paxcroft Mead, Green Lane, Trowbridge, Wiltshire	Mr Stephen Bawtree, Mr Ken Beaton, Mrs Kate Hayes, Mr George Dowd, Mr Jonathan Hawkes, Mr Ian Hardiman, Mr Ian Parkes, Mrs Rosemary Hawkes, Mr Chris Watkins, Mr Don Durbridge
05/00288/FUL – Land South West of Elmfield, Staverton, Wiltshire	Ms Lesley Warne
05/00063/FUL – Land adjoining Canal, The Slipway, Staverton, Wiltshire	Ms Lesley Warne
04/00845/FUL – Land North East of Station approach Bradford on Avon	Mr Roger Smith
04/02065/FUL – Maxcroft House, 3 Maxcroft Lane, Hilperton, Trowbridge, Wiltshire, BA14 7PY	Mr Nigel Whitehead
05/00096/FUL- Land North of Bradford Rugby Club, Great Ashley, Winsley, Wiltshire	Mr Derrick Hunt, Mr Laurie Wilson, Mr Frank Sweeting, Mrs Phyllis Sweeting
05/00244/OUT- Land East of 6 Lower Marsh Road, Warminster, Wiltshire	Mrs Beverley Wallis, Mr Graham Holloway, Mr Robert Chapman
04/00797/OUT- Land South West of Christie Miller Sports Centre, Lancaster Road, Bowerhill, Melksham, Wiltshire	Cllr Baines, Mrs Mary Jarvis,
05/00198/FUL- Land opposite The Laurels, Hawkeridge Road, North Bradley, Wiltshire	Mr P K Smith, A Frank Brine
05/00419/FUL- 6 Lilac Grove, Trowbridge, Wiltshire, BA14 0HB	Mr David Matthews, Mr Steve Gliddon, Mr Derek Sharman,

Decisions made against officers' recommendation

05/00374/OUT- Land off Bradford Road, Trowbridge

The officer's recommendation on this application was to refer the matter to the Secretary of State with a recommendation that planning permission be granted in view of the special circumstances and with the conditions as detailed in the report presented. However, the Committee resolved that planning permission be refused for the reasons detailed in the appendix to these minutes. This decision was the subject of a recorded vote which was recorded as follows:

For Refusal (13)

Cllrs James, Clark, Mudge, Conley, Cunliffe-Jones, Fortescue, Knight, Manasseh, Osborn, Repton, Rosier, Viles and Hames

Against Refusal (2)

Cllrs Burnan OBE and Carbin

Abstention (1)

Cllr March

05/00181/FUL & 05/00182/LBC – 117 Winsley

These applications were recommended for refusal for the reasons detailed in the report to the Committee and were subject to a site inspection prior to this meeting. However, the Committee resolved to grant planning permission for the reasons detailed in the appendix to these minutes.

05/00419/FUL – 6 Lilac Grove, Trowbridge

This 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.

05/00288/FUL – Land south west of Elmfield, Staverton

This application was recommended for permission subject to a S.106 agreement to secure provision and maintenance of an area of public open space; appropriate contribution towards educational needs and financial contribution for maintenance of the towpath. However, the Committee resolved to refuse planning permission for the reasons detailed in the appendix to these minutes.

05/00063/FUL – Land adjoining Canal, The Slipway, Staverton

The above application was recommended for permission upon revision of the existing S.106 agreement attached to permission 01/01611/OUT/ to ensure that it's provisions would apply the now recommended permission, to be completed within 3 months. However, the Committee resolved to refuse planning permission for the reasons detailed in the appendix to these minutes.

04/02065/FUL – Maxcroft House, 3 Maxcroft Lane, Hilperton

The recommendation on this application was to refer it to the Secretary of State and in the event of it being remitted back to this Council for decision, the Development Control Services Manager be authorised to grant planning permission. However, the Committee resolved to refuse planning permission for the reason detailed in the appendix to these minutes.

Applications Deferred

04/02105/OUTES – Land south of Paxcroft Mead, Green Lane, Trowbridge

The above application was recommended for referral to the first secretary of state under the terms of the Greenfield directive as one which the Council would resolve to grant permission subject to conditions once a S106 agreement had been completed to secure various issues.

The Principal Planning Officer circulated information in the 'late list' which referred to comments from Wiltshire County Council's Ecologist which requested further data be made into the existence of a rare species of bats, the Bechstein Bat. The application was therefore deferred for such investigations to be carried out and for the reason that it would be inappropriate for committee to resolve that they are minded to grant permission when, by virtue of the GOWS Article 14 direction, its provision has not yet been secured.

Those who had registered to speak during open forum for this item agreed to defer their speeches until when the application was considered by the Committee. Their contact details were collected and the Chairman assured them that they would be advised of the date when the application would be presented to the Committee.

04/00797/OUT – Land South west of Christie Miller Sports Centre, Bowerhill

That consideration of the above mentioned application be deferred for further negotiations with the applicant (WWDC) and with Wiltshire County Council, Melksham Without Parish Council and Melksham Town Council.

05/00198/FUL – Land opposite the Laurels, Hawkeridge Road, North Bradley

Officers recommended this application for permission, however the Committee resolved to defer consideration of the application.

Amended Condition

05/00096/FUL – Land north of Bradford on Avon Bradford Rugby Club, Great Ashley, Winsley

Condition No. was amended as circulated in the 'late list' and 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.**

NOTE: VOTE TO CONTINUE

During the consideration of planning applications, and in accordance with the Constitution, the Committee voted to continue with the meeting after 10pm.

Attendance

Applications were considered in the following order:

3, 4, 1, 2, 8, 25, 9, 10, 13, 5, 6, 7, 11, 12, 24 & 17

Cllr Clark left the meeting after a decision was reached on 04/02105/OUTES Land south of Paxcroft Mead, Green Lane, Trowbridge and returned at the end of the open forum presentation on the next application 05/00181/FUL 117 Winsley

Cllr Carbin left the meeting during the debate on application 05/00096/FUL Land north of Bradford Rugby Club, Great Ashley, Winsley and returned during the open forum presentation on application 05/00244/OUT land east of 6 Lower Marsh Road, Warminster

Cllr Rosier left the meeting after a decision was reached on application 05/00096/FUL Land north of Bradford Rugby Club, Great Ashley, Winsley and returned during the officer presentation on application 05/00419/FUL 6 Lilac Grove, Trowbridge

Cllr Manasseh left the meeting during the officer presentation on 05/00419/FUL 6 Lilac Grove, Trowbridge and returned during the open forum presentation on the same application.

Cllr Osborn left the meeting after a decision had been reached on application 05/00419/FUL 6 Lilac Grove, Trowbridge and returned at the beginning of the officer presentation on application 05/00244/OUT land east of 6 Lower Marsh Road, Warminster

Cllrs Cunliffe-Jones and Repton left the meeting after a decision had been reached on 05/00419/FUL 6 Lilac Grove, Trowbridge and returned during the officer presentation on application 05/00244/OUT land east of 6 Lower Marsh Road, Warminster

Cllrs James and Knight left before the start of the officer presentation on application 05/00244/OUT land east of 6 Lower Marsh Road, Warminster. Cllr Knight returned during the second open forum presentation on the same application. Cllr James returned during the debate on the same application.

Cllr Clark left and returned during the officer presentation on application 04/00797/OUT land south west of Christie Miller Sports Centre, Bowerhill.

Cllr Rosier left during the officer presentation on application 05/00288/FUL land south west of Elmfield, Staverton and returned during the debate on the same application.

Cllr Osborn left the meeting during the debate and returned whilst the debate was still in progress on application 04/00845/FUL land north east of Station Approach, Bradford on Avon.

Recorded Vote

Cllr Clark requested that his vote against the decision to grant planning permission in respect of application 05/00244/OUT land east of 6 Lower Marsh Road, Warminster be recorded.

ENDING THE MEETING

Due to the lateness of the hour (11.35pm), the Committee resolved to end the meeting. The following applications and items were not dealt with and were deferred to the next or an extra meeting :

Planning applications

04/01209/FUL – Hill Street Court, Hill Street, Trowbridge

04/01210/LBC – Hill Street Court, Hill Street, Trowbridge

05/00482/FUL – 9 Dales Road, Westbury

05/00286/FUL – 52 Upper Marsh Road, Warminster

05/00364/FUL – 9 St Mary's Close, Hilperton

05/00287/FUL – Land adjacent 11 Chapel Rise, Atworth

05/00406/FUL – 31 Lower Stoke, Limpley Stoke

05/00315/FUL – 5 Redlands, Bratton

05/00433/FUL – Cherry Tree, 9 Wellhead Lane, Westbury

Main agenda items

Planning Appeals – Update

Quarterly Planning Appeals – Update

DATE OF NEXT MEETING

The next ordinary meeting of the Planning Committee will be held on **Thursday 12 May 2005** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00pm – 11.35pm)

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

Commdev/word/planning/mins2005/21/04/05