

## **WEST WILTSHIRE DISTRICT COUNCIL**

### **MINUTES**

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 23 JUNE 2005**

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

Present:

Councillors: Newbury (Chairman), Burnan, Carbin, Clark, Clegg J, Clegg M, Cunliffe-Jones (part), Fortescue, Hawker, Knight, Manasseh, March, Osborn, Repton, Rosier and Viles

Also in attendance: Lewis (part)

Officers: Legal and Democratic Services Manager, Development Control Services Manager, (DH), Lawyer (CE), Solicitor (SH), Principal Planning Officer (CC), Member Support Officer (MS)

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

Apologies for absence were received from James and Oakman.

#### **320. OPEN FORUM**

For other open forum presentations in respect of planning applications please refer to minute number 325.

#### **321. MINUTES**

The minutes of the last meeting held on 2 June 2005 were approved as a correct record and signed by the Chairman.

### 322. DECLARATIONS OF INTEREST

The following interests were declared:

Index No.	Application/Item	Councillor/Officer	Reason
1	05/00214/FUL Brooklands, 49 Woolley Street, Bradford on Avon	Burnan Clegg M Knight Manasseh Newbury Clark	Lobbied Lobbied Lobbied Lobbied Lobbied Visited site but at a different time to the arranged site visit
2	04/02337/OUT Land Adjacent 14 Ash Grove Westbury	Clegg J  Manasseh	Member of Westbury Town Council Planning Committee. At meeting when application considered – cannot remember which way he voted Lives close to site
3	05/00552/FUL Trowbridge Lodge Service Station West Ashton Road Trowbridge	Knight Newbury	Lobbied Lobbied
7	04/02107/FUL Former Bottling Plant, Union Street, Trowbridge	Burnan Clark  Knight Newbury Osborn	Lobbied Prejudicial interest – owns properties in Timberell Street, close to the site, left the Chambers whilst the application was considered. Lobbied Lobbied Lobbied and personal interest - as portfolio holder has responsibility in supporting the Vision of Trowbridge project. Would remain in the Chambers, would speak but not vote
8	05/00341/FUL Land North of ARCO Roman Way Crusader Park	Hawker	Personal interest – In distant past has spoken with agent acting for the previous landowner to discuss possible solutions to the problem

	Warminster	March	Personal interest – all Warminster District Councillors know each other. Would remain in the Chamber and vote
13	05/00582/FUL Land Off Hammond Way Staverton	Hawker	Prejudicial interest – left the Chambers whilst application considered
14	05/00324/REM Land Between New Terrace and Marina Drive Staverton	Clark  Hawker	Chaired Hilperton Parish Council meeting when application considered  Prejudicial interest – left the Chambers whilst application considered
	Trowbridge applications	Burnan  Knight	Member of Trowbridge Town Planning Committee.  Member of Trowbridge Town Planning Committee
	Various	Manasseh	Lobbied

### **323. QUESTIONS**

No formal questions were received.

### **324. ANNOUNCEMENTS FROM THE CHAIRMAN**

The Chairman made no announcements

### **325. PLANNING APPLICATIONS**

Open Forum speakers:

<b>Application</b>	<b>Speaker(s)</b>
05/00214/FUL – Brooklands, 49 Woolley Street, Bradford on Avon	In view of the Committees decision to defer the application, the open forum speakers agreed to defer their presentations until the application came before the committee again at a later date.
04/02337/OUT – Land Adjacent 14 Ash Grove, Westbury	Mr John McGuire

05/00552/FUL – Trowbridge Lodge Service Station, West Ashton Road, Trowbridge	Mr Peter Borra Mr John Ralph Mr Les Webb
05/00452/FUL – Land Adjacent Vicarage, Corsham Road, Shaw	Mr Gil Pearson
05/00814/FUL – Land Adjacent 42 Trowbridge Road, Bradford on Avon	Mr Tony Doyle
04/02107/FUL – Former Bottling Plant, Union Street, Trowbridge	Mr Stephen Turnball
05/00341/FUL – Land North of ARCO, Roman Way, Crusader Park, Warminster	Mr Francis Morland
05/00224/OUT – Land North of 97 Deverill Road, Warminster	Mr Mike Cardy
05/00582/FUL – Land Off Hammond Way, Staverton Marina, Staverton	Ms Lesley Warne
05/00324/REM – Land Between New Terrace and Marina Drive, Staverton	Ms Lesley Warne

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

#### **05/00552/FUL – Trowbridge Lodge Service Station, West Ashton Road, Trowbridge**

This application was recommended for permission by officers; however, the Committee resolved to refuse planning permission for the following reason; - the proposed car wash and repositioned jet wash by reason of noise and spray escaping the site would be detrimental to the amenities of the occupiers of adjoining and nearby residential properties. The proposals would be contrary, therefore, to policy C38 of the West Wiltshire District Plan 1<sup>st</sup> Alteration, 2004.

#### **05/00324/REM – Land Between New Terrace and Marina Drive, Staverton**

This application was recommended for approval by officers however the Committee resolved to refuse to approve reserved matters for the following reason – the layout of the junction is not conducive to highway safety, the provisions of crossings are inadequate, the proposal does not provide a safe route to schools and the position of the bus stops are unclear, contrary to paragraph 29 of Planning Policy Guidance Note 13 –Transport.

### **Applications Deferred**

#### **05/00214/FUL – Brooklands , 49 Woolley Street, Bradford on Avon**

The original recommendation was that the Developmental Control Manager be authorised to grant permission at a future date in the event of the

satisfactory completion of a s106 Agreement to secure contributions towards the provision of off-site highway works in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority. However in accordance with the late list, the committee resolved to defer the application for further investigation with the Conservation Officer of the effect of the reduction in height of the front boundary wall of the site on the character and appearance of the Conservation Area, to establish whether as a result of this alteration to the wall the proposal as a whole would fail to preserve or enhance the character or appearance of the Bradford on Avon No.2 Conservation Area

**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**

Cllr Lewis left the meeting at the end of application 05/00214/FUL – Brooklands, 49 Woolley Street, Bradford on Avon and did not return to the meeting.

04/02107/FUL – Former Bottling Plant, Union Street, Trowbridge - Cllr Clark left the Chamber at the beginning of this application. Cllr Cunliffe-Jones left the Chamber during the open forum presentations of this application. Cllr Cunliffe-Jones returned during the debate of this application. Cllr Clark returned to the meeting at the beginning of application 05/00341/FUL – Land North of ARCO, Roman Way, Crusader Park, Warminster

Cllr Knight left the meeting during the officer's presentation of 05/00341/FUL – Land North of ARCO, Roman Way, Crusader Park, Warminster and returned during the open forum presentations of the same application.

Cllr John Clegg left the meeting during the officers presentation of application 05/00722/FUL – The Old Silkworks, Beech Avenue, Warminster and returned during the officers presentation of 05/00588/FUL- 1 Emwell Street, Warminster

Cllrs Cunliffe-Jones and Repton left the meeting during the officer's presentation of application 05/00224/OUT – Land North of 97 Deverill Road, Warminster. Cllr Cunliffe-Jones did not return to the meeting. Cllr Repton returned to the meeting during the debate of the same application.

Cllr Hawker left the Chamber for applications 05/00582/FUL – Land off Hammond Way, Staverton Marina, Staverton and 05/00324/REM – Land Between New Terrace and Marina Drive, Staverton and returned to the meeting at the beginning of application 05/00815/FUL – Stable House, 10 Sambourne Road, Warminster

05/00324/REM – Land Between New Terrace and Marina Drive, Staverton – Cllr Viles left the meeting during the open forum presentation of this application and Cllr Repton left during the debate. Both Cllrs Vile and Repton returned during the debate of the same application.

### **326 PLANNING APPEALS – UPDATE**

Christine Caister presented the planning appeals update report for the period covering from 19 May – 10 June 2005.

A query was raised in relation to applications 04/01866/LBC– 87 Hill Street, Hilperton and 04/00898/FUL – Wildcross House, South Wraxall as to why the applications had gone to appeal when they had been permitted under delegated decisions. The applications went to appeal to appeal against the conditions imposed by officers.

#### **RESOLVED:**

**That the report be noted.**

#### **DATE OF NEXT MEETING**

A Special Planning Committee meeting will be held on **Wednesday 13 July** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

The next ordinary meeting of the Planning Committee will be held on **Thursday 14 July 2005** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00pm – 10.23pm)

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)