

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 14 JULY 2005**

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

Present:

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

Also in attendance: Content (part)

Officers: Development Control Services Manager, (DH), Principal Planning Officer (PW), Member Support Officer (MS)

333. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Hawker and Oakman.

Councillor Cox replaced Councillor Oakman

334. OPEN FORUM

At the beginning of the meeting:

05/00592/FUL – Ambulance Service, 31 Bradley Road, Warminster,
05/00745/ADV – 57 Market Place, Warminster and 05/00721/FUL – Kiosk
Adjoining No. 1 Three Horseshoes Walk, Warminster – Mrs Elizabeth Collyns

For other open forum presentations in respect of planning applications please refer to minute number 333.

335. MINUTES

The minutes of the last meeting held on 23 June 2005 were approved as a correct record and signed by the Chairman.

336. DECLARATIONS OF INTEREST

The following interests were declared:

Index No.	Application/Item	Councillor/Officer	Reason
1	05/00626/REM Phase 7B Marina Drive Staverton	Knight Burnan	Lobbied Lobbied
5	05/00549/FUL 2 The Avenue Warminster	March	Lobbied
6	05/00795/CON 2 The Avenue Warminster	March	Lobbied
7	05/00948/OUT Land Adjoining Westfield Road Trowbridge	Knight Burnan	Both Members of Trowbridge Town Planning Committee
9	05/00715/FUL St Bernadette's Church West End Westbury	Manasseh M Clegg and J Clegg	Lobbied Both visited the Church and spoke to members of St Bernadette's Church
11	05/01018/FUL Le Mange Tout Silver Street Bradford on Avon	March Manasseh Knight Burnan	Lobbied Lobbied Lobbied Lobbied
12	05/00779/FUL 3 Clarendon Road Trowbridge	Knight Burnan	Both Members of Trowbridge Town Planning Committee
14	05/01066/FUL Springwood 33 Midford Lane Limply Stoke	Knight Burnan	Lobbied Lobbied
15	05/00930/FUL 24 Summerdown Walk Trowbridge	Knight Burnan	Both Members of Trowbridge Town Planning Committee
17	05/00765/FUL 73 Tynning Road Winsley	Cunliffe-Jones	Non prejudicial personal interest – attends Bradford Health Centre, open forum speakers are GP's of health centre and also know the architect.

	Various	James J Clegg	Lobbied and Chaired Trowbridge Town Development Committee Lobbied
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337. QUESTIONS

No formal questions were received.

338. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman made no announcements

339. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
05/00626/REM - Phase 7B Marina Drive Staverton	Ms Lesley Warne Mr Chris Braham Ms Sarah Richardson
05/00592/FUL – Ambulance Service, 31 Bradley Road, Warminster	Mrs H. Dooley
05/00549/FUL – 2 The Avenue, Warminster	Mr E. J. R. Ludlow Mr Lametti Mr Julian Goacher Mr Benjamin Beveridge Mr Burt Paul Mrs Elizabeth Collyns Mr Philip Atyeo
05/00765/CON - 2 The Avenue, Warminster	Mrs Elizabeth Collyns
05/00715/FUL – St Bernadette's Church, West End, Westbury	Mr T. Hounsome
05/00779/FUL – 3 Clarendon Road, Trowbridge	Mr Colin Cobb
05/01066/FUL- Springwood, 33 Midford Lane, Limpley Stoke	Mr Christopher Pound
05/00765/FUL – 73 Tynning Road, Winsley	Dr Nell Wyatt Dr Fiona Tees

Decisions made against officers' recommendation

05/00626/REM – Phase 7B Marina Drive, Staverton

This application was recommended for approval by officers; however, the Committee resolved to refuse planning permission for the following reason; - The West Wiltshire District Plan 1st Alteration includes the aspiration to protect the route of Staverton

diversion. The proposals would obstruct the route and would be contrary to that aspiration.

05/00715/FUL – St Bernadette’s Church, West End, Westbury

This application was recommended for refusal by officers however the committee resolved to grant permission with conditions attached as listed in the appendix to these minutes.

Applications Deferred

05/00549/FUL and 05/00795/CON – Both 2 The Avenue, Warminster

Officers recommended application 05/00549/FUL for permission and application 05/00795/CON for consent; however the committee resolved to defer the decision until after a site visit

Change of Recommendation

05/00948/OUT – Land Adjoining Westfield Road, Trowbridge

The application was recommendation for permission in the agenda papers, however the committee resolved to agree to the officers recommendation, as featured in the late list: - That the Development Control Manager be authorised to grant planning permission on being satisfied that all necessary notices have been served on the owners of the land forming part of the application site

Additional Condition/s

05/00948/OUT – Land Adjoining Westfield Road, Trowbridge

The approved dwelling shall not exceed two storeys

Reason: In the interests of the visual amenity of the area.

05/01018/FUL – Le Mange Tout, Silver Street, Bradford on Avon

No fixed structures associated with this development shall be erected on the site and any existing structures shall be removed within one calendar month of the date of this permission.

REASON: In the interests of pedestrian safety.

05/00743/FUL – Potticks Barn, Haugh, Winsley

The building should be used solely for agricultural purposes in conjunction with the agricultural use of Potticks Barn.

REASON: To secure an appropriate use in the countryside in accordance with GB2.

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) 05/00549/FUL and 05/00795/CON– 2 The Avenue, Warminster

That a site inspection be arranged for Thursday 4 August at 3.30pm.

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.

Recorded Vote

05/00626/REM – Phase 7B Marina Drive, Staverton

A motion for refusal was put to the vote and CARRIED and a recorded vote having been requested was recorded as follows:

For the Motion (10)

Carbin, Clark, J Clegg, M Clegg, Cox, Cunliffe-Jones, James, Knight, Manasseh, Repton

Against the Motion (7)

Burnan, Fortescue, March, Newbury, Osborn, Rosier, Viles

Abstentions (Nil)

Attendance

Applications were considered in the following order:

1, 2, 15, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17

05/00592/FUL –Ambulance Service, 31 Bradley Road, Warminster - Cllr James left the meeting during the officer's presentation of this application and returned during the debate. Cllr Osborn left the meeting at the end of this application and returned during the officers presentation of 05/00930/FUL – 24 Summerdown Walk, Trowbridge

05/00930/FUL – 24 Summerdown Walk, Trowbridge – Cllr Cox left the meeting at the end of this application and returned during the vote of 05/00745/ADV – 57 Market Place, Warminster. NB. Cllr Cox did not vote.

05/00549/FUL – 2 The Avenue, Warminster – Cllr Rosier left the meeting and returned during the debate regarding the time of the site visit.

05/00948/OUT – Land Adjoining 29 Westfield Road, Trowbridge – Cllrs James and Repton both left the meeting during the officer's presentation of this application and both returned during the debate

05/00845/LBC – 22 – 24 Market Place, Warminster – Cllr Knight left the meeting during the officers presentation of this application and returned during the officers presentation of 05/00715/FUL – St Bernadette's Church, West End, Westbury

05/00715/FUL – St Bernadette's Church, West End, Westbury – Cllr James left the meeting at the end of this application and returned during the officers presentation of 05/00971/FUL – 5 Melrose Close, Warminster

05/00971/FUL - 5 Melrose Close, Warminster – Cllr Osborn left the meeting during the officers presentation of this application and returned during the debate of 05/01018/FUL – Le Mange Tout, Silver Street, Bradford on Avon

05/01018/FUL – Le Mange Tout, Silver Street, Bradford on Avon – Cllr Mansseh left the meeting during the officer's presentation of this application and returned during the debate. Cllr J Clegg left the meeting during the debate of this application and returned during the officers presentation of 05/00779/FUL – 3Clarendon Road, Trowbridge

05/00779/FUL – 3Clarendon Road, Trowbridge – Cllr Viles left the meeting during the officers presentation of this application and returned during the open forum

05/00721/FUL – Both Cllrs Rosier and Cunliffe-Jones left the meeting during the officers presentation of this application. Cllr Rosier returned at the beginning of application 05/01066/FUL. – Springwood, 33 Midford Lane, Limpley Stoke. Cllr Cunliffe-Jones returned during the officer's presentation of 05/01066/FUL.

05/01066/FUL – Springwood, 33 Midford Lane, Limpley Stoke – Cllr Cox left the meeting during the officer's presentation of this application and returned during the open forum.

05/00743/FUL – Potticks Barn, Haugh, Winsley – Cllr James left the meeting at the beginning of this application and returned during the debate. Cllr March left the meeting during the officer's presentation of this application and did not return to the meeting.

05/00765/FUL – 73 Tynning Road, Winsley – Cllr Cox left the meeting at the end of this application and did not return to the meeting.

A request was made for the Planning Department to investigate if there was a way in which local members could be informed of applications of interest being decided under delegated powers. Members were informed that this was something that the Planning Department wished to do in the future.

340 PLANNING APPEALS – UPDATE

Dave Hubbard presented the planning appeals update report for the period covering 11 June – 30 June 2005.

It was commented that the 'points of interest arising from decisions' listed in the report was very useful and it was hoped this would be a continuing feature within future reports.

RESOLVED:

That the report be noted.

341 QUARTERLY PLANNING APPEALS UPDATE

Dave Hubbard presented a report which considered and commented on planning appeal decisions which were made from April- June.

The Committee were informed that since the previous quarterly planning appeals report the backlog of appeals have decreased and so have the number of new appeals received and percentage of appeals allowed.

RESOLVED:

That Committee notes the analysis of planning decisions and current appeal caseload.

342 PROPOSED FOOTPATH DIVERSION

An application has been submitted by Redrow Homes to divert Footpath No 43 (part) Trowbridge. The application has been made under section 257 of the Town and Country Planning Act 1990 to enable development to proceed.

Members were shown a map displaying the existing footpath route and the route of the proposed footpath

RESOLVED:

An order be made for diversion of Footpath No 43 Trowbridge and the new route provided to the satisfaction of the Highway Authority (Wiltshire County Council)

343 CONFIRMATION OF TREE PRESERVATION ORDER – LAND WEST OF THE GEORGE, WOOLLEY STREET, BRADFORD ON AVON

The recommendation in the agenda papers was that: - the Tree Preservation Order 05/00007 should be confirmed subject to modifications. The four apple trees should be omitted from the Order. Any subsequent planning applications for this site should include a robust tree planting scheme, which includes the planting of a minimum of eight semi mature trees.

Since this report was written officers have received a number of representations expressing concern that four apple trees are not worthy of inclusion in the Tree Preservation Order. Therefore the committee resolved with the officer's recommendation, as featured in the late list: - That this confirmation be deferred pending the receipt of additional information relating to this proposed Tree Preservation Order.

DATE OF NEXT MEETING

The next ordinary meeting of the Planning Committee will be held on **Thursday 4 August 2005** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00pm – 11.02pm)

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

Commdev/word/planning/mins2005/14/07/05

MINUTES OF THE PLANNING COMMITTEE

ON 14 JULY 2005

05/00592/FUL
Warminster
30.03.05
Full Plan

Erection of 25 dwellings

Ambulance Service 31 Bradley Road Warminster Wiltshire BA12
8BN

Applicant: **Hills Property Limited**

Decision: **PERMISSION**

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

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 2004 - Policies C31A & E2.

- 3 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 - 1st Alteration 2004 - Policy C32.

- 4 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 - 1st Alteration 2004 - Policy C32.

- 5 Before any development is commenced on site, including site works or storage of any description, all trees to be retained on site must be protected. The protective fencing should be at minimum, weld mesh panels (Heras or similar) erected on a scaffold framework driven in to the ground by a minimum of 600mm. Alternatively a three-bar post and rail fence should be erected with galvanised livestock mesh attached to it.

The protective fence should be erected at a minimum of 2 metres outside the canopy of each tree or hedgerow. If a group of trees are to be protected the fence should be erected a minimum of 5 metres outside the group canopy.

Within the areas so fenced off the existing ground level shall neither be raised or lowered and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon.

If trenches for services are required within the fenced off area, they shall be excavated and back-filled by hand avoiding any damage to the bark and any principal tree roots encountered shall be left unsevered. Where excavations do expose roots, should be surrounded with sharp/grit sand before replacing soil or other material in the vicinity. For further details relating to Tree in relation to construction the applicant should refer to BS 5837: 1991.

The fences shall not be removed without the consent of the local Planning Authority until the whole of the development is complete

REASON: To ensure that existing trees of value are adequately protected.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C40.

- 6 The details submitted pursuant to condition 1 of this planning permission shall include provision for a cycle/pedestrian link between Bradley Road and Ludlow Close.

REASON: In the interests of accessibility and highway safety.

POLICY: West Wiltshire District Plan 1st Alteration - Policies T11 & T12.

- 7 The proposed estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be submitted to and approved by the Local Planning Authority in writing before their construction commences. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority as part of the design details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

POLICY: West Wiltshire District Plan 1st Alteration H24.

- 8 A two metre wide footway across the entire Bradley Road site frontage shall be completed to the satisfaction of the Local Planning Authority prior to the occupation of any dwelling.

REASON: In the interests of pedestrian and highway safety.

- 9 No development approved by this permission shall be commenced until a scheme for the provision and the implementation of surface water run off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved programme and details.

REASON: To prevent the increased risk of flooding.

- 10 The development hereby permitted shall not begin until a scheme to deal with any contamination of the site has been submitted to and approved by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination, and the measures to be taken to avoid risk to the public or the environment when the site is developed which shall be implemented before the development begins. The scheme shall be carried out in accordance with the approved details.

REASON: In the interests of public health and safety.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C37.

- 11 The driveways 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.

- 12 Works shall take place in accordance with the document "Method Statement for the works required to lay paved footpath under retained TPO tree" submitted with the application, subject to any revision necessary for the protection of the tree that may be deemed necessary by the Local Planning Authority.

REASON: To safeguard the protected tree on the site and to ensure a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C32.

Note(s) to Applicant:

- 1 Whilst the West Wiltshire Council Environmental Protection department is not aware of the site being impacted by any ground contamination, it is the developer's responsibility to ensure that the final condition of the development and ground conditions are fit for the end use of the site. The developer should be vigilant for any materials in the structure or ground conditions that deviate from those observed to date and is responsible for taking appropriate actions should any latent deleterious materials be encountered.

**05/00745/ADV
Warminster
18.04.05
Advertisement**

Shop sign fascia and double sided hanging

57 Market Place Warminster Wiltshire BA12 9AZ

Applicant: Martin Robert Bradbury

Decision: CONSENT

REASON(S) FOR CONSENT:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Note(s) to Applicant:

- 1 The applicant is advised that the formal consent of the Highway Authority is required under the Highways Act for anyone to erect a sign or similar structure which will overhang the highway and this may be obtained from the Area Highway Surveyor who can be contacted on Tel. No. 01225 702649.

**05/00736/LBC
Warminster
18.04.05
Listed building**

Erection of fascia sign and double sided hanging sign

57 Market Place Warminster Wiltshire BA12 9AZ

Applicant: Martin Robert Bradbury

Decision: CONSENT

REASON(S) FOR CONSENT:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

05/00845/LBC
Warminster
04.05.05
Listed building

Alterations and repairs to southern boundary wall and fence
22-24 Market Place Warminster Wiltshire

Applicant: Mr Foot
Decision: CONSENT

REASON(S) FOR CONSENT:

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.

Condition(s):

- 1 The consent hereby granted shall be begun before the expiration of five years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The fence shall be stained within 3 months of the date of this approval in a colour approved in writing by the Local Planning Authority.

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

POLICY: West Wiltshire District Plan - 1st Alteration (2004) - Policy C31A.

Note(s) to Applicant:

- 1 The applicant is advised that the proposal also requires full planning permission.

05/00715/FUL
Westbury
14.04.05
Full Plan

Single storey extension
St Bernadettes Church West End Westbury Wiltshire

Applicant: Clifton Catholic Diocesan Trustees
Decision: PERMISSION

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.

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 2004 - Policies C31A & E2.

- 3 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 - 1st Alteration 2004 - Policy C32.

05/00971/FUL
Warminster
23.05.05
Full Plan

Installation of solar panels on the south facing rear roof

5 Melrose Close Warminster Wiltshire BA12 8EQ

Applicant: Mr And Mrs Cross

Decision: PERMISSION

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.

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.

05/01018/FUL
Bradford On Avon
31.05.05
Full Plan

Change of use of highway land to ancillary restaurant use

Le Mange Tout Silver Street Bradford On Avon Wiltshire BA15 1JX

Applicant: Mr L Meaden

Decision: PERMISSION

REASON(S) FOR PERMISSION:

The proposed development would not materially affect the amenities of the neighbours and any planning objections have been overcome by conditions.

Condition(s):

- 1 Details of lighting to the site (including measures to minimise sky glow, glare and light trespass) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The scheme shall only be carried out in accordance with the approved details.

REASON: In the interests of pollution prevention.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C35.

- 2 No storage or deposit of stock, waste materials or tables and chairs shall be made within the application site.

REASON: In order to maintain the appearance of the area

POLICY West Wiltshire District Plan 1st Alteration 2004 policy C38

- 3 The tables and chairs shall be removed from the highway at the end of each trading day

REASON; In the interests of highway safety

- 4 The application site shall be used solely for the serving of food and drink only, and not for advertising, promotional activity, the use of loudspeakers, radio, television, audio-visual equipment or any form of lighting.

REASON: In the interests of highway safety

- 5 No fixed structures associated with this development shall be erected on the site and any existing structures shall be removed within one calendar month of the date of this permission.

REASON: In the interests of pedestrian safety.

Note(s) to Applicant:

- 1 The applicant is advised that this permission must be accompanied by the appropriate licence, obtained from the Highway Authority, granting permission to place equipment within the public highway. Please contact the Divisional Highway Manager at Melksham on 01225 702649 with regard to agreeing the terms of the licence.

05/00779/FUL
Trowbridge
22.04.05
Full Plan

Single storey and two storey extension

3 Clarendon Road Trowbridge Wiltshire BA14 7BR

Applicant: Mr C Cobb

Decision: PERMISSION

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.

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 2004 - Policies C31A & E2.

05/00721/FUL
Warminster
11.04.05
Full Plan

Formation of a new kiosk shop unit within shopping centre to replace existing ATM facility

Kiosk Adjoining No 1 Three Horseshoes Walk Warminster Wiltshire

Applicant: **HYPO Real Estate Bank International**

Decision: **PERMISSION**

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

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 Details of the shopfront elevations including details of frames, plinth, cills, opening mechanisms and glazing at a scale of not less than 1:20, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the design of the shopfront is sympathetic to the building and to preserve the character and appearance of the Conservation Area.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C17, C18 and C31A.

05/00765/FUL
Winsley
12.04.05
Full Plan

Change of use from residential back to commercial use as a medical health surgery and dispensary at ground floor level only

73 Tyning Road Winsley Wiltshire BA15 2JW

Applicant: **The Partners**

Decision: **PERMISSION**

REASON(S) FOR PERMISSION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

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 2004 - Policy C31A.

- 3 The two parking spaces shown on the approved plan, shall at all times remain available for the parking of cars in connection with the use hereby permitted.

REASON: To ensure that an adequate area for parking is available in the interests of highway safety.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies CF3 and T10.

**05/00948/OUT
Trowbridge
17.05.05
Outline Plan**

One two storey detached dwelling

Land Adjoining 29 Westfield Road Trowbridge Wiltshire

Applicant: Mr & Mrs K P Collier

Decision: THAT THE DEVELOPMENT CONTROL MANAGER BE AUTHORISED TO GRANT PLANNING PERMISSION ON BEING SATISFIED THAT ALL NECESSARY NOTICES HAVE BEEN SERVED ON THE OWNERS OF THE LAND FORMING PART OF THE APPLICATION SITE.

JUSTIFICATION REASON(S):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Condition(s):

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: In accordance with Section 92 of the Town & Country Planning Act 1990.

- 2 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: In accordance with Section 92 of the Town & Country Planning Act 1990.

- 3 Approval of the details of design, external appearance, means of access and landscaping ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: In accordance with Section 92 of the Town & Country Planning Act 1990.

- 4 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 2004 - Policies C31A & E2.

- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 6 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 - 1st Alteration 2004 - Policy C32.

- 7 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 - 1st Alteration 2004 - Policy C32.

- 8 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U1A.

- 9 Sufficient space for one garage and one parking space together with vehicular access thereto shall be provided for the dwelling, before it is occupied, in a position approved by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles or for the purpose of access.

REASON: in the interests of amenity and road safety

- 10 Before the development is occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 11 The proposed access shall incorporate splays on both its sides to the rear of the existing footway based on co-ordinates of 2.4 metres x 2.4 metres and which shall be kept free of obstruction above a height of 600mm

REASON: In the interests of highway safety

- 12 The approved dwelling shall not exceed two storeys.

REASON: In the interests of the visual amenity of the area

Note(s) to Applicant:

- 1 The applicant is advised that they are required to protect the integrity of Wessex Water systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. With respect to water supply, there are water mains in the vicinity of the proposal, connection can be agreed at a later date.

**05/00743/FUL
Winsley
18.04.05
Full Plan**

Construction of new implement/cattle shelter

Potticks Barn Haugh Winsley Wiltshire BA15 2JD

Applicant: Mr L Howe

Decision: THAT THE APPLICATION BE REFERRED TO THE SECRETARY OF STATE AND IN THE EVENT OF IT BEING REMITTED BACK TO THE COUNCIL FOR DECISION, THE DEVELOPMENT CONTROL MANAGER BE AUTHORISED TO GRANT PERMISSION.

JUSTIFICATION REASON(S):

Although the proposal would constitute inappropriate development in Green Belt, very special circumstances are present that clearly outweigh this harm to the Western Wiltshire Green Belt.

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 2004 - Policies GB2, C1, C3 and C31a.

- 3 The building should be used solely for agricultural purposes in conjunction with the agricultural use of Potticks Barn.

REASON: To secure an appropriate use in the countryside in accordance with GB2.

**05/00549/FUL
Warminster
22.03.05
Full Plan**

Demolition of existing dwelling and redevelopment of site to provide 9 dwellings

2 The Avenue Warminster Wiltshire BA12 9AA

Applicant: Mr P Atyeo

Decision: DEFERRED FOR SITE INSPECTION

**05/00795/CON
Warminster
22.04.05
Conservation Area**

Demolition of existing dwelling

2 The Avenue Warminster Wiltshire BA12 9AA

Applicant: Mr P Atyeo

Decision: DEFERRED FOR SITE INSPECTION

05/00626/REM
Staverton
31.03.05
Reserved Matters

Erection of 69 dwellings with associated parking, internal access roads, landscaping and other works

Phase 7B Marina Drive Staverton Wiltshire

Applicant: **Persimmon Homes (Wessex) Ltd**

Decision: **REFUSAL**

Reason(s):

- 1 The West Wiltshire District Plan 1st Alteration includes the aspiration to protect the route of Staverton diversion. The proposals would obstruct the route and would be contrary to that aspiration.

05/01066/FUL
Limpley Stoke
03.06.05
Full Plan

Conservatory extension to south elevation

Springwood 33 Midford Lane Limpley Stoke Wiltshire BA3 7GR

Applicant: **Mr Barber**

Decision: **REFUSAL**

Reason(s):

- 1 The proposal by reason of the cumulative increase of the extensions on this property in the Western Wiltshire Green Belt, would result in a disproportionate addition over and above the size of the original building, the proposal is by definition harmful to the openness of the Green Belt. The application is accompanied by a justification, however no very special circumstances have been demonstrated that would clearly outweigh the harm to the Green Belt by reason of inappropriateness. The proposal is contrary to Policy GB2 of West Wiltshire District Plan - 1st Alteration 2004 and PPG2.

05/00930/FUL
Trowbridge
16.05.05
Full Plan

Two storey extension to side

24 Summerdown Walk Trowbridge Wiltshire BA14 0LJ

Applicant: **T Portsmouth**

Decision: **REFUSAL**

Reason(s):

- 1 This proposal by virtue of its design and form would unbalance this semi-detached pair of houses, detracting from the visual amenity of the street scene and the character of the host building, contrary to the Adopted Supplementary Planning Design Guidance - Household Alterations and Extensions and Policy C31A of the West Wiltshire District Plan 1st Alteration 2004.
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