

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 4 AUGUST 2005**

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

Present:

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

Also in attendance: Cllrs Cox, Davis and Syme (part meeting)

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

344. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

An apology for absence was received from Cllr Osborn. There were no changes to the membership of the Committee.

345. OPEN FORUM

At this point, Mr Jocelyn Fielding made an open forum presentation in respect of the item on the Confirmation of Tree Preservation Order – Land west of The George, Woolley Street, Bradford on Avon (minute no. 351 refers)

Mr Ian Frostick spoke at the beginning of the meeting in respect of application 05/01069/REM – Land south of St Stephens Way, Warminster.

For open forum presentations in respect of planning applications please refer to minute number 350. For other open forum presentations, please refer to the relevant minute.

346. MINUTES

The minutes of the meetings held on 13 and 14 July 2005 were approved as correct records and signed by the Chairman subject to the following amendment in respect of the minutes held on 13 July:

Minute no. 330 – Declarations of Interest

The declaration of interest made by Cllr Clark was only in respect of a personal interest by virtue of his capacity as Chairman of Hilperton Parish Council when the applications were considered by the Parish Council and did not relate to a prejudicial interest.

347. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor/Officer	Reason
05/01014/FUL – Land to rear of 62 and 66 Market Place, Warminster	Manasseh	Lobbied – would leave room
05/00275/FUL – 1 Prospects Fields, Atworth	Manasseh Repton, Cunliffe-Jones, Knight, Newbury & Rosier	Personal interest – knew the applicant Lobbied
Various	James, Burnan OBE & Knight	Had received generally lobbying on a number of items and had considered Trowbridge applications at Trowbridge Town Council
Various	Oakman	Had received general lobbying on a number of items and had considered Melksham applications as Vice Chairman of Melksham Town Council's Planning Committee
05/00214/FUL – Brooklands, 49 Woolley Street, Bradford on Avon	Repton, Cunliffe Jones, Burnan OBE & Knight	Lobbied/received letters
05/00978/FUL – Old Workmens Hall, Bath Road, Atworth	Repton, Burnan OBE, Cunliffe-Jones, Newbury, Knight & Rosier	Lobbied
*05/01078/FUL – 27 – 29 Woolley Terrace, Bradford on Avon	Repton,	
05/00549/FUL & 05/00795/CON – 2 The Avenue, Warminster	March	Personal and Prejudicial interest – applicant was acquaintance and political colleague – would leave

		room
05/01033/LBC – Land to rear of 62 and 66 Market Place, Warminster	March	Lobbied
Various	John Clegg & Marion Clegg	Lobbied
Warminster applications	Davis & Syme	Applications considered by Warminster Town Council's Planning Committee
05/01217/FUL – 95 Winsley Hill, Limpley Stoke	Newbury & Rosier	Lobbied

348. QUESTIONS

No formal questions were received.

349. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman made no announcements

350. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
05/00549/FUL & 05/00795/CON – 2 The Avenue, Warminster	Mr Philip Atyeo, Mr Goacher, Mr Robin Ludlow, Mr Ben Beveridge, Mrs Anne Mawn, Mr Burt Paul
05/00214/FUL – Brooklands, 49 Woolley Street, Bradford on Avon	Mr Jim Lynch, Ann Pennington, Mr J Fielding, Mr Peter Leach
05/00986/FUL – 54 Midford Lane, Limpley Stoke	Mr Richard Williams
05/00827/LBC – Manor Farmhouse, Beanacre Manor Old Road Beanacre	Mr Kevin Hunt
05/01014/FUL – Land to rear of 62 and 66 Market Place, Warminster	Mr Alan Moon, Mr Bryan Aderley, Mrs Joan Main, Mr Michael Thomas
05/01033/LBC – Land to rear of 62 and 66 Market Place, Warminster	Mr Alan Moon, Mr Bryan Adderley
05/01262/FUL – Moonrakers, 6 Butts Lane, Keevil	Mr Brent Hodges, Mr Anthony Marsh
05/00978/FUL – Old Workmens Hall, Bath Road, Atworth	Mr John Dunseith
05/01154/OUT – Land rear of 21 Middle Lane, Trowbridge	Mrs Iris Day

05/01069/REM – Land South of Stephens Way, Warminster Business Park, Warminster	Mr Paul Burrell, Mr Francis Morland and *Mr Frostick
05/00275/FUL – 1 Prospects Fields, Atworth	Mr Simon Filipowicz

* Spoke at beginning of meeting

Decisions made against officers' recommendation

05/00986/FUL – 54 Midford Lane, Limpley Stoke

The above mentioned application was recommended by officers for refusal for the reasons outlined in the report to Committee. However, the Committee resolved to refer the application to the Secretary of State stating that this Council was minded to approve planning permission.

Justification Reason: The creation of an enlargement to this small and limited residential curtilage associated with this rural building, which has been converted to a dwelling, would constitute a special justification for this development which would not harm the openness of the Green Belt, and would conserve and enhance the special landscape character of the Cotswold Area of Outstanding Natural Beauty. Condition to remove Permitted development rights as follows: 1. USEGPD....Part 1 Class(es) E and F...

05/01262/FUL – Moonrakers, 6Butts Lane, Keevil

The above application was recommended for planning permission. However, the Committee resolved to refuse the application for the following reason:

The proposal by reason of the increase in size and height together with its design and siting would have an adverse impact on the character of the countryside and would harm the character and setting of the adjoining Conservation Area, contrary to Policies C1, C17 and H20 of the West Wiltshire District Plan - 1st Alteration 2004 and the Keevil Village Design Statement.

05/00978/FUL – Old Workmens Hall, Bath Road, Atworth

The above application was recommended by officers for refusal. However, the Committee resolved to delegate to Officers to grant permission with necessary conditions to be agreed between the Development Control Service Manager and the Chairman of the Planning Committee, following further negotiations to secure changes to fenestration and resolve issues in respect of affordable housing.

05/01154/OUT – Land to the rear of 21 Middle Lane, Trowbridge

The above application was recommended for planning permission by officers. However, the Committee resolved that planning permission be refused for the following reason:

The proposals would not be sympathetic to the spatial form of the surrounding area and would have an adverse impact on the amenity of neighbouring dwellings contrary to Policies C31a and H1 of the West Wiltshire District Plan - 1st Alteration 2004.

Applications Deferred

05/00827/LBC – Manor Farmhouse, Beanacre Manor Old Road Beanacre

The above mentioned application was recommended by officers for consent. However, the Committee resolved to defer the application for further clarification.

05/01014/FUL & 05/01033/LBC – Land to rear of 62 and 66 Market Place, Warminster

The above applications were deferred for a site inspection to be held at 4pm on the day of the next meeting, 25 August and then considered at the meeting that evening.

05/01078/ful – 27 – 29 Woolley Terrace, Bradford on Avon

05/01193/FUL – 1 Stirling Close, Bowerhill, Melksham

05/01009/FUL – 71 The Common, Broughton Gifford

05/01081/ADV – Land South of Shails Lane, Bowerhill, Melksham

05/01217/FUL – 95 Winsley Hill, Limpley Stoke

Due to the lateness of the hour, the above applications were deferred to the next meeting to be held on 25 August 2005 commencing at 7pm.

Additional/Change to Condition/s

05/00549/FUL – 2 The Avenue, Warminster

The above application was granted permission in line with the recommendation of officers, subject to the following additional conditions being imposed:

Before the development hereby permitted is commenced, a scheme for the management of the site during construction works, which shall include on site storage of all construction materials and machinery, and the parking of construction vehicles, shall be submitted to and approved by the Local Planning Authority. The scheme so approved shall be implemented throughout the construction period.

REASON: To safeguard neighbouring amenities.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C36 & C38.

Condition no 21.

During the development and construction works, the hours of operation on the site by the developer and contractors shall be limited between the hours of 0700 and 1800 on Mondays to Fridays, and 07.00 and 13.00 on Saturdays, and at no time on Sundays and Bank Holidays.

REASON: To safeguard neighbouring amenities

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C36 & C38.

Note: Cllr March left the meeting during consideration of the above application having already declared a personal and prejudicial interest.

05/00828/FUL – Manor Farmhouse, Beanacre Manor Old Road, Beanacre

That planning permission be granted as recommended, but that the condition detailed in the report be deleted and instead, the following note to the applicant be added:

You are advised that this permission does not regularise the replacement gate posts and gates which do not form part of this application.

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) That the following applications be deferred for a site inspection to be held on 25 August 2005 at 4pm and then considered by the Planning Committee at its meeting:

05/01014/FUL & 05/01033/LBC – Land to rear of 62 and 66 Market Place, Warminster.

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. Given the number of items still yet to be considered, the Committee agreed to review the situation again later in the meeting.

Recorded Votes

05/00549/FUL – 2 The Avenue, Warminster

Cllr James requested that his vote against the decision to grant planning permission in respect of the above mentioned application be recorded.

Attendance

Applications were considered in the following order:

1 – 11; 16, 18

12 – 15 and 7 were deferred until the next meeting due to the lateness of the hour.

Cllr Hawker arrived during the officer presentation on No. 1 – 05/00549/FUL – 2 The Avenue Warminster

The Chairman at that point reminded members of the need to declare interests if appropriate.

Cllr March left the meeting during the entire consideration of No. 1 & 2 - 05/00549/FUL & 05/00795 – 2 The Avenue Warminster having previously declared his interest.

Cllrs James and Hawker left after consideration of No. 2 - 05/00795 – 2 The Avenue Warminster and returned at the start of the next item.

Cllrs Manasseh and Oakman left the meeting after consideration of No. 9 – 05/01262/FUL – Moonrakers, 6 Butts Lane, Keevil

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

**Open Forum Speakers: Mr Wilson, *Jocelyn Fielding and John Pearce
* spoke at beginning of meeting**

The decision on whether or not to confirm this Tree Preservation Order was deferred from the meeting held on 14 July for further consideration of the issues involved.

Accordingly a report was presented which invited the Committee to decide if it wished to confirm the Order, with or without modifications having regard to the issues involved and the representations received.

RESOLVED:

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

352. PROPOSED FOOTPATH DIVERSION – NO. 2 STAVERTON (PART)

Open Forum Speaker: Mrs Leslie Warrne

An application had been received to divert part of Footpath No. 2 Staverton as shown on the plan presented to the meeting. The application was made under Section 257 of the Town and Country Planning Act 1990 to enable development to proceed.

It was noted that whilst the report had stated that no objections had been received, representations had been made by Staverton Parish Council, but had been considered irrelevant within the context of the proposal.

RESOLVED:

That the application be referred to the Secretary of State for decision and that a period of 14 days from the date of this meeting be allowed for the receipt of further information to explain the representations from Staverton Parish Council which before passing the matter to the Secretary of State for consideration.

353. PLANNING APPEALS – UPDATE

Due to the lateness of the hour, this item was deferred until the next meeting.

DATE OF NEXT MEETING

The next ordinary meeting of the Planning Committee will be held on **Thursday 25 August 2005** at **7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00pm – 11.52pm)

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

**MINUTES OF THE PLANNING COMMITTEE
ON 4 AUGUST 2005**

**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: 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 A schedule of the materials to be used in the external surfaces of the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.
REASON: To ensure that the development harmonises with its setting.
POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.
- 3 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.
- 4 Details, including samples where appropriate of the materials for the surfaces of all footways and pedestrian areas, cycleways and all other hard surfaced areas, shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development, or prior to the commencement of any relevant phase of the development whichever is appropriate. The 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 - Policy C31A.
- 5 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.
- 6 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.
- 7 Details of the design, external appearance and finish of all new walls, including the proposed stone wall along the southern boundary of the site, the boundary detailing along the western side of the proposed footpath link, and all other fences or

means of enclosure within the site shall be submitted to and approved by the Local Planning Authority prior to their construction. The works shall then only be carried out in accordance with those approved details.

REASON: To ensure that the character and appearance of the Conservation Area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C17 and C18.

- 8 The existing boundary walls along the north and western boundary of the site shall be retained and maintained in a satisfactory condition.

REASON: To ensure that the character and appearance of the Conservation Area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C17 and C18.

- 9 No pedestrian access or opening shall be subsequently created in the existing boundary walls along the northern and western boundaries of the application site.

REASON: To ensure that the character and appearance of the Conservation Area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C17 and C18.

- 10 The storage buildings hereby approved shall be retained for ancillary use in connection with the development and shall not be used for any commercial purpose whatsoever.

REASON: To ensure the facilities are retained for use by residents and in the interests of residential amenity.

- 11 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, no development falling within Schedule 2, Part 1, Classes A to E, and Class G and Part 2 Class B of the Order shall be carried out without the express planning permission of the Local Planning Authority.

REASON: The implementation of permitted development rights on this site would be unacceptable.

- 12 The proposed pedestrian access shall incorporate splays on both its sides to the rear of the carriageway based on co-ordinates of 2.4 metres by 2.4 metres which shall be kept free of obstruction above a height of 600mm in order to provide for pedestrian intervisibility.

REASON: In the interest of highway safety.

- 13 In connection with the above mentioned condition, before any work is commenced, details of the design, form and method of construction of these splays shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include a sample wall panel, not less than 1 metre square to be first constructed on site and left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

REASON: To ensure that the character and appearance of the Conservation Area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C17 and C18.

- 14 The pedestrian access, for at least the first 5 metres shall be surfaced in a bound material (not loose stone or gravel) in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

- 15 Any gates to be erected to the pedestrian access shall be set back a minimum distance of 1.7 metres and shall be made to open inwards only, in order to provide adequate room for wheelchairs and pushchairs between the gates and the highway. (See note 1).

REASON: In the interests of highway safety.

- 16 Provision shall be made within the site for the disposal of surface water from the pedestrian access so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

- 17 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.

- 18 The development hereby permitted shall not be commenced until surface water drainage works have been carried out and completed 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 U2.

- 19 A comprehensive management plan including long-term design objectives, management responsibilities and maintenance schedules for all communal landscape areas, external walls along the boundaries of the site and the footpath along the eastern boundary of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The management plan shall be carried out as approved.

REASON: To ensure the adequate maintenance of amenity space and to ensure that the character and appearance of the Conservation Area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C17, C18 and C32.

- 20 Before the development hereby permitted is commenced, a scheme for the management of the site during construction works, which shall include on site storage of all construction materials and machinery, and the parking of construction vehicles, shall be submitted to and approved by the Local Planning Authority. The scheme so approved shall be implemented throughout the construction period.

REASON: To safeguard neighbouring amenities.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C36 & C38.

- 21 During the development and construction works, the hours of operation on the site by the developer and contractors shall be limited between the hours of 0700 and 1800 on Mondays to Fridays, and 07.00 and 13.00 on Saturdays, and at no time on Sundays and Bank Holidays.

REASON: To safeguard neighbouring amenities

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C36 & C38.

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:

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 development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 2 The building(s) shall not be demolished before a contract for the carrying out of the works of redevelopment of the site has been entered into, and planning permission has been granted for the redevelopment for which the contract provides.

REASON: To ensure that the character and appearance of the conservation area is conserved.

Policy: West Wiltshire District Plan - 1st Alteration - Policies C17 & C18.

- 3 This consent relates solely to the demolition of the existing dwelling house and detached garage.

REASON: To ensure that the character and appearance of the Conservation Area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C17 and C18.

- 4 Before any modification of the external boundary walls to the site is undertaken, a sample area shall be prepared on site to show the proposed mortar composition and colour, and method of pointing, for the approval of Local Planning Authority in writing. The development shall be carried out in accordance with the approved sample.

REASON: To ensure that the development harmonises with its setting and the character and appearance of the Conservation Area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C17 and C18.

05/00828/FUL
Melksham Without
29.04.05
Full Plan

Removal of stone wall and re-instatement at rear and reinstatement door to utility area and replacement brick pillar on front elevation

Manor Farmhouse Beanacre Manor Old Road Beanacre Wiltshire

Applicant: **Mr And Mrs King**

Decision: **PERMISSION**

REASON(S) FOR PERMISSION:

The proposed development would not materially affect the amenities of the neighbours and would not significantly harm any interests of acknowledged importance.

Note(s) to Applicant:

- 1 You are advised that this permission does not regularise the replacement gate posts and gates which do not form part of this application.

05/01069/REM
Warminster
03.06.05
Reserved Matters

Removal of conditions relating to application 04/1329/REM. Units on sites A1, A2, A3 and A4 for class B1/B2/B3 uses

Land South Of Stephens Way Warminster Business Park Warminster Wiltshire

Applicant: **Prospect Land Ltd**

Decision: **APPROVAL**

REASON(S) FOR APPROVAL:

The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections on planning grounds.

Condition(s):

- 1 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.

- 2 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to the existing vegetation and the surrounding landform. Development shall be carried out in accordance with the approved details.

REASON: In the interests of pollution prevention and amenity.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C38.

- 3 Details of the construction of the earth bund and its landscaping shall be submitted to and approved in writing by the Local Planning Authority, and its construction completed, prior to the first operational use of the premises hereby permitted. The details submitted shall include measures to conserve trees and hedges and to prevent spillage onto adjacent land.

REASON: In the interests of pollution prevent and amenity.

POLICY: West Wiltshire District Plan - Policy C38.

- 4 The parking and servicing spaces indicated on the approved plans shall be formally laid out and marked on site, and shall be provided concurrently with the development to which they relate.

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

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy T10.

- 5 Before the development is occupied, the access roads and car parking areas shall be surfaced in a bound material (not loose stone or gravel) to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 6 The development hereby permitted shall not be occupied until the visibility splays shown on the submitted plan have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

REASON: In the interests of highway safety.

- 7 The development hereby permitted shall not be commenced until surface water drainage works have been carried out and completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway. The works shall be carried out in accordance with the approved details.

REASON: To ensure that the development can be adequately drained, and in the interests of highway safety.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U2.

- 8 The development hereby permitted shall not be commenced until sewage and foul water disposal works have been submitted to and approved in writing by the Local Planning Authority. Foul drainage must be kept separate from clean surface and roof water. The works shall be carried out in accordance with the approved details.

REASON: To ensure that the development can be adequately drained, and to prevent pollution of the water environment.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies U1A and U4.

- 9 Before the commencement of any works on site, details of the easement, diversion or protection works for the public sewer crossing the site need to be submitted to and approved in writing by the Local Planning Authority. The works shall then be undertaken in accordance with these approved details.

REASON: To protect the public infrastructure crossing the site.

- 10 Details of lighting to the site (including measures of 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 works shall be in accordance with the Institution of Lighting Engineers' "Guidance Notes for the Reduction of Light Pollution". The scheme shall only be carried out in accordance with the approved details.

REASON: In the interests of light pollution prevention.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C35.

Note(s) to Applicant:

- 1 You are advised to contact Wessex Water as regards point of connection with their apparatus.
- 2 Discharge of silty or discoloured water from excavations should be irrigated over grassland or a settlement lagoon be provided to remove gross solids. The Environment Agency must be advised if a discharge to a watercourse is proposed.
- 3 The Environment Agency must be notified immediately of any incident likely to cause pollution.
- 4 You are advised that parking and servicing areas should be kept free of obstruction.

05/00986/FUL
Limpley Stoke
20.05.05
Full Plan

Retrospective application to permit change of use from agricultural to domestic garden

54 Midford Lane Limpley Stoke Wiltshire BA2 7DF

Applicant:

Richard And Claire Wiliams

Decision:

PLANNING PERMISSION BE GRANTED AT A FUTURE DATE IN THE EVENT OF THE DEVELOPMENT CONTROL MANAGER BEING SATISFIED THAT THE FIRST SECRETARY OF STATE REMITS THE APPLICATION BACK TO THE COUNCIL FOR A DECISION.

JUSTIFICATION REASON(S):

The creation of an enlargement to this small and limited residential curtilage associated with this rural building, which has been converted to a dwelling, would constitute a special justification for this development which would not harm the openness of the Green Belt, and would conserve and enhance the special landscape character of the Cotswold Area of Outstanding Natural Beauty.

Condition(s):

- 1 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, no development falling within Schedule 2, Part 1, Class(es) E & F of the Order shall be carried out without the express planning permission of the Local Planning Authority.

REASON: The implementation of permitted development rights on this site would be unacceptable.

05/00827/LBC
Melksham Without
29.04.05
Listed building

Insertion of four rooflights, change of use of store to garage and utility room, replacement roof tiles and removal of stone wall and reinstatement at rear

Manor Farmhouse Beanacre Manor Old Road Beanacre Wiltshire

Applicant:

Mr And Mrs King

Decision:

DEFERRED

05/00978/FUL
Atworth
23.05.05
Full Plan

Conversion of derelict building to residential use

Old Workmens Hall Bath Road Atworth Wiltshire

Applicant:

Mr J Dunseith

Decision:

DEFERRED - Delegated to Officers to grant planning permission with necessary conditions following further negotiations to secure changes to fenestration and resolve issues in respect of affordable housing.

05/01014/FUL
Warminster
31.05.05
Full Plan

Erection of four one bedroom flats, eight two bedroom flats and two office suites
Land To Rear Of 62 And 66 Market Place Warminster Wiltshire

Applicant: C Barkshire Esq

Decision: DEFERRED FOR SITE INSPECTION

05/01033/LBC
Warminster
31.05.05
Listed building

Demolition of remains of boundary wall to allow development of site
Land To Rear Of 62 And 66 Market Place Warminster Wiltshire

Applicant: C. Berkshire Esq

Decision: DEFERRED FOR SITE INSPECTION

05/00214/FUL
Bradford On Avon
08.02.05
Full Plan

Demolition of existing dwelling and erection of six 3-bedroom terraced cottages and associated works
Brooklands 49 Woolley Street Bradford On Avon Wiltshire BA15 1AG

Applicant: Beswick Homes

Decision: REFUSAL

Reason(s):

- 1 The proposal to reduce the height of the traditional dry-stone coursed rubble frontage wall, which is of historic importance and prominent within the streetscene, would neither preserve nor enhance the character or appearance of the Conservation Area, contrary to Policies C17 and C18 of the West Wiltshire District Plan - 1st Alteration 2004.
 - 2 The proposed detached frontage dwelling, by reason of its height and position relevant to the highway, the contours of the site and level of the ground, would appear unduly prominent within the streetscene. This would create a discordant element that would be uncharacteristic of the area and harmful to the setting of the adjoining Conservation Area, contrary to Policies C17, C18, C31A, H1 and H24 of the West Wiltshire District Plan - 1st Alteration 2004.
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05/00275/FUL
Atworth
15.02.05
Full Plan

Detached double garage with carport with attic room
1 Prospect Fields Atworth Wiltshire SN12 8RS

Applicant: Mr A Aycliffe

Decision: REFUSAL

Reason(s):

- 1 The proposed garage and studio, by reason of its size, height, form and positioning in close proximity to Prospect Farm would result in a loss of daylight, overshadowing and overbearing impact culminating in a loss of neighbouring amenity for the occupants of this property contrary to Policy C38 of the West Wiltshire District Plan 1st Alteration 2004 and the Adopted Supplementary Planning Guidance - Household Alterations and Extensions.
- 2 The proposed garage and studio, by reason of its size, height, form and positioning in close proximity to the Grade II Listed Prospect Farm would create an incongruous feature that would detract from the setting of this Grade II listed Building to the detriment of its character contrary to Policy C27 of the West Wiltshire District Plan 1st Alteration 2004 and Policy HE7 of the Wiltshire Structure Plan 2011.

- 3 The proposed garage and studio, by reason of its size, height, form and positioning in front of the host building would appear overly prominent and detract from the appearance of the host building and the street scene contrary to Policy C31a of the West Wiltshire District Plan 1st Alteration 2004 and the Adopted Supplementary Planning Guidance - Household Alterations and Extensions.
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05/01154/OUT
Trowbridge
14.06.05
Outline Plan

Erection of one, 2 bedroom single storey dwelling with attached garage

Land Rear Of 21 Middle Lane Trowbridge Wiltshire

Applicant: **Mr And Mrs Doel**

Decision: **REFUSAL**

Reason(s):

- 1 The proposals would not be sympathetic to the spatial form of the surrounding area and would have an adverse impact on the amenity of neighbouring dwellings contrary to Policies C31a and H1 of the West Wiltshire District Plan - 1st Alteration 2004.
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05/01262/FUL
Keevil
24.06.05
Full Plan

Demolition of bungalow and erection of a new dwelling

Moonrakers 6 Butts Lane Keevil Wiltshire BA14 6LZ

Applicant: **Moi Yeong**

Decision: **REFUSAL**

Reason(s):

- 1 The proposal by reason of the increase in size and height together with its design and siting would have an adverse impact on the character of the countryside and would harm the character and setting of the adjoining Conservation Area, contrary to Policies C1, C17 and H20 of the West Wiltshire District Plan - 1st Alteration 2004 and the Keevil Village Design Statement.
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Commdev/word/planning/mins2005/4 August 05