

# **MINUTES OF THE PLANNING COMMITTEE ON 25 AUGUST 2005**

**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: CONSENT**

## **REASON(S) FOR CONSENT:**

**The proposed development would not result in any detrimental impact on the fabric of the Listed building, its character, integrity or setting.**

### **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 Within 6 weeks of the date of this Consent, details of the replacement tile hung cladding with feather-edged shall be submitted to and approved by the Local Planning Authority prior to their installation on the building. The works shall then be carried out within 4 weeks and only in strict accordance with those approved details.

REASON: In order to define to the terms of the condition and protect the character and appearance of the Listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & 28.

- 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 Within 6 weeks, details of the elevations of all new or replacement external rooflights and door elevations for the former garage, including details of material and finish and any glazing, at a scale of not less than 1:20, and sections through all frames and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then be carried out within 4 weeks and only in strict in accordance with those approved details.

REASON: To protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

- 5 A sample wall panel, not less than 1 metre square, reflecting the treatment of the rear former garage wall, including details of jointing method and mortar mix, which shall be lime and sand based only, shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be 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 development harmonises with its setting.

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

Note(s) to Applicant:

- 1 You are advised that a separate application for Listed Building Consent and planning Permission should be submitted to regularise the unauthorised installation for the gates and gate posts, within 4 weeks from the date of this decision notice in order to avoid the Council taking further action.

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**04/01553/FUL**  
**Winsley**  
**16.08.04**  
**Full Plan**

**Training floodlights to training area**

**Bradford Rugby Football Club Great Ashley Winsley Wiltshire**  
**BA15 2PP**

**Applicant:** **Bradford On Avon Rugby Club**

**Decision:** **PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections 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 lighting hereby permitted shall be used only between 17.00 hours and 22.00 hours on Mondays to Fridays and between 17.00 hours to 20.00 hours on Saturdays, Sundays and Bank Holidays.

REASON: In order to minimise nuisance and protect rural amenities.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C1 and C35.

- 3 No development shall take place until full details of the finish of the floodlight columns hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenities.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policies C1 and R1.

- 4 Details of the lighting, 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 be carried out in accordance with the approved details.

REASON: In order to ensure that glare and light spillage is minimised and there is no adverse impact on the environment.

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

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**05/01045/FUL  
Westwood  
01.06.05  
Full Plan**

**Erection of conservatory at rear of nursery school**

**Westwood Nursery School Upper Westwood Westwood Wiltshire  
BA15 2DN**

**Applicant:**

**Christopher Humphries - Chairman Management Committee**

**Decision:**

**PERMISSION**

**REASON(S) FOR PERMISSION:**

**No objections to the Development Plan.**

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 No more than 20 children shall attend the nursery school at any one time.

REASON: In order to control the number of vehicle movements along Upper Westwood, and in the interests of highway safety.

- 4 Any starting times between the hours of 08.00hrs and 09.30hrs shall be staggered so as to encourage parents delivering children to the site to arrive over a 30 minute period.

REASON: In order to limit local traffic difficulties caused by the limited parking availability and by vehicle arrivals at the school,

- 5 A Travel Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The Travel Plan shall include a timetable for implementation, and shall be implemented in accordance with the approved scheme.

REASON: In pursuit of sustainable transport objectives.

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**05/01081/ADV  
Melksham Without  
06.06.05  
Advertisement**

**Two Knorr-Bremse logo signs**

**Land South Of Shails Lane Bowerhill Wiltshire**

**Applicant:**

**Mr M Perkins**

**Decision:**

**CONSENT**

**REASON(S) FOR CONSENT:**

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

Condition(s):

- 1 Within 2 months of the date of this consent, details of the ground level up-lighters used to illuminate the signs hereby approved, including the direction of light to ensure that no beam or glare causes any distraction or inconvenience to users of the public highway shall be submitted to and approved in writing by the Local Planning Authority. Any necessary work shall be carried out within 1 month of the date of approval and shall be maintained at all times thereafter

REASON: In the interest of highway safety.

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**05/01009/FUL**  
**Broughton Gifford**  
**27.05.05**  
**Full Plan**

**Proposed single storey guest bedroom and garage**  
**71 The Common Broughton Gifford Wiltshire SN12 8NE**

**Applicant:** Mr And Mrs L Ridley

**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.

Note(s) to Applicant:

- 1 In the light of the objection raised by the Parish Council, the applicants are advised to ensure that the proposal does not conflict with Section 193 of the Law of Property Act 1925.

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**05/01217/FUL**  
**Winsley**  
**22.06.05**  
**Full Plan**

**Rear extension and roof conversion**  
**95 Winsley Hill Limpley Stoke Wiltshire BA2 7JL**

**Applicant:** Mr S Palmer

**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.

**05/01406/FUL  
Melksham (Town)  
08.07.05  
Full Plan**

**Two storey side and single storey front extension**

**20 Corfe Road Melksham Wiltshire SN12 6BQ**

**Applicant: Mr D Johnson**

**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 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.

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**05/01118/FUL  
Melksham Without  
10.06.05  
Full Plan**

**Extend and provide marked bays to car park, erect store building,  
provision of access track and parking area to provide disabled access  
to rear letting rooms**

**Pear Tree Inn Top Lane Whitley Wiltshire SN12 8QX**

**Applicant: The Pear Tree Ltd**

**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 access for the first 12 metres from the carriageway edge shall be surfaced in a bound material (not loose stone or gravel) to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety.

- 3 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

- 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 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.

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**05/00954/FUL**  
**Trowbridge**  
**19.05.05**  
**Full Plan**

**Two storey side extension and rear conservatory**

**32 Rosedale Gardens Trowbridge Wiltshire BA14 9TL**

**Applicant: Mr M Lewin**

**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 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.

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05/01124/FUL  
Warminster  
13.06.05  
Full Plan

Residential development of 4 houses and 2 flats  
70 And 71 Woodcock Road Warminster Wiltshire

Applicant: Anglo American Promotions Ltd

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 The area allocated for parking on the submitted plan (Drg. No. 2341/02 Rev. G) shall be demarcated in accordance with the submitted drawing to the satisfaction of the Local Planning Authority and is to be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

REASON: In the interests of amenity and highway safety.

- 4 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.

- 5 The access on Princess Gardens 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.

- 6 Any gates shall be set back a minimum distance of 4.5 metres from the carriageway edge and the side boundaries splayed at an angle of 45 degrees on each side. The gates shall be maintained thereafter in this configuration.

REASON: In the interests of highway safety.

- 7 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

- 8 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.

- 9 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.

- 10 Contaminated water shall not be discharged to any stream, watercourse or underground strata, whether direct or via soakaways.

REASON: To minimise the risk of pollution of the water environment.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U4.

- 11 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.

- 12 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.

Note(s) to Applicant:

- 1 The applicant is advised to contact Wessex Water to discuss drainage proposals.

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<b>05/01014/FUL</b>	<b>Erection of four one bedroom flats, eight two bedroom flats and two office suites</b>
<b>Warminster</b>	
<b>31.05.05</b>	
<b>Full Plan</b>	<b>Land To Rear Of 62 And 66 Market Place Warminster Wiltshire</b>
<b>Applicant:</b>	<b>C Barkshire Esq</b>
<b>Decision:</b>	<b>DEFERRED</b>

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<b>05/01033/LBC</b>	<b>Demolition of remains of boundary wall to allow development of site</b>
<b>Warminster</b>	
<b>31.05.05</b>	
<b>Listed building</b>	<b>Land To Rear Of 62 And 66 Market Place Warminster Wiltshire</b>
<b>Applicant:</b>	<b>C. Berkshire Esq</b>
<b>Decision:</b>	<b>DEFERRED</b>

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**05/01016/FUL**  
**Limpley Stoke**  
**31.05.05**  
**Full Plan**

**Extension to existing house**

**2 Old Track Limpley Stoke Wiltshire BA3 7GY**

**Applicant: Mr And Mrs G Cottam**

**Decision: DEFERRED**

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**05/01195/FUL**  
**Winsley**  
**20.06.05**  
**Full Plan**

**Erection of stables, hay store and tackroom**

**Land West Of Haugh House Haugh Winsley Wiltshire**

**Applicant: Mr D Cuff**

**Decision: REFUSAL**

Reason(s):

- 1 The proposal, by virtue of its location, would be accessed by unsuitable narrow lanes to the detriment of the safety and convenience of other road users.
- 2 The proposal would by virtue of its siting and location within the Western Wiltshire Green Belt be contrary to policy GB2 in that it is not essential to the outdoor recreation for the site and would not preserve the openness of the Green Belt.
- 3 The proposal by virtue of the siting of the proposed stables in close proximity to the adjoining residential garden would result in a loss of amenity to the occupiers by reason of noise and smell, contrary to policy C38 of the West Wiltshire District plan - 1st Alteration, 2004.

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**05/01347/FUL**  
**Hilperton**  
**01.07.05**  
**Full Plan**

**Two storey rear extension**

**8 Gibbs Leaze Hilperton Wiltshire BA14 7QN**

**Applicant: Mr And Mrs M Latham**

**Decision: REFUSAL**

Reason(s):

- 1 The application proposal would result in a loss of amenity contrary to policy C38 of the West Wiltshire District Plan - 1st Alteration, 2004 by virtue of its style, height and proximity to neighbouring properties.
  - 2 The application proposal would be out of scale and character with this building and the surrounding properties contrary to Policy C31a of the West Wiltshire District Plan - 1st Alteration, 2004
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**05/00289/FUL  
Codford  
16.02.05  
Full Plan**

**Erection of three dwellings**

**Land Rear Of 16 High Street Codford Wiltshire**

**Applicant: Paulette Properties Ltd**

**Decision: REFUSAL**

Reason(s):

- 1 Policy U3 of the West Wiltshire District Plan - 1st Alteration 2004 does not support development proposals that would result in or increase the unacceptable risk of flooding unless adequate mitigation measures provided to the satisfaction of the Environment Agency are implemented. In the light of the additional information received recording historical flood events at and in close proximity to the site, the Flood Risk Assessment submitted with the application is considered by inadequate for the assessment of the impact of the proposal on flooding.

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**05/01270/OUT  
Westbury  
27.06.05  
Outline Plan**

**Erection of detached bungalow**

**Land Rear Of 10 Newtown Westbury Wiltshire**

**Applicant: Mrs A Adams**

**Decision: REFUSAL**

Reason(s):

- 1 The proposal by reason of the layout and turning are in close proximity to no. 40 Hillside park would result in an intensification of vehicle movement and an unacceptable level of nuisance and noise which would be detrimental to the amenity of the neighbouring property, contrary to policy C38 of the West Wiltshire District Plan - 1st Alteration 2004.
  - 2 The proposal by reason of the siting of the proposed dwelling would create an unsatisfactory relationship with neighbouring properties resulting in overlooking of the private amenity area of the proposed dwelling by number 37 Hillside park, detrimental to the amenity of the future occupiers of the dwelling and contrary to policy C38 of the west Wiltshire District Plan - 1st Alteration, 2004.
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