

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE (SPECIAL MEETING)**

Held on: **THURSDAY 8 SEPTEMBER 2005**

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

Present:

Councillors: Newbury (Chairman), Burnan OBE, Carbin, Clark (part),
Cunliffe-Jones, Fortescue, James, Knight, Manasseh,
March, Oakman, Osborn (part), Rosier and Viles

Also in attendance: Mudge (part)

Officers: Development Control Services Manager, (DH), Planning
Policy Manager (MR) (part), Principal Planning Officers
(CC & RM), Member Support Officer (MS)

362. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs J Clegg, M Clegg and Repton.

Members were informed that Cllr Hawker was no longer a member of the Planning Committee.

363. OPEN FORUM

For open forum presentations in respect of planning applications please refer to minute numbers 367 and 368.

364. DECLARATIONS OF INTEREST

The following interests were declared:

Item No.	Application/Item	Councillor/Officer	Reason
	Various	James	Had received general lobbying on a number of items
1	04/01895/OUTES – Land North East of Snowberry	Manasseh	Had predetermined the application – would leave

	Land and South of Sandridge Road, Melksham		the Chambers.
5	05/01196/OUT – Land Rear of 62 The Down, Trowbridge	Burnan OBE Knight Christine Caistor	Both Members of Trowbridge Town Council Planning Committee Personal association with the agent
8	05/01315/FUL – Land Adjacent The Cottage, Little Cumberwell, Bradford On Avon	Burnan OBE Fortescue Manasseh March Oakman Viles	Lobbied Member of Cumberwell Golf Club Lobbied Lobbied Lobbied Correspondence received – no action taken
	Trowbridge Applications	James	Chairman of Trowbridge Town Council Development Committee
	Melksham Applications	Oakman	Vice Chairman of Melksham Town Council Planning Committee

365. **QUESTIONS**

Hilpertown Relief Road

The Chairman was asked to give an update on the progress of the Section 106 agreement regarding the Hilpertown Relief Road.

Members were informed that work on the Section 106 Agreement is progressing. The details of the Agreement are still being negotiated between the solicitors and other interested parties. To date Officers did not have a date on when the Agreement would be signed.

Westbury Bypass

The Chairman was asked to give an update on the progress of the Wiltshire County Council planning application for the Eastern Bypass

Members were informed that the planning application had not been determined. The County Council, as the determining authority, was currently awaiting further information to add to the Environmental Impact Assessment. The information had been requested under Regulation 19 of the 1999 Environmental Impact Assessment Regulations. Once the additional

information was submitted to the County Council a further consultation exercise would begin and West Wiltshire District Council will be notified.

West Wiltshire had yet to respond to the consultation from Wiltshire County Council. Officers would shortly be arranging a meeting with the Planning Portfolio Holder to discuss the most appropriate method of presenting the information in the application to members and gaining members views.

366. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman made no announcements

367. PLANNING APPLICATIONS TO BE DEALT WITH UNDER THE IMPORTANT APPLICATION RULES

The Chairman informed the Committee that the first four planning applications would be considered using the 'Procedure for dealing with important applications' in accordance with paragraph 16.4 of the Council's Constitution.

This was because the applications were of strategic importance for the developments in Melksham and for the delivery of the West Wiltshire District Plan 1st Alteration 2004. It was also felt that the applications were important to the respective local communities.

The main emphasis of dealing with the applications using this procedure was to ensure that all parties were given an equal hearing.

The Chairman asked the officers to give their presentations first. Once the officers had concluded their presentation he would call those who had registered to speak during the open forum – objector's first, followed by supporters and then applicants/agents or their representatives. In the interests of fairness, the Chairman explained that both the objectors and those supporting the application would each be given up to 3 minutes to make their representations.

Open Forum speakers:

Application	Speaker(s)	Objector of Supporter
04/01895/OUTES – Land North East of Snowberry Lane and South of Sandridge Road, Melksham	Lyn Green Francis Morland Anna Mears	Objector Objector Supporter
05/00225/OUT – Land South of Sandridge Common, Melksham	David Grimstead (Snarlton Lane Group) Francis Morland Gordon Currie	Objector Objector Agent

04/02211/FUL - Land South of Sandridge Common, Melksham	Andrew Miles	Agents representative
---	--------------	-----------------------

Change to Condition/s and Recommendations

04/01895/OUTES – Land North East of Snowberry Lane and South of Sandridge Road, Melksham

The above application was granted permission to be deferred to the Secretary of State, in line with the recommendation of officers, subject to the following amendments:

The last sentence of condition 7 to read:

- 7 The development shall be carried out in accordance with the approved details. ~~or any amendment thereto agreed in writing with the Local Planning Authority~~

The last line of condition 8 to read:

- 8 No more than 200 dwellings shall be occupied until the land for the local centre and recycling facilities, community centre and primary school are serviced and made available for use. ~~unless otherwise agreed in writing with the Local Planning Authority~~

That the offer made by the applicants, as per the late list, be included in the recommendation:

‘That a Section 106 obligation that 2.7 hectares serviced site within the Local Centre be made available for Health Care users.’

That the Secretary of State be informed of the Committees disappointed that sites are being developed with bus stops etc but not including provisions for health care facilities.

Requests by the Committee

05/00225/OUT – Land South of Sandridge Common, Melksham

The Committee requested that the Section 106 Agreement be brought back before the committee

368. PLANNING APPLICATIONS TO BE DEALT WITH UNDER THE NORMAL APPLICATION RULES

The Chairman informed the Committee that the last 6 applications on the agenda would be dealt with under the normal application rules.

Open Forum speakers:

Application	Speaker(s)
05/01196/OUT – Land Rear of 62 The Down, Trowbridge	Tim Hounsome
05/00880/FUL – Previously 1 Sarum Avenue, Melksham	Marc Willis
05/01315/FUL – Land Adjacent The Cottage, Little Cumberwell, Bradford On Avon	Ricky Head

Change to Condition

05/01196/OUT – Land Rear of 62 The Down, Trowbridge

The above application was granted permission in line with the recommendation of officers, subject to the change of two conditions, as per the late list:

- 4 The development hereby ~~approved~~ permitted shall be for ~~include a minimum of 3 No.~~ dwellings occupying a footprint no greater ~~that~~ than that occupied by three of the four dwellings indicated on the illustrative layout plan accompanying the application

- 12 Existing planting to the boundaries of the site shall be retained at height to be agreed in writing with the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority. Any alternative forms of boundary planting and a timetable for the implementation of that alternative boundary treatment shall be agreed in writing by the Local Planning Authority before the development is commenced on site. The development shall be carried out strictly in accordance with the details so approved.

05/01315/FUL – Land Adjacent The Cottage, Little Cumberwell, Bradford On Avon

The above application was refused in line with the recommendation of officers, subject to the amendment to condition 3, as per the late list:

- 3 The proposed use of the land as extended domestic garden and tennis court would result in an unacceptable intrusion of a domestic cartilage into the open countryside which would neither conserve nor maintain the quality of the Countryside contrary to policy C1 of the West Wiltshire District Plan – 1st Alteration

Requests By The Committee

05/00880/FUL – Previously 1 Sarum Avenue, Melksham

The Committee requested that a report be brought back to committee to update members on the progress of the enforcement action.

RESOLVED:

- (a) **To make decisions on planning and related applications as set out in the appendix to these minutes.**

Recorded Votes

05/01196/OUT – Land Rear of 62 The Down, Trowbridge

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

Attendance

Cllr Manasseh left the Chambers whilst the Chairman was informing the Committee that the first four planning applications would be considered using the 'Procedure for dealing with important applications' and returned at the end of 04/01895/OUTES - Land North East of Snowberry Lane and South of Sandridge Road, Melksham

05/00225/OUT – Land South of Sandridge Common, Melksham – Cllrs James, Rosier and Clark left the Chambers at the end of this application. Cllr Clark did not return to the meeting. Cllr Rosier returned to the meeting during the officer's presentation of 04/02211/FUL - Land South of Sandridge Common, Melksham. Cllr James returned during the debate of 04/02211/FUL - Land South of Sandridge Common, Melksham.

05/01196/OUT - Land Rear of 62 The Down, Trowbridge – Cllr Cunliffe-Jones left the meeting during the officer's presentation of this application and returned during the debate of the same application.

05/00880/FUL - Previously 1 Sarum Avenue, Melksham – Cllr Osborn left the meeting at the end of this application and did not return to the meeting.

05/01315/FUL – Land Adjacent The Cottage, Little Cumberwell, Bradford On Avon – Cllr James left the meeting during the officer's presentation of this application and returned during the debate of the same application. Cllr March left the meeting at the end of this application and did not return to the meeting.

DATE OF NEXT MEETING

The next ordinary meeting of the Planning Committee will be held on **Thursday 15 September 2005 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

A special meeting of the Planning Committee will be held on **Thursday 22 September 2005 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00pm – 9.32pm)

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