

**THESE MINUTES WILL BE PRESENTED TO THE NEXT MEETING ON 27  
JANUARY 2005 FOR APPROVAL AS A CORRECT RECORD**

**WEST WILTSHIRE DISTRICT COUNCIL**

**MINUTES**

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 6 JANUARY 2005**

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

Present:

Councillors: March (Chairman), Blakemore, Burnan OBE, Carbin, Clark,  
John Clegg, Marion Clegg, Content, Cunliffe-Jones, Fortescue,  
Hawker, Knight, Manasseh, Newbury, Osborn, Repton, Rosier  
and Viles

Also in attendance: Davis (part), Oakman (part) and Syme (part)

Officers: Principal Planning Officer (P.W), Principal Planning Officer  
(R.M), Principal Planning Officer (C.C), Legal and Democratic  
Services Manager, Trainee Solicitor, Member Support Officer  
(M.S)

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**238 APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE**

There were no apologies for absence received

The following temporary changes to membership were made:

Councillor Manasseh replaced Councillor Cox

**239 OPEN FORUM**

For open forum presentations in respect of planning applications please refer to  
minute number 244.

**240 MINUTES**

The minutes of the meeting held on 9 December 2004 were approved as a correct  
record and signed by the Chairman subject to:

- (a) The inclusion of apologies for absence being recorded in respect of Councillors Blakemore and Burnan OBE
- (b) Amendment to minute number 244 – recorded votes:

04/01655/FUL – Residential development – Land Adjacent Manor Farm, Bratton Road, West Ashton, Wiltshire

During discussion of this application, a motion was moved and seconded for permission. On being put to the vote the motion for permission was LOST and Councillor Clark requested that his vote AGAINST the decision to grant planning permission be recorded – amended to:

During discussion of this application, a motion was moved and seconded for permission. On being put to the vote the motion for permission was LOST and a recorded vote having been requested, the voting was recorded as follows:

**For the motion (2)**

Councillors Fortescue and Viles

**Against the motion (12)**

Councillors Carbin, Clark, John Clegg, Marion Clegg, Content, Cunliffe – Jones, Hawker, Knight, Manasseh, Osborn, Repton and Rosier

**Abstentions (1)**

Councillor March

A motion was then moved and seconded for refusal as recommended by officers. On being put to the vote the motion for refusal was CARRIED.

The approved minutes of the meeting held on 18 November 2004 were amended, with the support of the Committee as follows:

Cllr Blakemore requested that his vote against the decision be recorded on application 04/01303/CON - Demolition of the existing food retail unit and car park at St Stephens Place and refurbish external façade for public staircore and entrance at Castle Place Shopping Centre and application 03/01483/FUL – Change of use from offices to residential institutional with internal alterations – 67 – 68 Fore Street, Trowbridge, Wiltshire, BA14 8HQ. – amended to

Cllr Blakemore requested that his vote **for** the decision be recorded on application 04/01303/CON - Demolition of the existing food retail unit and car park at St Stephens Place and refurbish external façade for public staircore and entrance at Castle Place Shopping Centre **and his vote against application 03/01483/FUL – Change of use from offices to residential institutional with internal alterations – 67 – 68 Fore Street, Trowbridge, Wiltshire, BA14 8HQ be recorded**

**241 DECLARATIONS OF INTEREST**

**04/01229/OUT – A pair of semi detached houses – Land adjacent 50 Methuen Avenue, Melksham, Wiltshire**

Cllr Oakman declared an interest in the above application by virtue of his membership of Melksham Town Council's Planning Committee

**04/01965/FUL – Conversion and extension of existing building to accommodate 24 sheltered apartments and associated communal facilities (Class C3), erection of community use building (Class D1) and associated works – The Beckford Centre, 6 Gipsy Lane, Warminster, Wiltshire, BA12 9LR**

Cllr March declared an interest in this application, as he is a member of Warminster Town Planning Committee

**242 QUESTIONS**

No questions were received

**243 ANNOUNCEMENTS FROM THE CHAIRMAN**

The Chair announced that planning application – **04/01792/FUL – Erection of pair of two bedroom starter homes – Land adjacent 38 Queensway, Warminster**, had been withdrawn.

**244 PLANNING APPLICATIONS**

Open Forum speakers:

<b>Application</b>	<b>Speaker(s)</b>
04/01909/FUL – First floor extension over existing garages – 5 Valiant Close, Bowerhill, Wiltshire, SN12 6SW	Mr. M. Sartain Mr. I. Tuckett
04/01229/OUT – A pair of semi detached houses – Land Adjacent 50 Methuen Avenue, Melksham, Wiltshire	Mr. S. Donneky
04/01965/FUL – Conversion and extension of existing building to accommodate 24 sheltered apartments and associated communal facilities (Class C3), erection of community use building (Class D1) and associated works – The Beckford Centre, 6 Gipsy Lane, Warminster, Wiltshire, BA12 9LR	Mr. P. Simkins Mrs. K. Chapman-Hill Mr. D. Anderson Mrs. Z. Marchmont Mr. P. Coventry Mr. C. Beaver
04/00690/FUL – Conversion of existing barn to farm shop – Denley Farm Barn, Bath Road, Atworth, Wiltshire	Mr. A. Howard
04/01771/FUL – Extension of existing Techprep Ltd site involving use to B1 and B8, resurfacing and erection of 2.4m galvanised palisade fence to match existing – Land South East of Storridge Farm, Storridge Road, Westbury, Wiltshire	Mr. F. Morland Mr. G. Jones Mr. D. Browne

04/01807/FUL – To erect a 1.98 metre wooden slatted fence on edge of property boundary adjacent to public footpath adjacent to highway of Halifax Road to encompass all of side garden as back garden – 37 Halifax Road, Bowerhill, Wiltshire, SN12 6TU	Mrs. M. Hitchins
04/02051/FUL – Conversion of two barns to dwellings – Church Farm, 37 Church Lane, Wingfield, Wiltshire, BA14 9LW	Mr. B. Pendle Mr. B. Hodges Mr. K. Fuller
04/02018/FUL – Extension and alterations – 138 Upper Westwood, Westwood, Wiltshire, BA15 2DE	Mr. M. Sartain Mr. J. Whitehead – Whiting Mr. R. Hutchen Ms. S. Thomas
04/02133/FUL – Two storey extension and porch – 27 Spencers Orchard, Bradford On Avon, Wiltshire, BA15 1TJ	Miss. H. Say Mr. J. Hawke
04/02158/FUL – Single storey front extension – 8 Stirling Close, Bowerhill, Wiltshire, SN12 6TF	Mr. N. Wiltshire
04/01930/FUL – Two detached dwellings with garages with new access and road improvements – Land adjoining Greater Lane Farm, Westbury Road, Edington, Wiltshire	Mr. G. Fraser Mr. V. Worrall Mr. J. Emms

Cllr Carbin asked of the progress regarding the Mobile Phone Mast Register that is currently being compiled. Peter Westbury confirmed that is in progress and will cover third generation masts. The data from now back to 2000 is able to be quickly put onto the system, however the data from 2000 and before will take longer.

Simon Best informed members that the information is scheduled to be online later this year and will be part of the members training package.

Cllr Hawker felt that the register should be comprehensive to cover all types of antennae and the Council should be referring to the Radio Authority for information. Officers took this on board.

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

##### **04/01909/FUL – First floor extension over existing garages – 5 Valiant Close, Bowerhill, Wiltshire, SN12 6SW**

This application was recommended for refusal by officers however the Committee decided to grant planning permission for reasons set out in the appendix to these

minutes

**04/01965/FUL – Conversion and extension of existing building to accommodate 24 sheltered apartments and associated communal facilities (Class C3), erection of community use building (Class D1) and associated works – The Beckford Centre, 6 Gipsy Lane, Warminster, Wiltshire, BA12 9LR**

This application was recommended for permission by officers however the Committee decided to defer a decision to permit further discussions between the developer and officers to ascertain if the scheme could be revised to reduce the impact of overlooking and the obtrusive lift housing.

**04/00690/FUL – Conversion of existing barn to farm shop – Denley Farm Barn, Bath Road, Atworth, Wiltshire**

This application was recommended for refusal by officers however the Committee decided to grant planning permission subject to the conditions set out in the appendix to these minutes

**04/01807/FUL – To erect a 1.98 metre wooden slatted fence on edge of property boundary adjacent to public footpath adjacent to highway of Halifax Road to encompass all of side garden as back garden – 37 Halifax Road, Bowerhill, Wiltshire, SN12 6TU**

This application was recommended for permission by officers however the Committee decided to refuse planning permission for reasons set out in the appendix to these minutes

**04/02051/FUL – Conversion of two barns to dwellings – Church Farm, 37 Church Lane, Wingfield, Wiltshire, BA14 9LW**

This application was recommended for refusal by officers however the Committee resolved to defer in view of the deferral of the above related application.

**04/02050/LBC – Conversion of two barns to dwellings – Church Farm, 37 Church Lane, Wingfield, Wiltshire, BA14 9LW**

This application was recommended for refusal by officers however the Committee decided to defer a decision for reasons set out in the above.

**04/02133/FUL – Two storey extension and porch – 27 Spencers Orchard, Bradford On Avon, Wiltshire, BA15 1TJ**

This application was recommended for permission by officers but the Committee decided to refuse planning permission for reasons set out in the appendix to these minutes

**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**

**Recorded Votes**

04/01229/OUT – A pair of semi detached houses – Land Adjacent 50 Methuen Avenue, Melksham, Wiltshire

Cllrs Clark and Newbury requested that their votes AGAINST the decision to grant planning permission be recorded

04/01771/FUL – Extension of existing Techprep Ltd site involving use to B1 and B8, resurfacing and erection of 2.4m galvanised palisade fence to match existing – Land South East of Storridge Farm, Storridge Road, Westbury, Wiltshire

During discussion of this application, a motion was moved and seconded for permission. On being put to the vote the motion for permission was CARRIED. A recorded vote having been requested, the voting was recorded as follows:

**For the motion (8)**

Councillors Burnan, John Clegg, Marion Clegg, Fortescue, Hawker, March, Osborn and Rosier

**Against the motion (8)**

Councillors Blakemore, Clark, Content, Manasseh, Cunliffe-Jones, Newbury, Repton and Viles

**Abstentions (2)**

Councillor Carbin and Knight

The Chair used his casting vote for the motion.

**NOTE: VOTE TO CONTINUE**

During the consideration of planning applications, and in accordance with the Constitution, at 10.00pm the Committee voted to continue with the meeting.

During the consideration of planning applications at 10.40pm the Committee voted to have a 5-minute recess.

**Attendance**

Councillor Carbin left the Council Chambers during agenda item number 242 and returned during the open forum presentation of 04/01909/FUL – First floor extension over existing garages – 5 Valiant Close, Bowerhill, Wiltshire, SN12 6SW

Councillor Phillips entered the Council Chambers during the officers presentation of - 04/01965/FUL – Conversion and extension of existing building to accommodate 24 sheltered apartments and associated communal facilities (Class C3), erection of

community use building (Class D1) and associated works – The Beckford Centre, 6 Gipsy Lane, Warminster, Wiltshire, BA12 9LR and left the Council Chambers during the debate of this application. Councillor Cunliffe-Jones and Oakman also left the Council Chambers during the debate of this application. Councillor Cunliffe-Jones returned to the Council Chambers during the debate, Councillor Oakman did not return to the meeting. Councillor Burnan, Davie, Syme and Viles all left the Council Chambers after the decision on this application. Councillor's Davie and Syme did not return to the meeting. Councillors Burnan and Viles returned during the open forum presentations of application - 04/00690/FUL – Conversion of existing barn to farm shop – Denley Farm Barn, Bath Road, Atworth, Wiltshire.

04/00690/FUL – Conversion of existing barn to farm shop – Denley Farm Barn, Bath Road, Atworth, Wiltshire – Councillors Carbin and Rosier both left and returned to the Council Chambers during the debate of this application. Councillor Phillips entered the Council Chambers during the debate of this application and left when the Committee voted to recess at 10.40pm – Councillor Phillips did not return to the meeting.

04/01771/FUL – Extension of existing Techprep Ltd site involving use to B1 and B8, resurfacing and erection of 2.4m galvanised palisade fence to match existing – Land South East of Storridge Farm, Storridge Road, Westbury, Wiltshire – Councillors Knight and Repton left and returned to the Council Chambers during the open forum presentation of this application

04/01807/FUL – To erect a 1.98 metre wooden slatted fence on edge of property boundary adjacent to public footpath adjacent to highway of Halifax Road to encompass all of side garden as back garden – 37 Halifax Road, Bowerhill, Wiltshire, SN12 6TU – Councillor Blakemore left Chambers during the open forum presentation of this application and did not return to the meeting.

04/02099/FUL – Take down existing timber fence posts and vertical timber palisade fence panels, construct new (concrete and stones) dwarf retaining wall and erect new ductile iron posts and cross rails, construct new stone piers to re-hang existing timber (towpath) gates – Land Adjoining Lock, Frome Road, Bradford On Avon, Wiltshire – Councillor Clark left and returned to the Council Chambers during the debate of this application.

04/02050/LBC – Conversion of two barns to dwellings – Church Farm, 37 Church Lane, Wingfield, Wiltshire, BA14 9LW – Councillor Newbury left the Council Chamber after the decision of this application

04/02133/FUL – Two storey extension and porch – 27 Spencers Orchard, Bradford On Avon, Wiltshire, BA15 1TJ – Councillors Osborn and Rosier left the Council Chambers after the decision of this application and did not return to the meeting

04/02187/FUL – Garden store and private workshop – 220 Forest Lane, Melksham, Wiltshire, SN15 2PN – Councillors John and Marion Clegg and Councillor Content left the Council Chambers after the decision 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 27 January 2005 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

A special meeting of the Committee to consider the application for full planning permission for Hilperton Relief Road will be held on **Friday 28 January at 7pm in the Civic Hall, Trowbridge**

( 7.05pm – 11.50pm)

These minutes were prepared by Melanie Stimpson; Member Support Officer who can be contacted on direct line 01225 770322 or email [mstimpson@westwiltshire.gov.uk](mailto:mstimpson@westwiltshire.gov.uk).

commdev/word/planning/mins2005/06.01.05