

## **WEST WILTSHIRE DISTRICT COUNCIL**

### **MINUTES**

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 16 FEBRUARY 2006**

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

Present:

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

Officers: Principal Planning Officers (CC, PW & RM), Ian Gallin (part meeting) and Member Support Team Leader (YR)

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#### **19. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE**

An apology for absence was received from the Chairman, Cllr Newbury and the meeting was therefore chaired by the Vice-Chairman, Cllr Rosier.

There were no changes to the membership.

#### **20. OPEN FORUM**

For open forum presentations in respect of planning applications please refer to minute number 25.

#### **21. MINUTES**

The minutes of the last meeting held on 26 January 2006 were approved as a correct record and signed by the Chairman.

## 22. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor	Reason
05/02884/OUT – Land north east of County Hall, Bythesea Road, Trowbridge	Rosier  Osborn	Lobbied.  As Portfolio Holder for Planning and Development and his involvement as such in the Trowbridge Waterside development. Undertook that he would not vote on the application and would only speak on points of clarification to assist the Committee.
All Trowbridge and various other applications	James	Chairman of the Trowbridge Town Council Planning and Development Committee and lobbied on a number of applications.
06/00103/FUL – Land adjacent The Cottage, Little Cumberwell, Bradford on Avon	Fortescue  March, Oakman  Marion Clegg, Knight  Viles	Member of Cumberwell Golf Club  Received letters  Lobbied  Gave procedural advice on committee process
05/02904/OUT – Land rear of 104 The Butts, Westbury	John Clegg	Member of Westbury Town Council where application was considered – undertook to consider with an open mind.
All Trowbridge applications	Burnan OBE, Knight	Member of Trowbridge Town Council Planning and Development Committee.
05/03025/FUL – 32 Seymour Road, Trowbridge	Burnan OBE, Knight, Rosier	Lobbied

05/03013/FUL – Tesco Stores Ltd, County Way, Trowbridge	Burnan OBE	Received two letters and shops at Tesco.
	Rosier	Shops at Tesco
	Knight, Manasseh	Lobbied
	Oakman	Received letters
All Melksham applications	Oakman	Vice-Chairman of Melksham Town Council Planning Committee
05/00856/FUL – The Coach House, Lovel House, 42 Lovel Road, Upton Lovell	Oakman	Received letters
05/02856/OUT – Land adjacent 15 St Andrews Road, Melksham	Oakman	Lobbied

## 23. **QUESTIONS**

No formal questions were received.

## 24. **ANNOUNCEMENTS FROM THE CHAIRMAN**

### **Protection of Private Gardens Bill**

The Chairman announced that Greg Clark MP for Tunbridge Wells was calling for changes to planning rules to prevent developers from building multiple houses in private gardens – back land development on brown field sites. The Bill had passed its first reading with the second reading scheduled for 12 May.

## 25. **PLANNING APPLICATIONS**

Open Forum speakers:

<b>Application</b>	<b>Speaker(s)</b>
05/02572/LBC – Bellefield House, Hilperton Road, Trowbridge	Mrs Milroy (spoke at beginning of meeting)
05/02884/OUT – Land north east of County Hall, Bythesea Road, Trowbridge	Clive Miller
05/00856/FUL – The Coach House, Lovel House, 42 Lovel Road, Upton Lovell	Mr Bray, Miss J Harrington

05/00855/LBC - The Coach House, Lovel House, 42 Lovel Road, Upton Lovell	Mr Bray
05/03013/FUL – Tesco Stores Ltd, County Way, Trowbridge	Bruce Whitfield and Marie Nagg
05/02157/FUL – Land rear of 523 Semington Road, Melksham	Roger Smith
06/00103/FUL – Land adjacent The Cottage, Little Cumberwell, Bradford on Avon	Christopher James
05/02856/OUT – Land adjacent 15 St Andrews Road, Melksham	Simon Chambers

### **Decision made against officer's recommendation**

#### **05/02904/OUT – Land rear of 104 The Butts, Westbury**

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

The proposal by reason of its location, plot size and inappropriate frontage onto a service road would be out of character with the surrounding area and harmful to the street scene contrary to Policy H1 of the West Wiltshire District Plan 1<sup>st</sup> Alteration 2004.

The plot size and configuration of the proposal would be likely to result in inadequate amenity by reason of overlooking and lack of privacy for the future occupiers of the dwelling contrary to Policy H1 and C38 of the West Wiltshire District Plan 1<sup>st</sup> Alteration 2004.

### **Applications Deferred**

#### **05/00856/FUL & 05/00855/LBC - The Coach House, Lovel House, 42 Lovel Road, Upton Lovell**

The above applications were recommended for permission and consent respectively by officers. However, in light of comments made during the meeting including open forum representations, the Committee resolved to:

defer the full application to ensure that the Parish Council had been fully informed and consulted according to usual procedures including neighbour notification and in the circumstances to also defer consideration of the associated listed building application.

05/03013/FUL – Tesco Stores Ltd, County Way, Trowbridge

The above application was recommended for permission by officers. In the debate which ensued it was initially moved and seconded that permission be granted subject to a condition regarding the number of dot.com vans and details of the applicant's Consultant's Retail Assessment to be circulated to all Members of the Committee. On being put to the vote, the motion was LOST.

**Recorded Vote**

A recorded vote having been requested on the above motion, the vote was recorded as follows:

**For Permission (5)**

Cllrs Burnan OBE, Fortescue, Hawker, Osborn and Rosier

**Against Permission (8)**

Cllrs Carbin, Clark, Marion Clegg, Cunliffe-Jones, James, Knight, Manasseh and Repton

**Abstentions (4)**

Cllrs John Clegg, March, Oakman and Viles

It was then moved and seconded that consideration of the application be deferred for the following reason and on being put to the vote, it was CARRIED:

For further discussions on improvements to parking, including parking for dot.com. vans; for further information on the impact on the town centre and for a copy of the applicant's Consultant's Retail Assessment to be circulated to all members of the Committee.

It was therefore resolved to defer consideration of the application for the above mentioned reason.

**Additional/amended conditions/notes to applicant**

05/02884/OUT – Land north east of County Hall, Bythesea Road, Trowbridge

Recommendation adopted with additional conditions and notes to applicant as detailed in the 'Late List' circulated at the meeting. The full decision and conditions are detailed in the appendix to these minutes.

05/02509/FUL – Bellefield House, Hilperton Road, Trowbridge

Permission be granted as recommended with a change to condition 2:- In the first line to add after 'neighbouring dwellings' the following words: 'and the highway.'

05/02572/LBC – Bellefield House, Hilperton Road, Trowbridge

Consent was granted as recommended adding a note to the applicant as a reminder that any external alarm boxes would require listed building consent.

**Recorded Vote**

05/03025/FUL – 32 Seymour Road, Trowbridge

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

**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.

**Note: At the last meeting on 26 January it had been agreed to defer consideration of the following applications to allow a site inspection by the Committee. The Committee now agreed that the site inspection would be held on 9 March at 3.30pm. The applications would then be considered by the Committee at its meeting later that evening:**

**05/02879/FUL & 05/02869/LBC Manor House, High Street, Codford**

**NOTE: VOTE TO CONTINUE**

During consideration of the planning applications after determining item 9, 3 hours having elapsed, the Committee took a vote in accordance with the Constitution on whether or not to continue with the meeting.

**RESOLVED:**

**To continue with the meeting.**

**Order of applications considered**

The applications were considered in the order listed in the agenda.

**Member attendance**

Cllr Hawker arrived at the meeting at 7.30pm during the debate on item 1 before the vote was taken.

Cllr Cunliffe-Jones left and returned to the meeting during the debate on item 1.

Cllrs Oakman, Clark, Osborn, Burnan OBE and Repton left the meeting following the determination of item 4. Cllrs Clark and Oakman returned during the officer presentation on item 5. Cllrs Repton, Burnan, and Osborn returned during the debate on item 5.

Cllr March left the meeting following the determination of item 5 and returned to the meeting at a time which unfortunately was not noted. However, he was noted to be present during the debate from item 9 onwards.

Cllrs James, Hawker, Fortescue left and returned to the meeting during the officer presentation on item 8.

Cllr Clark left the meeting immediately before commencement of item 10 and returned during the debate on that application.

Cllr Cunliffe-Jones left the meeting during the officer presentation on item 10 and did not return to the meeting.

Cllr March left the meeting during the officer presentation on item 11 and did not return to the meeting.

Cllr Oakman left the meeting during the debate on item 12 and did not return to the meeting.

Cllrs Marion and John Clegg left the meeting during officer presentation on item 14 and did not return to the meeting.

## **26. PLANNING APPEALS - UPDATE**

The Committee considered a report regarding appeals for the period 4 January to 2 February 2006.

It was noted that the Inquiry regarding land at Hackett Place, Hilperton had been adjourned to 23 February as one of the witnesses had been taken ill.

The Principal Planning Officer (CC) referred in particular to the Inspector's decisions to dismiss the appeals in respect of Frogmore House, Frogmore Road, Westbury. The decisions were very significant in terms of supporting the Council's planning and affordable housing policies.

Cllr James, Portfolio Holder for Housing praised the work of officers in defending the decisions on appeal.

### **RESOLVED:**

**That the report be noted.**

## **DATE OF NEXT MEETING**

The next ordinary meeting of the Planning Committee will be held on **Thursday 9 March 2006** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

( 7.00pm – 11.15pm)

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](mailto:yrhouati@westwiltshire.gov.uk)

Commdev/word/planning/mins2006/16/02/06