

## WEST WILTSHIRE DISTRICT COUNCIL

### MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 3 AUGUST 2006**

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

Present:

Councillors: Newbury (Chairman), Burnan OBE, John Clegg, Marion Clegg, Cunliffe-Jones (part), Fortescue, James, Knight, Lovell (part), Manasseh (part), March (part), Mounde, Oakman (part), Osborn, Repton (part) , Phillips OBE (part) and Rosier

Also present: Cox (part), Davis (part) and Oldrieve (part)

Officers: Development Control Manager, (DH), Principal Planning Officers (RM and PW), Principal Housing Enabling Manager (KG) (part) and Member Support Officers (MS)

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

Apologies for absence were received from Cllrs Carbin, Clark, Hawker and Viles.

The following temporary changes to the membership of the committee were made:

Councillor Clark was replaced by Councillor Phillips OBE.  
Councillor Viles was replaced by Councillor Mounde

#### **89. OPEN FORUM**

For Open Forum presentations in respect of planning applications please refer to minute number 93.

#### **90. MINUTES**

The minutes of the meeting held on 13 July 2006 were approved as a correct record and signed by the Chairman.

Cllr Cunliffe-Jone asked reassurance that the minutes clearly stated that she had left the Council Chamber for application 06/01355/FUL – 1 Bradford Road, Winsley. The committee felt that this had been sufficiently minuted under ‘Member Attendance’.

## 91. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor	Reason
06/01216/FUL – Land Adjacent 38 Queensway, Warminster	March and Davis	Lobbied
06/01320/FUL – Woodmarsh Farm, 18 Woodmarsh, North Bradley	Phillips OBE	Parish Councillor for North Bradley
06/00420/FUL – Land to Rear of 23 – 24 Beanacre	Fortescue and Oakman	Lobbied
05/02488/FUL – 14 The Halve, Trowbridge and 05/02485/LBC- 14 The Halve, Trowbridge	Burnan OBE, Knight and Rosier Fortescue James Oldrieve	Lobbied Lobbied and had involvement in the past as the previous Housing Portfolio Holder and member on the Wiltshire Supporting People Board Personal Interest as Housing Portfolio Holder and a member on the Wiltshire Supporting People Board. Would speak and vote. Lobbied and would be speaking on application as the local member
06/01378/FUL – Glenthorne, 15A Church Lane, Limpley Stoke	J Clegg Burnan OBE, M Clegg, Fortescue, Knight, Manasseh, March, Oakman, Repton and Rosier	Spoken to applicant and given advice on procedure All lobbied

06/01573/FUL – Land Adjacent 50 Silver Street Lane, Trowbridge	Knight	Lobbied
06/01605/FUL – Jobcentre, 28 Station Road, Warminster	Lovell	Was a patient at the doctors surgery
06/01671/FUL – 31 Ashley Place, Warminster	March and Davis	Lobbied
06/01745/FUL – 186 College Road, Trowbridge	Burnan OBE and Knight Osborn	Lobbied  Personal and prejudicial interest. Had called the application before the committee and then realised that applicant had assisted with Cllr Osborns last election campaign. Would leave the council chamber for the application.
Warminster Applications	Lovell and Davis	Members of Warminster Town Council Planning Committee
Melksham Applications	Oakman	Vice-Chairman of Melksham Town Council Planning Committee
Trowbridge Applications	Burnan OBE Knight and James	Members of Trowbridge Town Council Planning and Development Committee and had discussed various applications at its meetings.
Various Applications	M Clegg, James, Fortescue, Lovell, Manasseh and Osborn  Cunliffe-Jones	All lobbied  Lobbied by letter, would consider all applications with open mind.
West Wiltshire Housing Society Applications	Lovell Osborn	West Wiltshire Housing Society Board Members

## 92. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman made no announcements.

### 93. PLANNING APPLICATIONS

Open Forum speakers:

<b>Application</b>	<b>Speaker(s)</b>
06/01216/FUL – Land Adjacent 38 Queensway, Warminster	Miss. Maureen Hiscock Mrs. Deidre Welch Mrs Margaret Purkiss
05/02488/FUL – 14 The Halve, Trowbridge	Mrs. Sarah McLeod Mrs. Jo-Hanna Lyons Mr. Anthony Higgins Mrs. Fiona Watson Ms. Morven Lamont
06/00420/FUL – Land to Rear of 23 – 24 Beanacre	Mr. Nicholas Keen
06/01433/FUL – Land Adjoining Hayleyan Farm, East Lane, Holt	Mr. Paul Oakley
06/01378/FUL – Glenthorne, 15A Church Lane, Limpley Stoke	Dr. Kate Parker Mr. Graham Parker
06/01671/FUL – 31 Ashley Place, Warminster	Mr. Marc Sprangle
06/01745/FUL – 186 College Road, Trowbridge	Mr. Alan Watts Mr. Shaine Kinnaird

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

##### 06/01216/FUL – Land Adjacent 38 Queensway, Warminster

Officers recommended that planning permission be granted. However the Committee resolved that permission be refused for the following reason:

The proposal would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and prejudice the safety of road users at this park.

##### 06/01378/FUL – Glenthorne, 15A Church Lane, Limpley Stoke

Officers recommended that the above application be refused. However the Committee resolved that:

The First Secretary of State be informed that the Council is minded to approve the proposals because of the very special circumstances that exist to outweigh any harm to the Green Belt.

REASON: The increase in volume to rationalise the layout of the dwelling, because of its secluded position, would not prejudice the openness of the

Green Belt and would represent the very special circumstances necessary to justify the granting of permission as a Departure from the Development Plan, with the following conditions recommended:

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

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.

06/01573/FUL – Land Adjacent 50 Silver Street Lane, Trowbridge

Officers recommended that planning permission be granted. However the Committee resolved that permission be refused for the following reason:

The proposal by reason of its scale, character and siting would have a detrimental impact on the amenity of the area and the street scene contrary to Policies H1, H24 and C31a of the West Wiltshire District Plan First Alteration 2004.

**Amended/Additional conditions/informative**

05/02488/FUL – 14 The Halve, Trowbridge

The Committee agreed with the Officer's recommendation subject to an amendment to the informative:

~~Any further works to the building, including such works as intercom systems, would require Listed Building Consent, and may require planning permission.~~  
**You are advised that Listed Building consent would be required for any alterations to the interior layout of the building including the forming of any opening or doorway between No 14 and the next door hostel No 15.**

06/00420/FUL – Land to Rear of 23 -24 Beanacre

The Committee agreed with the officer's recommendation of permission, subject to an amendment to condition 13:

13. No work shall commence on the development site until the improvements to the junction of the private lane with the junction of the A350, **including removal of the conifers**, have been carried out in

accordance with details, which shall have been submitted to and approved in writing by the local Planning Authority.

### **Applications Deferred**

#### **06/01320/FUL – Woodmarsh Farm, 18 Woodmarsh, North Bradley**

Officers recommended that permission be granted, however the Committee resolved to defer the application for the following reasons:

- 1) To allow consultation with the Ministry of Agriculture
- 2) To investigate the exact materials which will be used in the construction of the drainage works.

#### **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 application be deferred for those reasons as listed - the application would then be considered by the Committee at a future date:**

#### **06/01320/FUL – Woodmarsh Farm, 18 Woodmarsh, North Bradley**

#### **Recorded Vote**

#### **05/02488/FUL – 14 The Halve, Trowbridge**

Cllr Rosier requested that his vote against the decision to grant permission, be recorded.

#### **05/02485/FUL – 14 The Halve, Trowbridge**

Cllr Knight requested that his vote be recorded against the decision that the Secretary of State be informed that this Council raises no objection to the proposal and recommends that listed building consent be granted at a future date in the event of the Developmental Control Manager being satisfied that the Secretary of State remits the application to this Council for decision.

#### **06/00899/FUL – 18 Widbrook View, Bradford on Avon**

Cllrs Osborn and Lovell requested that their votes of abstention be recorded.

#### **NOTE: VOTE TO CONTINUE**

During consideration of the planning applications after determining application 06/01320/FUL, 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.**

**Member attendance**

Cllr Cunliffe –Jones left and returned to the meeting during the officer's presentation and Cllr Manasseh left and returned to the meeting during the debate of 06/01216/FUL – Land Adjacent 38 Queensway, Warminster.

Cllr Cox entered the Council Chamber during the debate of 06/01216/FUL – Land Adjacent 38 Queensway, Warminster and left the Council Chamber during the debate of 05/02488/FUL – 14 The Halve, Trowbridge and did not return.

Cllr Rosier and Davis both left the meeting following the determination of 06/01216/FUL – Land Adjacent 38 Queensway, Warminster. Cllr Rosier returned to the meeting during the officers presentation of 05/02488/FUL – 14 The Halve, Trowbridge. Cllr Davis did not return.

Cllr Phillips OBE left and returned to the meeting during the debate of 05/02488/FUL – 14 The Halve, Trowbridge.

Cllr James left the meeting following the determination of 05/02488/FUL – 14 The Halve, Trowbridge and returned to the meeting during the debate of 06/00899/FUL – 18 Widbrook View, Bradford on Avon.

Cllrs Cunliffe-Jones and Phillips OBE left the meeting during the officers presentation of 06/00420/FUL – Land to Rear of 23-24 Beanacre. Cllr Phillips OBE returned during the debate of the same application. Cllr Cunliffe-Jones returned during the officer's presentation of 06/01422/FUL – Land Adjoining Hayleyan Farm, East Lane, Holt.

Cllr Phillips OBE left the meeting during the officers presentation and Cllr Knight left the meeting following the determination of 06/01378/FUL – Glenthorne, 15A Church Lane, Limpley Stoke. Cllr Knight returned to the meeting during the debate of 06/01745/FUL – 186 College Road, Trowbridge. Cllr Phillips OBE returned to the meeting at a time which was unfortunately not noted.

Cllrs Mounde, Oakman and Cunliffe-Jones left the meeting during the officer's presentation of 06/01353/FUL – 15 Priory Park, Bradford on Avon. Cllr Mounde returned during the open forum and Cllr Oakman returned during the debate of the same application. Cllr Cunliffe-Jones returned during the officer's presentation of 06/01745/FUL – 186 College Road, Trowbridge.

Cllr Osborn left the meeting following the determination of 06/01353/FUL – 15 Priory Park, Bradford on Avon and returned to the meeting during the officer's presentation of 06/01320/FUL – Woodmarsh Farm, 18 Woodmarsh, North Bradley.

Cllr Oakman left the meeting during the open forum of 06/01745/FUL – 186 College Road, Trowbridge and Cllr James left the meeting at a time which unfortunately was not noted. However both returned to the meeting during the debate of 06/01745/FUL – 186 College Road, Trowbridge.

Cllr Manasseh left the meeting following the determination of 06/01745/FUL – 186 College Road, Trowbridge and returned to the meeting during the officers presentation of 06/01320/FUL – Woodmarsh Farm, 18 Woodmarsh, North Bradley.

Cllrs Lovell, Manasseh and Oakman left the meeting following the determination of 06/01353/FUL - 06/01353/FUL – 15 Priory Park, Bradford on Avon and did not return to the meeting.

Cllr Phillips OBE left the meeting during the debate of 06/01573/FUL – Land Adjacent 50 Silver Street Lane, Trowbridge and did not return to the meeting.

Cllrs Cunliffe-Jones, Repton and March left the meeting during the discussion of agenda item 'Planning Appeals Update'. Cllrs Cunliffe-Jones and Repton did not return to the meeting. Cllr March returned to the meeting during the open forum of agenda item 'Planning Appeals Decisions'. Cllr March left the meeting again during the open forum of the same agenda item and did not return to the meeting.

#### **Order of applications considered**

The Chairman varied the order of the applications and dealt firstly with those where the public had registered to speak. Consequently, the applications were dealt with in the following order (numbers refer to the application number on the agenda):

1, 6, 7, 2, 5, 8, 9, 13, 14, 3, 4, 10, 11 and 12

#### **94. PLANNING APPEALS UPDATE**

At its last meeting the committee resolved that due to the late hour the Planning Appeals Update Report 10 June – 28 June 2006 would be deferred to this meeting of the Planning Committee. Therefore the Development Control Manager presented two reports. The first report was an appeals update report for 10 June – 28 June. The second report was an appeals update report for 28 June – 20 July 2006.

**RESOLVED: That the reports be noted.**



## **95. PLANNING APEALS DECISIONS**

OPEN FORUM SPEAKER: Mr. Francis Morland

The Development Control Manager presented the Committee with a report on planning appeals decisions which had been made during April – June 2006.

### **RESOLVED:**

**That the report be noted and;**

**The Portfolio Holder and Development Control Manager discuss those points raised during the open forum regarding appeals.**

### **DATE OF NEXT MEETING**

The next ordinary meeting of the Planning Committee would be held on **Thursday 24 August 2006** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge at **7pm**

(7.00pm – 10.50pm)

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)