

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 14 SEPTEMBER 2006**

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

Present:

Councillors: Newbury (Chairman), Burnan OBE, Carbin, Clark (part),
J Clegg (part), Fortescue, James, Knight, Lovell (part),
March, Oakman (part), Osborn (part) and Repton.

Also present: Davis

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

103. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllrs M Clegg, Cunliffe-Jones, Hawker, Manasseh, Rosier and Viles. An apology for absence was also received from Cllr Mounde, who should have been a substitute member of the committee in Cllr Viles absence.

104. OPEN FORUM

For Open Forum presentations in respect of planning applications please refer to minute number 109.

105. MINUTES

The Chairman drew member's attention to the 'late list' which had the up to date minutes for approval attached.

The minutes of the meeting held on 24 August 2006 were approved as a correct record and signed by the Chairman subject to the deletion of the following from 'member attendance'; - ~~"Cllr Repton left and returned to the~~

meeting during the debate of 06/02026/FUL – The Beeches , Leigh Road, Bradford on Avon”.

106. DECLARATIONS OF INTEREST

The following interests were declared:

Application/Item	Councillor	Reason
06/01256/FUL – Land adjacent Quinton Place, Codford	Burnan OBE, Knight, March James	Lobbied Housing Portfolio Holder and had also supported the applicants (Wiltshire Rural Housing Association) application for housing. Would remain in the Council Chamber and vote.
05/02400/FUL – Thoulstone Park Golf Club, Thoulstone, Chapmanslade	March Davis	Lobbied Application in his ward as a County Councillor and had been lobbied.
06/02099/FUL – Land adjacent 12 and 12A Holbrook Lane, Trowbridge	Burnan OBE	Applicant was a fellow Councillor. However was not a personal or prejudicial interest.
06/01192/FUL – The Sanctuary, 9 Dark Lane North, Steeple Ashton	Fortescue	Was the local ward member and her home faced part of site. (This declaration was made during the debate on the application).
06/01918/FUL – The Old Rectory, 78 Whaddon, Hilperton	Clark	Chaired the meeting of Hilperton Parish Council when application was discussed. Would consider with an open mind.
06/02214/FUL – Land rear of The Elms, Millditch, Bratton	Fortescue	Knew one of the open forum objectors, Mr Brewster. (This declaration was made at the beginning of the application).
Trowbridge Applications	Burnan OBE James Knight	Members of Trowbridge Town Council Planning and Development Committee and had discussed those Trowbridge applications, as listed in the planning agenda, at its meetings.

107. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman announced that the Council had received a decision on the South View inquiry and the appeal had been allowed. A decision had also been received on New Road, Staverton. The case had been lost and costs would now be awarded against the Council. A report would be brought to the next Planning Committee meeting.

108. DELEGATION OF THE POWER TO ENTER INTO PLANNING OBLIGATIONS IN SPECIFIED CIRCUMSTANCES TO THE DEVELOPEMNT CONTROL MANAGER

The Development Control Manager, Dave Hubbard, presented a report to the Committee which sought its approval to delegate power to enter into planning obligations in specified circumstances to the Development Control Manager.

It was explained that delegating the power to the Development Control Manager to enter into planning obligations would only apply in cases where the requirement for a planning obligation complied with adopted policies of the council in the development plan, the local development framework and supplementary planning guidance. The larger scale, and particularly those that were contentious, would still be brought before the planning committee for determination.

RESOLVED:

1. THE PLANNING COMMITTEE DELEGATES TO THE DEVELOPMENT CONTROL MANAGER, IN CONSULTATION WITH THE LOCAL WARD MEMBER/S, THE POWER TO ENTER INTO PLANNING OBLIGATIONS REGULATING DEVELOPMENT OR USE OF LAND IN RESPECT OF:

- **PLANNING APPLICATIONS WHERE THE POWER TO DETERMINE THOSE PLANNING APPLICATIONS IS ALREADY DELEGATED TO THE DEVELOPMENT CONTROL MANAGER FOR DETERMINATION SUBJECT TO THEIR BEING IN COMPLIANCE WITH ADOPTED POLICES OF THE COUNCIL IN THE DEVELOPMENT PLAN, THE LOCAL DEVELOPMENT FRAMEWORK AND SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**
- **VARIATIONS TO PLANNING OBLIGATIONS ORIGINALLY ENTERED INTO UNDER THE POWER DELEGATED TO THE DEVELOPMENT CONTROL MANAGER, IN CONSULTATION WITH LOCAL WARD MEMBER/S SUBJECT TO ANY VARIATION BEING IN COMPLIANCE WITH ADOPTED POLICES OF THE COUNCIL IN THE DEVELOPMENT PLAN, THE LOCAL DEVELOPMENT FRAMEWORK AND SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

- **PLANNING OBLIGATIONS AS PART OF THE PLANNING APPEAL PROCESS SUBJECT TO THEIR BEING IN COMPLIANCE WITH ADOPTED POLICES OF THE COUNCIL IN THE DEVELOPMENT PLAN, THE LOCAL DEVELOPMENT FRAMEWORK AND SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**
- 2. THE PLANNING COMMITTEE SUPPORTS A FUTURE CHANGE TO THE COUNCILS CONSTITUTION TO INCORPORATE THE DELEGATIONS TO THE DEVELOPMENT CONTROL MANAGER SET OUT IN RECCOMENDATION 1, ABOVE.**

109. PLANNING APPLICATIONS

Open Forum speakers:

Application	Speaker(s)
06/01256/FUL – Land adjacent Quinton Place, Codford	Mr Stephen Harrison Mr Neville Hastings Mr Paul Van Gaver Mr Andrew Mozley Mrs Pamela Kent Mr Andrew Fee Mrs Annie Parsey Mr Murray Kent Mr Sheridan Thomas Mr John Mears Mrs Charlotte Mozley Mr Jestyn Coke Mr Simon Firth Mrs R. Wyeth (on behalf of Codford Parish Council)
05/02400/FUL – Thoulstone Park Golf Club, Thoulstone, Chapmanslade	Mr Francis Morland
06/02099/FUL – Land adjacent 12 and 12A Holbrook Lane, Trowbridge	Mr Stuart McClellan
06/00880/FUL – Summerslade, Down Lords Hill, Longbridge Deverill	Mr Graham Savage
06/02214/FUL – Land rear of The Elms, Millditch, Bratton	Mr James Brewster Mr Richard Gale Mr Michael Bolt

Amended/Additional conditions/informative

06/01256/FUL – Land adjacent Quinton Place, Codford

The Committee agreed with the Officer's recommendation, for permission, subject to an additional informative:

The Applicant is advised that the sewerage treatment plant should be maintained in good working order at all times to avoid any nuisance from occurring.

05/02400/FUL – Thoulstone Park Golf Club, Thoulstone, Chapmanslade

The Committee agreed with the Officer's recommendation, for permission, subject to an additional informative as per the late list:

The Applicant is reminded that, pursuant to Condition 15, the advice of the Local Planning Authority should be sought if, when bringing the golf club back into use, there is any need to divert or alter footpaths across the site in anyway.

06/00880/FUL – Summerslade, Down Lords Hill, Longbridge Deverill

The Committee agreed with the officer's recommendation of permission and after considering the applicants request that permission be granted temporarily for 5 years and not permanently the Committee resolved to permit the application subject to an additional condition: -

The use hereby permitted shall be discontinued and the land restored to its former condition on or before 15 September 2011, in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

REASON: Because this is a form of development which would not be appropriate on a permanent basis.

At 10.07pm, after the determination of 06/02214/FUL – Land rear of The Elms, Millditch, Bratton, the Committee took a short recess and resumed the meeting at 10.15pm

NOTE: VOTE TO CONTINUE

Following the short recess, 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.

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.**

Member attendance

Cllr James left and returned to the meeting during the debate of 06/01256/FUL – Land adjacent Quinton Place, Codford.

Cllr Clark left the meeting during 06/01256/FUL – Land adjacent Quinton Place, Codford, at a time which unfortunately was not noted and did not return to the meeting.

Cllr Oakman left the meeting following the determination of 05/02400/FUL – Thoulstone Park Golf Club, Thoulstone, Chapmanslade and returned to the meeting during the officer presentation of 06/02099/FUL – Land adjacent 12 and 12A Holbrook Lane, Trowbridge.

Cllrs James, Repton and Knight left the meeting following the determination of 06/02099/FUL – Land adjacent 12 and 12A Holbrook Lane, Trowbridge. Cllr Knight returned during the officers presentation and Cllrs James and Repton returned to the meeting during the open forum presentations of 06/02214/FUL – Land rear of The Elms, Millditch, Bratton.

Cllr Oakman left the meeting following the determination of 06/00880/FUL – Summerslade, Down Lords Hill, Longbridge Deverill and did not return to the meeting.

Cllr Lovell left the meeting following the determination of 06/02214/FUL – Land rear of The Elms, Millditch, Bratton and did not return to the meeting.

Cllr Osborn left the meeting following the determination of agenda item no. 6 - Delegation of the Power to Enter into Planning Obligations in Specified Circumstances to the Development Control Manager – and did not return to the meeting.

Cllr J Clegg left the meeting following the determination of 06/02324/FUL – 14 Ash Grove, Westbury 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 or had attended the meeting to listen. Consequently, the applications were dealt with in the following order (numbers refer to the application number on the agenda):

1, 2, 3, 12, 14, Agenda Item No. 6, 4, 5, 6, 7, 8, 9, 10, 11 and 13

110. PLANNING APPEALS UPDATE

The Development Control Manager, Dave Hubbard, presented a planning appeals update report for the period 20 July – 30 August 2006.

The decision following the Hearing of 11 Inmead, Edington would not be known for at least 2 – 3 months.

RESOLVED:

That the report be noted.

DATE OF NEXT MEETING

The next ordinary meeting of the Planning Committee would be held on **Thursday 5 October 2006** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge at **7pm**.

(7.15pm – 11.13pm)

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