

WESTERN AREA PLANNING

MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON WEDNESDAY, 13 MAY 2009 AT BRADLEY ROAD, TROWBRIDGE.

Present:

Mr P. Alford, Mr D. Binding, Mr D. Bolwell, Ms V. Burden, Mr T. Carbin, Mr E. Clark, Mrs V. Fortescue, Mr P. Fuller (Chairman), Mr M. Griffiths, Mr D. Halik, Mr T. James MBE, Mr C. March, Ms I. Martindale, Mr M. Mounde, Mr C. Newbury, Mr A.G. Phillips OBE and Mrs J. Repton.

Also Present:

Mrs R. Wyett (Codford Parish Council)

1. Apologies for Absence

Apologies were received from Mrs G. Denison-Pender.

2. Chairman's Announcements

The Chairman welcomed everyone to the meeting and advised the committee that:

- Planning application No.2 - 08/03471/REM - Land North East Of Snowberry Lane And South Of Sandridge Road, Melksham, Wiltshire had been withdrawn from the agenda because the public consultation had not been completed.
- That the leavers and returners agenda item would be reinstated and would appear as part of the 13 May planning committee minutes.
- The Chairman thanked all the members of the old West Wilts District Council planning committee for their support during a difficult period. He also thanked Ms I. Martindale and Mrs J. Repton who were not seeking election to Wiltshire Council.

3. To approve the minutes of the last meeting held on 22 April 2009

The minutes of the meeting held on the 22 April were approved with the following amendment.

Agenda Item No.7 - The Planning Code of Good Practice.

That the resolution for this item should have read as follows:

Resolved:

- **That the Planning Code of Good Practice for Members of Wiltshire Council – “Public speaking at meetings” is referred back to the Implementation Executive and to the new council to reconsider at the earliest opportunity after the 4th June 2009.**

4. Members' Interests

Mr P. Alford declared a personal interest in the following application:

W/09/00450/FUL – C N Vines, Sandridge Road Garage, Snarlton Lane, Melksham.

Has attended meetings that discussed this application. Will consider the application with an open mind.

Mr E. Clark declared a prejudicial interest in the following application:

W/09/00450/FUL – C N Vines, Sandridge Road Garage, Snarlton Lane, Melksham.

That he is a board member Of Selwood Housing, will leave the Council Chamber when the application is debated.

Mr M. Griffiths declared prejudicial interests in the following applications:

W/09/00450/FUL – C N Vines, Sandridge Road Garage, Snarlton Lane, Melksham.

W/09/00483/REM – Land North East of Snowberry Lane and South of Sandridge Road, Melksham.

Has attended meetings of the Melksham Town Council Development Committee that discussed these applications, will leave the Council Chamber when the applications are debated.

Mr P. Fuller, Mr T. James MBE and Mr D. Halik declared personal interests in the following application:

W/09/00620/FUL – 11 Pitman Avenue, Trowbridge.

All are Trowbridge Town Councillors who attended meetings that discussed the original applications. All undertook to consider the application with an open mind.

Ms I. Martindale and Mrs J. Repton declared personal interests in the following application:

W/09/00446/LBC – The Dutch Barn Dental Surgery, 16 Church Street, Bradford on Avon.

Both have attended Bradford on Avon Town Planning Committee meetings that discussed this application. Both undertook to consider the application with an open mind.

Mr A.G Phillips OBE. Declared a personal interest in the following application:

W/09/00776/FUL – Kings Farm, 6 Little Common, North Bradley.

That he is a North Bradley Parish Councillor, will view the application with an open mind.

5. Public Participation

The Chairman advised the committee of the new rules on public participation and the manner in which the meeting would proceed.

Planning Applications

6. W/09/00450/FUL - C N Vines Sandridge Road Garage, Snarlton Lane Melksham, Wiltshire.

Public Participation:

Mr Paul Walsh (Selwood Housing).

Mr E. Clark.

Mr E. Clark requested that the minutes note, that he left the Council Chamber after speaking as part of the public participation and therefore did not partake in the debate or vote on this application.

The Committee considered the officer's report and debated the application. The Committee was minded to grant planning permission as recommended.

Resolved:

That in respect of application number W/09/00450/FUL planning permission be GRANTED with the following conditions.

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.

Reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

7. 08/03471/REM - Land North East Of Snowberry Lane And South Of Sandridge Road, Melksham, Wiltshire.

The Committee considered the officer's report and were minded to defer the application.

Resolved:

That in respect of application number 08/03471/REM that this application is deferred until consultations have been completed.

8. W/09/00483/REM - Land North East Of Snowberry Lane And South Of Sandridge Road, Melksham, Wiltshire.

The Committee considered the officer's report and debated the application. The Committee was minded to grant approval as recommended with additional conditions.

Mr T. James MBE requested a recorded vote be held for this motion. The results are as follows.

The motion was tied 8 votes for, 8 Votes against, the Chairman then took the casting vote in favour of the motion.

Councillor	Vote
Alford	For
Binding	Against
Bolwell	For
Burden	Against
Clark	Against
Carbin	Against
Fortescue	For
Fuller	For
Halik	For
James MBE	Against
March	For
Martindale	Against
Mounde	For
Newbury	For
Phillips OBE	Against
Repton	Against

Resolved:

That in respect of application number W/09/00483/REM approval be GRANTED with the following conditions.

Condition 3 on the agenda to be replaced with a new condition 3 and with the addition of a further informative as follows:

Condition 3:

The proposed estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfalls, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be submitted and approved by the Local Planning Authority in writing before construction begins. For this purpose, plans and sections, indicating as appropriate the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

REASON : To ensure that the roads are laid out and constructed in a satisfactory manner.

Informative 3:

With regard to the Rights of Way (42, 23 and 18) comments from Allan Francis (forwarded on 24 March but you may have received directly), The rights of way must be stopped up and diverted (Footpath 42/ 23) under Section 257 of the Town and Country Planning Act, prior to any development commencing.

Reason(s):

The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.

9. W/09/00446/LBC - The Dutch Barton Dental Surgery, 16 Church Street, Bradford On Avon, Wiltshire.

The Committee considered the officer's report and debated the application. The officer's recommendation was for consent for the application. The committee were minded to defer the application.

Votes for both approval and refusal were both lost before the vote for deferral was carried.

Resolved:

That in respect of application number W/09/00446/LBC that this application is deferred.

Reason(s):

For negotiations to secure an improved scheme and seek enforcement action to secure the removal of the unauthorised signage.

10. W/09/00776/FUL - Kings Farm, 6 Little Common, North Bradley, Wiltshire.

The Committee then considered the officer's report and debated the application. The officer's recommendation was refusal of the application. The Committee resolved to make a split decision with conditions detailed in the under mentioned resolution.

Mr A.G. Phillips OBE requested a recorded vote be held for this motion. The results are as follows.

The motion was carried with 13 votes for and 4 Votes against.

Councillor	Vote
Alford	Against
Binding	For
Bolwell	For
Burden	For
Clark	For
Carbin	For
Fortescue	For
Fuller	For
Griffiths	For
Halik	For
James MBE	For
March	For
Martindale	For
Mounde	For
Newbury	Against
Phillips OBE	Against
Repton	Against

Resolved:

That in respect of application number W/09/00776/FUL planning permission be GRANTED with the following conditions.

PART PERMISSION:

DECISION A

Permission is granted for the garage and storage buildings without conditions.

Reason(s):

There is no harm to the character or setting of the listed building.

PART REFUSAL:

DECISION B

Refusal of the boundary wall.

Reason(s):

The boundary wall which seeks to sub-divide and separate the curtilage of the original farmhouse from that of the new dwelling is of non-traditional construction and as such is an unsightly addition to the historic curtilage that is harmful to the character and setting of these listed buildings contrary to Policies C28 and C31A of the West Wiltshire District Plan - 1st Alteration 2004.

11. W/09/00566/FUL - Barn At Church Farm, The Street, Broughton Gifford, Wiltshire.

Public Participation:

Mr Martin Hooper – applicant.

The Committee then considered the officer's report and debated the application. The officer's recommendation was refusal of the application. The Committee was minded to permit the application detailed in the under mentioned resolution.

Resolved:

That in respect of application number W/09/00566/FUL planning permission be GRANTED with the following conditions.

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 Details of the solar panels, at a scale of not less than 1:20, including sections through the panels and the existing roof structure to show how they will be installed, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the solar panels harmonise with the character of the building and preserve the character and appearance of the Conservation Area.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 – Policies C18 and C31A.

Reason(s):

There would be no harm to the character, appearance or setting of the Conservation Area.

12. W/09/00583/FUL - Land Rear Of 16 High Street, Codford, Wiltshire.

Public Participation:

Mr Chris Brayne.
Cllr Rosemary Wyeth – (Codford Parish Council).
Mr Graham Savage – agent.

The Committee then considered the officer's report and debated the application. The officer's recommendation was permission of the application. The Committee was minded to defer the application detailed in the under mentioned resolution.

The motion was tied 8 votes for, 8 Votes against, the Chairman then took the casting vote in favour of the motion.

Mr E. Clark requested that the minutes note, that he abstained from the vote as he had left the Council Chamber during the presentation and debate of this application.

Resolved:

That in respect of application number W/09/00583/FUL planning permission be DEFERRED for the following reasons.

Reason(s):

For a full flood risk assessment, to include a sequential approach and exception test, to be undertaken.

13. W/09/00620/FUL - 11 Pitman Avenue, Trowbridge, Wiltshire.

Public Participation:

Mr Roy Inwood.

The Committee considered the officer's report and debated the application. The Committee was minded to grant planning permission as recommended.

Resolved:

That in respect of application number W/09/00620/FUL planning permission be GRANTED with the following conditions.

Subject to the following condition(s):

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 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

Informative(s):

1 The applicant is advised to contact Wessex Water at 01225 526000 with the regard to the protection and possible diversion of infrastructure.

Reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

14. W/09/00641/FUL - 2 Church View, High Street, Steeple Ashton, Wiltshire.

Public Participation:

Mr Austin Turner – applicant.

The Committee considered the officer's report and debated the application. The Committee was minded to grant planning permission as recommended.

Resolved:

That in respect of application number W/09/00641/FUL planning permission be GRANTED for the following reasons..

Reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

15. Member Attendance

Mr D. Bolwell left the meeting at the start of the officer presentation of application No.7 – W/09/00583/FUL - Land Rear of 16 High Street, Codford, Wiltshire and returned during the office presentation of the same.

Mr E. Clark left the meeting at the start of the officer presentation of application No.1 - W/09/00450/FUL - C N Vines Sandridge Road Garage, Snarlton Lane, Melksham, Wiltshire and returned at the start of the officer presentation of application No.3 - W/09/00483/REM - Land North East Of Snowberry Lane And South of Sandridge Road, Melksham, Wiltshire.

Mr E. Clark left the meeting at the start of the officer presentation of application No.7 – W/09/00583/FUL - Land Rear of 16 High Street, Codford, Wiltshire and returned at the end of the debate of the same.

Mr T. Carbin left the meeting during the debate of application No.5 – W/09/00776/FUL - Kings Farm, 6 Little Common, North Bradley, Wiltshire and returned during the debate of the same.

Mr M. Griffiths left the meeting at the start of the officer presentation of application No.1 - W/09/00450/FUL - C N Vines Sandridge Road Garage, Snarlton Lane, Melksham, Wiltshire and returned at the start of the officer presentation of application No.4 - W/09/00446/LBC - The Dutch Barton Dental Surgery, 16 Church Street, Bradford On Avon, Wiltshire.

Mr T. James MBE left the meeting at the start of the officer presentation of application No.4 – W/09/00446/LBC - The Dutch Barton Dental Surgery, 16 Church Street, Bradford On Avon, Wiltshire and returned during the office presentation of the same.

Mr T. James MBE left the meeting at the start of the officer presentation of application No.9 – W/09/00641/FUL - 2 Church View, High Street, Steeple Ashton, Wiltshire and returned during the office presentation of the same.

16. Date of next meeting

The next scheduled meeting of the Western Area Planning Committee will be held on **Wednesday 24 June 2009** at 7.00pm in the Council Chamber at Wiltshire Council, Bradley Road.

(Duration of meeting: 7.00pm – 10.20pm)

The Officer who has produced these minutes is Kevin Fielding, Democratic Services, direct line (01225) 776655 xtn 115 or e-mail kevin.fielding@wiltshire.gov.uk
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