

WESTERN AREA PLANNING

MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON THURSDAY 1ST OCTOBER 2009 AT 6.00PM AT BRADLEY ROAD, TROWBRIDGE

Present:

Cllr. Ernie Clark, Cllr. Rod Eaton, Cllr. Peter Fuller (Chairman),
Cllr. Mark Griffiths, Cllr. John Knight, Cllr. Christopher Newbury,
Cllr. Graham Payne, Cllr. Stephen Petty, Cllr. Jonathan Seed

Apologies:

Cllr. Malcolm Hewson

51. MINUTES

The minutes of the meeting held on 16th September 2009 were confirmed as a correct record and signed by the Chairman, subject to the following amendment:

That it is noted that Cllr. Mark Griffiths gave his apologies for absence.

52. CHAIRMAN'S ANNOUNCEMENTS

There were none.

53. DECLARATIONS OF INTEREST

None were declared.

54. W/09/00446/LBC - LISTED BUILDING CONSENT FOR DISPLAY OF 2 SIGNS - THE DUTCH BARTON DENTAL SURGERY, 16 CHURCH STREET, BRADFORD ON AVON, WILTSHIRE, BA15 1LN

The committee received details of Bradford-on-Avon Town Council's objection to the application, not previously published with the planning officer's report.

Public participation:

There were no speakers.

Resolved:

That consent is GRANTED

For the following reason(s):

The proposed development would conform to the relevant policy of the district plan and would result in minimal damage to the character and fabric of the Listed Building.

Subject to the following condition(s):

- 1 The works hereby authorised shall begin not later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 Prior to the installation of the proposed signs onto the building, the materials to be used in their construction shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place strictly in accordance with the approved details.

REASON: To ensure that the materials to be used will harmonise with the character of the Listed Building

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy C28

55. W/09/02176/FUL - SINGLE STOREY EXTENSION TO FRONT AND REAR, REMOVAL OF EXISTING STONE SHED, ALTERATION TO GARDEN LEVELS TO IMPROVE ACCESS - 19 CHURCH LANE, LIMPLEY STOKE, WILTSHIRE, BA2 7WD

Public participation:

1. Mr. Chris Mackenzie spoke in support of the application.
2. Mr. James Feghali spoke in support of the application.
3. Mrs. Jane Feghali, the applicant, spoke in support of the application.
4. Cllr. Linda Conley, the Division Member, spoke in support of the application.

A motion to refuse planning permission in accordance with the officer recommendation was tabled and subsequently defeated and it was

Resolved:

That planning permission is GRANTED

For the following reason(s):

The design, scale and appearance of the proposal would not significantly affect the openness of the Green Belt.

Subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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: In the interests of visual amenity and the character and appearance of the area.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a

56. W/09/02318/FUL - EXTENSION FOR ADDITIONAL WAREHOUSE SPACE - THE SOUNDPOST LIMITED, MAYFLOWER, NEW ROAD, CODFORD, WILTSHIRE

Public participation:

1. Mr. Justin Wagstaff, the applicant, spoke in support of the application.
2. Mr. Peter Grist, the applicant's agent, spoke in support of the application.
3. Mr. Louis Horeau spoke in support of the application on behalf of Codford Parish Council.

Resolved:

That planning permission is GRANTED

For the following reason(s):

The proposed extension would secure employment opportunities in this rural location in accordance with policies C1 and E6 of the West Wiltshire District Plan, 1st Alteration, 2004 and would not harm the special landscape character of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty in accordance with policy C2 of the West Wiltshire District Plan, 1st Alteration, 2004, policy C8 of the Wiltshire Structure Plan and paragraph 21 of PPS7 – Sustainable development in Rural Areas.

Subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

West Wiltshire District Plan First Alteration 2004 - POLICY: C31a

- 3 No part of the extension hereby permitted shall be first brought into use until the 10 parking spaces have been completed and provided in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

West Wiltshire District Plan First Alteration 2004 - POLICIES: C31a and H1

- 4 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees, hedgerows and bunding on the land;
- (b) details of any trees or hedgerows to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) details of any additional bunding and earth mounding, finished levels and contours;
- (e) means of enclosure;

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

West Wiltshire District Plan First Alteration 2004 - POLICIES: C2, C31a and C32

- 5 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

West Wiltshire District Plan First Alteration 2004 - POLICIES: C2, C31a and C32.

MEMBER ATTENDANCE

Cllr. Graham Payne joined the meeting during the debate on application number W/09/02318/FUL.

PART 2

Items considered whilst the public were not entitled to be present

None.

Chairman
7th October 2009

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