

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 16 FEBRUARY 2017 AT WESSEX ROOM, CORN EXCHANGE, DEVIZES.

Present:

Cllr Charles Howard (Chairman), Cllr Mark Connolly (Vice Chairman), Cllr Stewart Dobson, Cllr Peter Evans, Cllr Richard Gamble, Cllr Jerry Kunkler and Cllr Paul Oatway QPM

9. Apologies

Apologies were received from Cllr Nick Fogg

10. Minutes of the Previous Meeting

A motion was proposed by Cllr Peter Evans and seconded by Cllr Paul Oatway QPM, that the minutes of the Eastern Area Planning Committee held on 5 January 2017 were an accurate record.

Resolved:

To approve and sign the minutes of the meeting of the Eastern Area Planning Committee on 5 January 2017 as an accurate record

11. Declarations of Interest

Cllr Paul Oatway QPM and Cllr Richard Gamble both declared a non-pecuniary interest in respect of application 16/10483/FUL due to their prior contact with the local residents. Both councillors declared they would not vote on this application.

12. Chairman's Announcements

The Chairman had no announcements

13. Public Participation

The chairman explained the rules of public participation and confirmed that no questions had been submitted from members of the public

14. **Planning Appeals and Updates**

The written update on appeals was received.

In addition to the written report it was noted that the appeal in respect of application 15/11397/FUL had been dismissed.

Members congratulated officers on the appeal success rate.

15. **Planning Applications**

16. **16/11287/FUL - The Stables, High Street, Avebury, Marlborough, Wiltshire SN8 1RF**

Public Participation

Ms Jan Tomlin, applicant, spoke in support of the application

Ms Catherine Hovey, applicant, spoke in support of the application

Mr Andrew Williamson, of Avebury Parish Council, spoke with regard to the application.

The Development Management Team Leader, Karen Guest, introduced the report which outlined the application for the change of use of the vacant part of an existing building to a book sales/exchange store and a visitor information centre, and confirmed that this included no physical alterations to the building.

The officer recommended that the application be approved for the reasons set out in the report. Key issues included the principle of the change of use; the impact on heritage assets; the parking implications; and the highway safety impact. The officer highlighted that the proposed use was low key, it would bring an unused building back into use, and that any highway safety impact would not be severe.

Members of the Committee were invited to ask technical questions of the officer. There were none.

Members of the public were then invited to speak as detailed above.

The local unitary division member, Cllr Jemima Milton, spoke in reference to the application and explained that she was happy to support the application with the conditions outlined in the officer's report but that she felt it was a shame that the adjoining public toilets had not yet been brought back into use.

Cllr Mark Connolly, seconded by Cllr Jerry Kunkler, moved that the application for planning permission be granted subject to the conditions outlined in the officer's report.

In the debate that followed, the following points were discussed: that bringing the property back into community use would be positive; that the "resident-only"

status of the adjoining car park should be reinforced; and that the potential impact on the footfall of the post office in another part of the building could also be positive.

At the conclusion of debate, it was

Resolved:

To grant planning permission, subject to the following conditions:

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 development hereby permitted shall be carried out in accordance with the following approved plans and documents: Application Form, Location Plan and Drawing No. AVE-01 Rev 1 'Proposed Shop'.

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The part of the building to which the application relates shall be used as a voluntary book sales/exchange store and visitors information centre and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

4 INFORMATIVE TO APPLICANT:

The applicant is advised that this permission authorises a change of use only and does not authorise any works or alterations that may require listed building consent/planning permission or the erection of signage which may require advertisement consent.

17. 16/10483/FUL: Woodlands Farm, Witcha, Ramsbury SN8 2HQ

Public Participation

Mr John Kirkman, neighbour, spoke in objection to the application

Mr Peter Crozier, agent, spoke in support of the application

Mr Peter Crofton-Atkins, on behalf of the applicant, spoke in support of the application

Mr Roger Hicklin, on behalf of CRPE, spoke as a consultee in objection to the application

Ruaridh O'Donoghue, Senior Planning Officer, introduced the report which outlined the application for the demolition of the existing bungalow; the erection of a replacement dwelling with associated garaging, turning, landscaping, private amenity space; and the creation of a new vehicular access. The officer explained that this was a resubmission of a previous application (ref: 15/12652/FUL). Four late submissions had been received in response to the consultation process.

The officer recommended that the application be refused for the reasons set out in the report. Key issues were stated to include: the principle of a new dwelling in relation to Core Policy HC25; the scale of the development and its resulting impact on the rural character and landscape of the area; and its bulk, height and general appearance. The officer reported that there were no exceptional circumstances that would outweigh the detrimental impact the proposal would have on its surroundings.

Members of the Committee were invited to ask technical questions of the officer. In response to queries, a comparison was provided between the existing and proposed dwellings (in terms of percentage increase in floorspace) including the first floor.

Members of the public were then invited to speak as detailed above.

In response to comments raised during public participation, the planning officer clarified that the height and bulk of the building should be considered alongside the percentage increase in floorspace; and that the useable space for dwellings was more applicable to commercial properties.

Cllr Connolly, seconded by Cllr Dobson, moved that the application be refused for the reasons presented in the officer's report.

In the debate that followed, the following points were made: that in comparison to the existing building, the proposed dwelling was much larger in terms of both bulk and height; that the building was well designed but inappropriate for the proposed location; and that the replacement of the bungalow would be beneficial but that this proposal would not be a suitable replacement.

At the conclusion of debate, it was,

Resolved:

To refuse planning permission for the following reasons:

1) The scale of the replacement dwelling and garage is significantly larger than the original structure. As such, it does not comply with the terms of saved Policy HC25 of the Kennet Local Plan listed in Annex D of the Wiltshire Core Strategy 2015.

2) By reason of its height, size, scale and positioning in the open landscape the proposed dwelling would have a detrimental impact upon the landscape character and scenic quality of the area and the North Wessex Downs AONB. There are no material circumstances sufficient to justify approval against conflict with Core Policies 51 and 57 of the Wiltshire Core Strategy and with central government guidance contained with Section 11 of the NPPF.

18. **16/10866/FUL - 4 Union Street, Ramsbury SN8 2PR**

Public Participation

Mr Robert Hall, resident, spoke in objection to the application.

Ms Joanna Webster, resident, spoke in objection to the application.

Mr Eric Webster, resident, spoke in objection to the application.

Mr Richard Daniel, applicant, spoke in support of the application.

Mrs Judith Daniel, applicant, spoke in support of the application.

The Development Management Team Leader, Karen Guest, introduced the report which outlined the application for the erection of a shed within the rear garden of a cottage located within the Ramsbury Conservation Area. The officer then read out a late submission to the consultation process.

The officer recommended that the application be approved for the reasons set out in the report. Key issues were stated to include the impact on the character and appearance of the conservation area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB); and the impact on residential amenity. It was highlighted that the proposed development would be taller than a typical shed but that this did not necessarily equate to harm since it would not be readily viewable from public areas. It was also highlighted that the neighbours' outlook would change as a result of the proposal but that it would not result in a loss of amenity.

Members of the Committee were invited to ask technical questions of the officer. In response to queries it was confirmed that the development would most likely take up 53% of the applicants' garden; and that the height of the development from ground level would be 3.8m.

Members of the public were then invited to speak as detailed above.

In response to points raised during public participation, the officer reminded members to consider whether the application would be likely to cause harm to the character and appearance of the conservation area; that outbuildings could be used for ancillary purposes without the need for planning permission; that the building would be predominantly built from concrete but would be timber clad; and that it would include a skylight and two entry points.

Cllr Stewart Dobson, seconded by Cllr Paul Oatway, moved that the application be refused because the proposal would not preserve or enhance the character and appearance of the conservation area due to its excessive size.

In the debate that followed, the key issues discussed included: the size and design of the proposal; its impact on the conservation area; and its impact on the amenities of the occupiers of surrounding properties. The use of the building was questioned, given its size, which was felt to be disproportionately large for its purpose.

Concerns were expressed that constructing such a building in the proposed location would be harmful to the character and appearance of the conservation area, as it would take up a significant amount of the rear garden and would be much taller than a standard shed and other typical outbuildings and structures in the vicinity. It was identified that the level of harm to the conservation area would be 'less than substantial'.

At the conclusion of debate it was:

Resolved:

To refuse planning permission for the following reason:

The proposed building, by reason of its scale and positioning, would cause less than substantial harm to the character and appearance of the conservation area. There would be no public benefits that would outweigh this harm. The proposal would therefore be contrary to Core Policies 57 and 58 in the Wiltshire Core Strategy and central government policy contained in the NPPF.

19. **Urgent items**

There were no urgent items

(Duration of meeting: 6.00 - 7.35 pm)

The Officer who has produced these minutes is Becky Holloway of Democratic Services, direct line 01225 718063, e-mail becky.holloway@wiltshire.gov.uk

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