

## WESTERN AREA PLANNING COMMITTEE

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### MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 23 NOVEMBER 2016 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

#### Present:

Cllr Christopher Newbury (Chairman), Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Dennis Drewett, Cllr Pip Ridout, Cllr Gordon King (Substitute) and Cllr Jerry Wickham (Substitute)

#### Also Present:

Cllr Magnus Macdonald  
Cllr Nick Blakemore

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#### 104 Apologies

Apologies for absence were received from:

- Cllr Seed who was substituted by Cllr Wickham
- Cllr MacDonald who was substituted by Cllr King
- Cllr Payne
- Cllr While

#### 105 Minutes of the Previous Meeting

The minutes of the meeting held on 2 November 2016 were presented.

#### **Resolved:**

**To approve as a correct record and sign the minutes of the meeting held on 2 November 2016.**

#### 106 Declarations of Interest

There were no declarations of interest.

#### 107 Chairman's Announcements

There were no Chairman's Announcements.

The Chairman gave details of the exits to be used in the event of an emergency.

108 **Public Participation**

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

Formal questions with answers included in the agenda were noted.

Mr Morland asked who had drafted the response and sought additional clarification pursuant to his formal question. In response, the Council's senior spatial planning officer Christopher Roe, explained that Wiltshire Council did not include greenfield sites when calculating residential windfall opportunities as part of the 5 year housing land supply assessment.

Several Members expressed some concern about this and it was agreed that the Chairman, in consultation with the Vice Chairman, would discuss the possibility of having the issue as a future agenda item.

109 **Planning Applications**

The Committee considered the following applications:

110 **16.07361.FUL - Bitham Brook County Primary School, Arundell Close, Westbury, Wiltshire, BA13 3UA**

The case officer presented the report which recommended the application for the existing primary school to be extended in a 2 phase development with an additional informal and formal hard play area added, be granted subject to conditions.

The key planning issues identified in the officer's presentation were outlined and comprised: the principle of the development, impacts on the character and appearance of the area, impacts on neighbouring residential amenities, highway safety and parking and archaeology.

Members of the Committee then had the opportunity to ask technical questions of the officer, key points included; the status of the school travel plan and if parents had to adhere to the plan.

Members of the public then had the opportunity to present their views to the Committee, as detailed below.

**Public Participation**

David Ross, on behalf of Bitham brook school, spoke in support to the application.

Cllr Ian Cunningham, Westbury TC, spoke in support of the application.

Cllr King as the local member highlighted the following points: - local residents were in support of the school but were anxious that the issues with parking and drop off would become worse, clear and consistent communication with parents was required to tackle the transport issues and the need for the transport plan to commence as soon as possible and not wait until the latter stages of the development.

A debate followed where a motion was then moved to approve the officer's recommendation. The main focus of the debate was around the school transport plan and parking restrictions.

Members were informed that the school travel plan could be brought forward to the beginning of the development and that a transport regulation order could be negotiated

At the end of the debate it was;

**Resolved:**

**To grant planning permission, subject to the following conditions and informatives:**

**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: Red Line Location Plan; Existing Site Plan Rev A; Phase 1 Site Plan Rev A; Roof Plan Existing and Phase 1; Roof Plan Phase 2 Rev A; All Phases GIFA (Gross Internal Floor Area) Plans Rev A; Ground Floor Existing and Phase 1 Plan and Phase 1 Section; Ground Floor Phase 2 and Sections B and C Rev A; Existing Elevations; Phase 1 Elevations ; Phase 2 Elevations Rev A; Elevations All Phases Rev A, received 30th August 2016. Phase 2 Site Plan Rev C, received 20th October 2016. Bin and Cycle Stores, received 03rd November 2016**

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

**3. No development shall commence on site until:**

**- A written programme of archaeological investigation, which should include on-site work and off-site work such as the**

analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and  
- The approved programme of archaeological work has been carried out in accordance with the approved details.

**REASON:** To enable the recording of any matters of archaeological interest.

4. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
  - a) the parking of vehicles of site operatives and visitors;
  - b) the loading and unloading of plant and materials;
  - c) the storage of plant and materials used in constructing the development;
  - d) the measures to control the emission of dust and dirt during construction;
  - e) the hours of construction, including deliveries;has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

**REASON:** To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

5. The development shall not be brought into use until an updated School Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:
  - Promotion of safe walking routes to school by identifying and mapping routes (particularly off-road footpaths), park-and-stride locations, and five- and ten-minute walking zones;
  - Establishment and operation of a walking bus from appropriate park-and-stride locations such as the Co-op car park;
  - Establishment of a rota of parents to monitor parking on Arundell Close;
  - Timing of full parent surveys
  - Details of implementation and monitoring and shall be implemented in accordance with these agreed details.The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

**REASON:** In the interests of road safety and reducing vehicular traffic to the development.

6. Phase 2 of the development shall not be brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

**REASON:** To ensure that adequate provision is made for parking within the site in the interests of highway safety.

7. Phase 2 of the development shall not be brought into use until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

**REASON:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car

8. Phase 2 of the development shall not be brought into use until the refuse and recycling facilities shown on the approved plans have been provided and made available for use. These facilities shall be maintained in accordance with the approved details thereafter.

**REASON:** To ensure the provision of satisfactory facilities for the storage of refuse and recycling.

9. 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 with the exception of the Trespa Cladding System to be used on the end elevation of phase 1 which shall be in accordance with the details submitted with this application.

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

10. The MUGA hereby permitted shall only be used between the hours of 09:00 and 18:00 from Mondays to Saturdays only.

**REASON:** To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

**INFORMATIVE:** The applicant is advised to contact the council's highway team to investigate the potential setting up a Traffic Regulation Order to restrict parking along Arundell Close.

The case officer presented the report which recommended the application for a two bedroom bungalow with associated parking and amenity area, be approved.

The key planning issues identified in the officer's presentation were outlined and comprised: the principle of the development, impact on heritage assets, impact on the character and appearance of the area, impact on the neighbouring residential amenities and highway safety and parking.

Members of the Committee then had the opportunity to ask technical questions of the officer, no questions were asked.

Members of the public then had the opportunity to present their views to the Committee, as detailed below.

### Public Participation

David Fennel spoke in objection to the application.

Robert Kerr spoke in Objection to the application.

Nigel King spoke in Objection to the application.

The local Member Nick Blakemore expressed his concerns and objection to this application and highlighted the following key points: the proposed development is overdevelopment of the plot and would be out of keeping with the area; an additional vehicle access being formed onto the narrow single road would be difficult and would likely lead to highway conflict; where the new access is being proposed, there is no hammer head for manoeuvring vehicle and the proposed development makes no provision for visitor parking which could lead to issues in the future between road users and vehicles trying to access private accesses..

The members were informed that the trees in the open space were protected trees with TPOs and that privacy, light and parking arrangements light had been assessed. A condition had also been included for surface water drainage.

A debate followed where a motion was then moved to refuse the application. Key points raised in the debate included: overdevelopment and loss of amenities, out of keeping with the area, the impact on the appearance and character of the area. It was noted that 4 Members of the committee had visited the site.

At the end of the debate it was:

### **Resolved**

**To refuse the planning application for the following reason:**

**The proposed development is considered to be an overdevelopment of the site resulting in a cramped form of development that is out of keeping**

**with the character and appearance of the area contrary to Policy 57 of the Wiltshire Core Strategy adopted January 2015.**

112 **16.06851.FUL - 139 Winsley, BA15 2LB**

The area team leader presented the report which recommended that the application for alterations to the existing dwelling and erection of one new attached dwelling with an associated new access, parking provision and demolition of an outbuilding and partial down taking of boundary wall, be granted, subject to planning conditions.

The key planning issues identified in the officer's presentation were outlined and comprised: the principle of the development, impact on the conservation area/ heritage assets, impact on neighbouring amenity, impact on highways safety, impact on ecology and the impact on archaeology.

Members of the Committee then had the opportunity to ask technical questions of the officer, key points included; the changes made pursuant to permitted development allowances, the status of the neighbouring property at No. 138 becoming an end of terrace house rather than a semi-detached as well as the means of accessing the property and technical questions relating to the proposed entry and parking turntable.

Members of the public then had the opportunity to present their views to the Committee, as detailed below.

**Public Participation**

Noelle Elstone spoke in objection to the application.

Tom Rocke (Agent) spoke in support of the application.

Ed Gilling, Chairman of Winsley Parish Council, spoke in objection to the application.

Cllr MacDonald as the local member highlighted the following key points: Local residents were against the development and that the development was out of keeping with the area.

A debate followed where a motion was then moved to defer the application for a site visit to take place.

**Resolves**

**To defer the application for a site visit.**

113 **Planning Appeals and Updates**

The Planning Appeals Update Report for 20/10/2017 – 10/11/2017 was received.

Members were informed that the Fulmar Close application appeal was to be handled as a fast track householder appeal and that the Council did not have the right to submit an appeal statement. The Council was only limited to highlighted flaws within the appellants grounds for appeal. The area team leader acknowledged that the local ward member, cllr While was presently out of action and it was understood that his ward member duties were being dealt with by Cllr Seed. Members were advised that officers would review the notifications to ensure that should any flaws be identified, before November 28th, the planning inspectorate would be informed.

It was also discussed and noted that for future refusal decisions made contrary to officer recommendation, detailed minutes would be necessary.

**Resolved:**

**To note the Planning Appeals Update Report.**

114 **Urgent Items**

There were no Urgent Items.

(Duration of meeting: 3.05 - 5.15 pm)

The Officer who has produced these minutes is Jessica Croman of Democratic Services, direct line 01225 718262, e-mail <mailto:jessica.croman@wiltshire.gov.uk>

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