

## NORTHERN AREA PLANNING COMMITTEE

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**MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 20 DECEMBER 2017 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.**

**Present:**

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice-Chairman), Cllr Chuck Berry, Cllr Christine Crisp, Cllr Howard Greenman, Cllr Gavin Grant, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Toby Sturgis, Cllr Brian Mathew and Cllr Ashley O'Neill

**Also Present:**

Cllr John Thomson

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123 **Apologies**

Apologies for absence had been received from Cllr Clare Cape.

124 **Minutes of the Previous Meeting**

The minutes of the meeting held on 29 November were presented.

**Resolved:**

**To approve as a true and correct record and sign the minutes.**

125 **Declarations of Interest**

Cllr Groom declared herself a member of the Cotswold Conservation Board, in respect of item 7a) Arland House, however approached the application with an open mind and would debate and vote on the item.

126 **Chairman's Announcements**

There were no Chairman's announcements.

127 **Public Participation**

The Committee noted the rules on public participation.

128 **Planning Appeals and Updates**

There was no planning appeal update, however the Chairman noted there would be one for consideration at the next meeting.

129 **Planning Applications**

Members considered the applications as detailed below.

130 **17/09481/FUL - Arland House, The Street, Alderton, SN14 6NL**

Ian Anderson, Angelica Anderson and Charlotte Watkins spoke in support of the application

The Senior Planning Officer introduced the application which was for the erection of a new dwelling, car port, solar array and associated works. The application was recommended for refusal for the reasons outlined in the report. Attention was drawn to the late items which included a correction to the officer report, clarifying that Alderton did benefit from a conservation area, the boundary to which lay adjacent to the site. A location plan was shown and the location of the main road was identified, photographs of the site were also shown. The planning officer highlighted the proposed development was in open countryside and would be an unsustainable development.

There were no technical questions.

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

The local member, Cllr John Thomson, explained the application had generated some public interest, and he had called it in to Committee at the request of the parish council.

In response to statements, the officer confirmed Alderton was in open countryside.

In the debate that followed the Chairman commended the environmental elements of the proposal. Cllr Hutton moved the officer recommendation for refusal, seconded by Cllr Mollie Groom. Whilst members appreciated the environmental credentials of the scheme, it was considered the site for the proposed dwelling was inappropriate and the proposal therefore was contrary to Core Policies. It was noted that in planning terms Alderton was not a village and the paddock was agricultural.

**That planning permission be REFUSED for the following reasons:**

**1. The site is located outside of the limits of development of any village defined in CP2 of the Wiltshire Core Strategy. The proposed residential development does not fall to be determined under any of the 'exception policies' defined within Core Policies 46 and 47 (Specialist accommodation provision) or Core Policy 48 (Supporting rural life) or para**

55 of the NPPF. The proposal conflicts with the Delivery Strategy set out in Policy CP2 of the Wiltshire Core Strategy, which seeks to properly plan for sustainable development of housing sites in Wiltshire to deliver the identified needs in the Community Areas through a Site Allocations DPD and/or a Neighbourhood Plan, a strategy supported by the Wiltshire Core Strategy Inspector. The site has not been brought forward through this process. The proposal would therefore conflict with Core Policies 1 and 2 of the Wiltshire Core Strategy; saved policy H4 of the North Wiltshire Local Plan (appendix D of the Wiltshire Core Strategy); Advice in the NPPF particularly paragraphs 7, 14 and 55.

2. The proposal, by way of its scale, siting and form of development would be an incongruous and unacceptable form of development which would be harmful to the landscape quality of this part of the Cotswolds AONB contrary to policies CP42 and CP51 of the Wiltshire Core Strategy and advice in the NPPF section 11, particularly para 115.

3. The proposal, located remote from a range of services, employment opportunities which are not well served by public transport, is contrary to the key aims of local and national sustainable transport policy guidance which seeks to reduce growth in the length and number of motorised journeys. New development should be located and designed to reduce the need to travel by private car and should encourage the use of sustainable transport alternatives. The proposal is contrary to Core Policies 60 and 61 of the adopted Wiltshire Core Strategy and Paragraph 34 of the National Planning Policy Framework.

131 **17/09830/FUL - 1 Drummer Way, Pewsham, Chippenham, SN15 3UX**

Robert Elkins spoke in support of the application

The Development Control Team Leader introduced the application which was for a two storey side extension and mono-pitch garden storage with internal alterations to the main house. It was recommended the application be approved, subject to the conditions outlined in the report. A location plan, existing and proposed site plan, photographs and proposed elevations were shown. The officer highlighted there would be some overlooking of terraced properties nearby as a result of the development, however not at a sufficient level to warrant refusal.

The Committee was invited to ask technical questions, in response to which it was confirmed that Permitted Development Rights could be removed from the development. The distance between the new development and neighbouring properties was confirmed, as was parking arrangements. It was acknowledged the proposal may slightly darken the gardens of neighbouring properties, however not to a significant degree.

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

Cllr Hutton spoke on behalf of the local member Cllr Cape who had requested that, should permission be granted, it be conditioned to tie the development to the main house to prevent it from being subdivided. Cllr Hutton noted this matter was already accounted for in the officer's recommendations.

In the debate that followed, Cllr Hutton moved the officer's recommendation, subject to a standard condition for the removal of Permitted Development Rights, seconded by Cllr Grant.

**Resolved:**

**That planning permission be GRANTED, subject to the conditions listed below (the standard wording for the removal of permitted development rights was to be determined by officers):**

- 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:**

**Location Plan, Drawing number 560/PL/01 (7/8/17) received by the LPA on 9<sup>th</sup> October 2017**

**Existing and Proposed Site Plans, Drawing number 560/PL/02b (7/8/17) received by the LPA on 8th December 2017**

**Existing Ground Floor Plan, Drawing number 560/PL/03 (7/8/17) received by the LPA on 9th October 2017**

**Existing Elevation, Drawing number 560/PL/05 (7/8/17) received by the LPA on 9<sup>th</sup> October 2017**

**Existing First Floor Plan, Drawing number 560/PL/04 (7/8/17) received by the LPA on 9th October 2017**

**Proposed Ground Floor Plan, Drawing number 560/PL/06a (7/8/17) received by the LPA on 28th November 2017**

**Proposed First Floor Plan, Drawing number 560/PL/07 (7/8/17) received by the LPA on 9th October 2017**

**Proposed Elevation, Drawing number 560/PL/08 (8/7/17) received by the LPA on 9<sup>th</sup> October 2017**

**Application Form, Section 11: Materials received by the LPA on 8th December 2017**

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

- 3. No part of the development hereby approved shall be first 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.

4. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as '1 Dummer Way' and it shall remain within the same planning unit as the main dwelling.

**REASON:** The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of No.1 Dummer Way.

**REASON:** In light of the limited size of the domestic curtilage and size of the extension hereby granted planning permission, so as to allow the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements. *(The wording of this condition was inserted by officers under delegation).*

**6. INFORMATIVE TO APPLICANT:**

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

**7. INFORMATIVE TO APPLICANT:**

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

**8. INFORMATIVE TO APPLICANT:**

**Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.**

132 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 3.45 pm)

The Officer who has produced these minutes is Libby Johnstone of Democratic Services, direct line 01225 718214 , e-mail [committee@wiltshire.gov.uk](mailto:committee@wiltshire.gov.uk)

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