

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 6 DECEMBER 2017 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Fleur de Rhé-Philippe (Chairman), Cllr Derek Brown OBE (Vice-Chairman), Cllr Clare Cape, Cllr Ernie Clark, Cllr Andrew Davis, Cllr David Jenkins, Cllr James Sheppard, Cllr Tony Trotman, Cllr Fred Westmoreland, Cllr Ian Blair-Pilling (Substitute) and Cllr David Halik (Substitute)

Also Present:

Cllr Jonathon Seed

68 Apologies

Apologies for absence were received from:-

Cllr Stewart Dobson, who was substituted by Cllr Ian Blair-Pilling
Cllr Christopher Newbury, who was substituted by Cllr David Halik

69 Minutes of the Previous Meeting

Resolved:

To confirm and sign as a correct record the minutes of the previous meeting held on 11 October 2017.

70 Declarations of Interest

There were no declarations of interest made at the meeting.

71 Chairman's Announcements

There were no Chairman's announcements.

72 Public Participation

The rules of public participation were noted.

73 Planning Appeals and Updates

An update on planning appeals and decisions was received.

Resolved:

To note the update.

17/08217/FUL - Land at A361, Blossom Hill, Trowbridge Road, Seend - Change of use of land with associated ancillary development to single traveller pitch

Public Participation

Ms Liz Simes, a local resident, spoke against the application.

Mr Mark Wood, a local resident, spoke against the application

Mr David Pearce, a planning consultant, spoke against the application

Mr Tony Phillips, the applicant's planning agent, spoke in support of the application

Cllr Tony Murch, Chairman of Seend Parish Council, spoken against the application

The Committee received a presentation from the Case Officer which set out the issues in respect of the application, with a recommendation to grant planning permission subject to conditions.

Members then had the opportunity to ask technical questions after which they heard statements from members of the public as detailed above, expressing their views regarding the planning application.

Members then heard the views of Cllr Jonathon Seed, the local Member, who stated that he was concerned that the proposed development would have an adverse impact on the character and appearance of a very sensitive area of countryside which separated Seend and Seend Cleeve. As such he considered that the proposed development would conflict with Paragraph 109 of Chapter 11 'conserving and Enhancing the Natural Environment' of the National Planning Policy Framework, Paragraph 24 of the Planning Policy for Traveller Sites and also Core Policy 47 'Meeting the Needs of Gypsies and Travellers', Core Policy 51 'Landscape' and Core Policy 57 'Ensuring High Quality Design' of the adopted Wiltshire Core Strategy. Furthermore, Cllr Seed also considered that the proposal would result in an increase in traffic turning movements on a fast section of Road A361.

During discussion, Members expressed sympathy with the views of the local community but were informed by the planning officers that although it could be demonstrated that permission had been granted up to the recommended quota of pitches in Wiltshire, national policy stated that these quotas were to be regarded only as a minimum.

Members also noted that the application site was a reasonable distance from other dwellings and would be well screened from view. Regarding highway safety, it was noted that the Highway Authority had not raised any objections. The entrance to the site was situated on an open section of Road A361 and there were good visibility splays. There was also a metalled footpath along this road to the village of Seend.

Members stressed the need for the applicant to arrange for utilities to be connected to the site and noted that this was in hand and was also conditioned.

On the proposal of Cllr Tony Trotman, which was seconded by Cllr David Halik,

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:**

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Drawing no.TP1 RevA, Location Plan, received 27.10.17;

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Drawing no.TP2 RevA, Block Plan, received 27.10.17;

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Drawing no.TP3, Site linesDay room details, received 08.09.17;

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Drawing no.TP4, Block Plan, received 06.11.17.

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

- 3 The site shall not be permanently occupied by persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites (DCLG, 2015).**

REASON: The site is in an area where residential development other than accommodation for gypsies and travellers would not normally be permitted therefore the permission must be restricted to gypsies and travellers only.

- 4 No more than 2 caravans, of which no more than 1 shall be a static caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any time.**

REASON: In order to define the terms of this permission.

- 5 No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.**

REASON:

In order to define the terms of this permission and protect the rural scene and character of the countryside.

- 6 No commercial activities shall take place on the land, including the storage of materials.

REASON:

In order to define the terms of this permission, protect the rural scene and character of the countryside, and protect the amenities of the area and neighbour uses.

- 7 The development hereby permitted shall not be first occupied until an access measuring 4.5m in width for the first 5m with radii curves of 3m, with gates set back at 4.5m (opening inwards), surfaced in a consolidated material (not loose stone or gravel) for the first 5m has been laid out. The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 8 No part of the development shall be occupied until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 215 metres to the south west and 215 metres to the north east from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 9 No part of the development hereby permitted shall be occupied until the turning area and parking spaces have been completed 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.

- 10 No development shall commence on site until a scheme for the discharge of foul and surface water from the site (including surface water from the access), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until the foul and surface water drainage schemes have been constructed in accordance with the approved scheme.

REASON:

The application contained insufficient information to enable this matter to be considered prior to granting planning permission. The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

75 **Date of Next Meeting**

Resolved:

To note that the next meeting of the Committee was scheduled to be held on Wednesday 3 January 2018, starting at 10.30am, in the Council Chamber at County Hall, Trowbridge.

76 **Urgent Items**

There were no urgent items of business.

(Duration of meeting: 10.30 - 11.40 am)

The Officer who has produced these minutes is Roger Bishton of Democratic Services, direct line 01225 713035, e-mail roger.bishton@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115