

Western Area Planning Committee

MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 19 AUGUST 2020 AT ONLINE MEETING.

Present:

Cllr Jonathon Seed (Vice-Chairman, in the Chair), Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Peter Fuller, Cllr Sarah Gibson, Cllr Edward Kirk, Cllr Stewart Palmen, Cllr Pip Ridout, Cllr Suzanne Wickham and Cllr David Halik (Substitute)

115 **Apologies**

An apology for absence was received from Councillor Christopher Newbury, who was substituted by Councillor David Halik.

In the absence of the Chairman, Councillor Jonathon Seed as Vice-Chairman, chaired the meeting.

116 **Minutes of the Previous Meeting**

The minutes of the previous meeting held on 22 July 2020 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 22 July 2020.

117 **Declarations of Interest**

Councillor Jonathon Seed declared a non-pecuniary interest for application 20/01681/FUL – Land Adjacent Brickfield Farm House, Stokes Marsh, Coulston - as he knew both the applicant and objectors for application.

118 **Chairman's Announcements**

The Chairman noted that in the event of technical difficulties the meeting would be adjourned or rescheduled if unable to be resumed.

119 **Public Participation**

No questions had been received from councillors or members of the public.

The Chairman explained the rules of public participation and the procedure to be followed at the meeting.

120 **Planning Appeals and Updates**

Resolved:

To Committee note the contents of the Planning Appeals Update.

121 **Planning Applications**

The Committee considered the following applications:

122 **20/01219/FUL and 20/02055/LBC - Manvers House, Bradford on Avon**

Public Participation

Mr Richard Sparks, on behalf of the neighbourhood group residing in Kingston Road, Mill Lane and Silver Street, spoke in objection to the application.

Leigh Denis, on behalf of Nash Partnership, spoke in support of the application.

Robert Moore, on behalf of the building owner, The Osborne Group, spoke in support of the application.

Natasha Bray, on behalf of Dan Tapscott at the Neighbourly Matters department at Rapleys property consultants, spoke in support of the application.

Steven Sims, Senior Planning Officer, introduced a report which recommended approving the application, subject to conditions, for alterations and extensions to existing office building including erection of mansard storey on north wing to accommodate additional B1 office floor space and the change of use of central building and southern wing from B1 offices to form 2 dwellings (C3).

The application had been deferred at the 22 July 2020 Western Area Planning Committee to enable the Councillors to attend a site visit which took place on the morning of 19 August 2020.

Three late representations had been received, including: a daylight and sunlight report submitted by the applicant, an additional letter of objection from neighbouring residents and an additional letter of representation from a company advising that they were no longer looking to lease Manvers House.

Key issues highlighted included: principle of development, impact on the setting of the listed building/conservation area/adjacent listed buildings, impact on the living conditions of adjacent residents, highway issues/parking and other issues.

Members of the Committee had the opportunity to ask technical questions of the officer. Reference was made to the daylight and sunlight report submitted by the applicant which stated 1-2 Kingston Road was commercial; officers acknowledged that it was in fact residential. Other points of focus were the mansard roof element and its relation to the stairway as detailed in the report.

Officers noted the planning condition of installing obscurely glazed windows in the south-east facing second floor.

Members of the public, as detailed above, had the opportunity to present their views to the Committee

The meeting was adjourned from 15:37pm to 15:42pm due to technical difficulties. The meeting resumed and confirmed all members present were in attendance

The local Unitary Member Councillor Sarah Gibson spoke in support of the application, with the key points focussing on the positive impacts associated with the conversion of the property. Councillor Gibson raised concerns of the application, specifically surrounding the sunlight and daylight report's findings and the impact on neighbouring residents' privacy with the height of the proposed second storey.

A motion to defer the application to allow the applicant time to consider and consult upon extending the mansard roof towards the stairwell was moved by Councillor Sarah Gibson.

The motion of deferral fell.

Councillor Gibson then proposed a series of conditions if the application were to be approved. Councillor David Halik moved to approve the application, subject to said additional conditions, seconded by Councillor Peter Fuller.

The additional conditions related to the proposed outdoor planters to ensure they were maintained in good condition in perpetuity and not to be removed, and to ensure the windows on the mansard roof and onto the stairwell are non-openable in addition to being obscurely glazed.

In the debate that ensued, members discussed concerns surrounding ventilation, fire safety and maintenance of the planters. It was suggested that the window associated with the planters should have a key system that is used for maintenance purposes only.

Following the debate, the Committee voted on the approval of the application in accordance with officer recommendations with the additional conditions as detailed.

During the vote each member confirmed they had been able to hear and where possible, see all relevant materials.

Therefore, it was,

Resolved

To approve the planning application 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:

19044_NP-XX-XX-DR-A-1001-C Location Plan
19044_NP-XX-XX-DR-A-1002-D Existing Site Plan
19044_NP-XX-00-DR-A-1003-B Existing Ground Floor Plan
19044_NP-XX-01-DR-A-1004-B Existing First Floor Plan
19044_NP-XX-02-DR-A-1005-B Existing Second Floor Plan
19044_NP-01-00-DR-A-1006-B North Wing Existing Ground Floor Plan
19044_NP-01-01-DR-A-1007-B North Wing Existing First Floor Plan
19044_NP-01-02-DR-A-1008-B North Wing Existing Roof Plan
19044_NP-02-00-DR-A-1009-B Main House Existing Ground Floor Plan
19044_NP-02-01-DR-A-1010-B Main House Existing First Floor Plan
19044_NP-02-02-DR-A-1011-B Main House Existing Second Floor Plan
19044_NP-03-00-DR-A-1012-B South Wing Existing and Proposed Ground Floor Plan
19044_NP-03-01-DR-A-1013-B South Wing Existing and Proposed First Floor Plan
19044_NP-01-00-DR-A-1016-B North Wing Proposed Ground Floor Plan
19044_NP-01-01-DR-A-1017-B North Wing Proposed First Floor Plan
19044_NP-XX-00-DR-A-1018-C North Wing Proposed Second Floor Plan
19044_NP-02-00-DR-A-1019-B Main House Proposed Ground Floor Plan
19044_NP-02-01-DR-A-1020-B Main House Proposed First Floor Plan
19044_NP-02-02-DR-A-1021-B Main House Proposed Second Floor Plan
19044_NP-XX-XX-DR-A-1022-E Proposed Site Plan
19044_NP-XX-00-DR-A-1023-B Proposed Ground Floor Plan
19044_NP-XX-01-DR-A-1024-B Proposed First Floor Plan
19044_NP-XX-02-DR-A-1025-C Proposed Second Floor Plan
19044_NP-XX-XX-DR-A-2001-B Existing and Proposed Street Elevation
19044_NP-XX-XX-DR-A-2002-D Existing SE Elevation
19044_NP-XX-XX-DR-A-2003-D Existing-Proposed Rear Elevation
19044_NP-XX-XX-DR-A-3001-A Existing Section A-A
19044_NP-XX-XX-DR-A-3002-B Existing and Proposed Sections B-B, C-C and D-D
19044_NP-XX-XX-DR-A-3021-C Proposed Section A-A
19044_NP-XX-XX-DR-A-4001-B Door Architraves and Skirtings Detail
19044_NP-XX-XX-DR-A-4004-B French Door Detail
19044_NP-XX-XX-DR-A-4005-A Rooflight Detail
19044_T05_001_A_Door Schedule

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

3. 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 detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- details of methods to protect the tree subject to a TPO located to the rear of 6 Mill Lane during construction works. These methods shall be in accordance with British Standard 5837 (2012): “Trees in Relation to Design, Demolition and Construction -Recommendations” and shall be maintained for the duration of the works;
- means of enclosure;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. bin stores, cycle shelters, furniture, play equipment, refuse and other storage units, signs, lighting etc).

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 a satisfactory landscaped setting for the development, protection of existing important landscape features, in the interests of the character and appearance of the Conservation Area and preserving the character and appearance of the listed building.

4. 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.

5. Before the development hereby permitted is first occupied the windows in the northeast and southeast elevations of the new second floor mansard roof serving the WC and stairway and the eastern most

northeast facing window of the new mansard roof serving the new office space and the windows in the north elevation serving the en-suite and bathroom at first floor level of the Main House shall be glazed with obscure glass only [to an obscurity level of no less than level 4] and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

6. No part of the development hereby approved shall be occupied until the parking area shown on the approved plans (Dwg No. 1022 rev E) has been consolidated, surfaced and laid out in accordance with the approved details. The parking area shall provide two parking spaces to be allocated to the new 6-bed dwelling, one space for the new 3-bed maisonette and 7 spaces for the office use. Thereafter, the parking area shall be maintained and remain only available for such use in perpetuity.

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

7. No part of the office development shall be occupied until the cycle parking facilities shown on the approved plans (Dwg No. 1022 rev E) 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. No part of the office development shall be occupied until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring with the results being 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.

9. The planters detailed in drawing no. 1018 rev C to the new second floor north wing extension shall remain and shall be maintained in good condition in perpetuity.

REASON: In the interests of the visual amenity of the area.

10. The dormer window on the northeast elevation to the new second floor north wing extension adjacent and directly to the northwest of the WC and the new windows on the southeast elevation to the new second floor north wing extension shall be nonopenable (except for the dormer window which shall be openable for maintenance purposes only).

REASON: In the interests of the amenity of neighbouring residents

Informatives

1. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

2. The applicant is advised to make contact with Wessex Water to ensure the site is served by appropriate water and foul water connections.

Following which, a motion to approve the Listed Building Consent was moved by Councillor Trevor Carbin and seconded by Councillor Pip Ridout. During the vote each member confirmed they had been able to hear and where possible, see all relevant materials.

Therefore, it was:

Resolved

To approve the Listed Building Consent, subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

19044_NP-XX-XX-DR-A-1001-C Location Plan
19044_NP-XX-XX-DR-A-1002-D Existing Site Plan
19044_NP-XX-00-DR-A-1003-B Existing Ground Floor Plan
19044_NP-XX-01-DR-A-1004-B Existing First Floor Plan
19044_NP-XX-02-DR-A-1005-B Existing Second Floor Plan
19044_NP-01-00-DR-A-1006-B North Wing Existing Ground Floor Plan
19044_NP-01-01-DR-A-1007-B North Wing Existing First Floor Plan
19044_NP-01-02-DR-A-1008-B North Wing Existing Roof Plan
19044_NP-02-00-DR-A-1009-B Main House Existing Ground Floor Plan
19044_NP-02-01-DR-A-1010-B Main House Existing First Floor Plan
19044_NP-02-02-DR-A-1011-B Main House Existing Second Floor Plan
19044_NP-03-00-DR-A-1012-B South Wing Existing and Proposed Ground Floor Plan
19044_NP-03-01-DR-A-1013-B South Wing Existing and Proposed First Floor Plan
19044_NP-01-00-DR-A-1016-B North Wing Proposed Ground Floor Plan
19044_NP-01-01-DR-A-1017-B North Wing Proposed First Floor Plan
19044_NP-XX-00-DR-A-1018-C North Wing Proposed Second Floor Plan
19044_NP-02-00-DR-A-1019-B Main House Proposed Ground Floor Plan
19044_NP-02-01-DR-A-1020-B Main House Proposed First Floor Plan
19044_NP-02-02-DR-A-1021-B Main House Proposed Second Floor Plan
19044_NP-XX-XX-DR-A-1022-E Proposed Site Plan
19044_NP-XX-00-DR-A-1023-B Proposed Ground Floor Plan
19044_NP-XX-01-DR-A-1024-B Proposed First Floor Plan
19044_NP-XX-02-DR-A-1025-C Proposed Second Floor Plan
19044_NP-XX-XX-DR-A-2001-B Existing and Proposed Street Elevation
19044_NP-XX-XX-DR-A-2002-D Existing SE Elevation
19044_NP-XX-XX-DR-A-2003-D Existing-Proposed Rear Elevation
19044_NP-XX-XX-DR-A-3001-A Existing Section A-A
19044_NP-XX-XX-DR-A-3002-B Existing and Proposed Sections B-B, C-C and D-D
19044_NP-XX-XX-DR-A-3021-C Proposed Section A-A
19044_NP-XX-XX-DR-A-4001-B Door Architraves and Skirtings Detail
19044_NP-XX-XX-DR-A-4004-B French Door Detail
19044_NP-XX-XX-DR-A-4005-A Rooflight Detail
19044_T05_001_A_Door Schedule

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

3. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- **Samples of external materials**
- **Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;**

- Large scale details of all internal joinery (1:5 elevation, 1:2 section);
- Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
- Details of all new or replacement rainwater goods

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in the interests of preserving the character and appearance of the listed building and its setting.

123 **19/02719/OUT - Steeple Ashton Kennels And Cattery Edington Road, Steeple Ashton**

Public Participation

Mark Pettit, agent to the applicant, spoke in support of the application.

David Cox, Senior Planning Officer, introduced a report which recommended the refusal of the planning application for the demolition of existing buildings/structures, and residential development (Class C3) of up to 9 no. dwellings; with associated car parking, turning, landscaping, private amenity space, access arrangements, and provision of footway - External access not reserved (Re-submission of Application No 18/07416/OUT).

Mike Wilmott, Head of Development Management, along with David Cox discussed issues surrounding the lack of a five-year housing land supply, the Ecological Parameters Plan, and the distance and isolation between the application site and village of Steeple Ashton.

Key issues highlighted included: the principle of the development; meeting Wiltshire's housing needs; highway safety and parking; impacts on landscape, ecology, designated heritage assets; drainage matters; and s106/CIL contributions.

Members of the Committee had the opportunity to ask technical questions to the officer. The main points of focus included: local village facilities such as the frequency of bus services, local schools and the community shop; drainage concerns; and if the proposed footpath would be lit.

Officers noted: that as per the drainage report, the site would contain septic tanks and any surface water would be dealt with soakways; there are approximately five daily bus services that stop in the main village; and that the proposed footpath would not be lit as the existing path is not, due to the site being a known bat route which officers sought to protect.

Members of the public, as detailed above, had the opportunity to speak on the application.

Local Unitary Member, Councillor Jonathon Seed, spoke in support of the application and made reference to the non-objection to the principle from the Parish Council, and the minimal changes to the landscape.

Members then debated their concerns in regard to the conflict with the development plan policies, the distance and separation between the application site and the village, and the lack of a five-year housing land supply.

Councillor Ernie Clark moved to refuse the application in line with officer recommendations, which Councillor Pip Ridout seconded.

In the ensuing debate, points raised included: the merits of the size and nature of the development, the concerns regarding prior noise complaints and the location being well beyond the limits of the village. During the vote each member confirmed they had been able to hear and where possible, see all relevant materials.

Following the debate, it was:

Resolved

That application 19/02719/OUT be refused, in line with officer recommendations, for the following reasons:

The application site is located in the open countryside outside of the established village limits for Steeple Ashton as defined by the adopted Wiltshire Core Strategy. The proposal does not satisfy any of the Council's adopted exemption policies and thus conflicts with the Council's plan-led approach to the delivery of new housing sites outside of the identified limits of development, as set out by Core Policy 2 of the Wiltshire Core Strategy. The proposal would therefore be contrary to Core Policies 1, 2, 15, 60 and 61 of the Wiltshire Core Strategy and would conflict with NPPF paragraph 79 which sets out the adopted approach to directing new housing growth to sustainable locations.

124 **20/04037/FUL - 17 Blenheim Park, Bowerhill**

Public Participation

A statement in support of the application from Chris Hulance (agent and designer for the applicant) was read out by a Democratic Services Officer.

Mike Wilmott, Head of Development Management, introduced a report which recommended approving the application, subject to conditions, for the demolition of an existing garage to erect a dwelling.

Key issues highlighted included: the principle of development; biodiversity matters; and design, highway and neighbouring impacts.

Members of the Committee had the opportunity to ask technical questions to the officer. The main points of focus included: internal layout plans, specifically surrounding the positioning of the existing chimney; and similar renovations in the immediate area.

Officers responded to the questions and referred to the pictures and layout plans included in the report.

Councillor David Halik moved to approve the application, subject to the conditions set out as per the officer recommendations, which Councillor Stewart Palmen seconded.

Members spoke of the amount of similar properties and developments in the local area and the minimal impact on the immediate neighbours but raised slight concerns as to the relatively small size of the property. During the vote each member confirmed they had been able to hear and where possible, see all relevant materials.

Following debate, it was,

Resolved

To approve the application 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:**

Location Plan, Existing Site Plan, Block Plan, Existing and Proposed side elevations, existing front and rear elevations, proposed front and rear elevations, existing floor plans, proposed floor plans - Received 15th May 2020:

Revised Proposed Site Layout (BP 00351 R) received 3rd July 2020

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

- 3. No development hereby approved shall commence on site, except for ground investigation work and any necessary site remediation, until infiltration testing and soakaway design details in accordance**

with Wiltshire Council's Surface Water Soakaway Guidance have been undertaken and submitted to the Council for its written approval to verify that soakaways would be suitable for the development. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and be installed prior to the occupation of the development. The development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 and to ensure that the development can be adequately drained without increasing flood risk to others.

- 4. No development hereby approved shall commence beyond slab level until a scheme of soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:**
 - * a detailed planting specification showing all to be retained and new plant species, supply and planting sizes and planting densities;**
 - * all soft surfacing materials; and**
 - * biodiversity improvements**

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 a satisfactory landscaped setting for the development and biodiversity improvements.

- 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.**

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

- 6. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match the material, colour and texture of those used in the existing building at No. 17 Blenheim Park.**

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

- 7. No part of the development hereby permitted shall be occupied until the access 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.

- 8. The development hereby permitted shall not be occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.**

REASON: In the interests of highway safety.

Informatives

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

In order to discharge condition 3, the following information would need to be submitted:

" A clearly labelled drainage layout plan showing the pipe networks and any links into the soakaway.

" Evidence that the surface water drainage system is designed in accordance with national and local policy and guidance, specifically CIRIA C753 (The SuDS Manual), the Non-statutory Technical Standards for SuDS and Wiltshire Council's Surface Water Soakaway Guidance

" Measures to prevent pollution of the receiving groundwater and/or surface waters.

" Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property;

" The proposed ownership details of the drainage infrastructure;

" The maintenance programme and ongoing maintenance responsibilities of the drainage infrastructure

" Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 - Soakaway Design.

The applicant should follow the advice and guidance provided by Wessex Water as contained within their letter dated 15 July 2020 with reference to: WW/NC/4272.

125 **20/01681/FUL - Land Adjacent Brickfield Farm House, Stokes Marsh, Coulston**

Public Participation

Stephen Lawton spoke in objection to the application.

A statement in objection of the application from Tim Johnson, was read out by a Democratic Services Officer.

Lieutenant Colonel Paul Snodgrass, applicant, spoke in support of the application.

Christine Vize, on behalf of Coulston Parish Council, spoke in objection to the application.

Verity Giles-Franklin, Senior Planning Officer, introduced a report which recommended approving the application, subject to conditions, for the change of the use of agricultural land to mixed use equestrian and agricultural use, and construction of a barn with associated access track, hardstanding, turnout area, manure clamp, and the creation of a landscaped bund. It was noted that the

proposed barn would house either five calves or ten sheep along with three horses, with the appropriate bedding and equipment included.

Key issues highlighted included: the principle of development and partial change of use; the impact on the area's character and neighbouring amenity; and highway safety.

Members of the Committee had the opportunity to ask technical questions to the officer. The main point of focus included concerns surrounding the amount of livestock proposed for the application site. Officers clarified that the application site for the barn and equestrian developments was one-acre, but the entire area owned by the applicant that encompassed the holding was far bigger and fit for purpose for the amount of livestock proposed.

Members of the public, as detailed above, had the opportunity to speak on the application.

Local Unitary Member, Councillor Suzanne Wickham, spoke in objection of the application. Concerns were raised in regard to the consultation period and was felt to have not included all members of the community. Reference was made to a number of different plots of land for sale in the area which highlighted concerns of a cumulative issue of similar developments. The rural character of the area and the single-track lane in regard to the potential increase in the volume and movement of farm vehicles was emphasised. It was suggested that the site of the building, if approved, should move and a new access point created.

Officers stated that the creation of a new access point would exacerbate visibility and spatial issues which the existing access point did not share. It was clarified that the applicant would not have needed to apply for planning permission if the site were not to be used for equestrian purposes and that these purposes along with the barn, as conditioned, were for private use only.

At the beginning of the debate Councillor Trevor Carbin moved to approve the application as per officer recommendations and attached conditions, which Councillor Stewart Palmen seconded. Members discussed the traffic concerns and sought clarification from officers surrounding the Council's policies related to subsequent applications, such as developing residential dwellings on the site. During the vote each member confirmed they had been able to hear and where possible, see all relevant materials.

Following the debate, it was:

Resolved

That application 20/01681/FUL be approved in line with officer recommendations, 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:

Drawings Nos: P1, Location Plan; P2 E, Block Plan E, Rev 1; P3, Elevations and Floor Plan; P4, Layout Plan E, Rev 1; L1, Cross Section E, Rev 1; VSI, Visibility Splay; all received on 27 February 2020

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

3. The development hereby permitted shall only be used for the private stabling of horses and livestock and the storage of associated equipment and feed and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

REASON: In the interests of highway safety and/or to protect the living conditions of nearby residents.

4. The hereby approved bund shall be constructed and planted in accordance with the Planting Scheme Statement submitted on 27 February 2020.

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

5. The landscape planting 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.

6. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "*Guidance Note 1 for the reduction of obtrusive light 2020*" (produced by Institution of Lighting Professionals 2020)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

7. No development shall commence on site until a Construction Method Statement, which shall include the following:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction; and
- hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities and the natural environment.

8. No site clearance or construction works shall commence on site until a plan is submitted showing the exact location and extent of protective Heras (or similar style) fencing to protect the existing hedgerow and roots. Once approved, the protective fencing shall remain in place for the entire construction phase and until all construction equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

REASON: To safeguard the existing hedgerows and in the interests of visual amenity

9. The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of

the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 10. No part of the development hereby permitted shall be first brought into use until the access, 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.

- 11. No part of the development shall be first brought into use, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.**

REASON: In the interests of highway safety.

- 12. No development above ground floor slab level shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access track), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.**

REASON: To ensure that the development can be adequately drained.

Informatives

1. The applicant is advised that the discharge of the drainage condition does not automatically grant land drainage consent, which is required for any works within 8m of an ordinary watercourse or any discharge into an ordinary watercourse. The applicant remains responsible for obtaining land drainage consent, if required, at the appropriate time.
2. The application involves the alteration of the existing vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

126 **Urgent Items**

There were no Urgent Items.

(Duration of meeting: 3.00 - 5.45 pm)

The Officer who has produced these minutes is Ellen Ghey of Democratic Services,
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