

Northern Area Planning Committee

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 12 OCTOBER 2022 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Tony Trotman (Chairman), Cllr Howard Greenman (Vice-Chairman), Cllr Chuck Berry, Cllr David Bowler, Cllr Gavin Grant, Cllr Jacqui Lay, Cllr Dr Brian Mathew, Cllr Elizabeth Threlfall, Cllr Ruth Hopkinson (Substitute) and Cllr Peter Hutton (Substitute)

Also Present:

Cllr Helen Belcher

53 **Apologies**

Apologies for absence were received from Councillors Nic Puntis, Steve Bucknell and Martin Smith.

It was noted that Councillor Nic Puntis had arranged for Councillor Peter Hutton to attend the meeting in his absence. In addition, Councillor Martin Smith had arranged for Councillor Ruth Hopkinson to attend the meeting in his absence.

54 **Minutes of the Previous Meeting**

Councillor Gavin Grant thanked Development Management Team Leader, Lee Burman for his helpful discussions that had taken place with Bloor Homes since the previous Committee meeting.

The minutes of the meeting held on 3 August 2022 were presented for consideration, and it was;

Resolved:

To approve and sign as a true and correct record of the minutes of the meeting held on 3 August 2022.

55 **Declarations of Interest**

There were no declarations of disclosable pecuniary interest.

56 **Chairman's Announcements**

The Chairman informed those in attendance of the procedures in place if there was to be a fire alarm.

57 **Public Participation**

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

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

58 **Planning Appeals and Updates**

Councillor Elizabeth Threlfall moved that the Committee note the contents of the appeals report included within the agenda. It was seconded by Councillor Gavin Grant.

Resolved:

To note the Planning Appeals Update Report for 17 October 2022.

59 **Planning Applications**

The Committee considered and determined the following planning applications:

60 **PL/2022/00072 & PL/2022/02619 Mermaid Inn, Main Road, Christian Malford, Chippenham, Wilts, SN15 4BE**

Public Participation

Cllr Kevin Assinder spoke on behalf of Christian Malford Parish Council.

Development Management Team Leader, Lee Burman presented a report which outlined the proposed change of use from Café/Wine Bar (sui generis) to a dwelling (Class C3) and associated works.

Details were provided of the site and issues raised by the proposals, including the principle of development; loss of community asset; impact on the character, appearance, visual amenity of the locality; impact on the character and appearance of the Grade II Listed Building. In addition, the impact on residential amenity; access and parking; drainage.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on, but not limited to whether any conditions had been placed in relation to the use of the area at the front of the building for storage. It was clarified that PD removal would not be necessary give the proposals and site constraints and that previous interest in the property had been withdrawn by a party once they had been provided with estimated costs for refurbishment. It was also clarified that the property had not been specifically marked for community use and that it had been vacant for 11 years with no expressions of community interest or proposals tabled.

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

The Local Unitary Member, Councillor Howard Greenman then spoke regarding the application. Cllr Greenman raised the following points, including that the application had been called in to Committee due to being a loss of community asset and that the application was in conflict with the Christian Malford Neighbourhood Plan. Cllr Greenman stressed the importance of Neighbourhood Plans and the use of the building being consistent with it in order to maintain and manage the size of the community.

At the start of the debate a motion to accept both of the officer's recommendations for planning permission and listed building consent was moved by Councillor Peter Hutton and seconded by Councillor Tony Trotman.

During the debate, issues were raised, but not limited to that it was a shame that the building had not been registered as a community asset as it could have provided such a function as a community café or community fridge considering the current economic situation. Reference was drawn to the minor variations that had taken place over the course of the planning history of the building since 2011 and whether these had been applied for with reason. In addition, it was stated that the application was an opportunity to improve the current condition of the building and that from a licensing perspective prior to Covid many venues and pubs had been struggling.

Further issues that were debated included that though neighbourhood planning has importance the building had been vacant for years and might not have been an integral part of revisions of the Neighbourhood Plan. The importance of preserving the building was stated and that in the images provided, the listed image of the building would be maintained having previously been a farmhouse. In addition, reference was made to how there had not been an attempt to register the building as a community asset, with other derelict buildings that had been improved referenced such as in Malmesbury. The comments of the Estates and Developments team were noted, with it suggested that the weaknesses and deficiencies of the marketing report would not be sufficient grounds to reject the application.

At the conclusion of the debate, it was,

Resolved:

For PLANNING PERMISSION (PL/2022/00072)

That Planning Permission be APPROVED with 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 submitted to the Local Planning Authority on the 30 March 2022:

Drg. no. 2244-001 – Site Location Plan

Drg. no. 2244-100 – Existing Site Plan

Drg. no. 2244-120 – Proposed Site Plan

Drg. no. 2244-125 – Proposed Ground & First Floor Plan

Drg. no. 2244-126 – Proposed Second Floor & Roof Plan

Drg. no. 2244-127 – Proposed Elevations

Drg. no. 2244-128 – Proposed Sections

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans shall be inserted in the roof slope(s) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area

6. 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.

7. No part of the development hereby permitted shall be first occupied 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

8. No part of the development shall be first occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

9. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

10. No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles
3. loading and unloading of plant and materials;
4. storage of plant and materials used in constructing the development;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.

9. hours of construction, including deliveries;
10. pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion 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, 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.

INFORMATIVE TO APPLICANT

As the development access road is not intended to be adopted, the developer/applicant will be expected to enter into a S278 Agreement with the Highway Authority before the commencement of the access and footway works hereby approved. 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.

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.

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.

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

FOR LISTED BUILDING CONSENT (PL/2022/02619)

That Listed Building Consent be GRANTED with 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 submitted to the Local Planning Authority on the 30 March 2022:

Drg. no. 2244-001 – Site Location Plan

Drg. no. 2244-100 – Existing Site Plan

Drg. no. 2244-120 – Proposed Site Plan

Drg. no. 2244-125 – Proposed Ground & First Floor Plan

Drg. no. 2244-126 – Proposed Second Floor & Roof Plan

Drg. no. 2244-127 – Proposed Elevations

Drg. no. 2244-128 – Proposed Sections

3. No works shall commence on site until details of all new or replacement internal joinery, including doors, door linings, architraves, beading, skirtings and staircases (including balusters, newel posts and handrails), have been submitted to and approved in writing by the Local Planning Authority. The works 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 Listed Building Consent 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.

4. No works shall commence on site until a full schedule and specification of the internal works has been submitted to and approved in writing by the Local Planning Authority. The works 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 Listed Building Consent 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.

Public Participation

John Cull spoke in objection to the application.

Charlotte Watkins spoke in support of the application.

Tom Newman spoke in support of the application.

Cllr Stuart Suter spoke on behalf of Lea and Cleverton Parish Council.

Development Management Team Leader, Lee Burman presented a report which responded to the Committee's previous deferral and information sought.

Details were provided that the application had been reported to the 3rd of August 2022 committee meeting following call in by Councillor Elizabeth Threlfall to consider the proposal's visual impact upon the surrounding area & environmental/highway impacts in particular drainage. Following the conclusion of the discussion by members at the committee meeting, the application had been deferred to enable the applicant to provide additional information in respect of drainage matters.

Development Management Team Leader, Lee Burman drew attention to the report, which covered the technical competencies of the Flood Risk Assessment (FRA) report authors, apparent discrepancy between the site survey and FRA report topographical survey, proposed finished floor levels and overall height of the dwelling as well as consultation with Wessex Water in respect of the drainage strategy including presentation and consideration by them of representations and flooding evidence by interested parties and Parish Council comments.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were clarified on, but not limited to that permitted development rights had been removed and that a condition had been placed in regard to hard and soft landscaping. It was also clarified that within the previous report the Environment Agency had been consulted and no objections had been raised.

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

The Local Unitary Member, Councillor Elizabeth Threlfall then spoke regarding the application. Cllr Threlfall raised the following points including that the main issue for consideration had been drainage and that the Committee had been right to previously defer deciding as Wessex Water had since suggested additional conditions which the application had agreed with. Cllr Threlfall recognised the problem faced by the Committee, that experts from statutory consultees had provided an analysis however this was contrast to views of other experts who were non-statutory consultees. Reference was drawn to how the pluvial flooding from the fields combines with the sewage from Lea north sewage station however it would not be the place of the Committee to improve a pre-existing problem. In addition, Cllr Threlfall stated that she saw both the

concern of residents in relation to flooding but also the benefit to the applicant who could provide a home for a family.

At the start of the debate a motion to accept the officer's recommendation was moved by Councillor Peter Hutton and seconded by Councillor Tony Trotman.

During the debate, issues were raised, but not limited to that the Committee now had the answers which it requested at the previous meeting and that it would not be recommended to go against Wessex Water as they are experts. It was stressed that Wessex Water should have a duty to ensure that no children in the adjacent school are exposed to raw sewage caused by overflows. In addition, reference was drawn to previous planning appeals where though there was anecdotal evidence, the appeals were lost as the inspector found that the professionals stated flood risk issues could be mitigated. It was further suggested that there should be a level of liability attached to the statements provided by Wessex Water should they be incorrect and that it would be positive within planning applications to show potential concerns of flooding so that those applying would have full awareness.

Further issues that were debated included that it was suggested that the application could be in conflict with Wiltshire Core Strategy Core Policy 2.(ii) due to being in breach of elongating the village of Lea if the housing development was considered to stop short of the plot of land with reference drawn to the adjacent school being on the boundary of the village.

At the conclusion of the debate, it was,

Resolved by Chairman's Casting Vote:

That Planning Permission be APPROVED with 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: dwg no.969:001 (location plan), dwg no.969:P:02 & dwg no.969:P:03 (proposed ground/first floor plan), dwg no.969:P:04 (proposed elevations) [Received by the LPA on the 16th of November 2021] & dwg no.969-P-05A (proposed street elevation) & dwg no.969:P:01A (proposed site plan) [Received by the LPA on the 8th of August 2022].

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

3. No development above ground floor slab level shall commence on site

until details and samples of the materials to be used for the external walls and roofs of the new dwellings have been submitted to and approved in writing by the Local Planning Authority. 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, in the interests of visual amenity and the character and appearance of the area

4. 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:-

- all hard and soft surfacing materials;
- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;

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 the protection of existing important landscape features.

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. 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 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) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) wheel washing facilities;
- e) measures to control the emission of dust and dirt during construction;
- f) measures for the protection of the natural environment; and
- g) 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: 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 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.

7. The development hereby permitted shall not be occupied or first brought into use until the area between the nearside carriageway edge and a line drawn 2m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level. That area shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

8. No development shall commence on site until full details of the scheme for the discharge of foul water from the site, including the finished floor levels, foul manhole cover levels and invert levels set at a level to avoid the risk of foul sewer flooding and mitigate restricted toilet use in accordance with the approved drainage strategy (CTP- 21-0414 C001 REV D) and FRA (CTP-21-0414-FRA REV 05), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure the risk of foul sewer flooding has been mitigated and that the development can be adequately drained.

9. 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 the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

10. 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), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

11. 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.

12. 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.

13. 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.

14. INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

15. INFORMATIVE TO APPLICANT:

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 <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

The meeting was adjourned at 3:19pm and continued at 3:28pm.

62 Conservation Area Statements

The Committee received the following Conservation Area Statement:

63 Consultation Statement on the Pickwick Conservation Area

The Northern Area Planning Committee received a presentation from Tony Clark on the Pickwick Conservation Area. The presentation covered the reasoning why the Pickwick Association had gone ahead with an appraisal, with it stated that such a plan would allow greater protection of the Pickwick Conservation Area. It was outlined that the Association had looked at the geographical and physical setting of Pickwick, identified each listed building as well as suggested a detailed management plan as an annex. The work described how the Pickwick Conservation Area aligned with the Corsham Conservation area as well as identifying three important character areas (the area round Middlewick Lane/A4 Junction, Pickwick Manor and its neighbours, Beechfield). The association also made a number of suggestions as to how the Conservation Area should be managed in the future, which would be matters for Wiltshire Council to consider. It was concluded that the existing Conservation Area is fit for purpose, with positive feedback having been received.

Following the presentation, there was an opportunity for the Committee to raise any questions or statements. The following points were raised including that it would be positive for the document to be shared with Chippenham Town Council, with Cepen Park South being the nearest community to Pickwick. The Pickwick Association was praised for its work, with it acknowledged that though on the Conservation Areas Page on the Wiltshire Council website there are a

number of management plans and appraisals completed from 2005-2019, only a few of the areas have got up to date plans. The importance of planning committees knowing the criteria for Conservation Areas was stressed in order to gain value from the time and effort invested into producing appraisals and plans.

Other areas for discussion included that Conservation Management Plans and Neighbourhood Plans have an important inter-relationship, however sometimes the focus on Neighbourhood plans can lead to Conservation Plans being given less attention. It was asked who would own the management plan, which would be a responsibility of Corsham Town Council, Wiltshire Council as well as the trustees. In addition the examples of Neighbourhood Plans and Conservation Plans were cited, where in the case of dry-stone walls Parish Councils had requested that residents repair them.

Development Management Team Leader, Simon Smith congratulated the Pickwick Association as well as Councillor Belcher and Councillor Hopkinson for their work. Simon outlined that the document would not be part of a development plan but would rather fit into the category of being a material consideration, which would be considered when determining a planning application.

The Local Unitary Member, Councillor Helen Belcher then spoke regarding the presentation. Cllr Belcher thanked the Committee as well as Tony Clark for his presentation. Cllr Belcher stated that the document had been produced by a learned community group with expertise and that over past decades Corsham had been subject to development, almost doubling the size of the town, with boundaries going beyond Pickwick which was separate. So far the document has been useful in supporting the Neighbourhood Plan as well as used to help fight off two inappropriate developments, with it stressed that the Association does not oppose development but supports development that is appropriate.

Former Local Unitary Member, Councillor Ruth Hopkinson then spoke regarding the presentation. Cllr Hopkinson raised the following points that over time Local Neighbourhood Plans become less effective in appeals, with the same potentially true about Conservation Areas. Cllr Hopkinson raised that previously such appraisal was conducted with planning officers however with them no longer having the capacity this is a method of overcoming the problem through local people taking responsibility for their areas. In addition, this document could be used as a blue print throughout the county to bolster the position of Wiltshire Council.

Cllr Gavin Grant moved a motion to state that the Northern Area Planning Committee acknowledged and commended the Pickwick Conservation Area Appraisal as a material consideration, this was seconded by Councillor Jacqui Lay.

Following the vote it was resolved:

That the Northern Area Planning Committee acknowledged and commended the Pickwick Conservation Area Appraisal as a material consideration.

64 **Urgent Items**

There were no urgent items.

(Duration of meeting: 2.00pm – 4.10pm)

The Officer who has produced these minutes is Ben Fielding of Democratic Services, direct line 01225 718656, e-mail Benjamin.Fielding@wiltshire.gov.uk

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