

WESTERN AREA PLANNING COMMITTEE

MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 7 MARCH 2012 IN THE COUNCIL CHAMBER - COUNCIL OFFICES, BRADLEY ROAD, TROWBRIDGE, BA14 0RD.

Present:

Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Rod Eaton, Cllr Peter Fuller (Chairman), Cllr Mark Griffiths, Cllr John Knight, Cllr Christopher Newbury, Cllr Stephen Petty and Cllr Jonathon Seed

Also Present:

Cllr Malcolm Hewson, Cllr Helen Osborn and Cllr Jeff Osborn

20 **Apologies for Absence**

Apologies for absence were received from Councillor Roy While (substituted by Councillor Andrew Davis) and Councillor Pip Ridout.

21 **Minutes of the Previous Meeting**

The minutes of the meeting held on 15 February 2012 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 15 February 2012.

22 **Chairman's Announcements**

The Chairman offered the committee's thanks to Councillor Jonathon Seed for his work on the appeal regarding application W/11/01206/FUL, Land adjacent to Semington Crematorium.

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

23 **Declarations of Interest**

W/11/03270/FUL - Side extension to 51 Summerleaze to create two new additional dwellings (flats) - Land Adjoining 51 Summerleaze Trowbridge Wiltshire

Councillors Peter Fuller and John Knight declared a personal interest as members of Trowbridge Town Council and its Development Control Committee where the application had been discussed, both gave their assurance that they would consider the application with an open mind.

W/11/03234/FUL - Conversion of single 3-storey terraced house into one 1-bedroom flat and two independent bedsits - 29A Newtown Trowbridge Wiltshire BA14 0BA

Councillors Peter Fuller and John Knight declared a personal interest as members of Trowbridge Town Council and its Development Control Committee where the application had been discussed, both gave their assurance that they would consider the application with an open mind.

24 Public Participation and Councillors' Questions

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

25 Planning Applications

The Committee considered the following applications:

25.a W/11/02971/FUL - Erection of terrace of 6 dwellings with car parking, enclosures and associated development - Car Park Mill Lane Bradford On Avon Wiltshire

Public Participation:

- Mr Peter Leach spoke in objection to the application;
- Mr Christopher Gillett spoke in objection to the application;
- Mr Stephen Green, representing Future Heritage Group, spoke in support of the application;
- Mr Colin Johns, representing Bradford on Avon Town Council, spoke in objection to the application.

The Area Development Manager introduced the report which recommended approval for the application and in doing so drew the committee's attention to the late list.

Members of the public then had the opportunity to speak as detailed above.

Councillor Malcolm Hewson, Unitary Councillor for Bradford on Avon South, spoke about his concerns and encouraged the committee to undertake a site visit before making a decision on the application.

Members of the committee could not be satisfied that the information provided enabled them to accurately envision the proposed development, it was therefore

Resolved:

To defer the application until a site visit had been organised to enable the committee to view the site and its surroundings.

25.b W/11/03270/FUL - Side extension to 51 Summerleaze to create two new additional dwellings (flats) - Land Adjoining 51 Summerleaze Trowbridge Wiltshire

Public Participation:

- Mr David Nutley spoke in objection to the application.

Councillor Helen Osborn, Unitary Councillor for Trowbridge Lambrock, expressed her concerns about the application and the impact it would have on a predominantly family orientated area and encouraged the Committee to either defer for a site visit or refuse planning permission.

The Chairman permitted Councillor Jeff Osborn, Unitary Councillor for Trowbridge Grove, to briefly address the Committee. Councillor Jeff Osborn also expressed concerns about the application and supported what Councillor Helen Osborn had said.

The Area Development Manager introduced the report which recommended approval for the application.

Members of the public then had the opportunity to speak as detailed above.

During the ensuing debate it became clear that there were no objections on planning grounds to the application it was therefore

Resolved:

That planning permission be GRANTED

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

- 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:

Drawing: 11.45.1 received on 15 December 2011 (site plan only);
Drawing: 11.45.1 Rev A received on 30 January 2012;
Drawing: Parking plan received on 30 January 2012;
Drawing: 11.45.4 Rev A received on 30 January 2012; and
Drawing: 11.45.5 Rev A received on 30 January 2012.

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 4 The development hereby permitted shall not be first 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: T10

- 6 The development hereby permitted shall not be occupied until the flank boundary features have been reduced to not more than 0.6 metres for 1 metre back from the adjacent footway. These features shall be maintained at that height at all times thereafter.

REASON: In the interests of highway safety.

- 7 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. 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 flats 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

- 8 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), 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 surface water drainage has been constructed in accordance with the approved scheme.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U2

- 9 Notwithstanding the hereby approved plans a rear access shall be provided to serve the amenity areas of both the approved development and 51 Summerleaze before the first occupation of the development. Details of this shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development. The approved details of access shall be maintained in perpetuity.

REASON: To ensure that rear access to private and secured amenity areas is maintained to facilitate bin, recycling, bicycle storage etc.

POLICY: West Wiltshire District Plan 1st Alteration (2004) Policy H1.

Informative(s):

- 1 The developer is advised to contact Wessex Water to ensure that any section 105a sewers (formally private sewers and lateral drains) that may be existing on the site are identified and then, as appropriate, suitable action is taken to ensure proper drainage and sewerage to serve residential property is provided. Wessex Water may be contacted on 01225 526000.
- 2 The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence may 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.
- 3 The developer is advised that any details of landscaping should include frontage planting to compliment the built form and soften the hard landscaping / parking area. To discuss this further you are advised to contact the planning case officer on 01225 770249.

25.c W/11/03234/FUL - Conversion of single 3-storey terraced house into one 1-bedroom flat and two independent bedsits - 29A Newtown Trowbridge Wiltshire BA14 0BA

Public Participation:

- Mrs Christine Dolan spoke in support of the application.

The Area Development Manager introduced the report which recommended approval for the application.

In responding to technical questions asked the Area Development Manager clarified that the nearest listed building was at least five dwellings away from 29A.

Members of the public then had the opportunity to speak as detailed above.

Councillor John Knight, Unitary Councillor for Trowbridge Central, spoke of the Town Council's concerns about this application and its objection to it.

During the ensuing debate members of the committee highlighted the fact that there had been no objections from the Highways Department. It was therefore

Resolved:

That planning permission be GRANTED

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

- 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 not be carried out except in complete accordance with the details shown on the submitted plans:

Site Location Plan received on 13 December 2011

Elevations plan no date stamp

Proposed Ground and First Floor Plan received on 13 December 2011

Revised First Floor Plan received no date stamp

Reason: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

25.d W/11/03130/FUL - Stables with new vehicular access - Land East Of 3 Lower Marsh Road Warminster Wiltshire

Public Participation:

- Mr Robert Chapman spoke in objection to the application;
- Mrs Debbie McKee spoke in support of the application;
- Mr Barry Pirie spoke in support of the application;
- Mr Peter Grist, agent, spoke in support of the application.

It was clarified that Councillor Keith Humphries was the Unitary Councillor for Warminster Broadway in which division the application site was located and that he had not objected to the application being called in after Councillor Pip Ridout had called it in.

The Area Development Manager introduced the report which recommended approval for the application.

In responding to technical questions asked it was clarified that the application site was located outside of the Town Policy Limits and that the materials used would be timber.

Members of the public then had the opportunity to speak as detailed above.

During the ensuing debate members of the committee felt that the materials to be used should be specified and that condition 2 should be amended to reflect this. The committee also felt that additional conditions were required regarding the use of the site and lighting to ensure that the character and appearance of the site was protected; this is reflected in conditions 13 and 14.

Resolved:

That planning permission be GRANTED.

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

- 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 stables shall be constructed of timber walls with dark coloured plastic coated sheeting as the roofing material. Details of the colour of the roofing material shall be submitted to and approved in writing by the local planning authority before works commence.

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

- 3 No development shall commence on site until details for the storage of manure and soiled bedding (including the location of such storage) and its disposal from site (including frequency) have been submitted to and approved in writing by the Local Planning Authority. Before the development is first brought into use, the works for such storage and disposal shall be completed in accordance with the approved details and shall subsequently be maintained in accordance with the approved details. No storage of manure and soiled bedding shall take place outside of the storage area approved under this condition.

REASON: In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10 and C38

- 4 No horse manure or any other materials shall be burnt on site.

REASON: In order to minimise nuisance and safeguard the amenities of the area.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 : Policy C38.

- 5 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:

- indications of all existing trees and hedgerows on the land including measures to ensure that the boundary hedge between No 3 Lower Marsh Road and the countryside is re-instated;
- details of trees and hedges to be retained, together with measures for their protection in the course of development;
- means of enclosure;
- the layout of the parking and turning area, and proposed surfacing materials; and
- other vehicle and pedestrian access and circulation areas.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

- 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

- 7 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), 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 surface water drainage has been constructed in accordance with the approved scheme.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U2

- 8 The development hereby permitted shall only be used for the private stabling of horses 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10 and C38

- 9 The development hereby permitted shall not be first brought into use until the splayed access area between the carriageway edge and the field boundary 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10

- 10 Any gates to close the access shall be set back on the field boundary (existing hedge) and shall be made to open inwards (away from the highway) only.

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10

- 11 The gradient of the new access shall not at any point be steeper than 1 in 15 for a distance of 4.5 metres measured back from the carriageway edge.

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: E10

- 12 The development hereby permitted shall be carried out in accordance with the approved plans:

Drawing: Locality Plan received on 25 November 2011;
Drawing: No. 2924 received on 25 November 2011;

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

- 13 No external lighting shall be erected on the stable building unless details of its position and specification have been agreed in writing by the local planning authority before the lighting is installed. The development shall be carried out in accordance with the approved details.

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

- 14 No caravans shall be sited on the site.

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

Informative(s):

- 1 The applicant is advised to contact Wessex Water 01225 526000 with regard to the protection of water infrastructure prior to the commencement of works.
- 2 The applicant is advised that under the terms of Section 23 of the Land Drainage Act 1991 any works (permanent or temporary) that may affect the flow of an 'ordinary' watercourse will require the prior written consent (Flood Defence Consent) of the Environment Agency. The need for this consent is separate from the need for planning consent. The applicant is advised to contact Daniel Griffin at the Environment Agency on 01258483351 with regard to the proposed bridging of the drainage ditch. There should be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.
- 3 The new access crosses a highway ditch which will require to be piped as part of the development. In this connection the applicant is advised to contact the Wilton Highways Office, Tel 01722 744440.

25.e W/11/03298/FUL - Replacement garage - Little Orchard Chitterne Road Codford Wiltshire BA12 0PF

Public Participation:

- Mr Jonathon Nuth, agent, spoke in support of the application;
- Mr Bernard Abbott, applicant, spoke in support of the application;
- Mrs Vincie Abbott, applicant, spoke in support of the application;

- Mrs Rosemary Wyeth, Codford Parish Council, spoke in support of the application.

The Area Development Manager introduced the report which recommended refusal of the proposal.

In answering technical questions it was clarified that no windows were planned in the roof of the garage and that the siting of the garage was the main issue.

Councillor Christopher Newbury, Unitary Councillor for Warminster Copheap and Wylve, spoke in support of the application.

During the debate members of the committee discussed the location of the garage and its impact on the appearance of the area.

Resolved:

That planning permission be GRANTED

For the following reason(s):

The proposed development conforms to the Development Plan.

Subject to the following condition(s):

- 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 & Compulsory Purchase Act 2004.

- 2 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Little Orchard.

REASON: To ensure that the development is not occupied separately from Little Orchard as any separate use would have an adverse impact on the character of the area and the amenity of Little Orchard.

- 3 This permission relates solely to the detached new garage/study and shall be carried out in accordance with the details shown on Drawing No. 1015-P.04 received on 22nd December 2011.

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

25.f W/11/02471/REG3 - Erection of single storey modular changing accommodation consisting of 3 units and limited car parking - Former Innux Hall Site Innux Road Trowbridge Wiltshire

The Area Development Manager introduced the report which recommended approval of the application.

Councillor John Knight, Unitary Councillor for Trowbridge Central, welcomed the proposed development.

Resolved:

That planning permission be GRANTED

For the following reason(s):

The proposed development is in conformity with the policies of the development plan and would result in no harm to acknowledged planning interests. Any concerns are outweighed by other material planning considerations, the benefit of providing enhanced recreation and community facilities, and can be adequately controlled by the appropriate use of planning conditions.

Subject to the following condition(s):

- 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 No development shall commence on site until details of the finished wall colour to be used on the development 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: In the interests of visual amenity and the character and appearance of the area.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a

- 4 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U2

- 5 No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following: -

- * A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2005 and a plan indicating the alignment of the protective fencing;
- * A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2005
- * A schedule of tree works conforming to BS3998.
- * Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- * Plans and particulars showing the sighting of the service and piping infrastructure;
- * A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- * Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- * Details of all other activities, which have implications for trees on or adjacent to the site.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the

work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

POLICY: West Wiltshire District Plan 1st Alteration 2004 – policies C31a and C32.

- 6 The development shall be carried out as specified in the approved Arboricultural Method Statement (AMS), and shall be supervised by an arboricultural consultant.

Reason: To prevent trees on site from being damaged during construction works.

POLICY: West Wiltshire District Plan 1st Alteration 2004 – policies C31a and C32.

- 7 A pre-commencement site meeting shall be held and attended by the developer's arboricultural consultant, the designated site foreman and a representative from the Local Authority to discuss details of the proposed work and working procedures prior to any demolition, site clearance and any development. Subsequently and until the completion of all site works, site visits should be carried out on a monthly basis by the developer's arboricultural consultant. A report detailing the results of site supervision and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant following that approval.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

POLICY: West Wiltshire District Plan 1st Alteration 2004 – policies C31a and C32.

- 8 No development shall commence until a full No-Dig specification and a cellular containment system for works within the root protection area/canopies of protected and retained trees has been submitted and approved in writing by, the Local Planning Authority. The construction of the surface shall be carried out in accordance with approved details and thereafter retained.

REASON: In order to protect trees on and adjacent to the site which are to be retained with surfacing placed near to or over the trees root system.

9 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:-

- indications of all existing trees and hedgerows on the land;
- A detailed soft landscape scheme shall include all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant.

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

POLICY: West Wiltshire District Plan 1st Alteration 2004 - policies C31a and C32.

10 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.

POLICY: West Wiltshire District Plan 1st Alteration 2004 – policies C31a and C32.

- 11 Prior to the commencement of any development on site (including preparation and enabling works) an Ecological Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure biodiversity interests are protected.

POLICY: Planning Policy Statement 9: Biodiversity and Geological Conservation.

- 12 Prior to the development being first brought into use / occupied an ecological management plan for the site shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure biodiversity interests are protected.

POLICY: Planning Policy Statement 9: Biodiversity and Geological Conservation.

- 13 On or before 7 March 2017 the modular changing rooms shall be removed from the site and the land restored to its former condition (or otherwise approved in writing by the Local Planning Authority) in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of amenity, in order to secure the restoration of the land upon removal/extinguishment of a building for which permission can be justified only on the basis of a special temporary need.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 14 The development shall be carried out in accordance with the hereby approved plans:

Drawing: Site location plan;
Drawing: Revised block plan;
Drawing: 09-0058-02;
Drawing: 08-0612-02;
Drawing: 1989/22/1 Rev O; and
Drawing: Topographical survey.

REASON: In order to define the terms of this permission and in the interests of proper planning.

Informative(s):

- 1 The developer is advised to contact the Council's tree and landscape officer in relation to conditions 5, 6, 7, 8, 9, and 10 on 01225 770232.

- 2 The developer is advised to contact the Council's tree and landscape officer in relation to conditions 11 and 12 on 01225 713241.

26 **Urgent Items**

There were no Urgent Items.

(Duration of meeting: 6.00 - 8.30 pm)

The Officer who has produced these minutes is Marie Gondlach (Democratic Services Officer), of Democratic Services, direct line 01225 713597, e-mail marie.gondlach@wiltshire.gov.uk

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

PLANNING COMMITTEE

7th March 2012

Observations and recommendations made since preparation of agenda

Item	Comments
Planning Applications	
6.a	<p>W/11/02971/FUL Car Park Mill Lane Bradford On Avon Wiltshire</p> <p>Late items received by Planning Officers since the report was prepared.</p> <p>The following representations were received:</p> <p>10 individual objections received (nothing new raised) raising concerns about</p> <p>No need for more housing in the Town Overdevelopment of the site Out of keeping and detrimental to Conservation Area No benefit to local community – the site should be a public car park Would deprive the Town of the opportunity to develop the site as a public car park (there is no alternative suitable site north of the river) Problems associated to displaced car parking Local retailers and businesses would suffer Development is contrary to Policy PPS4 and PPS5 and the Localism Act (since local people do not support it) Local residents endorse the objections raised by the Town Council, The Preservation Trust and Development Trust.</p> <p>A further late letter of objection to application: Same issues raised which are cited in the report – i.e. shortage of parking in this part of Town</p> <p>Also a petition signed by 2 people oppose the application proposal</p> <p>1 late submission received from the applicant's agent raising the following points:</p> <ol style="list-style-type: none"> 1. The car park has now been acquired by Fortdene and is no longer in the ownership of Avon Plc . 2. The comment on page 10, 4th para, to the affect that "a similar application in the area was rejected by the planning authority in 2008", should specify that this application, which included the existing office building Manvers House, because of loss of employment and specifically, the residential element on upper car park, was not the subject of any objection.

	<p>ERRATUM</p> <p>On Page 17, under "impact on surroundings", the 3rd para, 2nd line, should read "has raised an objection".</p>
<p>6.d</p>	<p>W/11/03130/FUL - Stables with new vehicular access - Land East Of 3 Lower Marsh Road Warminster Wiltshire</p> <p>A late item has been received.</p> <p>The Agent has commented on the Town Council's concerns on flooding. He notes that the Flood Risk Assessment shows that the stables would not be in Flood Zone 3 and that the Environment Agency response confirms this. He has attached a letter from a neighbour at 6 Lower Marsh Road questioning how flooding can be considered as a possible reason for refusal, since the area has not flooded in the last 50 years. The agent also expresses surprise at neighbour objections to the access. The proposed splay will in fact provide a suitable area for passing, improving the existing situation. The agent considers that all issues/concerns raised have been addressed by the details submitted with the application, read together with the proposed conditions.</p>