

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 13 NOVEMBER 2013 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Christine Crisp, Cllr Bill Douglas, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Peter Hutton (Vice-Chair), Cllr Mark Packard, Cllr Sheila Parker, Cllr Toby Sturgis, Cllr Anthony Trotman (Chairman) and Cllr Philip Whalley

Also Present:

Cllr Chris Caswill and Cllr Alan Hill

140 **Apologies**

Changes to membership

Following full Council on 12 November 2013 the membership of the Committee was changed as detailed below:

Cllr Howard Marshall removed as a committee member, added as a substitute

Cllr Simon Killane added as committee member.

Cllrs, Clark, Drewett and Chivers added as substitutes.

Apologies

Apologies were received from Cllr Simon Killane.

141 **Minutes of the previous Meeting**

The minutes of the meeting held on 23 October were presented.

Resolved:

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

142 **Declarations of Interest**

Cllr Trotman declared an interest in agenda item 7b as the land in question belonged to his cousin. He declared he would chair the item but would not take part in the debate or vote..

143 **Chairman's Announcements**

The Chairman introduced Eleanor Slack, Democratic Services Officer to the Committee.

144 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

145 **Planning Appeals**

The Committee noted the contents of the appeals update.

146 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes, in respect of applications **7a** and **7b** as listed in the agenda pack.

147 **N/13/01067/DEM and N/13/01094/LBC - Chippenham Railway Station**

Public Participation

Maureen Lloyd and Cllr John Scragg, Chippenham Town Council spoke in support of the application

The officer introduced the report which recommended that no objection be made to the demolition notice and that listed building consent be granted subject to conditions.

He explained that the stepped access on the south side of the previously approved scheme had been the subject on a land ownership issue and it was this element that had been redesigned. The existing bridge was not contemporaneous with Great Western Railway (GWR) or the listed Brunel station building. The proposal added step free access to the central platform and the southern side, benefitting people with impaired movement, cycles and pushchairs. Attention was drawn to the late observations which addressed concerns over the dull grey colour used in illustrations by way of condition.

The Committee then had the chance to ask technical questions of officers and it was confirmed that the Committee could add a condition insisting on real stone

cladding around the lift towers. The height of the lift towers were dictated by both safety and the future line electrification.

Members of the public then addressed the Committee as detailed above.

The local member, Cllr Caswill addressed the Committee and raised concerns over the colour scheme and the redesign bring the structure closer to the listed building. He noted the improvements relating to lighting that had been made, and noted the criticism from conservation officers.

In the debate that followed Committee members noted their support and highlighted the need to add a condition regarding the use of real stone cladding. Late night access was discussed as was the need for a lift to be installed as soon as funds were available.

Resolved:

In respect of Listed Building Consent 13/01094/LBC

To GRANT Listed Building consent for the following reason:

The proposed demolition of the existing footbridge is considered to have a neutral or positive impact upon the setting of the Listed Building. The replacement footbridge is considered likely to cause some harm to the setting of listed building. However, the significant benefit to the community and users of the railway station through the creation of an accessible footbridge to the platform and rail services is considered to outweigh any harm that may be caused by the construction of the footbridge. The proposal is considered therefore to comply with the requirements of The National Planning Policy Framework.

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. No development shall commence on site until details of the materials to be used on the lift towers, to include real stone cladding, and finish and colour of the footbridge 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.

3. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

REASON: To ensure that the development is implemented as approved.

INFORMATIVE

- 1. Wiltshire Council wish to ensure that there is as short a time period as possible between the removal of the existing footbridge and the first use of the new replacement bridge. This route is well used by local residents and, whilst the new bridge is considered to bring many benefits, the Councils would wish to see temporary inconvenience experienced when the route is not available minimized as far as possible. Similarly, the Council would also urge the applicants to seek to provide the third lift tower on the northern side of the railway line as soon as practically possible, as this will be of further benefit to the residents of Chippenham.**

In respect of 13/1067/DEM:

NO OBJECTION for the following reason:

The proposed demolition of the existing footbridge is considered to have a neutral or positive impact upon the setting of the Listed Building and the Chippenham Conservation Area. The replacement footbridge is considered likely to cause some harm to the Conservation Area and setting of listed building. However, the significant benefit to the community and users of the railway station through the creation of an accessible footbridge to the platform and rail services is considered to outweigh any harm that may be caused by the construction of the footbridge. The proposal is considered therefore to comply with the requirements of The National Planning Policy Framework and Policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.

Subject to the following condition:

- 1. No development shall commence on site until details of the materials to be used on the lift towers and finish and colour of the footbridge 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.

Public participation

Barry Penicud, Sam Young and Richard Godwin spoke in objection to the application.

Colin Meeke spoke in support of the application.

The officer introduced the report which recommended that the application be granted subject to conditions.

He drew attention to an error in the report that had been corrected in the late observations, confirming that the area in question was 4 acres, or 1.62 hectares, and noted the key issues of design and visual impact. The design of the application had been amended to a more traditional L shape and although drainage was a known issue and not yet solved officers had been advised in principle this could be achieved, therefore a condition had been added.

The Committee then had the chance to ask technical questions of officers, and it was confirmed that should members be minded to request green roofing to address the visual impact then the application could be delegated to grant subject to approval. The change of use related to the whole area indicated by the red line. No precedent would be set as there was a pattern of private stabling known throughout the area of outstanding natural beauty (ANOB). The fences or jumps referred to in condition 9 related to more substantial permanent fences with a lasting visual impact. There was no requirement on the applicant to remedy existing flooding problems, although any development must take account of its own impact. The current arrangements were unsatisfactory, however officers were content it was achievable to mitigate the works. No water supply was needed as immediate water needs were met by capturing and retaining run-off water.

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

The local member, Cllr Alan Hill spoke in objection to the application, explaining that it was a combination of issues around flooding, environmental considerations, lack of passing places on Greens lane and no mention of ANOB landscape plans in the officer's report.

In the debate that followed members discussed the inappropriateness of a 4 acre field being changed to equine use, given the potential to hold a cross country course, and whether permission should be granted if there was doubt on the implementation of the drainage scheme.

A motion to refuse the application was seconded, voted on and lost.

The need to delegate permission to allow for revised plans to be submitted showing a more suitable area for equine use with the majority of the area for grazing was highlighted, and it was agreed that a green roof would reduce the visual impact and be more in keeping with the landscape. Concern was raised over fences and jump being left out on the field.

Resolved:

To DELEGATE to the Area Development Manager to grant permission, subject to agreement of a restricted area for jumps and fences, adequate scheme of drainage and, notwithstanding the submitted details, an amended roof colouring:

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 not be brought into use until details of the finish to external timber, including any paint or stain to be used on the external walls and window joinery have been inspected on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use and maintained as such thereafter.**

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

- 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. The access shall be made to drain away from the highway, details of which should be approved in writing by the Local Authority.**

REASON: In the interests of highway safety.

- 4 Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only, in perpetuity.**

REASON: In the interests of highway safety.

- 5 No external lighting shall be installed on site unless 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.

- 6 The development hereby permitted shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme for the discharge of surface water from the site (including surface water from the access), incorporating sustainable drainage details.**

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

- 7 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 to protect the living conditions of nearby residents.

- 8 No portable buildings, van bodies, trailers, vehicles or other structures used for storage, shelter, rest or refreshment, shall be stationed on the site overnight.**

REASON: In order to protect the living conditions of nearby residents and the rural character of the area.

- 9 No fixed or portable jumps, fences or other structures shall be placed anywhere on site outside of the area hatched on plan ref. [insert reference] without the written agreement of the Local Planning Authority.**

REASON: In order to protect the rural character of the area.

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

1085 Sheet 1 rev 2 - Proposed Plans and Elevations and Location Plan

1085 Sheet 2 rev 2 - Proposed Block Plan

Received 7 October 2013

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

149 Urgent Items

There were no urgent items.

(Duration of meeting: 6.00 - 7.40 pm)

The Officer who has produced these minutes is Kirsty Butcher, of Democratic Services, direct line 01225 713948, e-mail kirsty.butcher@wiltshire.gov.uk

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