

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 18 JUNE 2014 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Glenis Ansell, Cllr Ernie Clark (Substitute), Cllr Andrew Davis (Chairman), Cllr Stewart Dobson, Cllr Charles Howard, Cllr David Jenkins, Cllr Bill Moss, Cllr Christopher Newbury, Cllr Anthony Trotman (Vice Chairman), Cllr Fred Westmoreland and Cllr Graham Wright

47 **Apologies for Absence**

Apologies for absence were received from Councillors Stuart Dobson and Terry Chivers.

Councillor Chivers was substituted by Councillor Ernie Clark.

48 **Minutes of the Previous Meeting**

The minutes of the meeting held on 14 May were presented for consideration and it was,

Resolved:

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

49 **Declarations of Interest**

There were no declarations.

50 **Chairman's Announcements**

There were no announcements.

51 **Public Participation and Councillors' Questions**

The rules on public participation were noted.

52 **14/01798/VAR: Land South of Four Winds, 81 Yarnbrook Road, West Ashton**

Public Participation

Mr Timothy LeMare spoke in objection to the application.

Dr Angus Murdoch spoke in support of the application.

Mr Richard Covington, Chairman of West Ashton Parish Council, spoke in objection to the application.

The Senior Planning Officer presented a report which recommended that the application for variance of two of the conditions imposed with a previous permission be granted. Key issues were stated to include highway safety, impact on the countryside and neighbouring amenity and the requirements for the delivery of Gypsy and Traveller sites under the council's emerging Core Strategy.

Members then had the opportunity to ask technical questions of the officers. There were queries as to why the application was being considered by the Strategic Planning Committee rather than the Western Area Planning Committee, and it was stated the change in designation had been in response to comments from the Planning Inspector investigating the Core Strategy on the need to plan strategically for the provision of Gypsy and Traveller sites. Some members raised concerns that the Council had not amended its Constitution to enact such a change of criteria for the designation of planning applications to particular committees, although it was noted that the Scheme of Delegation for Planning did specify that Director of Development could determine that any application that raised appropriate issues could be considered by the Strategic Committee.

In response to additional queries it was confirmed that as further pitches would be permitted as a result of the variance applied for, this was to be counted as new sites, and that additional conditions could be imposed. Clarity was also sought about whether there was an underprovision of Gypsy and Traveller sites by the Council for the period running to 2021, or whether the council had met the minimum requirement up until 2016. In reply it was stated that the provision of 48 pitches countywide was a minimum requirement, but that if applications met the appropriate criteria they would be recommended for approval even when that minimum requirement was met.

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

A statement from the Local Member, Councillor Horace Prickett, in objection to the application was then read out by Councillor Christopher Newbury.

A debate followed, where members discussed the reasons for the original imposition of a condition restricting use of the site to a particular family, and whether it was appropriate that this be removed given the additional impact that would follow on the site and the amenity of the area. Highway safety was assessed, with the busy nature of the A350 adjoining the site noted, and

whether an overriding need for the site had been demonstrated which would overcome the discouragement of development on the national primary route network. Details were also sought on the enforcement of conditions.

At the conclusion of debate, it was,

Resolved:

That Permission be GRANTED 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 site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 to the Department for Communities and Local Government document "Planning Policy for Traveller Sites" published in March 2012.**

REASON: Planning permission has only been granted on the basis of a demonstrated unmet need for accommodation for gypsies and travellers and it is therefore necessary to keep the site available to meet that need.

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

REASON: In the interests of the amenity of the area and in order to define the terms of this permission.

- 4 Within one month of the date of this permission, a scheme for the parking and turning of vehicles within the hatched area shown on plan reference SP1/Revision A (site layout plan) dated April 2014, shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented fully in accordance with the approved details within three months of the date of this permission. The approved parking and turning area shall be retained for those purposes and kept free from obstruction at all times thereafter.**

REASON: In the interests of highway safety.

- 5 Within one month of the date of this permission a scheme for the discharge of surface water from the site (including surface water from the access/driveway/parking/turning areas), incorporating sustainable drainage details, shall be submitted to and approved in**

writing by the Local Planning Authority. Within three months of the date of this permission, the approved surface water drainage scheme shall be fully implemented in accordance with the approved scheme.

REASON: In the interests of highway safety.

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

REASON: In the interests of the amenity of the area and in the interests of highway safety.

- 7** No materials shall be burnt on site or on the adjacent field under the control of the applicant.

REASON: In order to minimise nuisance.

- 8** Within one month of the date of this permission a detailed landscaping scheme shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include details of existing and proposed planting, all new boundary treatments and the surfacing materials to the hardstanding. The landscaping scheme shall be implemented in accordance with the approved details and in accordance with time frames to be agreed.

REASON: In the interests of protecting the rural character of the area.

- 9** The development hereby permitted shall be carried out in accordance with the details shown on the following plans:

- Site Location Plan: Received on 25 July 2012 (in respect of red-line area only); and
- Site Layout Plan SP1 Rev A: Received on 14 April 2014.

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

Councillors Ernie Clark and Christopher Newbury requested that their votes against the approval be recorded.

53 **N/13/05525/FUL:The Paddock, Hook, Wiltshire, SN4 8EA**

Public Participation

Dr Angus Murdoch spoke in support of the application.

The Team Leader presented a report which recommended the application be approved. Key issues were stated to include the principle of development, impact on the highway, residential amenity and the character and appearance

of the locality. Attention was also drawn to an updated plan that had been submitted, and the relevant condition amended accordingly.

Members then had the opportunity to ask technical questions of the officers. As with Minute 52 some concerns were raised about the item coming before the Strategic Committee rather than an Area Planning Committee, and clarity was sought on sections of the report.

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

A debate followed, where the impact on highways and drainage was assessed, and the restriction of the site for close family members was noted, along with the level of provision of Gypsy and Traveller sites in the county.

At the conclusion of debate, it was,

Resolved:

That permission be GRANTED subject to conditions:

WA1 FULL PLANNING PERMISSION -COMMENCEMENT 3 YEARS

- 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.

WB1 SUBSEQUENT APPROVAL OF MATERIALS FOR WALLS & ROOFS

- 2) No development shall commence on site until details and samples of the materials to be used for the external walls and roofs of the amenity buildings 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.

WC2 LANDSCAPING TO BE CARRIED OUT & MAINTAINED

- 3) 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.

WC7 SUBMISSION OF DETAILS OF EARTHWORKS

- 4) Within six months of the date of this permission details of all earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, and the nature and source of the material, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The development shall not be [occupied/first brought into use] until such time as the earthworks have been carried out in accordance with the details approved under this condition.

REASON: To ensure a satisfactory landscaped setting for the development.

WC11 ERECTION OF SCREEN WALLS / FENCES TO PREVENT OVERLOOKING

- 5) The screen walls, fences and/or plating shown on the approved plans hereby permitted shall be erected within 3 months of the date of this permission and shall be retained and maintained as such at all times thereafter.

Reason: To prevent overlooking & loss of privacy to neighbouring property.

WE6 NO GARAGES / OUTBUILDINGS

- 6) 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.

WE8 NO FENCES / WALLS / GATES

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site OR forward of any wall of the dwelling(s) (including a rear or side wall)] which fronts onto a highway, carriageway or footpath].

REASON: In the interests of visual amenity.

WJ4 GYPSIES AND TRAVELLERS

- 8) The site shall not be permanently occupied by persons other than gypsies and travellers as defined in Annex 1 of Planning policy for traveller sites (DCLG, 2012).

REASON: Planning permission has only been granted on the basis of a demonstrated unmet need for accommodation for gypsies and travellers and it is therefore necessary to keep the site available to meet that need.

- 9) No more than two commercial vehicles shall be kept on the site for use by the occupiers of the caravans hereby permitted, and shall not exceed 3.5 tonnes in weight.

REASON: In the interests of residential amenity, highway safety and the character of the countryside.

- 10) Except for the keeping of commercial vehicles as defined in condition 7, above, no commercial activity or use, including the storage of materials and waste, shall be carried out on the site.

REASON: In the interests of residential amenity, highway safety and the character of the countryside.

- 11) No more than four caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than two shall be a static caravan) shall be stationed on the site at any time. At no time shall the two touring caravans hereby permitted be used as permanent occupation.

REASON: It is important for the local planning authority to retain control over the number of caravans on the site in order to safeguard interests of visual and residential amenity in accordance with policies C3, NE15 and H9 of the North Wiltshire Local Plan 2011.

- 12) Occupation and use of the Mobile homes and touring caravans hereby permitted shall be limited solely to and by close family members of the occupants of the property known as The Paddocks.

Close family members defined as dependents, sons, daughters and grandchildren.

REASON: In the interests of residential amenity.

WM13 APPROVED PLANS

13)The development hereby permitted shall be carried out in accordance with the following approved plans:

TDA.1956.02 Dated 18/6/14

0914/03 Dated 28/3/14

Site Location Plan Dated 28/3/14

1219/03 Dated 28/3/14

1219/01 Dated 17/3/14

3551/500 17/3/14

Design & Access Dated 12/3/14

Cole Easdon Consultants Micro Drainage Details 17/3/14

TDA/1956/RhC/10.13 Dated 15/4/14

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

54 Date of the Next Meeting

The date of the next meeting was confirmed as 16 July 2014.

(Duration of meeting: 10.30 am - 12.00 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

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