

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 19 NOVEMBER 2014 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice Chairman), Cllr Christine Crisp, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Mark Packard, Cllr Sheila Parker, Cllr Toby Sturgis, Cllr Nick Watts and Cllr Philip Whalley

135 **Apologies**

There were no apologies for absence.

136 **Minutes of the Previous Meeting**

The minutes of the meeting held on 29 October 2014 were presented.

Resolved:

To approve as a true and correct record and sign the minutes with the following amendment to item 6f: 'Anne Henshaw spoke as a nearby resident in objection to the application, it was noted that she was not speaking in her capacity as a member of the Campaign for the Protection of Rural England.'

137 **Declarations of Interest**

Cllr Nick Watts declared he would not participate in the debate or vote on item 6c but would speak as the local member.

138 **Chairman's Announcements**

The Chairman explained that the applications under items 6a and 6b of the agenda had been withdrawn.

139 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

140 **Planning Applications**

141 **14/08721/FUL- 13 Bowden Hill, Lacock, Chippenham, Wiltshire, SN15 2PW- APPLICATION WITHDRAWN**

The planning officer explained the reason for the withdrawal of the application.

142 **14/08312/VAR and 14/08313/VAR - Wiltshire Golf and Country Club, Vastern, Royal Wootton Bassett, Swindon, SN4 7PB- APPLICATION WITHDRAWN**

The planning officer explained the reason for the withdrawal of the application.

143 **14/06399/OUT - 47 Hill Corner Road, Chippenham, Wiltshire, SN15 1DP**

Thomas Jakes and Adrian Killmartin spoke in support of the application

The officer introduced the report which recommended that planning permission be refused. The proposed demolition of buildings and development on the site was explained. Plans showing the site location and indicative layout were presented and the planning officer explained his concerns with the indicative layout, however he highlighted that the principle of development on the site was acceptable.

The Committee then had the opportunity to ask technical questions of the officer and it was confirmed that any reserved matters would broadly be in accordance with the indicative layout, however the final square meterage of dwellings would not be tied to the indicative plan. The officer explained that planning conditions could overcome drainage concerns.

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

The Chairman drew attention to the late observations and highlighted concerns from a local resident about loss of privacy.

The local member, Cllr Nick Watts, noted the potential community benefit of the development and that the site was appropriate for housing. The Councillor expressed disappointment that a suitable indicative layout had not been agreed.

In the debate that followed members expressed their satisfaction with the planning officer's work. It was agreed that the principle of development on the site was acceptable however the indicative layout of dwellings was not.

Resolved:

To REFUSE planning permission for the following reasons:

- 1. The proposed scale of the dwellings proposed is considered to result in an inappropriate form of development that would not respect the local character and distinctiveness of the area, and would give rise to a cramped development form, a perception of overdevelopment of the site and an unacceptable impact upon the amenities of neighbouring residential properties and future residents of the development site. As such the proposal is considered to be contrary to the requirements of Policy C3 (i), (iii) & (iv) of the adopted North Wiltshire Local Plan 2011, CP10 & CP57 of the emerging Wiltshire Core Strategy (submission Draft as proposed to be amended April 2014); and paragraphs 9, 10, 14, 17, 56, 57, 58, 61 & 64 of the National Planning Policy Framework.**
- 2. In light of the above, the Council has been unable to secure a Section 106 Agreement in respect of financial contributions associated with the proposed development, contrary to Policies H3 and CF3 of the adopted North Wiltshire Local Plan 2011.**

144 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 3.39 pm)

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