

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 16 SEPTEMBER 2015 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Tony Trotman (Chairman), Cllr Mollie Groom, Cllr Chris Hurst, Cllr Mark Packard, Cllr Toby Sturgis, Cllr Chuck Berry, Cllr Terry Chivers, Cllr Howard Greenman, Cllr Jacqui Lay (Substitute) and Cllr Howard Marshall

94 **Apologies**

Apologies were received from Cllr Christine Crisp and Cllr Sheila Parker.

Cllr Crisp was substituted by Cllr Jacqui Lay.

95 **Minutes of the Previous Meeting**

The minutes of the meeting held on 26 August 2015 were presented.

Resolved:

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

96 **Declarations of Interest**

There were no declarations of interest.

97 **Chairman's Announcements**

There were no Chairman's announcements.

98 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

Sue Webb, on behalf Kington Langley Parish Council, spoke in objection to application 6 b) 15/06571/FUL. The Chair allowed her representation at this stage, as Mrs Webb had indicated that they would not be able to stay later at the meeting.

99 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes, in respect of applications 6 a) - 15/06571/FUL and 6 b) - 15/05938/FUL as listed in the agenda pack.

100 **15/06571/FUL - Kennet House, Kington Langely, Chippenham**

Public participation:

Keith Bennett and Mark Edwards spoke in support of the application.

The Development Control Team Leader introduced the report, including late observations, which recommended that planning permission be refused.

The Committee then had the opportunity to ask technical questions

Cllr Howard Greenman spoke in his capacity as the local member.

Issues discussed in the course of the debate included: the impact of the proposals on the character of the conservation area and the listed building; the setting of the listed building and the position of neighbouring properties; the impact of the proposals on the space between it and the listed building; the position, size and nature of the existing buildings including a single storey extension the height of the proposed two storey extension and its position in relation to existing buildings; the planning history and the pre-planning application advice given; whether there was any public benefit from the building that could outweigh the impact of the proposals; and the views of the consultees.

Councillor Peter Hutton proposed, subsequently seconded by Councillor Toby Sturgis, that the Committee should refuse the application as per the officer's recommendation detailed in the report.

Having been put to the vote, the meeting;

Resolved

That Planning Permission is REFUSED for the following reason:

The proposal is considered to have an unacceptable detrimental impact to the historic form and character of the setting of the listed building and the surrounding conservation area. The proposal would cause harm to the significance of the designated assets that is not outweighed by any public benefit which is contrary to Section 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to paragraphs 17(10), 131, 132, 134 and 137 of the NPPF, as well as the aims of Core Policy 58 of the Wiltshire Core Strategy.

The proposed development, by reason of its scale, siting and design would result in a cramped and congested plot upon the southern boundary and, therefore, the proposal would have an unacceptable impact on the visual amenities and character of the surrounding area, contrary to Core Policy 57, criteria iii and vi of the Wiltshire Core Strategy and Section 7, paragraph 58 of the National Planning Policy Framework requiring good design.

INFORMATIVE NOTE: The recommendation hereby put forward was made from the following submitted plans: 1166/02B, 1166/05, Scheme 2 upon 1166/04 and 1166/06 dated 03/07/2015.

101 **15/05938/FUL - The Stables, Ashes Lane, Kington Langley, Chippenham**

Public participation:

Mrs Coleman spoke in objection to the application and Gillian Livock spoke in support of her application.

Sue Webb on behalf of Kington Langley Parish Council under the Public Participation item 5 as she had had to leave the meeting earlier.

The Senior Planning Officer introduced the report which recommended that planning permission be granted subject to conditions. The Senior Planning Officer highlighted that an additional condition and informative had been added to officer's recommendation.

The Committee then had the opportunity to ask technical questions

Cllr Howard Greenman spoke in his capacity as the local member.

Issues discussed in the course of the debate included: the planning history of the site and the relevance of previous planning permissions; the changes to the proposal made, and the advice given by the Planning Officers to the applicant; the position of the proposed extension in relation to neighbouring properties and its potential impact; the size and width of the proposals and how they differ to previously permitted applications; how drainage issues on the site would be dealt with by condition and land drainage consent; that conservation area consent is not required; the access to the site; the views of the consultees; the materials proposed to be used; the views of the Highways Officers that they had no objection to the application; the impact of the proposals on the Conservation Area;

Councillor Toby Sturgis proposed, subsequently seconded by Councillor Peter Hutton, that the Committee should refuse the application as per the officer's recommendation detailed in the report and the late observation.

Having been put to the vote, the meeting;

Resolved that planning 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. No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs 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

- 3. No external stonework shall be constructed on site, until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.**

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

- 4. No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels 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.

- 5. 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), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

- 6. The development hereby permitted shall be carried out in accordance with the following approved plans: barn proposed elevations (Drwg 3) dated 17th June 2015 and Drwg 2260/08 dated 23rd July 2015 and Drwg 01A proposed layout plan dated 2nd September 2015**

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

- 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 together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the approved scheme has been fully implemented.**

REASON: To ensure the development is adequately drained.

INFORMATIVES TO APPLICANT:

- 8. 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.**
- 9. 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.**
- 10. 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.**
- 11. Please note that Council offices do not have the facility to receive materials samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.**

12. It would appear that works to pipe a watercourse have been undertaken and a formal Land Drainage Consent application and approval is required. Application forms and guidance can be found on the Council's website.

102 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 3.52 pm)

The Officer who has produced these minutes is Fiona Rae, of Democratic Services, direct line 01225 712681, e-mail fiona.rae@wiltshire.gov.uk.

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