

## WESTERN AREA PLANNING COMMITTEE

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### MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 15 MARCH 2017 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

#### Present:

Cllr Christopher Newbury (Chairman), Cllr John Knight (Vice Chairman), Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Dennis Drewett, Cllr Pip Ridout, Cllr Jonathon Seed, Cllr Roy While and Cllr Jerry Wickham (Substitute)

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#### 11 Apologies

Apologies for absence were received from Cllr Graham Payne who was substituted at the meeting by Cllr Jerry Wickham, and from Cllr Magnus Macdonald.

#### 12 Minutes of the Previous Meeting

The minutes of the meeting held on 11 January 2017 were presented.

#### **Resolved:**

**To approve and sign as a correct record the minutes of the meeting of the Western Area Planning Committee held on 11 January 2017.**

#### 13 Declarations of Interest

There were no declarations of interest

#### 14 Chairman's Announcements

The Chairman welcomed Nick Hill, solicitor, to his first meeting.

#### 15 Public Participation

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

The Chairman reported receipt of one question from Cllr Ernie Clark, which had been circulated with the agenda along with a written response. Details of the question and answer were as follows:

## **Question**

I and, I am sure, the other members of both the western and northern area planning committees, are very grateful to the Spatial Planning team for overcoming any capacity issues to confirm that this HMA now has a land supply figure in excess of the government required 5.25 years, thus giving full weight to the policies of the Core Strategy.

However, the long awaited Wiltshire DPD seems to have vanished, again, from the most recently published Cabinet forward work plan. Is there a date available for when this might be considered by Cabinet?

## **Response**

In the light of the publication of the Inspector's Report into the Chippenham Site Allocations Plan on 21 February 2017 it is considered that the Chippenham site allocations can now contribute to the housing land supply for the North and West Housing Market Area. The Housing Land Supply Statement (Base Date April 2016) was therefore updated to take into account these sites and was published on 3 March 2017.

The Draft Wiltshire Housing Site Allocations Plan is on the Cabinet's Forward Work Plan for 23 May 2017.

## **16 Planning Appeals and Updates**

The Planning Appeals Update Report for the period between 16/12/2016 and 03/03/2017 was received.

### **Resolved:**

**To note the Planning Appeals Update Report for the period of 16/12/2016 and 03/03/2017.**

## **17 Planning Applications**

The Committee considered the following applications:

## **18 16-09788-FUL: Land at 4 Coronation Road, Melksham**

### Public Participation

Mr Andy Hinchcliffe, resident, spoke in objection to the application

Eileen Medlin, senior planning officer, presented the report which comprised the demolition of a garage and erection of a new 3 bedroom detached dwelling with

car parking to also serve no. 4 and associated works. It was recommended that the application be approved with conditions.

The key planning issues identified in the officer's presentation were outlined to include: the principle of the development, the impact on the character and appearance of the area, the impact on neighbouring residential amenities, and highway safety and parking. Two additional letters had been received in relation to the application.

Members of the Committee then had the opportunity to ask technical questions of the officer. In response to questions it was confirmed that the highways team had not raised any concerns in regard to the positioning of the garage or dropped kerb.

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

Cllr Jon Hubbard, unitary division member for Melksham South, spoke in opposition to the application.

In response to points raised during the public participation, the senior planning officer clarified that: the proposed development was in keeping with the existing street scene; that the size of the proposed garden allowed the property to sit comfortably within the proposed plot; and that there was sufficient distance between the proposed and existing dwellings.

Cllr Christopher Newbury, seconded by Cllr Roy While, moved that the application be approved for the reasons presented in the officer's report.

In the debate that followed issues discussed included the size of the proposed gardens, and the size and style of the proposed dwelling compared with neighbouring properties.

At the conclusion of the debate, it was:

**Resolved:**

**To grant planning permission with 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 be carried out in accordance with the following approved plans: Location Plan, received 17 October 2016; Site Survey, received 17 October 2016; Proposed Site Plan Rev B, received 13 January 2017; Proposed House Type Rev A, received 22 November 2017**

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

**3. 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.

**4. No development shall commence on site above slab level until 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:** In the interests of visual amenity and the character and appearance of the area.

**5. No development shall commence on site above slab level until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to 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 occupied.**

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

**6. The development hereby permitted shall not be first brought into use until the access and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.**

**REASON:** In the interests of highway safety.

**7. 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.

**8. The dwelling hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. Within 6 months of any dwelling being occupied evidence shall be submitted to and approved in writing by the local planning authority certifying that the stated level or its equivalent has been achieved.**

**REASON:** To ensure that the objectives of sustainable development equal or equivalent to those set out within Wiltshire Core Strategy CP41 are achieved.

**10. 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 those Orders with or without modification), no development within Part 1, Classes A-C and E shall take place on the dwelling house hereby permitted and the retained dwelling house (no 4 Coronation Road) or within their curtilage.**

**REASON:** In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

**11. Before the development hereby permitted is first occupied the upper floor window(s) in the rear south-east elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the windows shall be maintained with obscure glazing in perpetuity.**

**REASON:** In the interests of residential amenity and privacy.

#### **PLANNING INFORMATIVES:**

**1. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website**

**[www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy)**

#### **19 16-12059-FUL: Land to Rear of 11 Portway, Warminster**

##### Public participation

Judith Scanlian, resident, spoke in objection to the application

Mark Sennitt, agent, spoke in support of the application

Steve Dancey, Warminster Town Council, spoke in objection to the application

Mathew Perks, senior planning officer, presented the report which comprised the demolition of an existing building and erection of two dwellings with

associated access and parking. It was recommended that the application be approved subject to conditions.

The key planning issues identified in the officer's presentation were outlined, and included: the principle of the development, the impact on the Conservation Area, access and parking impacts, and impact on the neighbouring amenity. The officer reported that following objections from neighbouring properties, the development would provide for only one habitable room at first floor level at the rear of the property and that obscured glazing would be used in the windows of all other rear facing first floor rooms.

Members of the Committee then had the opportunity to ask technical questions of the officer. In response to questions it was confirmed: that vehicular access to the site would not be through the neighbouring business's premises.

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

In response to the points raised during public participation, the senior planning officer confirmed that the height of the ridge of the proposed dwelling would be in keeping with neighbouring properties.

Cllr Andrew Davis, as the local unitary division member for Warminster East, spoke in regards to the application and expressed his opinion that the photos did not provide an adequate representation of the proposed development site.

Cllr Davis, seconded by Cllr Pip Ridout, moved that the determination of the application be deferred in order for a site visit to be arranged.

In the debate that followed, key issues included: that a site visit would enable members to get a better feel for the proposed development; and that it would be useful to see the proposed vehicular access to the site.

At the conclusion of the debate it was:

**Resolved:**

**To defer the determination of the application until after the arrangement of a site visit.**

## 20 **Urgent Items**

There were no urgent Items.

(Duration of meeting: 3.00 - 3.50 pm)

The Officer who has produced these minutes is Becky Holloway of Democratic Services, direct line 01225 718063, e-mail [becky.holloway@wiltshire.gov.uk](mailto:becky.holloway@wiltshire.gov.uk)

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