

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 15 JUNE 2017 AT WESSEX ROOM, CORN EXCHANGE, THE MARKET PLACE, DEVIZES SN10 1HS.

Present:

Cllr Paul Oatway QPM (Vice Chairman), Cllr Stewart Dobson, Cllr Peter Evans, Cllr Richard Gamble, Cllr James Sheppard, Cllr Anna Cuthbert (Substitute) and Cllr Christopher Williams (Substitute)

30. Apologies

Apologies were received from Cllr Mark Connolly who was substituted by Cllr Chris Williams, Cllr Ian Blair-Pilling who was substituted by Cllr Anna Cuthbert, and Cllr Nick Fogg.

In the absence of the Chairman, the Vice-Chair, Cllr Paul Oatway, was in the chair.

31. Minutes of the Previous Meeting

Cllr Stewart Dobson, seconded by Cllr Richard Gamble, moved that that the minutes of the Eastern Area Planning Committee held on 20 April 2017 be accepted as an accurate record.

Resolved:

To approve and sign the minutes of the meeting of the Eastern Area Planning Committee on 20 April 2017 as an accurate record.

32. Declarations of Interest

There were no declarations of interest.

33. Chairman's Announcements

The Vice-Chairman welcomed everyone to the meeting and introduced the officers present.

34. **Public Participation**

The Chairman explained the rules of public participation and confirmed that no questions had been submitted from members of the public.

35. **Planning Appeals and Updates**

The written update on appeals was received for the period 07/04/2017 – 02/06/2017 which included 3 new appeals and 7 concluded appeals. There were no questions.

36. **Planning Applications**

37. **17/2061/FUL - Hillside House, Lockeridge, Marlborough, SN8 4EL**

Public Participation

Mr Mark Lawson, applicant, spoke in support of the application

Mr Bob Edwards, heritage consultant, spoke in support of the application

Isla MacNeal, senior conservation officer, introduced the two reports relating to the site, for planning permission and for listed building consent. There had been one late item from the applicant which had been circulated to members. The first report outlined the application for planning permission for: the erection of a replacement side extension; a glazed link into an associated outbuilding and a new attached store; and external alternations to the main house and outbuilding. The officer highlighted an error in the decription of development and clarified that the internal alternations were only for consideration under the application for listed building consent. Key issues included: the scale and bulk of the proposal; the design and use of materials; the impact on the character and setting of the listed building and on the conservation area; the impact on the neighbour amenity; and the ecological impact. The second report outlined the application for listed building consent for the same proposals with the addition of internal alterations to the main building and outbuilding. Additional key issues included the changes to the proportions of the rooms on the first floor. The officer recommended that both the planning and the listed building applications be refused for the reasons set out in the report.

Members of the Committee were invited to ask technical questions of the officer. In response to questions, the senior conservation officer confirmed that it had not been necessary to consult Historic England due to the limited demolition work involved in the proposal.

Members of the public were then invited to speak as detailed above.

Cllr Jane Davies, as local division member, spoke in support of the application.

In response to issues raised during the public participation, it was clarified that the planning considerations for making changes to a listed building related to

the impact on the significance of the listed building itself as opposed to how visible it would be from public vantage points. It was also reported that flat roofs were not a common feature in the local area.

Cllr Richard Gamble, seconded by Cllr Peter Evans, moved that the application be approved with suitable conditions as detailed.

In the debate that followed, the following points were made: that adjustments to listed buildings were often required in order to facilitate modern living standards; that no objections had been received from the parish council or local residents; that the building did not currently have easy access to its garden and that the proposed changes would enable this; that the proposal was sensitive to the character of the buildings; that taking down the existing 20th Century extension would improve the appearance of the property; that the extent of the proposed compromise to the existing building was acceptable; that the linearity of the building would be lost if the proposed changes were made but that this was not unusual for similar buildings in the area; that despite the size of the extension's footprint its design would make it appear subservient to the main building; and that any improvements should be considered against the council's obligation to protect listed buildings.

In response to points raised during the debate, the area team leader confirmed that materials could be controlled through the imposition of a condition but not a change to the design of the extension and that members should determine the application based on the design submitted. It was also confirmed that the previous consent for a dormer window and internal works had been partially implemented so it could not be revoked through a section 106 legal agreement.

At the conclusion of debate, it was

Resolved:

To grant planning permission, 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 be carried out in accordance with the following approved plans and documents:

Doc Title: Bat Survey Report by Stark Ecology Ltd, Dated: February 2017.

Doc Title: Application Form.

Drg Title: Existing Section (House). Drg No: MFhillsideSECH.

Drg Title: Existing First Floor Plan. Drg No: MFhillsideFF. Rev: A.

Drg Title: Existing Detailed Elevations (House). Drg No: MFhillsideELH.

Drg Title: Existing Section (Barn). Drg No: MFhillsideSECB.

Drg Title: Existing Second Floor Plan. Drg No: MFhillside. Rev: A.

Drg Title: Existing Ground Floor Plan. Drg No: MFhillside. Rev: A.
Drg Title: Existing Detailed Elevations (Barn). Drg No: MFhillsideELB.
Drg Title: Topographical Survey. Drg No: MFhillsideTOPO.
Drg Title: Location Plan. Drg No: 150819-01.
Drg Title: Proposed Site Plan. Drg No: 150819-103. Rev: B.
Drg Title: Proposed Ground Floor Plan. Drg No: 150819-104. Rev: C.
Drg Title: Proposed First Floor Plan. Drg No: 150819-105. Rev: C.
Drg Title: Proposed West and South Elevations. Drg No:150819-106.Rev:C.
Drg Title: Proposed East and North Elevations. Drg No:150819-107. Rev:C.
Drg Title: Section and Sectional Elevations. Drg No: 150819-108. Rev: C.

REASON:

For the avoidance of doubt and in the interests of proper planning

3. The development shall be constructed in strict accordance with the recommendations given in the Bat Survey Report by Stark Ecology, dated February 2017

REASON:

To mitigate against the loss of existing biodiversity and nature habitats.

INFORMATIVE TO APPLICANT

4. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species

38. **17/02723/LBC - Hillside House, Lockeridge, Marlborough, Wiltshire SN8 4EL**

Isla MacNeal, the senior conservation officer, referred members to her earlier presentation which had encompassed all the points relevant to the above application. The officer reminded members that in determining the application, the proposed internal alterations should be considered and that the impact on residents would not be a valid consideration.

Cllr Richard Gamble, seconded by Cllr Chris Williams, moved that the application be approved with suitable conditions as detailed.

In the debate that followed, members discussed the impact on the listed building of the proposed internal and external works and the limited loss of historic fabric.

At the conclusion of debate, it was

Resolved:

To grant listed building consent, 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 Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Doc Title: Bat Survey Report by Stark Ecology Ltd, Dated: February 2017.

Doc Title: Application Form.

Drg Title: Existing Section (House). Drg No: MFhillsideSECH.

Drg Title: Existing First Floor Plan. Drg No: MFhillsideFF. Rev: A.

Drg Title: Existing Detailed Elevations (House). Drg No: MFhillsideELH.

Drg Title: Existing Section (Barn). Drg No: MFhillsideSECB.

Drg Title: Existing Second Floor Plan. Drg No: MFhillside. Rev: A.

Drg Title: Existing Ground Floor Plan. Drg No: MFhillside. Rev: A.

Drg Title: Existing Detailed Elevations (Barn). Drg No: MFhillsideELB.

Drg Title: Topographical Survey. Drg No: MFhillsideTOPO.

Drg Title: Location Plan. Drg No: 150819-01.

Drg Title: Proposed Site Plan. Drg No: 150819-103. Rev: B.

Drg Title: Proposed Ground Floor Plan. Drg No: 150819-104. Rev: C.

Drg Title: Proposed First Floor Plan. Drg No: 150819-105. Rev: C.

Drg Title: Proposed West and South Elevations. Drg No: 150819-106. Rev: C.

Drg Title: Proposed East and North Elevations. Drg No: 150819-107. Rev: C.

Drg Title: Section and Sectional Elevations. Drg No: 150819-108. Rev: C.

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

3. No walls shall be constructed on site, until a sample wall panel, 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 preserving the character and appearance of the listed building and its setting.

4. Notwithstanding the approved drawings, no works shall commence on the new extension until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross sections, through openings to the position of joinery within the openings, depth of reveal, heads, sill, lintels and glazing bar details;

(ii) Full details of external flues, background and mechanical ventilation, rainwater goods and soil/vent pipes and their exits to the open air;

(iii) Large scale details of the proposed eaves and verges (1:5 section);

(iv) Details of the proposed roof lights (including manufacturer and model number). The new roof lights shall be of a design which, when installed, do not project forward of the general roof surface.

The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

5. No new or replacement internal joinery shall be installed until joinery details, including for doors and architraves, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

39. Urgent items

There were no urgent items.

(Duration of meeting: 3.00 - 4.04 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

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