

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 30 NOVEMBER 2017 AT WESSEX ROOM, CORN EXCHANGE, THE MARKET PLACE, DEVIZES SN10 1HS.

Present:

Cllr Mark Connolly (Chairman), Cllr Paul Oatway QPM (Vice-Chairman), Cllr Ian Blair-Pilling, Cllr Stewart Dobson, Cllr Peter Evans, Cllr Richard Gamble and Cllr Christopher Williams (Substitute)

Also Present:

Cllr Jerry Kunkler

59. **Apologies**

Apologies for absence were received from Cllr Nick Fogg MBE and Cllr James Sheppard who was substituted by Cllr Christopher Williams.

60. **Minutes of the Previous Meeting**

Resolved:

To approve and sign the minutes of the previous meeting held on 2 November 2017 as a correct record.

61. **Declarations of Interest**

There were no declarations of interest made at the meeting.

62. **Chairman's Announcements**

There were no Chairman's announcements made at the meeting.

63. **Public Participation**

The rules on public participation were noted.

64. **Planning Appeals and Updates**

There were no planning appeals or updates reported at the meeting.

65. **Planning Applications**

The following planning applications were considered:-

66. **17/09676/FUL: Kennet Valley C.E Aided Primary School, Lockeridge, Marlborough, Wiltshire, SN8 4EL**

Public Participation

Mr Malcolm Denyer, a local resident, spoke against the application
Ms Emma Russell, Headteacher, spoke in support of the application
Cllr David Woolley QC, representing Fyfield & West Overton Parish Council, spoke against the application

The Committee received a presentation from the Case Officer which set out the issues in respect of the application, with a recommendation that planning permission be granted.

Members then had the opportunity to ask technical questions after which they heard statements from members of the public as listed above, expressing their views regarding the planning application.

During discussion, Members considered that the proposed facility was very worthwhile but some felt that the location was wrong, it being close to adjoining properties and therefore causing nuisance to neighbours. However, it was pointed out that the school and its grounds were secured and locked during non school hours and therefore it was unlikely that nuisance would be caused. It was requested that the school limit the hours of use to 09.00 – 16.30 on school days only to minimise disturbance to neighbours.

On the proposal of Cllr Christopher Williams which was seconded by Cllr Ian Blair-Pilling,

Resolved:

To approve the application, subject to the following informative:-

INFORMATIVE TO APPLICANT:

The development has been approved in accordance with the following plans:

Drg Title: Location and Block Plan. Drg No: 3364-02. Rev: A.

**Drg Title: Plan, Elevation and Photograph. Drg No: 3364-01. Rev: A.
Received: 15/11/2017.**

The school is requested to respect the privacy of the occupiers of neighbouring properties and to incorporate mitigation measures such as the use of rubber floor matting, additional planting and time limits on usage (between 9:00 and 16:30 on school days only).

67. **17/06803/FUL: Land to the Rear Of 5 London House, Market Place, Pewsey, Wiltshire, SN9 5AA**

Public Participation

Cllr Peter Deck, representing Pewsey Parish Council, spoke against the proposal.

The Committee received a presentation from the Case Officer which set out the main issues in respect of the application, with a recommendation that planning permission be granted, subject to conditions.

Members then had the opportunity to ask technical questions after which they heard a statement from a member of the public as detailed above, expressing the views of Pewsey Parish Council regarding the planning application.

Members then heard the views of Cllr Jerry Kunkler, the local Member, who stated that he concurred with the concerns of the Parish Council regarding disabled access to the proposed building and lack of car parking provision.

During discussion Members agreed with these concerns and furthermore expressed disquiet at the lack of suitable fire exits and stressed the need for suitably lit access to the building from the main road. Some Members also considered that the north-east corner of the construction would be so close to the adjoining property that its light would be adversely affected.

On the proposal of Cllr Stewart Dobson, which was seconded by Cllr Christopher Williams,

Resolved:

To refuse planning permission for the following reasons:-

The proposed dwelling would have restricted access arrangements, namely a narrow pedestrian passageway with stairs to navigate. It would therefore fail to provide safe and suitable access for pedestrians and vehicles, which would be detrimental to the reasonable living conditions of future occupiers of the dwelling. As such, the proposal would be contrary to Wiltshire Core Strategy Core Policy 57 point vii, which requires appropriate levels of amenity to be achievable within the development itself, to point ix which requires development to take account of the needs of potential occupants, through planning for diversity and adaptability and to point xi, which seeks to ensure the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible. Furthermore, the proposal is contrary to Paragraph 32 of the National Planning Policy Framework which requires that a safe and suitable access to the site is achievable for all people.

68. **Urgent items**

There were no items of urgent business.

(Duration of meeting: 3.00 pm - 4.30 pm)

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

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