

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 24 JANUARY 2018 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice-Chairman), Cllr Chuck Berry, Cllr Howard Greenman, Cllr Gavin Grant, Cllr Chris Hurst, Cllr Toby Sturgis, Cllr Ashley O'Neill, Cllr Ben Anderson (Substitute), Cllr Bob Jones MBE (Substitute) and Cllr Jacqui Lay (Substitute)

Also Present:

Cllr Brian Mathew as Division Member.

1 Apologies

Apologies were received from Councillors Brian Mathew, Molly Groom and Christine Crisp.

Cllr Mathew was substituted by Cllr Bob Jones MBE.

Cllr Groom was substituted by Cllr Jacqui Lay.

Cllr Crisp was substituted by Cllr Ben Anderson.

2 Minutes of the Previous Meeting

The minutes of the meeting held on 20 December 2017 were presented.

Resolved:

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

3 Declarations of Interest

There were no declarations of interest.

4 Chairman's Announcements

The Chairman announced that item 7b 17-10136-FUL 150 Sheldon Road, Chippenham in the agenda would be debated first.

5 **Public Participation**

The Committee noted the rules on public participation.

6 **Planning Appeals and Updates**

The Committee noted the contents of the appeals update and information provided on the legal duty to state reasons for making decisions on planning applications.

7 **Planning Applications**

7a 17-10136-FUL - 150 Sheldon Road, Chippenham

Public Participation

Chris Kempton spoke in objection to the application.

Ann Deeprise spoke in objection to the application.

Brenda Fernandez spoke in objection to the application

Simon Chambers, agent, spoke in support of the application.

The senior planning officer, Chris Marsh, introduced a report which recommended planning permission be granted, subject to conditions, for the Change of Use of Old Persons Home (Class C2) to Create 2No Residential Units Within Class C3(c).

Key issues highlighted included the principle of development; the impact on highways/ parking and the impact on neighbour amenity.

It was noted that on the re-consultation, there were 7 respondents and not 5 as stated in the officer report.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: whether the development was a C4 or C3 development; whether the developments would pay separate council tax; whether the properties could be sold as two separate properties in the future; changes to the development; parking issues and the changes of amenity space.

Members of the public then had the opportunity to address the Committee, as detailed above.

Councillor Ashley O'Neil, Division Member, spoke in objection to the application with the main points focusing on: the wider impacts of the development; the unusual layout of the properties which was unlike a family style accommodation; poor design; core policy 57 (i), (iii) and (vii) were referred to; overdevelopment of the site which was detrimental to the area; the lack of amenity and the amount of protest against the development.

At the start of the debate a proposal was moved by Councillor Ashley O'Neil and seconded by Councillor Peter Hutton to refuse planning permission based

on core policy 57 where the development would not integrate with the surrounding area.

During the debate the main points raised were: concerns from the public; the development would have a negative impact on the area; the shortage of provision for the elderly in the area; the development was out of keeping did not match the characteristics of the area and that site had an opportunity to have a positive development built.

At the end of the debate it was;

Resolved

To refuse planning permission for the following reasons:

The proposed development does not respond positively or effectively integrate the car parking into the immediate setting or the wider character of the area, contrary to Core Policy 57 Paragraphs (iii & vi) of the adopted Wiltshire Core Strategy. The proposal also impacts on the level of amenities of the occupants, contrary to Core Policy 57 Paragraph (vii), by utilising all of the front and rear amenity space for car parking.

7b 17-11409-FUL - Northwood Barn, Doncombe Lane, North Colerne, Chippenham

Public Participation

Chris Dance (Agent) spoke in support of the application

Ben Harraway (Applicant) spoke in support of the application

Cllr Paul Jobbins on behalf of Colerne Parish Council spoke in support of the application.

The Team Leader, Simon Smith, introduced the report which recommended planning permission be refused for an erection of a replacement dwelling. It was noted that previously the application was discussed at committee in October 2017 and that this application was the re-submission of that application.

Key issues highlighted included the principle of development; the design/ character and appearance of the area (ANOB), residential amenity and the ecology.

It was noted that there was a typo on page 22 within the following paragraph:

“It is indisputable that the loss of the existing building characteristic of the locality and its replacement with a modular bungalow of suburban appearance would protect, conserve or enhance the AONB. The proposal would fail the provisions of Policy CP51 of the Wiltshire Core Strategy”.

The paragraph should include ‘not’ followed by ‘protect, conserve or enhance...’ as follows:

“It is indisputable that the loss of the existing building characteristic of the locality and its replacement with a modular bungalow of suburban appearance would not protect, conserve or enhance the AONB. The proposal would fail the provisions of Policy CP51 of the Wiltshire Core Strategy”.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: The materials used on the development; the difference in the ridge height; changes made since the previous application and the design of the development.

Members of the public then had the opportunity to address the Committee, as detailed above.

Councillor Brian Mathews, Division Member, spoke in support of the application noting core policies 46, 48 and 41. It was explained that the applicant had the intentions to move onto the family farm to maintain the farm and care for elderly parents. The application had been redesigned according to previous concerns, which meant that it was less intrusive on the landscape.

At the start of the debate a proposal was moved by Councillor Peter Hutton and seconded by Councillor Ben Anderson to move the officers recommendation, noting that there had not been a significant enough change compared to the previous application.

During the debate the main points raised were: concerns about the raised ridge height and the need to see a better plan.

At the end of the debate it was;

Resolved

To Refuse planning permission for the following reasons:

- 1. By reason of the proposal failing to comply with the requirements of H4 in respect of justifying a replacement dwelling, the proposed development, by reason of its location would be contrary to the settlement, delivery and community area strategies and residential development in the open countryside policy and is unacceptable in principle. The proposal fails to accord with Core Policy 1, 2 and 11 of the adopted Wiltshire Core Strategy (Jan 2015), as well Saved Policy H4 of the North Wiltshire Local Plan 2011 and Paragraphs 14 and 17 of the NPPF.**
- 2. The proposed development, by reason of loss of the existing building, which entirely appropriate to the distinctive character of the Cotswold AONB, and its replacement with a pre-fabricated bungalow would adversely impact the character and appearance of the Cotswold AONB. The proposal fails to accord with Core Policy 51 (ii and ix) and 57 (i, iii and vi) of the Wiltshire Core Strategy (Jan 2015), and Paragraphs 14, 17 and 115 of the NPPF.**

7c 17-11346-FUL - Land at Newlands, Littleton Drew, Chippenham

Public Participation

Linda Peak spoke in objection to the application.

Jeff Batty spoke in objection to the application.

Tony Phillips spoke in support of the application.

Kathleen Phillips spoke in support of the application.

Cllr Johnny Walker on behalf of Grittleton Parish Council spoke in objection to the application.

The senior planning officer, Chris Marsh, introduced a report which recommended planning permission be granted, subject to conditions, for the Change of use to Equestrian, Erection of Timber Stables, Concrete Base/Turnout Area and a Parking/Turning Area – Part Retrospective. It was noted that the application had previously been refused at committee and the following application was the revised version.

Key issues highlighted included the principle of development; the impact on highways/ parking, impact on the character and appearance of the site and the impact on the Cotswolds (ANOB).

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: whether the development would be used for commercial purposes; whether the previous committee concerns had been met; transport issues and whether conditions could be posed for maintenance of the bridleway.

Members of the public then had the opportunity to address the Committee, as detailed above.

Councillor Sturgis, on behalf of the Division Member Councillor Jane Scott OBE, spoke in objection to the application with the main points focusing on: Communication received from the agent; the extensive experience and knowledge of the Division Member in keeping and maintain horses; core policy 51 was referred to noting that there was a lack of a management plan, with current actions not in accordance with the ANOB management plan; the intensive use of the fields and the need for controlled grazing.

At the start of the debate a proposal was moved by Councillor Toby Sturgis and seconded by Councillor Ashley O'Neil to refuse planning permission based on core policy 51 where no consideration had been given to the Cotswold ANOB management plan.

During the debate the main points raised were: the need to safeguard the environment and have a management in place before the application was approved.

At the end of the debate it was;

Resolved

To Refuse planning permission for the following reasons:

The proposed development, by reason of its physical form and associated paraphernalia and their resultant impact on the character, appearance and openness of the landscape and intrinsic quality of the Cotswolds AONB, fails to demonstrate that proper account has been taken of the objectives, policies and actions set out in the Cotswolds AONB Management Plan 2013-2018. The proposals therefore conflict with Core Policy 51(ix), and specifically Paragraph 6.83, of the adopted Wiltshire Core Strategy.

8 Urgent Items

There were no urgent items.

(Duration of meeting: 3.00 - 5.30 pm)

The Officer who has produced these minutes is Jessica Croman of Democratic Services, direct line , e-mail committee@wiltshire.gov.uk

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