

WESTERN AREA PLANNING COMMITTEE

MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 19 SEPTEMBER 2018 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Christopher Newbury (Chairman), Cllr Jonathon Seed (Vice-Chairman), Cllr Phil Alford, Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Peter Fuller, Cllr Sarah Gibson, Cllr Edward Kirk, Cllr Stewart Palmen and Cllr Pip Ridout

Also Present:

Cllr Tony Jackson and Cllr Graham Payne

46 **Apologies**

There were no apologies for absence.

47 **Minutes of the Previous Meeting**

The minutes of the meeting held on 27th July were discussed and Cllr Jackson queried the minute of item 17-12348-OUT - Land East of Damask Way Warminster in respect of access arrangements being delegated to officers. Cllr Davis advised the minutes were accurate, however reassured the local member that reserved matters could be dealt with by the committee if he was to call in the application.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 27th July 2018.

48 **Declarations of Interest**

There were no declarations of interest.

49 **Chairman's Announcements**

There were no Chairman's Announcements.

50 **Public Participation**

No questions had been received from councillors or members of the public.

51 **Planning Appeals and Updates**

The Planning Appeals Update Report was attached to the agenda for members' consideration.

Resolved:

To note the Appeals update provided to the meeting.

52 **18/04602/FUL: Trowbridge Retail Park, 235 Bradley Road, Trowbridge, BA14 0RQ**

Matthew Perks, Senior Planning Officer, presented a report on a proposed coffee shop unit with external seating area and associated alternations to car parking and landscaping within an existing retail park. An outline of the site and photographs were shown alongside a site location plan, existing block plans showing parking plans, landscaping and proposed elevations. The officer advised the key issues for consideration were parking, traffic and effect on the streetscene. It was noted there would be a net reduction of 14 car parking spaces in the retail park as a result of the development. Attention was drawn to the representations that had been received in respect of the application.

Members were invited to ask technical questions, Cllr Kirk highlighted he felt traffic and parking were significant issues and presented photographs to demonstrate this, he questioned a reduction in spaces and an increased amenity in the retail park that would attract more visitors. Officers advised they considered it unlikely the coffee shop would increase footfall in the retail park as it was designed to serve customers already visiting the shops.

It was also established the retail park had provided evidence to suggest its car park was not at maximum capacity and 12 dedicated staff spaces would be provided to near to the service yard. It was confirmed the area at the rear of the retail park was not currently open the public and there was mains sewage for the retail park. Members expressed concern about the turning circle for lorries in the location where parking had been indicated, officers confirmed the turning circle was sufficient. The committee went on to question the exit route from the car park, establishing that movement from the spaces outside of the proposed unit would block the exit route from the retail park.

Members of the public were invited to speak.

Helen Keston-Sykes spoke in objection to the application.

Colin Burnett, agent, spoke in support of the application and established the net reduction in car parking spaces in the officer's report was correct.

The local member, Cllr Graham Payne spoke of the history of the site and objected to the application on traffic and parking grounds.

In response to queries, it was verified the Traffic Management Plan indicated delivery times and this information was considered by officers to be sufficient. It was also highlighted that parking spaces would need to be coned off in advance to allow for deliveries; officers advised this was not considered by the applicant to a problem due to capacity in the car park.

Cllr Fuller, as a Trowbridge councillor, spoke about the history of the site, neighbouring residential amenity and traffic/parking concerns. Members discussed the merits of a site visit.

Cllr Seed reflected on concerns raised, however highlighted evidence suggested car parking on the site was sufficient. Cllr Seed moved the officer's recommendation subject to an amendment to conditions to prevent service delivery for the coffee shop prior to 7:30 and after 18:00, in the interest of residential amenity. A friendly amendment was accepted to also apply Sunday servicing hours to Christmas Day. The motion was seconded by Cllr Carbin, who reflected on the design of the site.

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. The use hereby permitted shall only take place between the hours of 07:30-20:00 Monday-Saturday (including Bank Holidays) and 08:00 -18:00 on Sundays. Deliveries shall not take place between the hours of 18:00 to 07:30 Monday- Saturdays nor before 08:00 or after 18:00 on Sundays.

REASON: In the interests of neighbouring amenity and to be synchronised with the other nearby takeaway food/restaurant outlet.

3. All the landscape and tree planting, seeding and turfing comprised in the approved details of landscaping (as shown on Plan Number 14838A - L01A REV B) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All on-site construction works shall also be carried out in accordance with the

protection measures shown on the approved "Tree Protection Plan" submitted on 29 May 2018.

REASON: In the interests of visual amenity.

4. No part of the development hereby approved shall be brought into use until the parking provision shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. The parking shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

5. External plant shall not exceed the sound power levels of each of the example heat pump units evaluated in the assessment contained in the submitted document "Acoustic Impact Assessment: Trowbridge Retail Park, Bradley Road , Trowbridge (Hawkins Environmental, 9th May 2018)."

REASON: In the interests of neighbouring amenity.

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

14838A-100 B Site Location Plan Registered on 29 May 2018

14838A-101 B Existing Block Plan Registered on 29 May 2018

14838A-102 B Proposed Block Plan Registered on 29 May 2018

14838A-103 B Proposed Site Plan 1 Registered on 29 May 2018

14838A-104 B Proposed Site Plan 2 Registered on 29 May 2018

14838A-105 A Proposed GA and Roof Plans Registered on 29 May 2018

14838A-106 B Proposed Elevations 1 of 2 Registered on 29 May 2018

14838A-107 A Proposed Elevations 2 of 2 Registered on 29 May 2018

14838A -L01A REV B Proposed Landscape Plan Received on 3 September 2018

Tree protection plan Registered on 29 May 2018

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

53 National Planning Policy Framework July 2018

Members were invited to ask questions on changes to the National Planning Policy Framework. It was confirmed that, under the new guidance, contribution rates for developers would be set in advance of purchasing a site. In addition to this, members noted that viability assessments would now be in the public domain and that Wiltshire Council was confident it would pass housing delivery assessments.

Resolved:

To note the Briefing Note on the revisions to the National Planning Policy Framework.

54 **Urgent Items**

There were no Urgent Items.

(Duration of meeting: 3.00 - 4.20 pm)

The Officer who has produced these minutes is Libby Johnstone of Democratic Services, direct line 01225 718214, e-mail jessica.croman@wiltshire.gov.uk

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