

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 20 JUNE 2019 AT THE WESSEX ROOM - THE CORN EXCHANGE, MARKET PLACE, DEVIZES, SN10 1HS.

Present:

Cllr Mark Connolly (Chairman), Cllr Paul Oatway QPM (Vice-Chairman), Cllr Ian Blair-Pilling, Cllr Peter Evans and Cllr Anna Cuthbert (Substitute)

Also Present:

Cllr Laura Mayes

38. Apologies

Apologies were received from Councillors Stewart Dobson, Richard Gamble and James Sheppard.

Councillor Dobson was substituted by Councillor Anna Cuthbert.

39. Minutes of the Previous Meeting

The minutes of the meeting held on 25 April 2019 were considered and it was,

Resolved:

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

40. Declarations of Interest

The Chairman read out a note emphasising the quasi-judicial role of the Committee, the requirement to act in accordance with the rules of natural justice to act fairly towards all interested parties, and approach the matter with an open mind and determine the application with an open mind. He then invited any declarations.

Councillor Mark Connolly declared that in relation to application 19/02455/FUL he was acquainted with the applicant, who was also a Wiltshire Councillor, but had no social or business relationship with him, and would debate and vote on the item, considering it with an open mind.

Councillor Paul Oatway QPM made the same declaration, noting further he had never visited the properties of the applicant in any capacity, and he would debate and vote on the application with an open mind.

Councillors Anna Cuthbert, Peter Evans and Ian Blair-Pilling made the same declaration that they knew the applicant as a Wiltshire Councillor but not in any other capacity, would debate and vote on the matter with an open mind, and also that they had visited the area to view the site.

41. **Chairman's Announcements**

There were no announcements.

42. **Public Participation**

The procedure for public speaking was noted.

43. **Planning Appeals and Updates**

The update on appeals was noted.

44. **Planning Applications**

The following application was considered:

44.1 19/02445/FUL - River Mead House, Church Hill, West Overton, Lockeridge, SN8 4EL

Public Speaking

Huw Roberts spoke in objection to the application.

Dave Snowden spoke in objection to the application.

John Kirkman, Campaign for the Protection of Rural England, spoke in objection to the application.

Chris Powell, agent, spoke in support of the application.

Ruaridh O'Donoghue, Senior Planning Officer, presented a report which recommended that permission be granted for the erection of an agricultural storage building. Key issues included whether the proposed use of the site was accepted in principle, of suitable design, its impact upon the landscape and upon highway safety.

It was stated that the principal of a rural based business in the location was acceptable under planning policy, and that use of the site for a farming contract business was considered acceptable, with the business using being B8, storage, rather than classified as agricultural. Mitigation could be conditioned for any immediate impact upon the landscape, with the effect from further away being very minimal, and the design was considered in keeping with modern storage for farming machinery. Permission could only be refused on highways grounds if there was an unacceptable impact upon highway safety or the

cumulative impact upon the road network was considered severe. The site had extant permission for access.

Members of the Committee were then given the opportunity to ask technical questions of the officer.

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

Councillor Laura Mayes, Roundway Division, then made a statement, undertaking the responsibility on behalf of the local unitary division member. She highlighted the concerns expressed by objectors in relation to impact on traffic, parked cars and safety, as well as scale of the building and its suitability.

The Committee then debated the application. The planning policy tests requiring severe impact upon the highways network was raised, and that the highways authority did not believe that threshold had been reached. The principle of the site for such storage was considered, along with other road routes, frequency of use of the site, and whether the scale and design was unacceptable given the area and modern requirements for such storage. The concerns raised regarding on street parking and large vehicles was discussed, but it was not considered there were sufficient grounds for refusal.

At the conclusion of debate, and on the motion of Councillor Mark Connolly, seconded by Councillor Paul Oatway QPM, it was,

Resolved:

That planning permission be APPROVED 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:**

- Application Form**
- Location Plan 1:10000**
- Block Plan 1:1000**
- Drg No. 19-7443**

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

- 3 No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 43 metres in both directions with from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.**

REASON: In the interests of highway safety.

- 4 The development hereby permitted shall not be first brought into use until the first fifteen 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.

- 5 Any gates shall be set back 15 metres from the edge of the carriageway, such gates to open inwards only.**

REASON: In the interests of highway safety and to allow for agricultural use.

- 6 The development hereby permitted shall not be first brought into use until the access has been increased in width to 5 metres over the first 15 metres from the C202 carriageway edge with the provision of a radii of 3 metres to both sides of the access.**

REASON: In the interests of highway safety.

- 7 No development shall commence on site above ground floor slab until the exact 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 which is within the AONB.

- 8 No development shall commence on site above ground floor slab level until a scheme of hard and soft landscaping has been**

submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- a) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- b) finished levels and contours;
- c) all hard and soft surfacing materials;

REASON: To ensure a satisfactory landscaped setting for the development in the interests of preserving the landscape character and scenic qualities of the AONB. .

- 9** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 10** The site shall be used for an agricultural contracting business and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification). Furthermore, the provisions for change of use under the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification) cannot be undertaken.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

- 11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions / external alterations to any building forming part of the development hereby permitted and no plant or machinery shall be installed outside any such building on the site on the approved plans.

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 external alterations, or the installation of any outdoor plant/machinery.

- 12** No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site in the interest of maintaining dark skies within the AONB.

INFORMATIVE TO APPLICANT:

The proposal includes alteration to the public highway and the consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

45. **Urgent items**

There were no urgent items.

(Duration of meeting: 3.00 - 3.40 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services,
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