

## Northern Area Planning Committee

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### MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 6 NOVEMBER 2019 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

#### **Present:**

Cllr Tony Trotman (Chairman), Cllr Peter Hutton (Vice-Chairman), Cllr Chuck Berry, Cllr Christine Crisp, Cllr Gavin Grant, Cllr Howard Greenman, Cllr Mollie Groom, Cllr Chris Hurst, Cllr Toby Sturgis, Cllr Brian Mathew and Cllr Ashley O'Neill

#### **Also Present:**

Cllr Alan Hill

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#### 80 **Apologies**

There were no apologies.

#### 81 **Minutes of the Previous Meeting**

The minutes of the meeting held on 09 October 2019 were presented.

The Chairman drew the Committee's attention to a letter received from Cllr John Boaler, Calne Town Council, regarding the accuracy of the minutes.

#### **Resolved:**

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

#### 82 **Declarations of Interest**

Cllr Toby Sturgis declared an interest in agenda item no. 8b (family member uses the services of the applicant's equestrian business). He declared he would participate in the debate and vote for each item with an open mind.

#### 83 **Chairman's Announcements**

There were no Chairman's announcements.

#### 84 **Public Participation**

The Committee noted the rules on public participation.

85 **Planning Appeals and Updates**

The Committee noted the contents of the appeals update.

86 **APPLICATION TO DIVERT PUBLIC BRIDLEWAYS CALNE WITHOUT 89 (PART), 89A AND 89B AT THE MILL HOUSE, CALSTONE WELLINGTON**

Public participation

Norman Beasley, Wiltshire Bridleways Association, spoke in objection to the application.

Graham Bennett, British Horse Society, spoke in support of the application.

Derek Walsh, solicitor to the applicant, spoke in support of the application.

Cllr Rob Hislop, Calne Without Parish Council, spoke in support of the application.

The Highways Officer, Sally Madgwick, introduced a report which recommended refusing the application for an Order to divert lengths of public bridleways at the Mill House, Calstone Wellington, Calne.

Key issues highlighted included: the landowner's interest; the location and convenience of termination points; the convenience of the new path; the effect on public enjoyment of the new path or way as a whole; the effect on the existing right of way; the effect on land served by the existing right of way; the effect on land served by the new right of way; consideration of the Rights of Way Improvement Plan and the needs of agriculture, forestry and conservation of biodiversity.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on: the cost of making an Order; the cost of bringing the new route to the required standard; the cost of maintaining the existing right of way and highway safety concerns.

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

Cllr Alan Hill, Division Member, spoke regarding the application with the main points focusing on: safety and security concerns; the impact on heritage assets; the convenience of the new path; the accessibility of the existing right of way; the use of gates on the new route; local support for the application and the local authority's obligation to maintain the existing right of way.

The Rights of Way Officer addressed some of the issues raised by the public and local members with the main points focusing on the use of gates on the new route.

At the start of the debate a proposal was moved by Cllr Howard Greenman, seconded by Cllr Gavin Grant to approve the application to divert parts CALW89, 89A and 89B, contrary to the officer recommendation.

During the debate the main points raised were: safety and security concerns; accessibility issues; accessibility to the countryside; the convenience of the new route; the need to consider the existing right of way as if it were in a usable state; the views of the Wiltshire Bridleways Association and the current state of the existing right of way.

### **Resolved**

**That, contrary to the officer report, an order (under s.119 Highways Act 1980 and s.53 Wildlife and Countryside Act 1981) is made and duly advertised.**

### 87 **Planning Applications**

Attention was drawn to application 19/03152/OUT, as considered on 04 September 2019. It was noted that officers are not yet able to refer the application back to Committee because the Ecologist's consultation advice which was requested at the meeting was dependent upon additional information which has not yet been made available.

The Committee considered the following applications:

### 88 **19/01991/VAR - Oaksey Park Cottages, Wick Road, Oaksey**

Public participation

Paul Kavanagh, long leaseholder, spoke in objection to the application.

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

The Planning Officer, Lee Burman, introduced a report which recommended granting planning permission, subject to conditions, for the removal of conditions 8, 9 & 10 of application reference N/10/03612/S73A to allow unrestricted residential occupancy of units 3, 5, 6, 8, 10 & 11 and 20-25.

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes.

Key issues highlighted included: the principles of the development proposal and compliance or conflict with the development plan; the viability of the existing units of accommodation with the currently attached conditions restricting the scope and nature of the residential use and occupancy; whether the properties have been marketed appropriately reflecting the restrictive occupancy conditions and residential amenity.

Members of the Committee then had the opportunity to ask technical questions

of the officer which focused on: the valuations of the properties; whether the properties have been marketed appropriately reflecting the restrictive occupancy conditions and residential amenity; the viability of the existing units of accommodation with the currently attached conditions restricting the scope and nature of the residential use and occupancy.

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

Cllr Chuck Berry, Division Member, spoke regarding the application with the main points focusing on: the use of the development as both residential and holiday let/accommodation; the Oaksey Neighbourhood Plan and whether or not the material considerations as detailed in the report outweigh Policy 3 Holiday Accommodation, Leisure & Recreation of the made neighbourhood plan.

At the start of the debate a proposal was moved by Cllr Toby Sturgis, seconded by Cllr Peter Hutton to grant planning permission as detailed in the report.

During the debate the main points raised were: the Oaksey Neighbourhood Plan; the need to give weight to the overwhelming material considerations as detailed in the report; the National Planning Framework; the suitability of the current waste collection; the effect of residential usage on local businesses within the park infrastructure; the character and appearance of the area and residential amenity.

## **Resolved**

**That planning permission is approved, subject to the conditions below and the completion of a S106 agreement within 6 months of the date of the Committee resolution to vary the existing agreement to apply to this permission; address open space requirements; and prevent the Applicant from building out phase 4 of planning permission ref N/10/03612/S73A without demonstrating to the Council's reasonable satisfaction (to be confirmed in writing and such approval not to be unreasonably withheld or delayed) that there is demand for the units contained within phase 4. In the event that the applicant declines to enter into the s106 agreement to refuse permission for the following reasons:**

- 1. The application fails to make provision for the requisite services, facilities and infrastructure needs arising from the proposals and is therefore contrary to Wiltshire Core Strategy Policy CP3 and paras 54 and 56 of the National Planning Policy Framework June 2019.**
- 2. The material circumstances supporting and justifying a decision otherwise than in accordance with the development strategy of the plan as set out in Wiltshire Core Strategy policies CP1, CP2 & CP13; and Oaksey Neighbourhood Plan Policy P3 have not been demonstrably established as evidence is available to indicate an intent to erect further holiday lets at the site.**

## **CONDITIONS**

1. The area between the nearside carriageway edge and lines drawn between a point 2.4 metres back from the carriageway edge along the centre line of the access and points on the carriageway edge 160m back from and on both sides of the centre line of the access shall be kept clear of obstruction to visibility at and above a height of 900mm above the nearside carriageway level and maintained free of obstruction at all times.

**REASON:** In the interests of highway safety.

2. The development hereby permitted shall be served solely from the access shown in drawing c310/1.

**REASON:** In the interests of highway.

3. The workshop / estate yard shall be used only for purposes ancillary to the golf course.

**REASON:** To prevent an inappropriate independent use.

4. The development hereby permitted relates solely to units 3, 5, 6, 8, 10 & 11 and 20-25 Inclusive as shown on site layout plan received 19/09/2019.

**REASON:** In the interests of proper planning.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

**REASON:** To safeguard the character and appearance of the area.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslope(s) of the development hereby permitted.

**REASON:** In the interests of residential amenity and privacy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

**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.

**INFORMATIVE TO APPLICANT:**

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

**INFORMATIVE TO APPLICANT:**

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the XX/XX/XXXX.

**INFORMATIVE TO APPLICANT:**

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

89 **19/07306/FUL - Land to the North West of Broad Town, Swindon**

Public participation

Peter Gallagher, The Ramblers, spoke in objection to the application.

Tony Kernon, the agent, spoke in support of the application.

Colin Rendell, Broad Town Council, spoke in objection to the application.

The Planning Officer, Nicole Gillett, introduced a report which recommended granting planning permission, subject to conditions, for the change of use of agricultural land to equestrian and construction of all-weather gallop.

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes.

Key issues highlighted included: the principle of development; the impact on the character and appearance of the area and AONB; the impact on highway safety; the impact on neighbour amenity; the impact on public rights of way and the impact on heritage assets.

There were no technical questions.

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

Cllr Mollie Groom, Division Member, assured the Committee that she would participate in the debate and vote for each item with an open mind. She then spoke regarding the application with the main points focusing on the impact on public rights of way, highways concerns and the impact on the character and appearance of the area and AONB.

The Planning Officer addressed some of the issues raised by the public and local members with the main point focusing on the applicant needing to agree the type, position and wording of signage to be erected at the Broad Town Road crossing with the Local Planning Authority in the interest of public safety.

At the start of the debate a proposal was moved by Cllr Toby Sturgis, seconded by Cllr Peter Hutton, to grant planning permission as detailed in the report and subject to the amendment of condition 8 to alter hours of operation/use to 9:00am – 4:00pm Monday – Friday and 9:00am – 12:00pm Saturdays.

During the debate the main points raised were: the viability and use of the gallops; the concerns of The Ramblers; operation/usage times; the impact on the public rights of way; the impact on neighbour amenity and road safety issues.

## **Resolved**

**That planning permission is approved as detailed in the officer report and subject to the amendment of condition 8 to alter hours of operation/use as detailed below:**

### **1. Time Limit**

**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. Approved Plans**

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

Site Location Plan KCC2759/01A received 21st October 2019

Site Plan KCC2759/02A received 18th October 2019

Further revised details of gallop and location of footpath crossings KCC2759/03B received 11<sup>th</sup> October 2019

Revised details of stopping circle KCC2759/04A received 7th October 2019

Details of start circle and entrance track KCC2759/05 received 29th July 2019

Revised cross section of gallops and details of footpath crossing including signage

KCC2759/06B received 7th October 2019

Details of footpath crossing 3 and 4 KCC2759/07 received 7th October 2019

Details of track and fencing KCC2759/08 received 15th October 2019

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

### **3. Public Right of Way Signage**

Prior to the commencement of the development hereby permitted, as to the type, position and wording of signage to be erected at the footpath crossing is to be submitted to and agreed in writing by the Local Planning Authority. The approved signage must be erected at the approved locations where each public footpath crosses the gallops before the gallops are first brought into use.

Reason: In the interest of public safety.

### **4. Public Right of Way**

The Public Right of Way BROA10 must not be obstructed 1.5 meters either side of the Public Right of Way line.

Reason: to safeguard the Public Right of Way.

### **5. Warning Signs**

The development hereby permitted shall not be first brought into use until the requirements for warning signs have been discussed and

**determined in relation to both approaches on Broad Town Road. Any requirements for warning signs would be implemented at the expense of the applicant.**

**Reason: In the interests of highway safety.**

#### **6. Materials**

**No development shall commence on site until details of the materials to be used on the development 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.**

#### **7. Soil Disposal**

**No development shall commence on site until details of the disposal of top and sub soil 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.**

#### **8. Timing of gallops**

**The use hereby permitted shall only take place between the hours of;**

**9:00am – 4:00pm Monday – Friday**

**9:00am – 12:00pm Saturdays**

**Reason: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.**

#### **9. Lighting**

**No external lighting shall be installed on site without prior written consent from the Local Planning Authority.**

**Reason: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.**

#### **10. Parking**

**There shall be no parking of horse boxes, caravans, trailers or other vehicles on the site.**

**Reason: In order to protect the living conditions of nearby residents and the rural character of the area.**

#### **11. Fences and Jumps**

**No fences or jumps shall be erected on the site without the prior approval in writing of the Local Planning Authority.**

**Reason: In order to protect the living conditions of nearby residents and/or the rural character of the area.**

#### **12. Structures**

**No portable buildings, van bodies, trailers, vehicles or other structures used for storage, shelter, rest or refreshment, shall be stationed on the site. Further, no permanent structures will be erected on site without the prior written consent of the Local Planning Authority.**

**Reason: In order to protect rural character of the area.**

#### **INFORMATIVE TO APPLICANT:**

**Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site.**

#### **INFORMATIVE TO APPLICANT:**

**Any alterations to the approved plans must first be agreed in writing with the Local Planning Authority before commencement of work.**

#### **INFORMATIVE TO APPLICANT:**

**The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.**

**INFORMATIVE TO APPLICANT:**

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

**INFORMATIVE TO APPLICANT:**

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website.

[www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).

90 **19.0497.FUL & 19/5290/LBC - 4 Oxford Street, Malmesbury**

Public participation

Richard Cosker, the agent, spoke in support of the application.

Cllr Philip Exton, Malmesbury Town Council, spoke in objection to the application.

The Planning Officer, Catherine Blow, introduced a report which recommended granting planning permission, subject to conditions, for the change of use from an A3 cafe to single dwelling house. The proposed refurbishment & internal alterations are to facilitate the change of use.

Attention was drawn to the late list of observations provided at the meeting and attached to these minutes.

Key issues highlighted included: the principle of development; the impact on the listed building and conservation area; the design and site layout; the impact on the locality and amenity and highways concerns.

Members of the Committee then had the opportunity to ask technical questions of the officer which focused on the viability of the property as a café and the provision of adequate residential parking.

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

Cllr Gavin Grant, Division Member, spoke regarding the application with the main points focusing on the impact on the locality and amenity; impact on the vitality and viability of the town centre; the importance of protecting existing services and facilities; parking concerns and the impact on the listed building and conservation area.

At the start of the debate a proposal was moved by Cllr Peter Hutton, seconded by Cllr Tony Trotman to grant planning permission as detailed in the report.

During the debate the main points raised were: the Malmesbury Neighbourhood Plan; the importance of protecting existing services and facilities; the impact on the locality and amenity; the impact on the town centre's retail offering, vitality and viability and parking concerns.

Following the debate, the motion was defeated.

A proposal was then moved by Cllr Gavin Grant, seconded by Cllr Brian Mathew to refuse planning permission, contrary to the officer recommendation.

The Development Management Team Leader, Lee Burman, advised the Committee that without sound reasoning which addressed the material considerations relevant to the determination of the application and the basis for the officer recommendation, refusing planning permission would leave the Local Planning Authority open to appeal.

This motion was also defeated.

The original proposal, to grant planning permission as detailed in the report, was then put back to the Committee by Cllr Ashley O'Neill, seconded by Cllr Peter Hutton.

This motion was carried.

A proposal was moved by Cllr Tony Trotman, seconded by Cllr Peter Hutton, to grant listed building consent as detailed in the report.

This motion was defeated.

A proposal was then moved by Cllr Gavin Grant, seconded by Cllr Brian Mathew, to refuse listed building consent, contrary to the officer's report.

The Development Management Team Leader again advised the Committee that without sound reasoning which addressed the material considerations relevant to the determination of the application and the basis for the officer recommendation, refusing planning permission would leave the Local Planning Authority open to appeal.

The original proposal, to grant listed building consent as detailed in the report, was then moved by Cllr Ashley O'Neill, seconded by Cllr Peter Hutton.

This motion was carried.

### **Resolved**

**That planning permission is 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: 33772-3 received on 21st May 2019 and 1925/1 Rev F received on 8th October 2019.**

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

- 3. No part of the development shall be occupied, until details of secure covered cycle parking and any enclosure for refused storage together with a timetable for their provision, have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and timetable and shall be retained for use at all times thereafter.**

**REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to protect the character, appearance and setting of the listed building and Conservation Area.**

### **INFORMATIVE TO APPLICANT:**

**The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.**

### **INFORMATIVE TO APPLICANT:**

**The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will**

be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

**INFORMATIVE TO APPLICANT:**

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

**INFORMATIVE TO APPLICANT:**

The applicant is reminded of the need to obtain separate listed building consent for certain works in addition to this. This decision should be read in conjunction with listed building consent 19/05290/LBC.

**INFORMATIVE TO APPLICANT:**

The applicant is advised that the development hereby approved may represent

chargeable development under the Community Infrastructure Levy Regulations

2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued

notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility.

The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website.

[www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).

That listed building consent approved 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 and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 33772-3 received on 21st May 2019 and 1925/1 Rev F received on 8th October 2019.

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

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

- Large scale details for all new or replacement external doors, gates, shutters and windows shown on elevations at a scale of no less than 1:10 (doors, gates and shutters), 1:5 (windows) and horizontal and vertical sections including setbacks and reveals at a scale of no less than 1:5 (doors, gates & shutters), 1:2 (windows);
- Large scale details for all new or replacement internal doors, stairs, skirtings and partitions shown on elevations at a scale of no less than 1:10 (doors), 1:5 (stairs), 1:2 (skirtings) and horizontal and vertical sections including setbacks and reveals at a scale of no less than 1:5 (doors & stairs), 1:2 (partitions and skirtings);
- Full details of any new flues, vents, meter boxes or mechanical extracts, including service routes and exit points;

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

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

4. Within 3 month(s) of the completion of the approved works being carried out, all adjoining surfaces which have been disturbed by the works (including brickwork, plaster and floor tiles) shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the new opening.

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

**INFORMATIVE TO APPLICANT:**

The applicant is reminded of the need to obtain separate planning permission for certain works in addition to this listed building consent. This decision should be read alongside planning consent 19/04927/FUL.

**INFORMATIVE TO APPLICANT:**

**Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.**

**INFORMATIVE TO APPLICANT:**

**The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.**

**If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.**

91 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 6.30 pm)

The Officer who has produced these minutes is Craig Player of Democratic Services, direct line 01225 713191, e-mail [craig.player@wiltshire.gov.uk](mailto:craig.player@wiltshire.gov.uk)

Press enquiries to Communications, direct line (01225) 713114/713115

## NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

06<sup>th</sup> November 2019

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

### **8a 19/01991/VAR - Oaksey Park Cottages, Wick Road, Oaksey**

#### Late representation

Further submissions from Oaksey Parish Council have been submitted directly to Members. Officers have reviewed the submission and consider that matters raised are addressed in full in the report to Committee and the recommendation is unaffected.

### **8b 19/07306/FUL - Land to the North West of Broad Town, Swindon**

#### Late representations

Since writing the report the proposal has received a further 5 representations and these comment upon the revised submissions made to inform the application proposals. Further, Broad Town Parish Council stated their concerns still stand despite the revised plans. The additional objection letters from the parish and residents raised the below themes, which have been raised previously and are already noted and addressed in the report.

- Manor farm business scale
- Future intentions of applicant
- Requested conditions to prohibit further development/horse walking near boundaries
- Queried if trailers will be on the site
- Drainage
- The visual impact of the proposed
- Highway and pedestrian safety
- Noise
- Times of use
- Access to public rights of way

Mrs Clarke of East farm house, who has commented on the application, emailed development management requesting the issues raised by residents be given reconsideration.

#### Officer Response

The submissions do not raise new matters and the issues and concerns identified have been addressed in the report to Committee.

#### Late Representation

Cllr Groom forwarded a document produced by a resident regarding localised flooding at Manor Farm.

### Officer response

The Drainage Team were consulted on this application and raised no comment. The Drainage Officer who offered no objections on the application is experienced and knowledgeable and would have had access to relevant information in providing advice. The Drainage Team has been re-consulted following receipt of the submission and maintains no objection.

### Late representation

Further submissions from the Agent have been submitted directly to Members of the Committee. Officers have reviewed the submission and do not consider that this alters the content of the report or recommendation.

### **8c 19.0497.FUL & 19/5290/LBC - 4 Oxford Street, Malmesbury**

### Corrections

An earlier draft version of the report has been printed on the agenda and the following corrections are made to the report:

First paragraph on page 418 of the agenda – this states an objection was received from Cllr Grant. However, although representations were made, those representations reiterated the concerns raised by the Town Council and sought to call in the application. This is not considered to be an objection to the proposed development.

On page 420 of the agenda there is reference to policies 5 and 6 of the Malmesbury Neighbourhood Plan but this should refer to polies 4 and 5 as the correct policies.