

Northern Area Planning Committee

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 21 AUGUST 2024 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Chuck Berry (Chairman), Cllr Howard Greenman (Vice-Chairman), Cllr Clare Cape, Cllr Gavin Grant, Cllr Jacqui Lay, Cllr Nic Puntis, Cllr Elizabeth Threlfall, Cllr Ruth Hopkinson (Substitute) and Cllr Ashley O'Neill (Substitute)

57 **Apologies**

Apologies were received from:

Cllr Mike Sankey (Substituted by Cllr Ashley O'Neil)
Cllr Martin Smith (Substituted by Cllr Ruth Hopkinson)

58 **Minutes of the Previous Meeting**

The minutes of the last meeting of the Committee held on 17 July 2024 were considered for approval by the committee.

Resolved

To approve the minutes of the previous meeting held on 17 July 2024 as a true and correct record.

59 **Declarations of Interest**

There were no declarations of interest.

60 **Chairman's Announcements**

There were no Chairman's announcements.

61 **Public Participation**

The Chairman explained the rules of public participation and the procedure to be followed at the meeting.

There were no statements or questions submitted.

62 **Planning Appeals and Updates**

The Chairman invited Adrian Walker, Development Management Team Leader, to update the Committee on the pending and determined appeals as per the appeals report included within the Agenda Pack.

It was stated that no planning appeals had been received or decided within the time period.

Following which, it was:

Resolved:

The Committee noted the appeals report for the period 5 July to 9 August 2024.

63 **PL-2023-05471: Land South West of Park Road, Malmesbury**

Public Participation

- Mrs Catherine Doody and Mrs Kim Power spoke in objection of the application.
- Mr James Durant spoke in support of the application.
- Mayor Cllr Phil Exton, representing Malmesbury Town Council, spoke in objection of the application.

Officers from the Development Management Area Team introduced the report which recommended that the Committee approve planning permission, subject to conditions, for a Reserved Matters Application of all reserved matters comprising of the erection of 23 dwellings together with associated infrastructure and landscaping following Outline Planning Permission ref 20/08341/OUT.

The main issues which were considered material in the determination of the application were:

- Principle of development
- Scale, design, impacts on the character and the appearance of the area
- Residential amenity/living conditions

Members of the Committee then had the opportunity to ask technical questions to the officer. The following was clarified:

- The reason for a green buffer zone was that there was another site on the opposite side of the zone. The buffer zone would be managed by a management company.
- Condition 10 included the preparation of a work schedule to look after the green buffer zone.

Members of the public then had the opportunity to present their views to the committee as detailed above. The local member, Cllr Gavin Grant, also spoke to the application.

A debate followed where Councillors raised concerns over a lack of information regarding flooding risks and EGRESS plans. Councillors were also frustrated at an inability to examine some information and conditions.

Core Policy 41 was also referred to as no sustainable energy strategy had been provided.

During debate, a motion to defer the application was proposed by Cllr Chuck Berry and seconded by Cllr Gavin Grant

RESOLVED

i) To defer the application

ii) To formally request that documents relating to flooding risk and EGRESS be made public

64 PI-2022-06908: Phase 6 - Land at Hunters Moon, Chippenham

Public Participation

- Mrs Janet Morgan and Mr Matthew Short spoke in objection of the application.
- Mr Mike Gover, Mr Max Thurgood and Mr Nick Paterson-Neild spoke in support of the application.
- Andy Conroy spoke on behalf of Chippenham Town Council.

Officers from the Development Management Area Team introduced the report which recommended that the Committee approve planning permission, subject to conditions, for the erection of 56 dwellings, associated parking, public open space, landscaping access, drainage works and associated infrastructure.

The main issues which were considered material in the determination of the application were:

- Relationship to adjoining properties
- Environmental / highway impact

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

The following was clarified:

Cumulative impact had not been considered, except for any potential impact on early years provision.

Members of the public then had the opportunity to present their views to the committee as detailed above. The local member, Cllr Peter Hutton, also spoke to the application.

A debate followed where Councillors discussed the designation of the land and Core Policies 35 and 61. Councillors also raised concern with discrepancies and ambiguity in the Planning report.

During debate, motions to approve and reject the application both failed.

A motion to defer was moved by Cllr Ruth Hopkinson and seconded by Cllr Ashley O'Neil.

RESOLVED

To defer the application

65 **Urgent Items**

There were no urgent items.

(Duration of meeting: 14.00 - 17.15 pm)

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

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