

WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 14 NOVEMBER 2012 IN THE THE COTSWOLD SPACE - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Rod Eaton, Cllr Peter Fuller (Chairman), Cllr Mark Griffiths, Cllr John Knight, Cllr Christopher Newbury, Cllr Stephen Petty, Cllr Pip Ridout and Cllr Roy While (Vice Chairman)

Also Present:

Cllr Francis Morland

95 **Apologies for Absence**

An apology for absence was received from Cllr Jonathon Seed.

96 **Minutes of the Previous Meeting**

The minutes of the meeting held on **24 October 2012** were presented. It was,

Resolved:

That subject to the addition of Cllr Andrew Davis among the list of attendees as a substitute, and the substitution of 'closest' for 'closet' in Paragraph 3 of Minute 93.d, to APPROVE as a correct record and sign the minutes.

97 **Chairman's Announcements**

There were no announcements.

98 **Declarations of Interest**

Cllr Peter Fuller declared a non-pecuniary interest in application W/12/01544/FUL - *14 Newtown, Trowbridge, Wiltshire, BA14 0BA* - as a member of Trowbridge Town Council, which had previously considered the item. He stated he would consider the application on its merits and debate and vote with an open mind.

Cllr John Knight declared a non-pecuniary interest in application W/12/01544/FUL - 14 Newtown, Trowbridge, Wiltshire, BA14 0BA - as a member of Trowbridge Town Council, which had previously considered the item. He stated he would consider the application on its merits and debate and vote with an open mind.

99 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

No questions were received for the attention of the Committee.

100 **Planning Applications**

Attention is drawn to the documents attached to Items 6b and 6c as listed in report (Minutes 100b and 100c), which were circulated to the Committee at the meeting with the permission of the Chairman.

100.a W/12/01544/FUL: 14 Newtown, Trowbridge, Wiltshire, BA14 0BA

Public Participation

Mr Brent Hodges, agent, spoke in support of the application.

The Area Development Manager introduced a report which recommended the application be refused. Details were provided of late representations, with 5 letters raising no objection from two nearby business and three nearby residents, and a letter of objection from the owners of 4a Newtown. It was highlighted that the key issue for the application was the impact of amenity on 4a Newtown. A site visit took place prior to the meeting, as requested at the meeting on 24 October 2012.

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

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

The Local Member, Cllr John Knight, thanked Members for attending the site visit, and sought the views of the Committee.

A discussion followed, where the dimensions of the building and its dominance of the neighbouring site was debated, and the level of objection raised.

It was,

Resolved:

That Planning Permission be REFUSED for the following reason:

The proposed first floor extension by reason of its length, size, height and location in close proximity to the boundary of number 4A Newtown, would result in a loss of light and appear overly dominant. It would have an adverse impact on the amenities enjoyed by the occupiers of 4A Newtown, contrary to policies C31A and C38 of the West Wiltshire District Plan 1st Alteration 2004.

100.b W/12/01412/FUL: Land South of Four Winds, 81 Yarnbrook Road, West Ashton, Wiltshire

Public Participation

Mrs Pauline Hume spoke in objection to the application.

Dr Angus Murdoch, agent, spoke in support of the application.

Mr Richard Covington, Chairman of West Ashton Parish Council, spoke in objection to the application.

The Area Development Manager introduced a report which recommended planning permission be granted. The exact location and details of the site in relation to West Ashton and the nearby crossroads were highlighted, and it was noted the site was served by pavement in both directions and that Highways officers considered the visibility at the access acceptable.

It was also noted that as the Council had, in its view, permitted the legally required number of Gypsy and Traveller pitches, the application did not need to be considered in the light of urgent need, but only by criteria set out in council policies as detailed in the report, and which officers felt the application abided by.

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

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

The Local Member, Cllr Francis Morland, then spoke in objection to the application.

A debate followed, during which the highway safety at the site was queried, and to what extent the application would impact on the highways in the area. Details of the pedestrian access and locally served bus services were also sought, along with specifics as to occupancy of the site.

It was,

Resolved:

That the application be DEFERRED until a site visit could take place, with an officer from Highways to be in attendance and additional details of traffic incidents on the A350 adjacent to the site to be provided.

**100.c W/12/01649/FUL: Land Rear of 12 and 12A Westbury Road,
Warminster, Wiltshire**

Public Participation

Mr Gary Bourne spoke in objection to the application.

Mrs Jennifer Chaundy spoke in objection to the application.

Mr Ray Taylor spoke in objection to the application.

Mr Richard Robins, agent, spoke in support of the application.

The Area Development Manager introduced a report which recommended approval. It was noted that permission for two houses on the site had already been granted, and therefore the only issue related to the proposed new design.

The Committee then had the opportunity to ask technical questions of the officer, where the extent of consideration to be given to the impact of the specific design was queried.

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

The Local Member, Cllr Pip Ridout, then spoke in objection to the application.

A debate followed, where the context of the application's design next to properties in the surrounding area was raised, as well as the scale and material of the proposal.

At the conclusion of debate it was,

Resolved:

That the application be REFUSED for the following reasons:

The proposed development, by reason of its design and external appearance, would be alien to its surroundings and out of keeping with the character of the surrounding area, which has an existing built and under construction context of more traditional building forms utilising pitched roofs and shorter eaves heights. The proposal therefore conflicts with policies H1A and C31a C of the West Wiltshire District Plan.

The proposed development on plot 1, by reason of its siting and the consequent scale and proximity to the adjacent house on plot 12b of the proposed external wall facing 12b, would have an overbearing and unacceptable impact on the amenity of the occupiers of the dwelling on plot 12b. This would conflict with policy C38 of the West Wiltshire District Plan.

101 **Urgent Items**

There were no urgent items.

(Duration of meeting: 6.05 - 7.55 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic Services,
direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

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