

WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 14 AUGUST 2013 IN THE RIDGEWAY SPACE - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Russell Hawker, Cllr John Knight, Cllr Magnus Macdonald, Cllr Christopher Newbury (Chairman), Cllr Horace Prickett, Cllr Pip Ridout, Cllr Jonathon Seed and Cllr Roy While (Vice Chairman)

Also Present:

Cllr Rosemary Brown

55 Apologies for Absence

There were no apologies for absence.

56 Membership Changes

There were no membership changes.

57 Minutes of the Previous Meeting

The minutes of the meeting held on 12 June 2013 were presented. Officers clarified that the requested site visit to Land West of Codford Station agreed at the meeting on 12 June 2013 would be held on the date of the Committee when the application was to be considered.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 12 June 2013.

58 Chairman's Announcements

The Chairman gave details of the exits to be used in the event of an emergency.

The Chairman reported that in relation to planning applications 7c, 7d and 7e – Kingston Mills, Kingston Road, Bradford on Avon, Wiltshire, officers were now recommending deferral and therefore the applications would be brought forward on the agenda.

59 **Declarations of Interest**

Councillor Magnus Macdonald declared a non-pecuniary interest in application W/13/00781/FUL – Land at Beaglers Green, Kingsfield Grange Road, Bradford On Avon, Wiltshire – as he was a member of Bradford on Avon Town Council, where the application had come before its Development Control Committee. He declared that he would consider the application on its merits and debate and vote with an open mind.

60 **Public Participation and Councillors' Questions**

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

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

61 **Planning Applications**

The Committee considered the following applications:

62 **W/13/00644/FUL: Saracens House, Corton, Warminster, Wiltshire**

Public Participation:

- Will Dobson, local resident, spoke in objection to the application

The Area Planning Manager introduced the report which recommended planning permission be granted with conditions. He explained that the planning application was to carry out demolition of an existing outbuilding and erection of a car port and stores with office accommodation over.

The key issues were stated to include the replacement building, the impact on neighbourhood amenity and the impact on the Area of Outstanding Natural Beauty and conservation area.

Members then raised a number of technical issues in relation to the relevant planning history and clarification of the location of the main dwellinghouse on the site and in relation to the proposed outbuilding.

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

The local member, Councillor Christopher Newbury, then spoke to the application.

The Committee then considered the application and debated a number of issues. A number of members felt that it was important for the existing outbuilding to be demolished prior to the proposed development being constructed.

Resolved:

To approve the application for the following reason(s):

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies and proposals in the West Wiltshire District Plan 1st Alteration 2004 namely Saved Policies C2, C17, C31A and C38.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to ensure that there would be no significant harm to the character and appearance of the dwelling and no harm to neighbouring amenity.

Subject to the following condition(s):

- 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 materials to be utilised within this development shall accord with the schedule of materials as described within the planning application form, dated 11 April 2013.**

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy C31A

- 3 The development hereby permitted shall not be first brought into use until the first five 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.

- 4 The garage shall remain as permanent ancillary accommodation to the principal dwelling of Saracens House, Corton and shall be occupied by the same household, it shall not be subdivided, let or sold as separate accommodation.**

REASON: Because this permission is granted having regard to the particular circumstances advanced in support of the development, by the applicant.

- 5 No development shall commence until the existing outbuildings and garage block shown as being demolished/removed on plan THOM20-01A Rev A dated 23/05/2013 and received on 29/05/2013 have been demolished and the materials removed from the site.**

REASON: To protect the character and appearance of the area and the amenity of the adjacent property.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan/s:**

Drawing number THOM20-01A received on 29 May 2013

Drawing number THOM20-02 received on 11 April 2013

REASON: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

63 W/13/00781/FUL: Land At Beaglers Green, Kingsfield Grange Road, Bradford On Avon, Wiltshire

Public Participation:

- Sabrina Goddard, local resident, spoke in objection to the application
- Michael Bailey, local resident, spoke in objection to the application
- Barry Webster, local resident, spoke in objection to the application
- Colin Humphrey, applicant on behalf of himself and his wife, spoke in support of the application

The Area Planning Manager introduced the report which recommended planning permission be granted subject to conditions. He explained that the planning application was for the erection of a 2 bedroom bungalow.

The key issues were stated to include the principle of the development, the impact on the character of the surrounding area, the setting of the Grade II listed Conigre House, neighbour amenity, whether it was inappropriate backland development, whether there was a loss of an important visual gap, connection to services, nature conservation interests and access, highway safety and parking.

Members then raised a number of technical issues in relation to the planting of a hedge to separate the proposed dwelling from 3B.

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

The local member, Councillor Rosemary Brown, then spoke to the application.

The Committee then considered the application and debated a number of Issues including the location of the chimney in relation to neighbouring properties and landscaping.

Resolved:

To approve the application for the following reason(s):

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the West Wiltshire District Plan 1st Alteration (2004), namely Policies C31a, C32, C38, H1, U1a and U2.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following condition(s):

- 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 No development shall commence on site until a final scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.**

REASON: To ensure that the development can be adequately drained.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U2

- 3 No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-**

- **A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;**
- **A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2013;**
- **A schedule of tree works conforming to British Standard 3998: 2010;**
- **Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;**
- **Plans and particulars showing the sighting of the service and piping infrastructure;**
- **A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway and extent of the areas of the driveway to be constructed using a no-dig specification;**
- **Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits;**
- **Details of all other activities, which have implications for trees on or adjacent to the site.**
- **Day and sunlight calculations must be submitted in accordance with Building Research Establishment guidance and British standards 8206 Part 2:1992 Light for buildings Part 2 -code of practice for daylighting;**
- **In order that trees to be retained are not damaged during the construction works and to ensure that as far as possible the work is carried out satisfactorily no demolition, site clearance or development should commence on site until a pre-commencement site meeting has been held, attended by the developer's arboricultural consultant, the designated site foreman and a representative from the Local Planning Authority, to discuss details of the proposed work and working procedures.;**
and
- **Subsequently and until the completion of all site works, site visits should be carried out on a monthly basis by the developer's arboricultural consultant. A report detailing the results of site supervision and any necessary remedial works undertaken or required should then be submitted to the Local Planning Authority. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant following that approval.**

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as

possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

4 No development shall commence on site 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:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc); and
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

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

5 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.

6 The window(s) in the south elevation serving the living room shall be glazed with obscure glass only [to an obscurity level of no less than level 4] and permanently fixed shut prior to the first occupation of the

development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C38.

- 7 **No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.**

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and H1.

- 8 **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 those Orders with or without modification), no development within Part 1, Classes A-E shall take place on the dwellinghouse hereby permitted or within its curtilage.**

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 enlargements.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: H1, C31a and C38.

- 9 **The development shall be carried out in accordance with the hereby approved plans:**

**Drawing: 1030 – SLP Revision B;
Drawing: 1030 – BP Revision B;
Drawing: 1030 – SK1 Revision A;
Drawing: 1030 – SK2;
Drawing: 1030 – SK3; and
Drawing: 1030 – SK4.**

REASON: In order to define the terms of this permission.

Informative(s):

- 1 **The developer is advised to contact Wessex Water at an early stage regarding the potential presence of Wessex Water infrastructure (public sewer) under the site and the potential need for diversion**

**works and/or easement in order to facilitate the development.
Wessex Water can be contacted on 01225 526000.**

64 W/12/02347/FUL: Kingston Mills, Kingston Road, Bradford On Avon, Wiltshire

The Area Development Manager reported that the application was now recommended for deferral as there was a need for clarification of inconsistencies in information supplied by the agent.

Resolved:

To defer the application for clarification of inconsistencies in information supplied by the agent.

Note – The Chairman asked that the unanimous vote to defer the application be recorded.

65 W/12/02348/LBC: Kingston Mills, Kingston Road, Bradford On Avon, Wiltshire

The Area Development Manager reported that the application was now recommended for deferral as there was a need for clarification of inconsistencies in information supplied by the agent.

Resolved:

To defer the application for clarification of inconsistencies in information supplied by the agent.

Note – The Chairman asked that the unanimous vote to defer the application be recorded.

66 W/12/02346/FUL: Kingston Mills, Kingston Road, Bradford On Avon, Wiltshire

The Area Development Manager reported that the application was now recommended for deferral as there was a need for clarification of inconsistencies in information supplied by the agent.

Resolved:

To defer the application for clarification of inconsistencies in information supplied by the agent.

Note – The Chairman asked that the unanimous vote to defer the application be recorded.

67 **Urgent Items**

There were no Urgent Items.

(Duration of meeting: 6.00 - 7.00 pm)

The Officer who has produced these minutes is Stuart Figini, of Democratic Services,
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