

WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 1 JULY 2015 IN THE COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Christopher Newbury (Chairman), Cllr John Knight (Vice-Chair), Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Dennis Drewett, Cllr Horace Prickett, Cllr Pip Ridout, Cllr Jonathon Seed and Cllr Roy While

Also Present:

66 Apologies for Absence

Apologies for absence were received from Councillor Magnus MacDonald.

67 Minutes of the Previous Meeting

The minutes of the meeting held on 10 June 2015 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 10 June 2015 subject to amendments to correct the spelling of Councillor Jon Hubbard's name.

68 Chairman's Announcements

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

69 Declarations of Interest

Under consideration of the item 6b – application ref. 15/02843/VAR, Councillor Jonathon Seed declared that, as an owner of a similar business in the area, he would abstain from the vote.

70 **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.

71 **14/07623/VAR - Weston Nurseries, Coomb View, Corton, Warminster, BA12 0SZ**

Public participation:

Mr John White and Mr William Harrison-Allen spoke in support of the application.

The Senior Planning Officer outlined the report that recommended that the application be approved with conditions.

Councillor Christopher Newbury spoke as the local member.

Issues discussed in the course of the debate included: the location the site and the planning history surrounding the existing residential property; how the site had been marketed, and the discount offered; the views of the agricultural consultant that the tie was not required to meet the needs of the agricultural community; the implications of previous appeal cases of this type; the relevance of local plan policy; and the views of the highway officer and the parish council.

Councillor Jonathon Seed proposed, subsequently seconded by Councillor Pip Ridout, that the Committee should approve the application as per the officers recommendation detailed in the report.

Having been put to the vote, the meeting;

Resolved

That the application be approved with the following conditions:

- 1. That 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. That the development hereby permitted shall be carried out in accordance with the following approved plans:**

- Location Plan received on 6th October 2014**

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

Note: Councillor Chris Newbury voted against the proposal to approve.

72 15/02843/VAR - Church Farm, Tytherington, Warminster, BA12 7AE

Public participation:

Ms Anna Giddings, Mr Nigel Hindle and Mr Peter Grist spoke in support of the application.

The Senior Planning Officer outlined the report that recommended that the application be refused.

Councillor Christopher Newbury spoke as the local member.

Issues discussed in the course of the debate included: the location of the site in the open countryside; the implications of potential traffic movements arising from the proposals; the current agreed use and the ties on the property; the implications of local plan policies; the marketing that had been undertaken; the sustainability of its location; how other uses for the site had been explored; the views of the Spatial Planning Team and the Parish Council.

Councillor Chris Newbury proposed, subsequently seconded by Councillor Trevor Carbin, that the Committee should approve the application with conditions.

Having been put to the vote, the motion was lost.

Councillor Andrew Davis proposed, subsequently seconded by Councillor Pip Ridout, that the Committee should refuse the application as per the officer's recommendation.

Having been put to the vote, the meeting;

Resolved

That the application be refused for the following reasons:

That the site is in the open countryside and therefore is located in an unsustainable location where no special circumstances have been put forward to allow new residential dwellings. The proposal conflicts with the plan-led approach to the delivery of new housing sites outside of the identified limits of development, as set out in Core Policy 1 and 2 which

seeks to properly plan for sustainable development and provide new housing sites to deliver the identified needs in a community area through a Site Allocation DPD and/or a Neighbourhood Plan, a strategy that is supported by the Wiltshire Core Strategy Inspector and the Secretary of State in several appeal decisions. Furthermore, the proposal would inevitably result in an unacceptable precedence for other holiday lets in Wiltshire. The proposal therefore fails to comply with Core Policies 1, 2, 48 and 60 of the Wiltshire Core Strategy and the NPPF.

Note: Councillor Jonathon Seed abstained from both votes on the application.

73 Urgent Items

There were no Urgent Items.

(Duration of meeting: 3.00 - 4.15 pm)

The Officer who has produced these minutes is Will Oulton, of Democratic Services, direct line 01225 713935, e-mail william.oulton@wiltshire.gov.uk

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