

## PLANNING COMMITTEE

TUESDAY, 10 MARCH 2015

PRESENT: - Councillors Brian Ford, Abdul Amin, John Ballman, Toby Elliott (Vice-Chair), Colin Lovell (Chair), Teresa Page, Vera Tomlinson, Peter Watts, Nick Martin, Alan Bishop, Kevin Parry, Eric Shaw and Carol Shelley.

Apologies for absence were received from Councillors Nicky Sewell and Paul Baker.

### 45. Declarations of Interest

Councillor Shelley made a personal and prejudicial interest in respect of application numbered S/OUT/14/80 and left the room during the voting thereon.

### 46. Minutes

Resolved – That the minutes of the meeting held on 10<sup>th</sup> February 2015, be confirmed and signed.

### 47. Public Question Time

There were no public questions

### 48. Determination of Planning and Related Applications

The Committee considered: -

- (a) Applications for permission to develop;
- (b) Recommendations of the Head of Planning, Regulatory Services, Heritage and Libraries;
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (f) The comments of Councillor Weisinger in respect of application numbered S/14/2117
- (i) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/OUT/14/253	Tim Partridge Mr Padgeton	Agent 14 Fitzmaurice Close
S/OUT/14/80	Les Durrant Ian Jankinson Martin Jones	DPDS Blunsdon Parish Council Local resident
S/14/2117	Rhyan Blackwell	Applicant
S/14/1424	Linda Brown	Haydon Wick Parish Council
S/14/2143	Lee Smitten	13 Ermin Street

Resolved – (1) That the Head of Planning, Regulatory Services, Heritage and Libraries be authorised to grant planning permission in respect of application numbered S/OUT/14/253 subject to the satisfactory completion of a planning obligation to secure the infrastructure contributions that are necessary to mitigate the development and subject to conditions with authority to vary the content and wording of both as appropriate and the following additional condition:

Additional Condition:

The detailed design for the A420 access hereby permitted shall have been submitted and approved in writing by the Local Planning Authority. Such access shall have been completed to the satisfaction of the Local Planning Authority prior to first use of the development hereby permitted

If by 30<sup>th</sup> April 2015, the legal agreement has not been completed and a further extension of time has not been agreed to, planning permission may be refused for the following reason:

*The proposal does not comply with policies IN1 and EN2 of the Adopted Swindon Borough Local Plan 2026 (if the plan is adopted by this date) OR saved policies DS8 and ENV19 of the Swindon Borough Local Plan 2011 (if the plan is not adopted by this date), as an infrastructure package to mitigate the impact of the development has not been secured by means of a planning obligation and / or planning condition, so as to meet the infrastructure needs arising from the development.*

(2) That the Head of Planning, Regulatory Services, Heritage and Libraries be authorised to grant planning permission in respect of application numbered S/OUT/14/80 subject to the completion of a S106 Planning Obligation (with the Leisure Contribution to be used within the St Andrew's Ward **to be allocated** in consultation with the Ward Members and relevant Cabinet Members, and the conditions set out in the Officers report and any additional, amended or omitted conditions as may be necessary.

(3) That Planning Permission be granted in respect of application numbered S/14/2117 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 requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be constructed using external facing materials that match and correspond with those of the existing buildings. Such facing materials shall be retained thereafter in their approved form.

Reason: To ensure that the appearance of the development is satisfactory.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order, no additional windows shall be formed in the side elevation (west facing elevation) at first floor level or above of the extension hereby permitted.

Reason: In the interests of residential amenity.

4. This approval shall be in respect of the Location Plan (1:1250), Block Plan (1:500) and Drawing No. 14/980/03 received by the Local Planning Authority on 16th December 2014.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

(4) That the Head of Planning, Regulatory Services, Heritage and Libraries be authorised to grant planning permission in respect of application numbered S/14/1770 upon the successful completion of a Section 106 agreement and subject to the conditions listed in the Officers report and any additional, amended or omitted conditions as may be appropriate. If the legal agreement has not been completed upon the introduction of a CIL charging scheme, the Head of Planning, Licensing, Heritage and Libraries be authorised to grant the planning application under the provisions Community Infrastructure Levy regulations as a CIL Scheme will have been adopted.

(5) That planning permission be granted in respect of application numbered S/14/1424 subject to the conditions listed in the Officers report.

(6) That planning permission be granted in respect of application numbered S/14/2143 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 requirements of Section 91 (1) of the Town & Country Planning Act 1990

2 Prior to first use of the access hereby permitted the boundary treatment adjacent to Cawte Mews for the first 2m from the back edge of the highway shall be no higher than 900mm and retained as such in perpetuity.

Reason: In the interests of highway safety

3 Before the development hereby approved is first brought into use, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed for a minimum of 6.0m beyond the highway boundary, details of which shall have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety

4 The access hereby approved shall not be brought into use until the turning area shown on the submitted plan has been properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning space shall not thereafter be used for any other purpose.

Reason: In the interests of highway safety

5 Before the development hereby authorised is brought into use, details of the provision for the sustainable disposal of surface water within the site so as to prevent its discharge onto the highway, shall be submitted to and approved in writing by the Local Planning Authority, and fully implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of amenity and highway safety

6 The area allocated for 2no. parking spaces on the submitted plan shall be kept clear of obstruction, and shall not thereafter be used for any other purpose.

Reason: In the interests of amenity and highway safety

7 Access to the development shall be by means of a dropped kerb crossing.

Reason: Visual acceptance by road users to this being a private access

8 This approval is in respect of plan nos Y14-161-1; 3; 4; received 31st December 2014 and Y14- 161-2 received 6 February 2015.

Informative: In addition to this consent, the proposed development will require separate Local Highway Authority approval to the construction of the proposed permanent vehicular crossing over highway land. The Applicant is required to obtain this approval before works commence and is therefore recommended to contact Swindon

Borough Council's Street Works Management Department in this respect as soon as possible