

## **PLANNING COMMITTEE**

**TUESDAY, 12 JULY 2016**

PRESENT: - Councillors Kevin Parry (Chair), John Ballman, Vera Tomlinson, Peter Watts, Nick Martin, Alan Bishop, Cathy Martyn, Stan Pajak, Timothy Swinyard, Steph Exell, Derique Montaut, James Robbins and Gary Sumner.

### **8. Declarations of Interest**

The Chair reminded Councillor to declare any known interests in any of the items to be considered by the Committee. No such declarations were made.

### **9. Minutes**

Resolved – That the minutes of the meeting held on 14<sup>th</sup> June 2016, be confirmed and signed.

### **10. Public Question Time**

There were no public questions.

### **11. Determination of Planning and Related Applications**

The Committee considered: -

- (a) Applications for permission to develop;
- (b) Recommendations of the Head of Planning, Regulatory Services and Heritage;
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (d) The comments of Councillor Emma Faramarzi in respect of applications numbered S/TC/16/1038 and S/TC/16/1040
- (e) The comments of Councillor Bob Wright in respect of application numbered S/16/432
- (f) The comments of Councillor Mary Friend in respect of application numbered S/TC/16/1040 and S/TC/16/1070
- (g) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/TC/16/1038	Graham Currier	Applicant
S/TC/16/1042		
S/TC/16/1040		
S/TC/16/1070		
S/OUT/16/412	Andrew Miles Chris Kennedy	Agent Wroughton Parish Council
S/16/432	Jessica Phanwises Bob Keech Jan Piechowicz	Applicant Agent 8 Wills Avenue

Mr Watkins

5 Wills Avenue

S/16/912

Stephanie Pullen

Applicant

Resolved – (1) That permission be refused in respect of application numbered S/TC/16/1038 for the following reason:

The proposed infrastructure by reason of its height and appearance will form a prominent and intrusive addition to the streetscene and will have an adverse impact on the amenities of adjacent residential properties in Artus Close which cannot be outweighed by the public benefit the infrastructure could otherwise bring to the wider community. As such the proposal represents an unacceptable form of development in terms of its siting and appearance contrary to the material considerations of the National Planning Policy Framework (2012) and policies IN3 and DE1 of the Swindon Borough Local Plan 2026 (2015).

(2) That permission be refused in respect of application numbered S/TC/1042 for the following reason:

The proposed infrastructure by reason of its height and appearance will form a prominent and intrusive addition to the streetscene which cannot be outweighed by the public benefit the infrastructure could otherwise bring to the wider community. As such the proposal represents an unacceptable form of development in terms of its siting and appearance contrary to the material considerations of the National Planning Policy Framework (2012) and policies IN3 and DE1 of the Swindon Borough Local Plan 2026 (2015).

(3) That permission be refused in respect of application numbered S/TC/1040 for the following reason:

The proposed infrastructure by reason of its height and appearance as viewed in context to its siting within a high quality area of public open space which provides substantial visual relief within a dense residential area, will have an adverse impact upon the character, appearance and wider enjoyment of the area by forming a prominent an intrusive addition to the landscape. Furthermore, the amenities of nearby dwellings will be unacceptably harmed by the proximity of the development which cannot be outweighed by the public benefit the infrastructure could otherwise bring to the wider community. As such the proposal is an unacceptable form of development in terms of its siting and appearance contrary to the material considerations of the National Planning Policy Framework (2012) and policies IN3 and DE1 of the Swindon Borough Local Plan 2026 (2015).

(4) That permission be refused in respect of application numbered S/TC/1070 for the following reason:

The proposed infrastructure by reason of its scale, height and proportions as viewed in the context of its siting on a prominent hill top location on the edge of a high quality area of public open space, will have an adverse impact upon the character, appearance and wider enjoyment of the area by forming a prominent an intrusive addition to the open space and the wider landscape. As such the proposal is an unacceptable form of development in terms of its siting and appearance contrary to

the material considerations of the National Planning Policy Framework (2012) and policies IN3 and DE1 of the Swindon Borough Local Plan 2026 (2015).

(5) That permission be refused in respect of application numbered S/OUT/16/412 for the reasons set out in the Committee report as amended below:

Amended Reason:

2. delete “submission” before “Swindon Local Plan” and insert “draft” before “Wroughton Neighbourhood Plan”

(6) That permission be granted in respect of application numbered S/16432 subject to the conditions listed in the Committee report with an amendment to the drawing numbers in condition 1 and the deletion of condition 4.

(7) That permission be granted in respect of application numbered S/16/912 subject to the conditions listed in the Committee report.

## **12. Local Development Order Updates**

The Head of Planning, Regulatory Services and Heritage submitted a report seeking the approval of the Committee to consult on (a) the inclusion of Land adjoining Nationwide Building Society and land within Cheney Manor Industrial Estate in the Solar Arrays Local Development Order as a site for solar arrays and (b) alterations to the Honda Local Development Order.

Resolved – (1) That in respect of land adjoining Nationwide Building Society and land within Cheney Manor Industrial Estate:

(a) The Head of Planning, Regulatory Services and Heritage be authorised to publish for consultation the proposal to include land adjoining Nationwide Building Society and land within Cheney Manor Industrial Estate in the Solar Arrays Local Development Order as sites for solar arrays;

(b) In the event that no material objections are received, that the Head of Planning, Regulatory Services and Heritage be authorised to proceed to amend the Solar Arrays Local Development Order to include the land adjoining Nationwide Building Society and land within Cheney Manor Industrial Estate as having deemed consent for solar arrays;

(c) In the event that material objections are received, that the Head of Planning, Regulatory Services and Heritage submits a further report to the Planning Committee with a recommendation as to whether the proposal should be pursued.

(2) That in respect of land at Honda:

(a) The Head of Planning, Regulatory Services and Heritage be authorised to publish for consultation the proposed alterations to the Honda Local Development Order set out in this report;

(b) In the event that no material objections are received, that the Head of Planning, Regulatory Services and Heritage be authorised to proceed to adopt the alterations to the Honda Local Development Order set out in this report;

(c) In the event that material objections are received, that the Head of Planning, Regulatory Services and Heritage submits a further report to the Planning Committee with a recommendation as to whether the proposal should be pursued.

(3) That the Head of Planning, Regulatory Services and Heritage undertakes all action as necessary to publicise the proposed changes to the LDOs; and

(4) That the Head of Planning, Regulatory Services and Heritage be authorised to make minor drafting changes to the content of the documents if required prior to publication.