

PLANNING COMMITTEE

TUESDAY, 13 DECEMBER 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, Gary Sumner, Vera Tomlinson and Peter Watts.

24. Declarations of Interest

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

25. Minutes

Resolved – That the minutes of the meeting held on 11th October 2016 be confirmed and signed as a correct record.

26. Exempt Items - Exclusion of Press and Public

Resolved - That, in accordance with Section 100A(4) of the Local Government Act 1972, the public be excluded during the discussion of the matters referred in Agenda Item 10 on the grounds that it would involve the likely disclosure of exempt information as defined in Paragraphs 1 and 2 of Schedule 12A to the Act, and that the public interest in maintaining the exemption outweighs the public interest in disclosing the information concerned.

27. Public Question Time

No public questions were asked or submitted for this meeting.

28. 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 Councillors Peter Watts, Gary Sumner, Stan Pajak, Nick Martin, Alan Bishop and Timothy Swinyard in respect of application numbered S/16/1627/TB.
- (e) The comments of Councillors Vera Tomlinson, Cathy Martyn, Peter Watts, Steph Exell in respect of application numbered S/15/1885/HC.
- (f) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/15/1885/HC	Councillor Jane Milner-Barry Councillor Nadine Watts Linda Kasmaty Colin Doubleday Mr Bailey	Agent Pipers Area Residents Association Applicant
S/16/1627/TB	Cllr Vince Walsh Stephanie Jones	Wroughton Parish Council Agent

Resolved – (1) That permission be refused in respect of application numbered S/15/1885/HC for the following reasons:

Reason: The proposal fails to provide adequate parking provision to serve the development in accord with the Adopted Technical Guidance on Parking Standards 2007. As such the proposal represents an overdevelopment of the site that is likely to lead to the parking of additional vehicles in the vicinity of the site, where on-street parking is already very limited, to the detriment of local highway conditions. The Proposal is contrary to Policies DE1 and TR2 of the Swindon Borough Local Plan 2016.

Informative

CIL Liable Development:

This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil or telephone the SBC CIL Team on 01793 466289 or 466397 or email cil@swindon.gov.uk. To avoid additional financial penalties the requirements of the impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued

(2) That permission to develop be granted in respect of application numbered S/16/1627/TB subject to the conditions set out in the agenda and with the description revised to clarify that application has been amended and now proposes the erection of a double garage.

29. Planning Agreements

The Director of Law and Democratic Services submitted a report concerning the current position in relation to Deeds of Planning Obligation (i.e. Section 106 Agreement or Section 106 Unilateral Undertaking) authorised by the Council in its role as local planning authority.

In response to a query regarding developer's payments for the upkeep of play areas and infrastructure contributions, the Head of Conveyancing, Environment and Contracts confirmed that these were different from case to case.

Resolved – That the report be noted.

30.

Enforcement

The Director of Law and Democratic Services submitted a report concerning the current position in relation to Planning Enforcement Action authorised by the Council in its role as local planning authority.

Resolved – That the report be noted.