

PLANNING COMMITTEE

TUESDAY, 11 APRIL 2017

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

An apology for absence was received from Councillor Vera Tomlinson.

38. 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.

39. Minutes

Resolved – That the minutes of the meeting held on 14th February 2017, be confirmed and signed.

40. Public Question Time

No public questions were received during the meeting.

41. 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 Wayne Crabbe and Brian Ford in respect of application numbered S/OUT/15/1750 and Councillor Des Moffatt in respect of application numbered S/OUT/16/1800/RM
- (e) The comments of the following interested persons:-

| <u>App No.</u> | <u>Name</u> | <u>Address/Organisation</u> |
|----------------|-----------------|-----------------------------|
| S/16/15/1750 | Steve Smallman | Agent |
| S/16/15/1750 | Steve Harcourt | Parish Council |
| S/16/15/1750 | Liam Shortridge | Local Resident |

Resolved – (1) That it be noted that application numbered S/16/2037 was withdrawn without consideration.

(2) That the Head of Planning, Regulatory Services and Heritage be authorised to grant permission in respect of application numbered S/16/2024 subject to the conditions listed in the Committee report and amendments to the conditions

numbered 12 and 13 to reflect the non-determination of application numbered S/16/2037.

(3) That the Head of Planning, Regulatory Services and Heritage be authorised

(a) to grant outline permission in respect of application numbered S/16/1750 subject to the conditions listed in the Committee report together with any amendments, omitted or additional conditions that may be necessary and subject to the completion of a Planning obligation (Section 106 agreement) to secure the necessary mitigation including:

- The provision and mix of affordable homes.
- If required, to provide for access through the site, to the adjoining land for the purpose of redeveloping the adjacent site for educational purposes and to facilitate consequential and necessary alterations to the junction with Swindon Road.
- Open space: The timing of the provision of the cricket pitch, pavilion and parking and an agreement for the future management / operation of the pitch and pavilion.
- Access to the rear of Clyde Cottages to continue to be maintained.

(b) The Head of Planning, Regulatory Services and Heritage be authorised to undertake further discussions with the applicant to secure improvements to the Clyde Cottages access and contributions towards improved bus services serving Swindon Road, Wroughton.

(c) In the event that that the applicant has not agreed an extension of time beyond 14th April 2017 to enable the planning obligation to be completed and the decision issued, the Head of Planning, Regulatory Services and Heritage be authorised to refuse the application

(4) That the Head of Planning, Regulatory Services and Heritage be authorised to grant permission in respect of application numbered S/16/1800 subject to the conditions listed in the Committee report as amended below and the following additional conditions:

amended wording to condition 8:

No Windows

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no windows other than those hereby approved shall be formed in the side elevations of the proposed dwellings on identified as plots 1 and 3, Reason: In order to protect the residential amenity and privacy of the occupants of the dwellings in The Gardens to the north.

Additional conditions:

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, any structure situated in the location of the proposed garage space to the side of plot 3 shall be single storey only.

Reason: In order to protect the residential amenity and outlook of the occupants of the dwellings in The Gardens to the north.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the access road hereby permitted shall be used solely by the 4 dwellings hereby permitted and No. 2 The Broadway and no new vehicular accesses shall be formed to or from the access road

Reason: In order to prevent an overuse of a private driveway in the interest of highway safety and amenity

Installation of a speed ramp

13. Prior to the first use or occupation of the approved development, a speed ramp shall be provided across the access roadway. The ramp shall be located four metres back from the back edge of the footway, where the access meets the footway on The Broadway. The ramp shall extend the full width of the access and be 250mm deep and 100mm high at its centre section. The works shall be completed in full in accordance with the above details prior to the development being brought into use and shall thereafter be retained.

Reason: In the interests of the safety and amenity of highway users.

42. Proposed Consultation Response on Technical Matters in the Government's Housing White Paper: "Fixing our Broken Housing Market"

The Head of Planning, Regulatory Services and Heritage submitted a report advising Members of measures contained within the Housing White Paper "Fixing Our Broken Housing Market" together with a proposed technical response to the White Paper.

Resolved - (1) That the proposed provisions of the Housing White Paper "Fixing Our Broken Housing Market" be noted.

(2) That the Head of Planning, Regulatory Services and Heritage be authorised to make any necessary amendments to the technical response to the White paper to reflect the comments of this Committee and that the Head of Planning, Regulatory Services and Heritage be authorised to submit the amended response to the Department for Communities and Local Government as part of the Council's response to the White Paper.

(3) That the Cabinet be invited to consider this report and amended technical response and to add its endorsement of the Council's response.

43. Variation to Commonhead S106 Legal Agreement

The Head of Planning, Regulatory Services and Heritage submitted a report seeking the Committee's agreement to enter into a Deed of Variation of the Commonhead Section 106 Agreement (Planning Reference S/10/0842) to reduce the affordable housing requirement on the site from 30% to 22% of the total housing units to be delivered.

Resolved – That the Head of Planning, Regulatory Services and Heritage and the Director of Law and Democratic Services be authorised to enter into a Deed of

Variance of the Commonhead Section 106 Legal Agreement of 23rd November 2011 (Planning Reference S/10/0842 refers) which would reduce the affordable housing requirement from 30% to 22% of the total housing units to be delivered on the site.

44. Protocol for Dealing with Planning and Related Applications and Local Planning and Related Application Validation Lists

The Head of Planning, Regulatory Services and Heritage submitted a report reviewing the Protocol for dealing with Planning and Related Applications and the local Planning Application Validation Lists.

Resolved – (1) That it be noted that the majority of comments are received electronically and approval be given to discontinue notification (other than by electronic means) to those persons who have made representations of the decision which shall be available via the planning pages on the Council's web site.

(2) That the procedures set out in Appendix 2 of the report of the Head of Planning, Regulatory Services and Heritage for the purpose of consultation on planning and related applications (the "consultation protocol") be approved.

(3) That approval be given for the application call in period for Members to be changed to 21 days and that the Council's Scheme of Delegation be amended to reflect this change.

(4) That the revised consultation protocol be circulated to all Borough Councillors, and Parish and Town Councils for information.

(5) That the Local Application Validation Lists be agreed and the Head of Planning, Regulatory Services and Heritage be authorised to republish them on the Council's web site.

(6) That the Council's Statement of Community Involvement in Planning be amended at its next review to reflect the changes set out in (1) to (5) above.

(7) That the Protocol for Dealing with Planning and Related Applications be agreed and the Head of Planning, Regulatory Services and Heritage be authorised to publish it on the Council's web site.

(8) That the Head of Planning, Regulatory Services and Heritage be authorised to make any minor typographical changes to the Protocol for dealing with Planning and Related Applications and the local Planning Application Validation Lists as may be necessary.