

PLANNING COMMITTEE

TUESDAY, 12 MARCH 2013

PRESENT: - Councillors Brian Ford (Vice-Chair), Steve Allsopp, Abdul Amin, Paul Baker, John Ballman, Toby Elliott, Colin Lovell (Chair), Dale Heenan, Richard Hurley, Nick Martin, Teresa Page, Nicky Sewell, Peter Watts and Keith Williams.

Apologies for absence were received from Councillors Vera Tomlinson.

192. Declarations of Interest

Councillors Allsopp and Page made personal and prejudicial interests in respect of application numbered S/12/1289 and left the room during the voting and discussion thereon.

Councillor Ford made a personal and prejudicial interest in respect of application numbered S/12/1646 and left the room during the voting and discussion thereon.

193. Minutes

Resolved – That the minutes of the meeting held on 12th February 2013, be confirmed and signed, subject to Minute 191 (1) being amended to read “That the Wichelstowe District Centre Design Code be approved, and discharges condition 3 of outline planning permission S/02/2000, subject to consultation with the Chair of Planning, the Cabinet Member for Leisure and Strategic Transport, the Cabinet Member for Planning, and Wroughton and Wichelstowe Ward Councillors.

194. Public Question Time

Kareen Boyd, Old Town, Swindon asked whether the Planning Committee was accountable to the people of Swindon.

The Chair responded that yes, it was.

Steve Harcourt, Swindon, asked whether the Wichelstowe Design Code had been adopted yet.

The Head of Planning replied that it had not, but would be in consultation with the Cabinet Member for Leisure and Strategic Transport, Cabinet Member for Planning, and the Wroughton and Wichelstowe Ward Councillors.

195. Determination of Planning and Related Applications

The Committee considered: -

- (a) Applications for permission to develop;
- (b) Recommendations of the Head of Planning
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (d) The Additional Information Sheet circulated before the meeting;
- (e) The comments of Councillors Bray, Matthews and Wakefield in

- respect of application numbered S/12/1646
- (e) The comments of Councillor Tray in respect of application numbered S/12/1829
- (i) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/12/1646	Glen Godwin	Agent
	Michael Gray	London
	Keith Williams	Lydiard Fields Action Group
	Sarah Finch Crisp	Friends of Lydiard
	Molly Groom	32 Chestnut Springs
S/12/1829	Andy Miles	Agent
	Frank Chambers	32 Cloche Way
	Terence Reynolds	110 Wheeler Avenue

Resolved – (1) That permission be refused in respect of application numbered S/12/1646 for the following reason:

The proposed development by reason of its scale and location would adversely affect the setting of a Registered Grade II Heritage Asset - Lydiard Park and Gardens - and would undesirably diminish the value of the Lydiard Ridge Landscape Character Area in which it is situated, to the detriment of visual amenity and the rural character of the area, contrary to Saved Policies DS6, ENV4 and ENV10 of the Adopted Swindon Borough Local Plan 2011 (2006), Adopted Landscape Character Areas Supplementary Planning Guidance (2004) and the National Planning Policy Framework.

(2) That permission be refused in respect of application numbered S/12/1829 for the following reasons:

1. The scheme will have a negative impact on the existing streetscene by virtue of the loss of Nos 33 & 34 Cloche Way, which together with the access to the development and replacement frontage dwelling will be seen as an incongruous addition to the streetscene that is incompatible with the existing form of development along Cloche Way, to the detriment of visual amenity. The design of the proposed units are inconsistent with the existing built form in this locality and is seen to be at odds with built environment in this location. By virtue of the location, layout and design of the proposed units, the proposal fails to satisfy Policy DS6, Swindon Borough Local Plan 2011 (2006) and 'Backland and Infill Development' Supplementary Planning Document 2007 and the NPPF.
2. The layout of the scheme represents a cramped form of development that is considered to be overdevelopment of the site, which also offers little in the way of landscaped open space for the benefit of future occupiers. As such the proposal is out of context and will have an adverse impact upon the character and appearance of the surrounding area and is thus contrary to Policy DS6, Swindon Borough Local Plan 2011 (2006) and the Adopted 'Backland and Infill Development' Supplementary Planning Document 2007 and the NPPF.

3. The proposal does not provide for adequate contributions to mitigate the infrastructure demand arising from the development. As such the proposal is contrary to Policy DS8 of the Swindon Borough Local Plan 2011(2006) and Development Control Guidance Note: Developer Contributions (2010) and Policy DP2 of the Adopted Wiltshire & Swindon Structure Plan 2016 and the NPPF.

NB In the event that a planning obligation is entered into, to secure necessary contributions towards infrastructure provision to mitigate the impact of the development, incorporating a 'clawback' provision that if, following a post completion review, the scheme is found to be more economically viable, contributions may be payable, this will overcome refusal reason 3.

196. National Planning Policy Framework and Local Planning Policy Position Statement

The Head of Planning submitted a report providing a 'position statement' to clarify how the policies in the Local Plan 2011, and related guidance documents, will be applied in the determination of planning applications until such time as the emerging Swindon Borough Local Plan 2026 is adopted.

Resolved – (1) That, from 27th March 2013, the assessment of planning policy and consistency with the National Planning Policy Framework as set out in the schedule attached as Appendix 1 of this report, be endorsed.

(2) That the Head of Planning be authorised to make the 'Schedule of Consistency' to be made public in accordance with the provision of paragraph 4.1 of the report

197. Draft Local Development Order for Blagrove

The Head of Planning submitted a report seeking the approval of this Committee for the Draft Blagrove Local Development Order and accompanying documents to be made available for public consultation.

Resolved – That this Committee agrees:

- (1) That the Head of Planning be authorised to make the Draft Local Development Order and accompanying documents available for public consultation for a period of six weeks as soon as is practicable;
- (2) That the Head of Planning be authorised to make minor drafting or typographical changes to the content of the document if required prior to public consultation;
- (3) That the results of the public consultation are reported to Planning Committee along with the final version of the Local Development Order, which will incorporate consultation issues as appropriate; and
- (4) That the Head of Planning be authorised to carry out the steps detailed in paragraphs 3.1 to 3.4. of the report.