

PLANNING COMMITTEE

TUESDAY, 9 JULY 2013

PRESENT: - Councillors Brian Ford, Steve Allsopp, Abdul Amin, John Ballman, Toby Elliott, Colin Lovell (Chair), Richard Hurley, Teresa Page, Nicky Sewell, Vera Tomlinson (Vice-Chair), Peter Watts, Nick Martin, Andrew Bennett and Alan Bishop.

213. Declarations of Interest

Councillor Amin made a personal but non prejudicial interest in respect of application numbered S/13/435.

Councillor Martin made a personal but non prejudicial interest in respect of agenda item 11, The Old Town Hall and Corn Exchange, Old Town, Planning Brief.

214. Minutes

Resolved – That the minutes of the meeting held on 11th June 2013, be confirmed and signed.

215. Public Question Time

There were no public questions.

216. 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 Bob Wright, David Renard and Dale Heenan in respect of application numbered S/13/555
- (f) The comments of Councillors Bob Wright, Julie Wright and Dale Heenan in respect of application numbered S/13/435
- (g) The comments of Councillors Roderick Bluh and Nadine Watts in respect of application numbered S/13/503
- (h) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/13/00555	Scott Tacchi	Mott MacDonald
	Martha Parry	Swindon Civic Voice
S/13/435	Martha Parry	Swindon Civic Voice
	Mark Cambell	Agent
S/13/503	Philip Richmond	Okus Area Residents Assoc

Shaun Whitfield
James Bodman
Geoff Newball

DPDS
25 Okus Road

S/13/180

Ian Jankinson
Andy Miles

Blunsdon Parish Council
Agent

Resolved – (1) That the Head of Planning be authorised to grant planning permission in respect of application numbered S/13/555 subject to the conditions as set out in the report together with authority to amend, add, omit any conditions as necessary and to secure the necessary infrastructure mitigation arising from the development in consultation with the Cabinet Member for Highways Strategic Transport and Leisure.

(2) That, with reference to application numbered S/13/555, Listed Building Consent be granted in respect of application numbered S/LBC/13/556 subject to the conditions listed in the report.

(3) That the Head of Planning be authorised to grant permission in respect of application numbered S/13/435 subject to a legal agreement being entered into to secure a claw back of developer contributions should the development achieve a profit of 15%, and subject to the conditions listed in the report which can be added to, amended or omitted as appropriate. If by 30th July 2013, the legal agreement has not been completed, the Head of Planning may refuse planning permission for the following reason:

The applicant has failed to enter into a legal agreement to secure the necessary infrastructure provision to mitigate the development. As such the proposal is contrary to policy DS8 of the Swindon Borough Local Plan 2011 (2006) and the Council's adopted 'Developer Contributions 2010 Update' Guidance Note (Nov, 2010).

(4) That permission be refused in respect of application numbered S/13/503 for the following reason:

The proposed extension, by reason of its size and location will have an adverse impact on the amenities of the occupants of No. 25 Okus Road by reason of an overbearing appearance, loss of outlook and loss of light, contrary to Policies DS6 and H15 of the adopted Swindon Borough Local Plan 2011, the Residential Extensions and Alterations Supplementary Planning Document and the National Planning Policy Framework.

(5) That in respect of application numbered S/13/180: (a) permission be refused for the following reasons:

- 1. The Local Planning Authority is not satisfied from the information supplied that there would be no detrimental impact or adverse harm caused to the rural character of Kingsdown Lane, arising from the vehicle movements associated with the proposed use, which is not an essential requirement directly related to the economic or social needs of the rural community and as such the proposal is considered to be contrary to Policy ENV9 of the Swindon Borough Local Plan 2011 (2006). It is considered that the development is contrary to adopted policies (as set out above) and does not meet the NPPF requirement for sustainable development, and there is no material consideration which indicates otherwise.*

2. *The introduction of a waste transfer station at Small Acres would have an adverse impact upon the level of amenity enjoyed by residents of properties along Kingsdown Lane by reason of the disturbance arising from vehicle movements associated with the proposed use contrary to Policy DS6 d) of the Swindon Borough Local Plan 2011 (2006) and Policy WDC2 of the Wiltshire and Swindon Waste Development Control Policies Development Plan Document (2009). It is considered that the development is contrary to adopted policies (as set out above) and does not meet the NPPF requirement for sustainable development, and there is no material consideration which indicates otherwise.*

(b) That, with reference to paragraph 13 of the report, concerning the unauthorised use of land at Edenfield, Officers are authorised to take enforcement action, if necessary.

217. The Old Town Hall and Corn Exchange, Old Town Planning Brief

On consideration of (a) a report of the Head of Planning (i) updating the Committee on the current planning circumstances in respect of the Old Town Hall and Corn Exchange (Locarno) site, specifically in respect of new proposals that are emerging for the regeneration and redevelopment of the derelict listed buildings and adjoining areas; and (ii) seeking approval of the Committee for the publication of the draft Old Town Hall and Corn Exchange Planning Brief for public consultation purposes; and (b) the comments of Councillors Roderick Bluh and Dale Heenan.

Resolved – That this Committee:

- (1) Approves the publication of the draft Old Town Hall and Corn Exchange Planning Brief for public consultation purposes.
- (2) Authorises the Head of Planning to undertake public consultation with residents, local societies and other interested parties, and to report back on the representations received with a view to formally approving the brief, with any revisions as considered necessary, for Development Management purposes.
- (3) Authorise the Head of Planning, in consultation with the Chair of Planning Committee, to make minor typographical and presentational changes to the content of the document if required.

218. Draft Eastern Villages Supplementary Planning Document

The Head of Planning submitted a report updating the Working Party on the preparation of a draft Supplementary Planning Document (SPD) for the new Eastern Villages (EV).

The EV SPD sets out the expectations and requirements of development within the area, as part of the Local Development Framework for Swindon providing additional detail to supplement and build on the strategic policies of the emerging Swindon Borough Local Plan 2026. It is important that the document has been subject to public scrutiny in advance of the Public Examination on the Local Plan, which could take place as early as September, 2013.

The EV SPD:

- Provides a detailed planning framework for the delivery of economic growth through a mixed use development, to reflect high standards of urban design and sustainability. The document provides a context to secure necessary infrastructure and key transport objectives whilst maximising opportunities for regeneration and other benefits within the wider community.
- Provides a planning framework to guide the implementation of development.
- Establishes development principles for the Eastern Villages that will deliver high quality design and supports sustainable communities.
- Provides a catalyst for local people, stakeholders and service providers to express their aspirations for the site and adjoining areas, and
- Offers greater certainty around the development outcomes.

Resolved – That the Planning Committee:

- (1) Approves the draft Eastern Villages Supplementary Planning Document (attached at Appendix 1 to the report) in order that it and associated supporting technical studies and other relevant documents be made available for public consultation as soon as possible, in accordance with the arrangements set out in paragraphs 2.14 and 2.15 of the report.
- (2) Authorises the Head of Planning and the Director of Law and Democratic Services to make minor changes to the content of the document, if required, prior to publication in consultation with the Cabinet Member for Sustainability and Strategic Planning, as appropriate, and to take all necessary steps to carry out the public consultation.

219. Draft South Marston Supplementary Planning Document

The Head of Planning submitted a report updating the Working Party on the preparation of a draft Supplementary Planning Document (SPD) for South Marston. The South Marston SPD is intended to provide a detailed planning framework for South Marston, setting out the expectations and requirements of development within, and adjacent to, the village, providing additional detail to supplement and build on the strategic policies of the emerging Swindon Borough Local Plan 2026. It is important that the document has been subject to public scrutiny in advance of the Public Examination on the Local Plan, which could take place as early as September 2013. The SPD for South Marston has been drafted in collaboration with the South Marston Village Working Party and other stakeholders including representatives of the primary school, and the Parish Council is broadly supportive of its content, including the proposed development of 500 homes as part of the Eastern Villages allocation and other development within the village including Crown Timber, Thornhill Industrial Estate and other greenfield/infill sites.

The SPD will:

- Provide a planning framework to guide the implementation of development.
- Establish development principles for South Marston that will deliver high quality design and supports sustainable communities.
- Provide a catalyst for local people, stakeholders and service providers to express their aspirations for the site and adjoining areas, and
- Offer greater certainty around the development outcomes.

The draft SPD, is a culmination of an extensive early engagement process initiated by the Parish Council stretching back to 2006, and develops the policies based on

the Parish Council's „Vision for South Marston (2007), and broad development principles that have been agreed with the Parish Council

Resolved

– That the Planning Committee:

- (1) Approves the draft South Marston Supplementary Planning Document (attached at Appendix 1 to the report) in order that it and associated supporting technical studies and other relevant documents be made available for public consultation as soon as possible, in accordance with the arrangements set out in paragraphs 2.14 and 2.15 of the report.
- (2) Authorises the Head of Planning and the Director of Law and Democratic Services to make minor changes to the content of the document, if required, prior to publication in consultation with the Cabinet Member for Sustainability and Strategic Planning, as appropriate, and to take all necessary steps to carry out the public consultation.