

PLANNING COMMITTEE

TUESDAY, 12 NOVEMBER 2013

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

Apologies for absence were received from Councillors John Ballman and Andrew Bennett.

238. Declarations of Interest

There were no declarations of interest.

239. Minutes

Resolved – That the minutes of the meeting held on 8th October 2013, be confirmed and signed.

240. Public Question Time

There were no public questions

241. 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 comments of Councillors Bluh and Watts in respect of application numbered S/13/1144
- (e) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/131056	George Coach	Agent
S/13/1144	Paul King	Applicant
S/13/1118	Chris Kennedy Francesca Evans	Wroughton Parish Council Agent
S/13/1118 S/13/1357 S/13/1357	& Stuart Walters Francesca Evans	36 Devizes Road Agent

Resolved – (1) That the Head of Planning be authorised to grant planning permission in respect of application numbered S/13/1056 subject to the conditions set out in the Committee report and any additional or amended conditions as maybe

appropriate and subject to the applicant entering into a planning obligation to secure contributions to mitigate the impact of the development upon infrastructure and or a claw back agreement if an independently undertaken financial assessment concludes that such contributions would make the development of the site unviable at this time.

If by the 12th February 2014 the contributions or claw back have not been secured or resolved the Head of Planning may refuse the application for the reasons set out below:

“The applicant has failed to provide adequate contributions or commitment to meet the infrastructure needs 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' update (2010).”

(2) (a) That the Head of Planning be authorised to grant planning permission in respect of application numbered S/13/1144 subject to the conditions set out in the Committee report and any additional, amended or omitted conditions as may be appropriate and subject to the completion of a Planning Obligation to secure a ‘claw back’ agreement. If by 12th February 2014, the necessary agreement has not been completed, the Head of Planning may refuse planning permission.

(b) That subsequent to the decision, the Landscape scheme required by Condition No. 12, be agreed in consultation with the Ward Councillors.

(3) The Head of Planning be authorised to grant permission in respect of application numbered S/13/1118 subject to the conditions set out in the Committee report and an additional condition:

Additional Condition

4 Notwithstanding the submitted details, no lighting shall be installed unless in accord with details and a specification that has first been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure no adverse impact upon road users or light spillage to nearby residents in the interests of amenity and highway safety.

(4) That, in respect of application numbered S/13/1106; (a) permission be granted subject to the conditions set out in the Committee report and subject to the following additional condition and informative:

Additional Condition

6 The new front entrance doorway shall not be brought into use until a ‘barrier’ has been constructed in front of it – designed to safeguard pedestrians from conflict with vehicular traffic from the adjacent highway – in accordance with details that have first been submitted to and agreed in writing by the local planning authority. The agreed barrier shall remain in place unless otherwise agree in writing by the Local Planning Authority.

Reason: in the interests of safety.

Informative

Members of the Planning Committee urge the developer to reconsider the location of the new entrance to the premises away from the front, where there is the potential for pedestrian / vehicular conflict to the detriment of road safety.

(b) That, should it be deemed appropriate, Officers be authorised to take enforcement action against the unauthorised use of part of the site as a car showroom.

(5) That permission be granted in respect of application numbered S/13/1357 subject to the conditions set out in the Committee report and subject to the revised wording of condition 3 and an informative:

Amended Condition

3 The new front entrance doorway shall not be brought into use until a 'barrier' has been constructed in front of it – designed to safeguard pedestrians from conflict with vehicular traffic from the adjacent highway – in accordance with details that have first been submitted to and agreed in writing by the Local Planning Authority. The agreed barrier shall remain in place unless otherwise agree in writing by the local planning authority.

Reason: in the interests of safety.

Informative

Members of the Planning Committee urge the developer to reconsider the location of the new entrance to the premises away from the front, where there is the potential for pedestrian / vehicular conflict to the detriment of road safety.

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

On consideration of (a) a report of the Head of Planning concerning feedback from residents and other interested parties following public consultation on the draft Old Town Hall and Corn Exchange Planning Brief, and seeking approval, from this Committee, for the adoption of the Planning Brief for Development Management purposes; and (b) the comments of Councillors Bluh and Watts.

Resolved – That this Committee:

(1) Approves, with amendments, the Old Town Hall and Corn Exchange Planning Brief for adoption for Development Management purposes.

(2) Authorises the Head of Planning, in consultation with the Chair of this Committee, to make minor typographical and presentational changes to the content of the document if required.