

## PLANNING COMMITTEE

TUESDAY, 10 DECEMBER 2013

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

Apologies for absence were received from Councillors Richard Hurley and Nick Martin.

### 243. Declarations of Interest

Councillor Bennett informed the Planning Committee that he is a member of the AONB and he was part of a meeting which agreed to oppose the application. He took part in the debate and left the room during the voting on planning application S/13/809.

### 244. Minutes

Resolved – That the minutes of the meeting held on 12<sup>th</sup> November 2013, be confirmed and signed.

### 245. Public Question Time

There were no public questions

### 246. 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 Montaut and Heenan in respect of application numbered S/13/1493
- (f) The comments of Councillor Richards in respect of application numbered S/13/809
- (g) The comments of Councillor Moffatt in respect of application numbered S/13/1639
- (f) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/13/1493	Alan Gaunt	Local resident
S/13/809	Jonathon Newby	Applicant
	James Owen	Applicant
	Andrew Lord	North Wessex Downs AONB
	Steve Harcourt	People of Wroughton Group

Resolved – (1) That permission be refused in respect of application numbered S/13/1493 for the following reasons:

1. The extension represents an overdevelopment that is out of scale and character with the host property and has an adverse impact on the character of the surrounding area contrary to saved policies DS6 and H15 of the Swindon Borough Local Plan 2011 (2006), the guidance contained within the adopted 'Residential Extensions and Alterations' SPD and the provisions of the National Planning Policy Framework (2012).

2. The amenity of nearby residents in Tryon Close will be adversely affected by the increased activity arising from the intensification of use and overbearing development at number 58 Tryon Close contrary to saved policies DS6 and H15 of the Swindon Borough Local Plan 2011 (2006), the guidance within the adopted 'Residential Extensions and Alterations' SPD and the provisions of the National Planning Policy Framework (2012).

(2) That, in respect of application numbered S/13/809 the Head of Planning withdrew (a) the footnote on page 49 of the report and (b) paragraph 439 on page 92 of the report and (c) that the Head of Planning be authorised to grant permission, having referred the application to the National Planning Casework Unit and 21 days has elapsed without the Secretary of State advising that he wishes to intervene in the decision and subject to the conditions set out in the report (or any omitted, amended or additional conditions that may be appropriate).

(3) That the Head of Planning be authorised to grant planning permission in respect of application numbered S/13/368 subject to the satisfactory completion of a planning obligation to secure the infrastructure contributions that are material to the decision required to support the development, and required package of contributions subject to a clawback based on a reappraisal of the development's viability at the time of the construction nearing completion, and subject to the conditions listed in the report with authority to vary the content and wording of both as appropriate, and the addition of an informative relating to the status of the supporting illustrative material, by 10<sup>th</sup> March 2014 otherwise planning permission may be refused.

(4) That the Head of Planning be authorised to grant planning permission in respect of application numbered S/13/1629 and subject to Conditions listed in the report (with authority to omit, amend or add any Conditions as appropriate) and after the expiry of the consultation period on 16<sup>th</sup> December 2013 provided that no significant new representations are received.