

## PLANNING COMMITTEE

TUESDAY, 12 AUGUST 2014

PRESENT: - Councillors Brian Ford, Abdul Amin, John Ballman, Toby Elliott (Vice-Chair), Colin Lovell (Chair), Teresa Page, Nicky Sewell, Vera Tomlinson, Peter Watts, Nick Martin, Alan Bishop, Paul Baker, Eric Shaw and Carol Shelley.

Apologies for absence were received from Councillors Kevin Parry.

### 5. Declarations of Interest

Councillor Shaw made a non-personal or prejudicial interest in respect of Item No. 8 and stayed in the room during the voting and discussion thereon.

### 6. Minutes

Resolved – That the minutes of the meeting held on 10<sup>th</sup> June 2014, be confirmed and signed.

### 7. Public Question Time

There were no public questions

### 8. Determination of Planning and Related Applications

The Committee considered: -

- (a) Applications for permission to develop;
- (b) Recommendations of the Director of Planning and Regulatory Services;
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (f) The comments of Councillor Joe Tray in respect of application numbered S/13/1690
- (f) The comments of Councillor Maureen Penny in respect of application numbered S/14/757
- (i) The comments of the following interested persons:-

| <u>App No.</u> | <u>Name</u>  | <u>Address/Organisation</u>                            |
|----------------|--|--|
| S/13/1690      | Chris Dolling<br>Mr Dennis   | Applicant<br>2 Roth Gardens                            |
| S/14/757       | Simon Chamberlayne   | Agent  |
| S/14/676       | Neil Armstrong<br>Paul Walton 2 ½ min<br>Chris Rawlings 2 ½ min<br>Hilary Howe | Agent<br>Chiseldon PC<br>Chiseldon PC<br>10 Butts Road |

Resolved – (1) That the Head of Planning and Regulatory Services be authorised to grant planning permission in respect of application numbered S/13/1690 subject to the completion of a planning obligation to secure the necessary infrastructure mitigation arising from the development and subject to the conditions listed in the report, with authority to vary the content and/or wording of both as appropriate.

If by the 20<sup>th</sup> August 2014 the legal agreement has not been completed and a further extension of time has not been agreed to, the Head of Planning and Regulatory Services 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).'*

(2) That the Head of Planning and Regulatory Services be authorised to grant planning permission in respect of application numbered S/14/757 subject to amendments to the conditions listed in the report including:

‘Operational End’

If the solar park ceases to be operational before the end of 1st September 2040 then all apparatus and equipment including the arrays, cables, inverter and substation buildings shall be removed from site and the land returned to agricultural use. This work shall be carried out within 12 months of the cessation of the use and in accordance with an agreed decommissioning method statement, details of which have first been submitted to and approved in writing by the local planning authority. Reason: In the interest of amenity and protection of the countryside.

“Construction Method Statement”

Amended to require submission of details and agreement for timing of deliveries and traffic control measures.

(3) That the Head of Planning and Regulatory Services in consultation with Chiseldon Parish Council be authorised to grant planning permission in respect of application numbered S/14/676 subject to the receipt of satisfactory revised plans and details that reduces the height of the proposed garage to mitigate the committees concerns of visual impact and subject to the conditions set out in the report and any necessary or consequential amendments that may arise from the revised details.

## **9. Protocol for Neighbour Consultation on Planning Applications**

The Head of Planning and Regulatory Services submitted a report seeking the approval of this Committee for the adoption of a protocol for neighbour consultations on planning and related applications

Resolved – That this Committee agrees that:

- (1) The protocols set out in section 3 of the report be adopted as the basis for notifying neighbours of planning applications
- (2) The report be circulated to all Borough Councillors and Parish and Town Councils for information.

- (3) The Council's Statement of Community Involvement in Planning be amended at the next review to reflect these changes
- (4) The information be published in the planning pages of the Councils Web site.