

PLANNING COMMITTEE

TUESDAY, 11 NOVEMBER 2014

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

Apologies for absence were received from Councillors Teresa Page, Nicky Sewell and Eric Shaw.

19. Declarations of Interest

Councillor Parry made a non-personal and non-prejudicial interest in respect of application numbered S/14/1308 and stayed in the room and took part in the voting and discussion thereon.

20. Minutes

Resolved – That the minutes of the meeting held on 7th October 2014 be confirmed and signed.

21. Public Question Time

There were no public questions

22. Determination of Planning and Related Applications

The Committee considered: -

- (a) Applications for permission to develop;
- (b) Recommendations of the Head 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 Ann Richards in respect of application numbered S/OUT/14/1005
- (g) The comments of Councillor Andrew Bennett in respect of application numbered S/13/1014
- (h) The comments of Councillor Des Moffatt in respect of application numbered S/14/1446
- (i) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/OUT/14/1005	Cathy Martin	Berkeley Farm
	Nick Noon	Berkeley Farm
	Paul Hurst	Wroughton Parish Council
	Paul Martin	Applicant
S/13/1014	Peter Mapson	Agent
	Sally Ann Skipp	The Marsh Wanborough

S/14/1446	Tina Gunston	48 Church Walk South
S/14/1308 S/14/1309	Bill Hughes	Castle Eaton Parish Council
S/14/1424	James Wood John Stanley Linda Brown	On behalf of applicant Haydon Wick Farmhouse Haydon Wick Parish Council
S/14/1050	Alex Blake Stephen Winton Victoria Domanski	On behalf of applicant Local Resident Local Resident

Resolved – (1) That in respect of application numbered S/OUT/14/1005: (a) at the meeting, the applicant's representative made verbal representation to the Planning Committee on an issue that had not been previously raised i.e. that the proposal would enable the applicant to generate funding which would enable the farming business of the applicant to continue. The Council's legal advisor drew Members' attention to the fact that the applicant was seeking to rely on this as a material consideration and that members would need to consider this point in determining the application. Prior to the vote, it was confirmed by Members that they had taken this point into account in the consideration of the application (b) permission be refused for the reasons set out in the Committee report

(2) That the Head of Planning and Regulatory Services be authorised to grant permission in respect of application numbered S/13/1014 subject to appropriate conditions and the completion of a planning obligation to secure the necessary developer contributions to mitigate the demand upon infrastructure to which the application gives rise.

If the obligation has not been completed by 31st January 2015 and agreement has not been secured to extend the period in which the application is determined, the application may be refused.

(3) That permission be refused in respect of application numbered S/14/1446 for the following reason:

Reason

The proposal together with the associated movement and manoeuvring of vehicles within the site represents an overdevelopment contrary to Saved policy DS6 of the Adopted Swindon Local Plan 2011 (2006) and policy DE1 of the emerging Swindon local plan 2026.

(4) That permission be granted in respect of application numbered S/14/1308 and S/14/1309 subject to the conditions listed in the Committee report.

(5) That consideration of application numbered S/14/1424 be deferred to enable the applicant to explore and address matters of access and flooding.

(6) That the Head of Planning and Regulatory Services be authorised to grant permission in respect of application numbered S/14/1523 subject to the completion of a planning obligation to secure the necessary developer contributions to mitigate the

demand upon infrastructure to which the application gives rise and subject to the conditions listed in the Committee report and any additional, amended or omitted conditions as may be appropriate.

If the obligation has not been completed by 31st January 2015 and agreement has not been secured to extend the period in which the application is determined, the application may be refused.

(7) That permission be granted in respect of application numbered S/14/1050 subject to the conditions listed in the Committee report and the following additional conditions:

Additional Conditions

6 Notwithstanding the submitted details, any opening lights to the first floor windows in the side elevations serving the bathrooms shall be side hung such that the hinges shall be located toward the rear most part of the elevation (i.e. to afford a view towards the road when open) or top hung.

Reason: In the interests of amenity

7 No construction works for the erection of the extensions shall take place outside the hours of 0800 – 1800 Monday to Friday, 0800 – Noon on Saturdays and no work at all shall take place on Sundays and Bank Holidays.

Reason: In the interests of amenity

23. Proposed Article 4(2) Direction for Bishopstone Conservation Area

The Head of Planning and Regulatory Services submitted a report seeking approval to make an Article 4(2) Direction to remove “permitted development” rights with respect to solar panels on domestic properties in the Bishopstone Conservation Area.

Resolved – That this Committee authorises:

- (1) the Head of Planning and Regulatory Services, in consultation with the Director of Law and Democratic Services to make an Article 4(2) Direction to remove permitted development rights with respect to solar panels on domestic properties within the Bishopstone Conservation Area;
- (2) the Head of Planning and Regulatory Services to carry out the steps detailed in paragraph 3.1 of the report; and
- (3) the Head of Planning and Regulatory Services to make minor drafting or typographical changes to the content of the Direction and supporting documents if required prior to publication.