

## PLANNING COMMITTEE

TUESDAY, 12 APRIL 2016

PRESENT: - Councillors Abdul Amin, John Ballman, Colin Lovell (Chair), Teresa Page, Peter Watts, Nick Martin, Alan Bishop, Kevin Parry, Eric Shaw, Cathy Martyn, Stan Pajak, Timothy Swinyard and Steph Exell.

Apologies for absence were received from Councillors Vera Tomlinson.

### 110. Declarations of Interest

Councillor Page made declarations of interest in respect of Agenda Items numbered 10, 11 and 12 and did not vote in respect of these items.

### 111. Minutes

Resolved – That the minutes of the meeting held on 8<sup>th</sup> March 2016 be confirmed and signed.

### 112. Public Question Time

There were no public questions

### 113. Determination of Planning and Related Applications

The Committee considered: -

- (a) Applications for permission to develop;
- (b) Recommendations of the Head of Planning, Regulatory Services and Heritage;
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (f) The comments of Councillor Foley in respect of application numbered S/16/66
- (i) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/16/66	Simon Chambers	Agent
	Andy Warren	Agent
	Tony While	241 Marlborough Road
S/OUT/15/1338	Peter Lawson	Agent
	Chris Kennedy	Wroughton Parish Council
S/15/1919	Simon Chambers	Agent
	Stuart Boyd	Blunsdon Parish Council
S/15/1590	Alistair Macdonald	Agent
	Stuart Boyd	Blunsdon Parish Council
	Ross Dible	17/18 Turnpike Road

	Keith Lawrence	Resident
S/15/1839	Chris Roberts Stuart Leech	Agent Stratton Parish Council
S/15/1580	Simon Chambers Stuart Leech	Agent Stratton Parish Council
S/16/248	Stuart Leech	Stratton Parish Council

Resolved – (1) That permission to develop be granted in respect of application numbered S/16/66 subject to the conditions listed in the Committee report as amended below:

Amended Condition

9: Change permitted use hours of the studio/workshop to 08:00 to 19:00 hours Monday to Saturday (with the hours for Sundays and Bank Holidays to remain as set out in the report.

(2) That permission be granted in respect of applications numbered S/OUT/15/1338, S/15/1839, S/15/1580, S/16/248 and S/15/1919 subject to the conditions listed in the Committee reports.

(3) That, in respect of application numbered S/15//1950; (a) it was noted that a copy of a petition was circulated to Councillors by Mr Keith Lawrence, one of the speakers in respect of this application; and (b) permission be refused for the following reasons:

1 The proposal, by reason of its design and layout represents a scheme that is out of scale, harmony and character with the form and nature of the existing development in the area and fails to represent high quality design which is contrary to Policy DE1 and HA1 of the Adopted Swindon Borough Local Plan 2026 (2015), the Adopted Backland and Infill Development Supplementary Planning Document (2011) and the NPPF.

2 The proposal represents an over development of the site, comprising development in depth that will have an overbearing and adverse impact upon the residential amenity enjoyed by the occupants of adjacent dwellings contrary to Policy DE1 of the Swindon Borough Local Plan 2026 (2015), the Adopted Backland and Infill Development Supplementary Planning Document (2011) and the NPPF.

3 The proposal is located in the countryside, outside the settlement boundaries as defined on the Swindon Borough Local Plan 2026 (2015) Proposal Map. This is contrary to Policy SD2 of the Swindon Borough Local Plan 2026 (2015).

**114. Proposed response to consultation on implementation of planning changes in the Housing and Planning Bill**

The Head of Planning, Regulatory Services and Heritage submitted a report concerning (a) measures contained within the Housing Bill and accompanying Technical Consultation on Planning and (b) seeking the Committee's endorsement of a response to the Consultation.

**Resolved** – (1) That the proposed provisions of the Housing and Planning Bill as contained within the Technical Consultation on Planning be noted including:

- support for increasing housing supply through a ‘presumption in favour’ of brownfield land;
- support for delivery of housing on smaller sites;
- increasing the density of development around commuter hubs and in sustainable locations
- the potential for Local Planning Authorities to establish their own fee schedule, and
- the potential for applications to be processed and recommendations drafted by professional third party organisations on behalf of the Local Planning Authority

(2) That the report be endorsed as the Council’s response to the Consultation and authorise the Head of Planning, Regulatory Services and Heritage to submit this response to the Department for Communities and Local Government (DCLG) subject to paragraph 3.27 being changed from “noted with concern” to “do not support”

(3) That the Head of Planning, Regulatory Services and Heritage be authorised to investigate measures to increase housing delivery through greater collaboration with the development industry and local communities, including an enhanced pre-application advice, and a more proactive approach to unlocking brownfield sites.

#### **115. Proposed Changes to the National Planning Policy Framework and Recommendations of the Local Plan Expert Group Report**

The Head of Planning, Regulatory Services and Heritage submitted a report concerning potential changes to the Local Plan making process as set out in the Local Plans Expert Group Report, and seeking endorsement of a response to the Consultation.

**Resolved** – (1) That the recommendations contained in the Local Plans Expert Group Report be noted including:

- Proposals to stabilise national policy for 5 years (once reformed)
- Proposals to standardise the five year housing supply calculation process
- A requirement to allocate reserve housing sites to be developed in the event of a shortfall against the five year housing supply; and

(2) That the report be endorsed as the Council’s response to the consultations and the Head of Planning, Regulatory Services and Heritage be authorised to submit this response to the Department for Communities and Local Government.

#### **116. Local Development Order Updates**

The Head of Planning, Regulatory Services and Heritage submitted a report seeking the Committee’s approval (a) to consult on the inclusion of Whalebridge Multi-Storey Car Park in the Solar Arrays Local Development Order as a site for canopy mounted solar arrays and (b) for a time extension to the Victoria Road Local Development Order.

**Resolved** – (1) That the Head of Planning, Regulatory Services, and Heritage be authorised to publish for consultation the proposal to include the Whalebridge Multi-Storey Carpark in the Solar Arrays Local Development Order as a site for canopy mounted solar arrays;

(2) That in the event that no material objections are received, the Head of Planning, Regulatory Services and Heritage be authorised to proceed to amend the Solar

Arrays Local Development Order to include the Whalebridge Multi-Storey Carpark as site for canopy mounted solar arrays;

(3) That in the event that material objections are received, the Head of Planning, Regulatory Services, and Heritage submits a further report to this Committee with a recommendation as to whether the proposal should be pursued.

(4) That the Head of Planning, Regulatory Services, and Heritage be authorised to carry out any necessary statutory and other processes to bring into effect the extension of the duration of the Local Development Order for Victoria Road from May 2016 to March 2019;

(5) That the Head of Planning, Regulatory Services, and Heritage undertakes all action as necessary to publicise the proposed changes to the LDOs; and

(6) That the Head of Planning, Regulatory Services, and Heritage be authorised to make minor drafting changes to the content of the documents if required prior to publication.

**117. New Eastern Villages (NEV) Framework Travel Plan Draft  
Supplementary Planning Document (SPD)**

The Head of Planning, Regulatory Services and Heritage submitted a report (a) concerning the preparation of the New Eastern Villages (NEV) Framework Travel Plan draft Supplementary Planning Document (SPD), and (b) seeking approval from this Committee for public consultation on the NEV framework Travel Plan draft SPD.

Resolved – (1) That a six week period of public consultation be agreed for the NEV Framework Travel Plan draft SPD as soon as reasonable practical, in accordance with the arrangements set out in paragraph 2.5. of the report.

(2) That the Head of Planning, Regulatory Services and Heritage, in consultation with the Director of Law and Democratic Services be authorised to make minor changes to the content of the document, if required, prior to carrying out the public consultation.

**118. Draft Sustainable Drainage Systems Vision for the New Eastern  
Villages Supplementary Planning Document (SPD)**

The Head of Planning, Regulatory Services and Heritage submitted a report (a) concerning the preparation of the Sustainable Drainage Systems (SuDS) Vision for the New Eastern Villages Supplementary Planning Document (SPD), and (b) seeking approval from this Committee for public consultation on the draft SPD.

Resolved – (1) That the draft SuDS Vision for the New Eastern Villages Supplementary Planning Document be endorsed for a six week public consultation as soon as reasonably practical, in accordance with the arrangements set out in paragraph 8.1 of the report;

(2) That the Head of Planning, Regulatory Services and Heritage, in consultation with the Director of Law and Democratic Services be authorised to update the draft SPD in accordance with recent national guidance and to make minor changes to the content of the document, if required, prior to carrying out the public consultation.