

Draft Minutes of the Development Control Committee Meeting held on Wednesday, 2nd April 2008 in the Council Chamber, Level –1, Monkton Park, Chippenham, commencing at 6:00pm

Present

Councillor G.R. Greenaway (Vice Chairman)

Councillors J.P. Doubell, S.K. Doubell, J.M. Hartless, I.J. Henderson, J.R. Henning, A.K. Hill, E. Marston, S.D. Meadows, J.A. Phillips, R.F. Sanderson, J. Scragg, and A.J. Trotman.

Other Members Present

Councillors A.M. Bucknell, M.E.M. Groom. H.R. Plenty and R.L. Tonge

County/Town/Parish Council Representatives

Councillor O. Gibbs Wootton Bassett Town Council
Councillor M. Snell Malmesbury Town Council
Councillor P. Willis Lydiard Tregoz Parish Council

Officers Present

S. Canter (Development Services Administration Manager), P. Jeremiah (Head of Legal Services), C. Moorfield (Senior Planning Officer), T. Phillips (Senior Planning Officer Enforcement), H. Powell (Policy and Democratic Services Assistant), L. Pullin (Policy and Democratic Services Officer), and B. Taylor (Principal Planning Officer).

D107. Apologies for Absence

Apologies were received from Councillors K.A. Banks, C. Crisp, H.T. Jones, T.R. Sturgis, J.P.S.S. Thomson, C. Wannell, J.B. Whincup, and from Hullavington Parish Council and St. Paul Malmesbury Without Parish Council.

D108. Membership

The Committee were notified of the following changes of membership for one meeting only:

Councillor to be Replaced	Replacement	Political Group
Cllr K. A. Banks	Cllr J. Scragg	Liberal Democrat
Cllr C. Crisp	Cllr I. J. Henderson	Conservative
Cllr H.T. Jones	Cllr J.M. Hartless	Conservative
Cllr J.P.S.S. Thomson	Cllr A.K. Hill	Conservative
Cllr J.B. Whincup	Cllr S. K. Doubell	Liberal Democrat



D109. Public Question Time/Receipt of Petitions

There were no public questions nor Petitions received.

D110. Minutes

The Minutes of the Meeting held on 12th March 2008 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Meeting held on 12th March 2008 be confirmed as a correct record.

D111. Chairman's Announcements

The Chairman made the following announcements:

Planning Applications 07/03318/OUT, 08/00009/FUL, 08/00024/FUL and 08/00025/FUL (Items 7 (b) 1-4):

Because items 7(b) 1-4 are interconnected (with the approval of each application relying on the approval of others) the Committee will discuss these applications in the most logical order, this being 7(b) 4, 7(b) 3, 7(b) 2, then 7(b) 1.

For the same reason, and also because of the significant public interest in these applications, all public representations on the four related applications will be heard before any of them are discussed by the Committee. Speakers wishing to speak specifically about one of the four applications will be heard first, followed by people wishing to speak generally about the scheme as a whole.

Open Forum:

The standard announcement concerning the procedure for the Open Forum was taken as read.

D112. Declarations of Interest

There were no declarations of interest.

D113. Development Control Items

(a) Withdrawn Items

None

(b) Planning Applications

Note: In making the following decisions, the Committee took into account observations by Local Councils and interested parties received subsequent to the preparation of the Agenda and given in the Additional Information Schedule circulated at the meeting. A copy of the Additional Information Schedule is kept in the official Minute Book.

4. 08/00025/FUL – Development of Range of Sporting Facilities, Providing Football, Cricket and Tennis Pitches, Plus Associated and Ancillary Uses Including Two Clubhouses, a Wardens Flat, Parking Facilities, Hardstanding, Infrastructure, Access, and Landscaping Works – Land North of B4042, Malmesbury Road, Nr Ballards Ash, Wootton Bassett, Wiltshire

Representations were received from Mr M. O'Brien in objection to the application, from Cllr P. Willis of Lydiard Tregoz Parish Council, from Mr D. Lukens and Mr A. Walduck in support of the application, and from Mr P. Harrison (the applicant).

Issues discussed included:

- The likely increase in traffic congestion arising from the development;
- The small number of jobs created by such a large development;
- The need to judge each application on its merits, regardless of its impact on other applications;
- The height and prominent placement of floodlights, the resultant light pollution, and the suggested curfew on their use;
- The need to make the access road safe to road users and pedestrians, and possible methods for achieving this, including: a roundabout, a footbridge, a reactive 'reduce speed now' sign, a 40mph speed limit, and a pelican or toucan crossing;
- The need for safe pedestrian, cycle, and bus routes extending all the way from the town centre; and
- The importance of not missing small details with this scheme, and the paucity of information making this impossible at the present time.

Resolved that consideration of the application be DEFERED in order to obtain further information relating to accessibility.

3. 08/00024/FUL – Development of 168 Dwellings, Formation of New Means of Access on to Longleaze and Demolition of Number 19 Longleaze, Associated Landscaping, Open Space and Infrastructure – Gerard Buxton Sports Ground, Rylands Way, Wootton Bassett, Wiltshire SN4 8AY

Representations were received from Mrs A. Coventry, Mr Hampson, and Mr G. Yates in objection to the application, and from Mr G. Godwin (the agent).

Issues discussed included:

- The need for further information regarding the design and density of the proposed dwellings, specifically, clarifying if three-storey buildings will overlook single-storey buildings;

- The history of flooding concerns in the area, and the importance of avoiding building on an area that may flood in the future;
- The possibility of the estate being used as a 'rat-run', due to its two points of access; and
- The development's exacerbation of congestion on nearby roads and the closest motorway junction.

Resolved that consideration of the application be DEFERRED for the following reasons:

- a) because the deferral of 08/00025/FUL makes granting permission impossible,
- b) for further information and negotiation (particularly relating to density and relationship with existing dwellings).

2. 08/00009/FUL – Proposed New Clubhouse and Four pole Mounted Floodlights; Alterations to Parking Area – Ballards Ash Sports Ground, Malmesbury Road, Wootton Bassett, Wiltshire, SN16 6RA

A representation was received from Mr O'Brien in objection to the application.

Resolved that consideration of the application be DEFERRED for the following reasons:

- a) because the deferral of 08/00025/FUL makes granting permission impossible,
- b) for further information.

1. 07/03318/OUT – Erection of 100 Dwellings with Primary Access from Stoneover Lane (Outline) – Rylands Sports Field, Stoneover Lane, Wootton Bassett, Wiltshire, SN14 8QX

Representations were received from Mr M. O'Brien in objection to the application, from Cllr O. Gibbs of Wootton Bassett Town Council, from Mr C. Elias on behalf of the Applicant and from Mrs M. Wood (the agent).

Issues discussed included:

- The difficulty in making an informed judgement on outline applications;
- The need for more information, particularly the number and location of three-storey buildings; and
- Concerns over the bollarded emergency access point.

Resolved that consideration of the application be DEFERRED for the following reasons:

- a) because the deferral of 08/00025/FUL makes granting permission impossible,
- b) for further information.

5. 08/02654OUT – Demolition of Existing Dwelling and Erection of Three Dwellings – Land at Pool Gastons Road, Malmesbury, Wiltshire, SN5 3LD

Representations were received from Cllr M. Snell of Malmesbury Town Council and from Mr Shellard (the applicant).

Issues discussed included:

- The overbearing aspect of the proposed dwellings on neighbouring properties;
- The narrowness of the access road; and
- The likelihood of the application being passed on appeal.

Resolved that:

- (1) The application be REFUSED on grounds including, but not limited to, the following reason:
 - By reason of the size and siting of the properties the proposal will result in an un-neighbourly development that will have an adverse impact upon the amenities and privacy of neighbouring properties in terms of overlooking and appearing to be overbearing. The form of development will have an adverse impact upon the appearance and character of the area. The application fails to comply with Policy C3, particularly criteria (i) and (iii), of the North Wiltshire Local Plan 2011.
- (2) That authority be delegated to the Implementation Team Leader (Development Control and Listed Buildings) to amend the Council's case in the event of an appeal against refusal, if so advised by any consultant appointed to present evidence on the Council's behalf, and/or on Counsel's advice.

6. 08/2947/FUL – Continued Use of Site for Mixed Use as Flat/Office, Builders Yard, Kennels, Storage, Bagging and Sale of Aggregates, the Manufacture and Sale of Concrete Slabs and Related Products, Erection of two buildings and Parking of

Commercial Vehicles – Barrett’s Yard, Stone Lane, Lydiard Millicent, Swindon SN5 3LD

Representations were received from Mrs Edwards in objection to the application, and from Mr T. Doyle (the agent).

Issues discussed included:

- Dust from slabs and aggregates possibly being a health hazard to dogs;
- The high levels of noise emitted from kennels, and the suggestion of restricting opening times to alleviate this; and
- The large number of enforcement issues attached to this application, and the hope that officers have the resources to attend to them.

Resolved that Planning Permission be GRANTED subject to the following condition:

- 1) The development hereby permitted shall be begun before the expiration of three years the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

7. 08/00165/FUL – Two New Dormers to Front Elevation, Extend Existing Pitched Roof to Replace Flat Roof; Rear Two Storey Extension – 44 Chestnut Springs, Lydiard Millicent, Wiltshire, SN5 3LD

Representations were received from Mr N. Smith in objection to the application, from Cllr T. Pepperall of Lydiard Millicent Parish Council (representations read out by Cllr M.E.M. Groom) and from Mr Leigh (the applicant).

Issues discussed included:

- Whether the new design respects the distinctive character of the surrounding area; and
- Regret that the proposed new dormers are not flush with the existing roof.

Resolved that Planning Permission be GRANTED subject to the conditions set out in the Agenda.

8. 08/00400/FUL – New Dwelling (Revision of 07/01968/FUL) – Land Adjacent 11 Wessington Avenue, Calne, Wilts. SN11 0AL

Representations were received from Mr R. Mortimer in objection to the application, and from Mr Witte (the applicant).

Issues discussed included:

- The loss of privacy and light to neighbouring properties;
- There are other tall buildings in the area;
- Whether the development would constitute over-density; and
- The tiny amount of space that would surround the proposed dwelling;

Resolved that

(1) The application be REFUSED on grounds including, but not limited to, the following reason:

- The proposed development will have an adverse effect upon the local character and distinctiveness of the area and will result in unacceptably low levels of privacy and amenities for adjacent dwellings. The proposal does not comply with Policy C3, particularly criteria (i) and (iii), of the North Wiltshire Local Plan 2011. The development will also result in a significant reduction of private amenity space available to No 11 Wessington Avenue which in itself would be contrary to Policy C3 (iii) of the North Wiltshire Local Plan 2011.

(2) That authority be delegated to the Implementation Team Leader (Development Control and Listed Buildings) to amend the Council's case in the event of an appeal against refusal, if so advised by any consultant appointed to present evidence on the Council's behalf, and/or on Counsel's advice.

9 &10. 08/00084/FUL & 08/00085/LBC – Repair External Door to Form Fire Escape, Alterations to Boundary Wall and Installation Of Gate – Pound Arts Centre, Pound Pill, Corsham, SN13 9HX

No representations were received.

Resolved that Planning Permission be GRANTED subject to the conditions set out in the Agenda.

Resolved that Listed Building Consent be GRANTED subject to the conditions set out in the Agenda.

11. 08/00383/FUL – Detached Garage/Store – 30 Malmesbury Road, Chippenham, Wiltshire, SN15 1PW

No representations were received.

Resolved that Planning Permission be GRANTED subject to the conditions set out in the Agenda.

The meeting started at 6.10pm and finished at 9.00pm.

There were **35** members of the public present.