

Draft Minutes of the Development Control Committee Meeting held on Wednesday, 4 June 2008 in the Council Chamber, Level –1, Monkton Park, Chippenham, commencing at 6:00pm

Present

Councillor JPSS Thomson (Chairman)

Councillors KA Banks, JP Doubell, SK Doubell, GR Greenaway, J Hartless, JR Henning, HT Jones, SD Meadows, JA Phillips, RF Sanderson, TR Sturgis, AM Wannell and C Wannell

Other Members Present

Councillor C Reid

County/Town/Parish Council Representatives

Councillor J Webb Lyneham and Bradenstoke Parish Council

Officers Present

S Canter (Development Services Administration Manager), J Densham (Policy and Democratic Services Assistant), P Taylor (Assistant Solicitor), L Pullin (Policy and Democratic Services Officer) and J Simmonds (Principal Planning Officer)

D3. Apologies for Absence

Apologies were received from Councillors C Crisp, E Marston, AJ Trotman and from Councillor O Gibbs (Brinkworth Parish Council and Wootton Bassett Town Council).

D4. Membership

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

Councillor to be Replaced	Replacement	Political Group
J Hartless	E Marston	Conservative
AJ Trotman	AM Wannell	Conservative

D5. Public Question Time/Receipt of Petitions

None received.

D6. Minutes

The minutes of the meetings held on 14 May 2008 and 20 May 2008 (circulated with the agenda) were considered.



Resolved that the Minutes of the Development Control Committees held on 14 May 2008 and 20 May 2008 be confirmed as a correct record subject to the removal of the words 'the local ward member' from Minute No D127 Applications 8&9 in the Minutes of 14 May 2008.

D7. Chairman's Announcements

The Chairman made the following announcements:

Agenda Item 7(b) 4 (08/00845/FUL – The White Cottage, Allington Lane, Allington) - this application has been withdrawn by the applicant and will not be considered at this meeting.

Open Forum:

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

D8. Declarations of Interest

There were no declarations of interest.

D9. Development Control Items

(a) **Withdrawn Items**

Item 7(b) 4 was withdrawn by the applicant prior to the meeting.

(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.

1. 08/00445/S73A – Separation of annexe type accommodation from dwelling (removal of condition 4 of 04/00124/COU) – “Garden House”, 46a High Street, Corsham

Representations were received from Mr J Spikes (the Applicant) and Mr N Keyworth in support of the application and from Mr A Howard (the Agent).

Issues discussed included:

- The view that the proposal would not allow sufficient parking space for each house; and
- The condition attached to the original planning application specifically disallowed such a separation in order to protect the setting of the listed building.

Resolved that authority be DELEGATED to the Development Control Manager to REFUSE Planning Permission for reasons 1. as below and 2. if this is supported by Wiltshire County Council following consultation on amended plans:

1. Notwithstanding its lawful use as ancillary domestic accommodation, due to its very close proximity to No.46 and associated severance of the curtilage, the use of this building as a separate dwelling would not only represent an unacceptable intensification of activity on the site but would also lead to the certain proliferation of domestic paraphernalia that would harm the setting of the listed building and amenities of occupiers therein. As such, the proposal is considered to be contrary to the provisions of Policies C3 and HE4 of the adopted North Wiltshire Local Plan 2011; and
2. In light of the limited parking facilities available on the site, the proposed use of the accommodation presently annexed to “Rowan House” as a separate unit of residential accommodation, is likely to give rise to the on-street parking of additional cars attached to the premises and thereby interrupt the free flow of traffic to the danger of road users in an area which is already congested with on-street parking.

2. N.08.0680.FUL – Erection of Dwelling with Associated Garage, Landscaping and Vehicular Access (Resubmission) – 55 Bradenstoke, Nr Chippenham, Wiltshire, SN15 4ES

Representations were received from Mr Warren in objection to the application and from Councillor J Webb (Lyneham and Bradenstoke Parish Council).

Issues discussed included:

- That previous planning applications for this land had been refused due to the previous applicant being unwilling to pay the necessary contributions; and
- The necessity of appropriate design for housing in conservation areas.

Resolved that the decision be DELEGATED to the

Development Control Manager to await consultation comments and subject to no further objections being received, the applicant be invited to enter an Agreement in respect of the following matters:

1. Open space Contribution
2. Affordable Housing Contribution

following completion of which the Development Control Manager be authorised to GRANT Planning Permission.

3. 08/00745/FUL – Erection of Detached Dwelling following Demolition of Existing Garage – 6 College Road, Purton

A Representation was received from Mr M Willis (the Agent).

Resolved that Planning Permission be GRANTED subject to the conditions set out in the Agenda and the additional condition set out in the Additional Information.

5. 08/01051/FUL – Detached Garage – Cooles Cottage, Minety

A representation was received from Mr M Robinson (the Agent).

Issues discussed included:

- The new build of both house and garage (partial) was considered to be of a high specification.

Resolved that authority be DELEGATED to the Development Control Manager to invite the applicant to amend the application to include a change of use of the land to curtilage.

The meeting started at 6.00pm and finished at 6.50pm.

There were 11 members of the public present.