

Draft Minutes of the Development Control Committee Meeting held on Wednesday, 5th November 2008 in the Council Chamber, Level –1, Monkton Park, Chippenham, commencing at 6:00pm

Present

Councillor J.P.S.S. Thomson (Chairman)

Councillors J.P. Doubell, S.K. Doubell, , R. Henning, A.K. Hill, H.T. Jones, S. Meadows, R.L. Miles, and A. Phillips

County/Town/Parish Council Representatives

Councillor P. Colmer Cricklade Town Council
Councillor Juniper Biddestone and Slaughterford Parish Council
Councillor Pooley Little Somerford Parish Council

Other Councillors Present

Councillors T. Clements, J.A. Scott and R. Tonge

Officers Present

S. Canter (Development Services Administration Manager), J. Densham (Democratic Services Assistant), P. Jeremiah (Legal Services Manager), C. Pescod (Development Control Manager), J. Simmonds (Principal Planning Officer), C. Symes (Democratic Services Assistant), B. Taylor (Principal Planning Officer) and R. Witt (Wiltshire County Council Highways)

D48. Apologies for Absence

Apologies were received from Councillors K.A. Banks, G.R. Greenaway, E. Marston and from Hullavington Parish Council and Brinkworth Parish Council.

D49. Membership

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

| Councillor to be Replaced | Replacement | Political Group |
|----------------------------------|--------------------|------------------------|
| G.R. Greenaway | A.M. Wannell | Conservative |
| E. Marston | R.L. Miles | Conservative |

D50. Public Question Time/Receipt of Petitions

None received.



D51. Minutes

The minutes of the meeting held on Wednesday 15th October 2008 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Development Control Committee held on 15th October 2008 be confirmed as a correct record.

D52. Chairman's Announcements

The Chairman made the following announcements:

Open Forum:

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

D53. Declarations of Interest

| Name | Application /Item | Type of Interest | Nature of Interest | Action |
|-------------------|--|------------------|---|---|
| Cllr T. Trotman | 15 – Addition of Roof lights into existing concrete canopies of retail units – Phelps Parade | Personal | Nearby retailer | Spoke and remained in the chamber during consideration of the item but did not vote |
| Cllr A.M. Wannell | 2 – Erection of 60 one bedroom apartments – Former St Ivel Site | Prejudicial | Councillor for Wootton Bassett Town Council | Left the chamber during the consideration of the item |
| Cllr C. Wannell | 2 – Erection of 60 one bedroom apartments – Former St Ivel Site | Prejudicial | Councillor for Wootton Bassett Town Council | Spoke then left the chamber during the consideration of the item |
| Cllr R.L. Miles | 14 – Temporary community building – The Green | Personal | Westlea Shareholder | Remained in the chamber during consideration of the item |
| Cllr R. Henning | 14 – Temporary community building – The Green | Personal | Westlea Shareholder | Remained in the chamber during consideration of the item |
| Cllr A. Phillips | 14 – Temporary community building – The Green | Personal | Westlea Shareholder | Remained in the chamber during consideration of the item |

D54. Development Control Items

(a) **Withdrawn Items**

No items were withdrawn.

(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. 08/00826/FUL – Erection of Replacement and New Buildings; Alterations to vehicular Access, Parking and Servicing Areas; Re-ordering of Outside Display Areas, Circulation Areas & Amenity Areas (Revised Application following Withdrawal of 07/02255/FUL) – Whitehall Garden Centre, Corsham Road, Lacock, Chippenham

Representations were received from L. Newbury, D. Walters and O. Menhinick in objection to the application and from D. Pearce (the Agent).

Issues discussed during consideration of this item included:

- Concerns regarding the size of the pedestrian Island at the entrance of the site;
- Car Parking design;
- Suggestion of a HGV exit onto the A350 via Arnold Lane; and
- Core policy C3 of North Wiltshire Local Plan 2011.

Resolved that the application be DEFERRED to discuss with applicant and Wiltshire County Council the provision of an exit onto the A350 and a larger pedestrian refuge at the Corsham Road entrance and to consult with residents on any amended plans.

2. 07/2168/OUT – Erection of 60 one bedroom apartments and associated parking and landscaping – Former St Ivel Site, Station Road, Wootton Bassett

No representations were received.

Issues discussed during consideration of this item included:

- Design of proposed dwellings;
- Loss of employment space;
- The need for community space; and
- Provision of Affordable Housing;

Resolved that the application be DEFERRED to negotiate an improved design and increase of the provision of affordable housing

3. 08/01689/FUL – Replacement of existing buildings for B1 Employment use (amendment to 06/00313/FUL) – Callow Park, Callow Hill, Brinkworth

A Representation was received from V. Vines (the Agent)

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

4. 08/01721/S73A – Domestic extensions (amendment to previous approval 07/01944/FUL) – Naish Hill House, Lacock

Representations were received from C. Pound in objection to the application and from H. Water (the Agent).

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

5. 08/01952/FUL – Construction of bridge on access road to provide flood alleviation – Kingsmead Mill, Mill Lane, Little Somerford

Representations were received from Councillor Pooley of Little Somerford Parish Council and O. Fyson (the Agent)

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

6. 08/02158/FUL – Raising of roof ridge to provide first floor accommodation, erection of rear extension, front porch and garage (Revision to 07/03026/FUL) – Westways, Tetbury Lane, Crudwell

Representations were received from I. Churchill in objection to the application and from C. Manning (the Agent).

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

7. & 8. 08/00877/LBC & 08/00876/FUL – Alterations and Extensions in association with a Change of Use to a 100 bed study centre and 5 residential units – The Stables, Grittleton School, Grittleton

Representations were received from D. Pearce in support of the application and from Councillor L. Palmer of Grittleton Parish Council and from A. Shipp (the Applicant).

Issues discussed during consideration of this item included:

Overall design of the application;

Condition of materials contained within the buildings;

The retention of internal elements; and

Surfacing of the driveway connecting the school to the proposed development

Resolved that the applications be DEFERRED to request amendments to the conversion of the stables to include the retention of only some of the stabling partitions and details of the flooring treatment and also further details relating to the retention of the carriage house and the surfacing of the driveway.

9. 08/02031/FUL – Extension and Alterations to Include Restaurant and Kitchen Extension; Five Bedroom Suites; Two Staff Units with Adjoining Ancillary Accommodation and Retrospective Front Porch – Rose and Crown, Brokenborough, Malmesbury

Representations were received from A. Witchell in objection to the application, from A. Carnegie in support of the application and from A. Grun (the Applicant).

Issues discussed during consideration of this item included:

- Implementation of a landscaping scheme;
- provision of a adequate sewage system;
- Concerns over the current porch design;
- Connection of residential apartments to the main building;

Resolved that the decision be DELEGATED to the Development Control Manager to grant permission following modification of the porch proposal, submission of details of sewage treatment, landscaping of the rear boundary and the completion of an agreement to tie the residential accommodation to the public house.

10. 08/02096/OUT – Erection of single agricultural workers dwelling with attached garage and access – New Church Farm, Ford, Chippenham

A representation was received from M. Kendrick (the Agent)

Issues discussed during consideration of this item included:

- The functional need for someone to be on site;
- Provision of a S106 agreement tying the proposed dwelling to the farm;
- Restriction of dwelling to 120 square metres of floorspace; and
- The presence of additional sheep on the site.

Resolved that the decision be DELEGATED to the Development Control Manager to grant permission following confirmation that the additional ewe flock has arrived at the farm and following completion of a S106 agreement to tie the dwelling to the buildings and holding and the imposition of conditions to include an agriculture occupancy condition.

11. 08/02171/S73A – Erection of Dwelling (Amendment to Approved Plans 07.02607.FUL to Change Internal Layout and Location of Kitchen Window and Utility Room Door) – Land off Cuttle Lane, Biddestone, Chippenham

Representations were received Mrs Mullins in objection to the application and from Cllr Juniper of Biddestone and Slaughterford Parish Council.

Issues discussed during consideration of this item included:

- Concerns that the development had already started;
- The development was not carried out in accordance with planning permission;
- Implementation of a landscaping scheme;
- Provision of Wheelie bin storage; and
- Inclusion of condition that no access would be introduced to the proposed wall.

Resolved that Planning Permission be GRANTED subject to the conditions set out in the Agenda amended to reflect the retrospective nature of the application and the additional conditions relating to landscaping and the maintenance of the integrity of the boundary wall.

12. 08/02239/FUL – Replacement Dwelling – Glenavon, Bradford Road, Hawthorn, Corsham

A representation was received from E. Drew (the Agent)

Issues discussed during consideration of this item included:

- Concerns over the height of the proposed dwelling; and
- The views of Box Parish Council.

Resolved that Planning Permission be REFUSED due to the following reasons:

1. The proposed replacement dwelling is significantly higher than the existing dwelling and is not, therefore, of a scale or size similar to that of the existing dwelling. The proposal is considered to be contrary to the provisions of Policy H4 of the North Wiltshire Local plan 2011.
2. The proposal by reason of its size and massing would result in a dwelling significantly larger than the existing dwelling which would be inappropriate development affecting the openness of the Green Belt contrary to Policy NE1 of the adopted North Wiltshire Local Plan 2011 and Government advice given in PPG2 "Green Belts".

13. 08/01756/FUL – Extension to Town Hall Car Park – Land Adjacent to Cricklade Town Hall/Waylands, Cricklade

A representation was received from Cllr P. Colmer of Cricklade Town Council.

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

14. 08/02284/FUL – Temporary Community Building (Re-submission of 08/01747/COU) – The Green, Barrow Green, Chippenham

Representations were received from M. Merrit in objection to the application and from T. Yewkins in support of the application.

Issues discussed during consideration of this item included:

- The state of the current building;
- Painting of the proposed building to resolve aesthetic problems; and
- The restriction of permission to one year;

Resolved that subject to no representations being received on matters not already considered within the consultation period, the decision be delegated to the Development Control Manager to GRANT Planning Permission subject to the conditions set out in the agenda and the amendment to condition 1 contained in the additional information.

15. 08/02324/FUL – Addition of Rooflights into Existing Concrete Canopies of Retails Units – Phelps Parade, Calne

No representations were received.

Issues discussed during consideration of this item included:

- The views of Calne Town Council; and
- The benefits to Phelps Parade.

Resolved that subject to the receipt of no comments on matters not already discussed within the consultation period the decision be DELEGATED to the Development Control Manager to grant Planning Permission subject to the conditions set out in the agenda.

The meeting started at 6.00pm and finished at 9:15pm

There were 44 members of the public present.