

Draft Minutes of the Development Control Committee Meeting held on Wednesday, 12th March 2008 in the Council Chamber, Level –1, Monkton Park, Chippenham, commencing at 6:00pm

Present

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

Councillors K.A. Banks, C. Crisp, J.P. Doubell, S.K. Doubell, G.R. Greenaway, M.E.M. Groom, I.J. Henderson, J.R. Henning, E. Marston, S.D. Meadows, J.A. Phillips, R. Sanderson, A.J. Trotman, and C. Wannell.

Other Members Present

Councillors M.P. Hatton and C. Reid.

County/Town/Parish Council Representatives

Councillor A. Bosley Corsham Town Council
Councillor P. Colmer Cricklade Town Council
Councillor O. Gibbs Wootton Bassett Town Council
Councillor T. Smith Biddestone & Slaughterford Parish Council

Officers Present

S. Canter (Development Services Administration Manager), P. Taylor (Assistant Solicitor), H. Powell (Policy and Democratic Services Assistant), L. Pullin (Policy and Democratic Services Officer), J. Simmonds (Principal Planning Officer), and S. Smith (Senior Planning Officer).

D100. Apologies for Absence

Apologies were received from Councillors H.T. Jones, T.R. Sturgis, and J.B. Whincup.

D101. Membership

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

Councillor to be Replaced	Replacement	Political Group
Cllr H.T. Jones	Cllr I.J. Henderson	Conservative
Cllr T.R. Sturgis	Cllr M.E.M. Groom	Conservative
Cllr J.B. Whincup	Cllr S.K. Doubell	Liberal Democrat

D102. Public Question Time/Receipt of Petitions

None received.



D103. Minutes

The Minutes of the Meeting held on 20th February 2008 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Meeting held on 20th February 2008 be confirmed as a correct record.

D104. Chairman's Announcements

The Chairman made the following announcements:

Open Forum:

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

D105. Declarations of Interest

There were no declarations of interest.

D106. Development Control Items

(a) Withdrawn Items

Item 7(b) 5 was withdrawn. A letter was received from the applicant confirming the withdrawal of the application.

(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. 07/03214/OUT– Development of a new business and technology park, comprising offices, research and development facilities, data storage and processing centres (B1a, B1b, B8), new access from Westwells Road, internal roads/paths/yards, car parking, landscaping and ancillary works – Spring Park (aka Media Park site or Spring Quarry), Westwells Road, Corsham

Representations were received from Mr I. Storey in support of the application, from Cllr A. Bosley (Corsham Town Council), from Mr D. Williams (Development Partner), and from Mr T. Gent (Agent) in support of the application.

Resolved that subject to the following:

- i. The completion of a satisfactory legal agreement or unilateral undertaking under Section 106 of the Act for the provision of financial contributions toward public transport, traffic management improvements and signage;

- ii. additional conditions reasonably required by the Environment Agency; and
- iii. additional conditions reasonably required by Natural England and/or the County Ecologist

that Planning Permission be GRANTED subject to the conditions set out in the Additional Information.

2. 08/00111/FUL – Extension to an Existing Domestic Dwelling and Other Minor Works – Weavern Barn, Weavern Lane, Hartham, Corsham

A representation was received from Cllr T. Smith (Biddestone & Slaughterford Parish Council).

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

3. 08/00161/FUL – Erection of a Flattened Block Comprising 6 No. One Bed Flats with Associated Parking (6 No. Spaces) and Amenity Space. A New Vehicular Access form Pound Mead – Land at Pound Mead, Station Road, Corsham

No representations were received.

Issues discussed included:

- The adequacy of parking provision and vehicular access.

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

4. 08/00209/FUL – Conversion of Dwellings into Four Self Contained Flats – 8 Kitefield, Cricklade SN6 6NF

Representations were received from Mrs D. Wilmott and Mrs Ingles in objection to the application, from Cllr P. Colmer (Cricklade Town Council), and from Mr S. Chambers (Agent). Written representations from Cllr T. Clements (NWDC) in opposition to the application were read out to the Committee.

Issues discussed included:

- The possible reduction in privacy and amenity to the surrounding houses;
- The increased build density of the area;
- The increased risk of flooding;
- The danger of cars having to reverse on to the road; and
- The congruity of flats on an estate of detached and semi-detached houses.

Resolved that:

- (1) The application be REFUSED on grounds

including, but not limited to, the following reason::

- The introduction of flats into the area would fail to respect the character and distinctiveness of the area contrary to policy C3(i) 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.

5. 08/00093/FUL – Erection of a Detached Dwelling and Use of a Mobile Home During Construction – Court Farm, Hullavington, Chippenham SN14 6QP

A letter was received from the Applicant withdrawing this application prior to the meeting.

6. 08/00220/FUL – Conversion of Milking Parlour to 2 Dwellings and Erection of 5 New Dwellings – Malford Farm, Christian Malford, SN15 4AZ

A representation was received from Sir M. Pitt (Agent).

Issues discussed included:

- The uncertain future of farmers and our responsibility to assist them;
- The unsightliness of the existing buildings and the improvement the development would make;
- The likely alternative to a residential development being an industrial one;
- The policy dictating refusal being an unpopular one imposed on the Council by Central Government; and
- The danger in making exceptions to policies.

A motion was proposed and seconded to delegate to the Development Control Manager authority to GRANT Planning Permission subject to conditions.

In accordance with Council Procedure Rule Number 20.4 a recorded vote was requested.

On the motion being put to the vote the following 2 members voted in favour of the motion: Councillors C. Crisp and J.A. Phillips.

The following 13 members voted against the motion: Councillors K.A. Banks, J. B. Doubell, S. K. Doubell, G. R. Greenaway, M.E.M Groom, I.J Henderson, J. R. Henning, E. Marston, S.D. Meadows, R.F. Sanderson, J.P.S.S. Thomson, A. J. Trotman, and C. Wannel.

The motion was therefore lost.

Resolved that Planning Permission be REFUSED for the following reasons:

- 1 The site is in the countryside outside a settlement boundary and the proposal does not fall within any of the categories of residential development permitted under Policy H4 of the North Wiltshire Local Plan 2011
- 2 WCC reason to follow

The meeting started at 6.00pm and finished at 7.00pm.
There were **19** members of the public present.