

**DEVELOPMENT
CONTROL
COMMITTEE**

Enquiries to: Lisa Pullin
Email: lpullin@northwilts.gov.uk

THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THE MEETING

Minutes of the Development Control Committee Meeting held on Wednesday, 14th May 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, J.M. Hartless, I.J. Henderson, J.R. Henning, H.T. Jones, E. Marston, S.D. Meadows, J.A. Phillips, R.F. Sanderson, T.R. Sturgis, and A.J. Trotman.

Other Members Present

Councillors T. Clements and M.E.M. Groom.

County/Town/Parish Council Representatives

Councillor T. Northey Box Parish Council
Councillor T. Pepperall Lydiard Millicent Parish Council

Officers Present

S. Canter (Development Services Administration Manager), P. Jeremiah (Legal Services Manager), C. Pescod (Development Control Manager), H. Powell (Policy and Democratic Services Assistant), L. Pullin (Policy and Democratic Services Officer), and J. Simmonds (Principal Planning Officer)

D121. Apologies for Absence

Apologies were received from Councillors J.A. Phillips, C. Wannell and J.B. Whincup and from Brinkworth Parish Council, Hullavington Parish Council and Wootton Bassett Town Council.



D122. Membership

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

Councillor to be Replaced	Replacement	Political Group
Cllr J.A. Phillips	Cllr J.M. Hartless	Conservative
Cllr C. Wannell	Cllr I.J. Henderson	Conservative
Cllr J.B. Whincup	Cllr S.K. Doubell	Liberal Democrat

D123. Public Question Time/Receipt of Petitions

None received.

D124. Minutes

The Minutes of the Meeting held on 23rd April 2008 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Meeting held on 23rd April 2008 be confirmed as a correct record.

D125. Chairman's Announcements

There were no Chairman's announcements.

Open Forum:

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

D126. Declarations of Interest

Name	Application /Item	Type of Interest	Nature of Interest	Action
Cllr T.R. Sturgis	Item 7(b) 3 – Wiltshire Golf and Country Club, Vastern, Wootton Bassett - 08/00706/FUL	Prejudicial	N/A	Left the Chamber for the duration of this item.
Cllr J.P.S.S. Thomson	Item 7(b) 3 - Wiltshire Golf and Country Club, Vastern,	Prejudicial	N/A	Left the Chamber for the duration of this item.

	Wootton Bassett - 08/00706/FUL			
--	-----------------------------------	--	--	--

D127. 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. 07/02071/FUL – Erection of a One and Half Storey Extension to Provide Double Garage/Car Port with Semi-Self Contained Flat Unit Above (Resubmission of 07.00895/FUL) – Park View, Calcutt Farm, Calcutt, Cricklade

A representation was received from Mr Mark Willis, agent.

Issues discussed included:

- Whether the extension would improve or detract from this listed building.

Resolved that Planning Permission be REFUSED for the following reason:

1. The proposed two and one and half storey extension would be unduly prominent to the side of Park View and would materially and adversely affect the Grade II Listed Building that Park View forms only a part of. The relationship of the proposed extension to the application dwelling by reason of its design, size, height and depth would be unduly prominent to the side of Park View and would fail to harmonise with the character and appearance of both the existing dwelling and Calcutt Farmhouse itself contrary to Policies C3, HE4 and H8 of the North Wiltshire Local Plan 2011 and advice contained in Planning Policy Guidance Note 15.

2. 08/00238/FUL – Erection of Four Detached Dwellings and a Terrace of Three Dwellings with Associated Parking/Garaging and Access – Walnut Tree Gardens, Lydiard Millicent

Representations were received from Mr Sictorness in objection to the application, from Councillor T. Pepperall of Lydiard Millicent Parish Council, and from Mr J. Scollen, applicant.

Issues discussed included:

- Whether permission would constitute over-development and worsen the area's drainage problems;
- The likely increase in traffic on the narrow main road, which has limited pavements that are heavily used by children;
- The narrow access road causing problems for refuse freighters, who technically would not be insured to drive up this private road;
- The safety and amenity issues caused by residents having to wheel refuse bins to the main road;
- The safety issues associated with so many refuse bins being parked on the main road for emptying;
- Whether the affordable houses are out of scale and keeping with the rest of the site; and
- The need to develop on sites of this nature in order to meet housing targets, lest we end up using green field sites instead.

Resolved that the decision be DELEGATED to the Development Control Manager, subject to conditions and that the applicant be invited to enter into an Agreement in respect of the following matters:

(i) To ensure that 50% of the residential units to be provided are affordable units and that a flat fee of £26,000 for the odd unit be paid in accordance with the Revised Affordable Housing SPD;

(ii) To ensure that the affordable residential units are occupied in perpetuity by people who have a local housing need;

(iii) To ensure that a financial contribution is made towards public open space provision.

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

3. 08/00706/FUL – Tourist Accommodation (30 Units) - Wiltshire Golf and Country Club, Vastern, Wootton Bassett

Representations were received from Mr Pennington-Legh in objection to the application, and from Mr E. Shah, applicant, and Mr G. Jones, agent.

Issues discussed included:

- The ‘military’ design of the units, and their prominent impact on the landscape;
- The colours and design of the units being relatively innocuous;
- The need for large-scale investment in Wiltshire such as this;
- Adjustments to the design and number of units requested by Committee last time this application was considered having now been met;
- Whether the development would actually increase business in Wootton Bassett; and
- This addition to the initial development representing a two-hundred percent increase in scale, and thus hardly ‘ancillary’;

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 5 members voted in favour of the motion: Councillors C. Crisp, I.J. Henderson, E. Marston, S.D. Meadows, and R.F. Sanderson.

The following 8 members voted against the motion: Councillors K.A. Banks, J.P. Doubell, S.K. Doubell, G.R. Greenaway, J.M. Hartless, J.R. Henning, H.T. Jones, and A.J. Trotman.

The motion was therefore lost.

Resolved that Planning Permission be REFUSED for the following reason:

1. The proposed lodges at The Wiltshire Golf and Country Club are considered to conflict with Policy C3 (vi) and Policy TM1 of the North Wiltshire Local Plan. The scale of the proposal is inappropriate representing a significant increase in the amount of accommodation provided at the existing facility and will have an adverse impact on the appearance of the area. Despite the energy efficiency demonstrated by the proposed construction of the lodges this does not outweigh the Policy objections.

4. 07/02078/OUT – Outline Application for 1 Single Storey Dwelling at Rear of 6A Pavenhill and Creation of Access Through Part of 6A’s Land – Windtop, Upper Pavenhill, Purton

Representations were received from Mr P. Griffiths in objection to the application, and from Ms C. Watkins, agent.

Issues discussed included:

- Because this is an outline development the Committee cannot control the size of the dwelling once it is approved; and
- Because of the low placement of the dwelling in relation to its neighbour, increasing its height would not necessarily be a problem.

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

5. 07/02078/OUT – Erection of Dwelling (Revised) Outline – 71D Lowden, Chippenham

A representation was received from Mr P. Grant, applicant.

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

6. 08/00406/FUL – Proposed Alterations and Extensions to Existing Dwelling to Create Four Bed Dwelling – 6 Common Road, Malmesbury

No representations were received.

Issues discussed included:

- The alterations would create a two storey building in an area of bungalows;
- Neighbours have expressed concern that the second storey will overlook their properties; and
- The applicants have satisfied all demands made of them by the Committee at this application's previous hearing.

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

7. 08/00635/S73A – Change of Use of Certain Rooms to Office Use – 48 Pavenhill, Purton

No representations were received.

Issues discussed included:

- The applicant lives only two miles from the site, so it is unlikely he resides here two nights a week as stated; and
- There are no planning reasons to refuse permission.

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

8&9. 08/0051/LBC and 08/00586/FUL – Repair Burnt-Out Garage to Provide Ancillary Residential Accommodation; Construct Underground Garage; Disabled access Link Path; Replacement Boiler and Flue; Alterations (Resubmission of 07/03313/LBC) – Chequers, Market Place, Box

Representations were received from Councillor T. Northey of Box Parish Council and Mr P. Oakley, agent. Councillor K.A. Banks read out a representation submitted by Councillor S. Parker in support of the application.

Issues discussed included:

- Rain is currently damaging the structure of the building;
- Creation of the two-car underground garage removes three external parking spaces;
- The work already carried out has been done without permission and thus illegally (as this is a listed building);
- Local residents simply want the project completed; and
- The application forces a difficult decision as two of the three reasons for refusal presented by officers have been satisfied, but it must be granted or refused permission in its totality.

In respect of application 08/0051/LBC

Resolved that consideration of this item be DEFERRED to allow the applicant the opportunity to remove the underground garage from the application.

In respect of application 08/00586/FUL

Resolved that consideration of this item be DEFERRED to allow the applicant the opportunity to remove the underground garage from the application.

10. 08/00675/FUL – Erection of New Dwelling and Garage and Alterations to Access – Land adjacent to 56 Great Somerford, Chippenham

No representations were received.

Issues discussed included:

- The dwellings will not be highly-visible from most angles;
- The applicants have satisfied most of the officer's requests;
- The report's description of the plans as "excessively ornate" is a subjective view; and
- The design must suit the locality as this is a conservation area.

Resolved that Planning Permission be DELEGATED to the Development Control Manager to grant permission subject to appropriate conditions for the following reason:

- The proposal will preserve and enhance the conservation area.

11. 08/00476/LBC – Installation of Wrought Iron Gate in Existing Opening – The Pound, Pound Pill, Corsham

No representations were received.

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

12. 08/00382/FUL – Erection of Care Home for the Elderly with Associated Facilities and Car Parking – Cepen Park, West Cepen Way, Chippenham

No representations were received.

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

13&14. 08/00449/COU & 08/00450/LBC – Partial Demolition and Rebuilding of Coach House, Single Storey Extension and Alterations to Form Three to Four Bedroom Dwelling and Garage – Coach House, 3 High Street, Purton

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.

The meeting started at 6.00pm and finished at 8.20pm.

There were 31 members of the public present.

Signed.....

Dated.....