

Draft Minutes of the Development Control Committee Meeting held on Wednesday, 17th December 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, G.R. Greenaway, J. Hartless, I.J. Henderson, R. Henning, H.T. Jones, E. Marston, S.D. Meadows, R.L. Miles, R.F. Sanderson, T.R. Sturgis and A.J. Trotman

County/Town/Parish Council Representatives

Councillor Dr P. Giles Kington Langley Parish Council
Councillor O. Gibbs Brinkworth Parish Council & Wootton Bassett Town Council

Other Councillors Present

Councillors M.E. M. Groom, J.A. Scott and R. Tonge

Officers Present

S. Gill (Technical Admin Officer), P. Jeremiah (Legal Services Manager), J. Simmonds (Principal Planning Officer), C. Symes (Democratic Services Assistant) and B. Taylor (Principal Planning Officer)

D62. Apologies for Absence

Apologies were received from Councillors K.A. Banks, A.J. Phillips and C. Wannell and from Calne Town Council and Hullavington Parish Council.

D63. Membership

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

Councillor to be Replaced	Replacement	Political Group
C. Crisp	J. Hartless	Conservative
A.J. Phillips	R.L. Miles	Conservative
C. Wannell	I.J. Henderson	Conservative

D64. Public Question Time/Receipt of Petitions

None received.

D65. Minutes

The minutes of the meeting held on Wednesday 26th November 2008 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Development Control Committee held on 26th November 2008 be confirmed as a correct record.

D66. Chairman's Announcements

The Chairman made the following announcements:

The Development Control Committee meeting on the 7th January 2009 has been cancelled.

The Chairman reported that he would be declaring an interest in Item 1 and would be leaving the chamber during the consideration of the item and the Vice Chairman would take the chair.

Open Forum:

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

D67. Declarations of Interest

Name	Application /Item	Type of Interest	Nature of Interest	Action
Cllr J.P.S.S. Thomson	1 – Development of 168 Dwellings, Gerrard Buxton Sports Ground, Wootton Bassett	Prejudicial	Executive member of County Council	Left the chamber during the consideration of the item
Cllr T. Sturgis	1 – Development of 168 Dwellings, Gerrard Buxton Sports Ground, Wootton Bassett	Prejudicial	Executive member of County Council	Left the chamber during the consideration of the item
Cllr. R. Sanderson	1 – Development of 168 Dwellings, Gerrard Buxton Sports Ground, Wootton Bassett	Common Law		Left the chamber during the consideration of the item

D68. 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. 08/00024/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

Representations were received from Mr M. O'Brien, Mr G. Yates and Cllr M.E.M. Groom in objection to the application and from P. Harrison and from Mr A. Shankland (Agent) in support of the application.

Issues discussed during consideration of this item included:

- Concerns regarding the retention and protection of existing trees on the development;
- The overall density of the development; and
- Loss of green field site in the centre of a town;

Resolved that the Applicants be invited to enter a Section 106 Agreement to ensure:

- (a) Affordable housing and Public Open space.
- (b) That the development is linked to planning application 08/00025/FUL to ensure the development of the sports facilities takes place prior to the occupation of any residential units hereby approved.
- (c) The Implementation of a Travel Plan

Following completion of which the Development Control Manager be authorised to GRANT Planning Permission subject to the conditions set out in the Agenda and the amended condition 13 as set out in the Additional Information.

2. & 3 08/020877/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 Mr A. Shipp in support of the applications and from Mr D. Pearce (Agent).

Issues discussed during consideration of these items included:

- Policy DB6;
- English Heritage advice regarding work carried out to a listed building; and
- Request for written confirmation from English Heritage for the need to refer the application to the Secretary of State if planning permission was granted;

Resolved that subject to written confirmation to the Chairman that the Listed Building Consent application needs to be referred to the Secretary of State, delegate to Development Control Manager to refer to the Secretary of State and grant permission subject to conditions following receipt of the views of the Secretary of State on the Listed Building Consent

4. 08/2017/FUL – Extension and conversion to form three one bedroom dwellings – 31 Corn Gastons, Malmesbury

Representations were received from Mr Wicks and Mr Keen in objection to the application.

Issues discussed during consideration of this item included:

- Concerns regarding road safety and parking issues;
- Suggestion of an additional condition to retain parking for cars only; and
- Core Policy C3 of the North Wiltshire Local Plan 2011;

Resolved that Planning Permission be GRANTED subject to the conditions set out in the Agenda and the additional condition to provide and retain parking for cars.

5. 08/02081/FUL – Stable Building – High Penn Farmhouse, Calne

Representations were received from Ms S. Whittingstall in objection to the application and from Mr M. Campbell (Agent).

Issues discussed during consideration of this item included:

- Concerns regarding the overall size and height of the proposed development;
- The position of the muck heap and distance that this would be from the proposed development;
- The views of the Parish Council;
- Core Policy C3 of the North Wiltshire Local Plan 2011;
- Land ownership; and
- Car parking issues.

Resolved the application be REFUSED on grounds including, but not limited to, the following reason:

- 1) Due to the height and scale of the building and the siting of the horsebox parking and muck heap the proposal would be detrimental to the amenity of local residents and the area in general contrary to policies C3 i),iii) and ix) and NE18 of the North Wiltshire Local Plan 2011.
- 2) Authority be delegated to the Development Control Manager 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. 08/02175S73A – Retrospective application for front access walls and garden store building – Field View House, Lower Common, Kington Langley

A representation was received from Councillor Dr P. Giles of Kington Langley Parish Council.

Issues discussed during consideration of this item included:

- Clarification with regards to what planning permission would be granted for; and
- The condition attached to the original Planning Permission;

Resolved that consideration of the application be DEFERRED to secure submission and approval of details of means of enclosure under the condition attached to the original planning permission.

7. 08/02278S73A – Retrospective application for front access wall – Holly Bank House, Lower Common, Kington Langley

A representation was received from Councillor Dr P. Giles of Kington Langley Parish Council.

Resolved that consideration of the application be DEFERRED to secure submission and approval of details of means of enclosure under the condition attached to the original planning permission.

8. 08/02301/FUL – Twenty dwellings and associated works – Land to the rear of 9 London Road, Chippenham

Representations were received from Mrs Pocock and Mrs Shires in objection to the application and from Mr Packham (Agent).

Issues discussed during consideration of this item included:

Concerns regarding the detrimental effect on the setting of the existing listed building;

Traffic and access issues;

Overall design of the development;

The views of the Town Council;

The siting of the refuse storage and collection point;

Resolved that the decision be DELEGATED to the Development Control Manager:

- 1) To achieve 30% affordable housing on site and an appropriate level of contribution to education secured via a legal agreement. If 30% contribution is not achieved the application be referred back to the Development Control Committee.

Following completion of the agreement the Development Control Manager be authorised to GRANT Planning Permission subject to the conditions set out in the Agenda and the additional condition on refuse storage and management.

9. & 10. 08/02196/FUL & 08/02205/LBC – Connect Two barns with Lightweight Glazed Screen to form Single Dwelling – Allington Grange Lodge, Allington

A representation was received from Mr J. Konynenburg (Agent)

Issues discussed during consideration of these items included:

- Overall design of the proposed development;
- Use of building materials not in-keeping with surrounding area; and
- Suggestion of a more traditional design;

Resolved that Planning Permission and Listed Building Consent be REFUSED for the following reasons:

In respect of 08/02205/LBC

1. The proposal would detract from the appearance, character and setting of the listed buildings. It would therefore be contrary to Section 66(l) of the Planning (Listed Building and Conservation Area) Act 1990.

In respect of 08/02196/FUL

1. The proposal a substantial extension which would detract from the appearance, character and setting of the listed building by virtue of its scale and detailed design. It is therefore contrary to policies BD5 H8 and HE4 in the North Wiltshire Local Plan 2011.

11. 08/2416/FUL – Erection of self contained residential annex in rear garden following removal of existing shed – Lower Lodge, 35 Bowden Hill, Lacock

No representations were received.

Issues discussed during consideration of this item included:

- The size of the proposed building;
- Preservation of existing trees; and
- Reassurance regarding the permanency of the proposed development;

Resolved that Planning Permission be REFUSED for the following reasons:

1. The proposed development by reason of its scale, siting and subsequent loss of trees would be detrimental to the character and appearance of the host dwelling, the countryside at this location and would fail to preserve the character and appearance of the countryside at this location. Accordingly the proposal would be contrary to Policies C3, HE1, NE14, NE15, HE4 and H8 of the adopted North Wiltshire Local Plan 2011.

2. Due to the size, scale and self contained nature of the building, it is considered to be tantamount to a new dwelling in the countryside contrary to Policy H4 of the North Wiltshire Local Plan 2011.

12. 08/02499/FUL – Erection of two-storey front extension to form granny annex following demolition of existing garage and new vehicular access (Revision to 08/00287/FUL) – Three Willows, Gosditch, Ashton Keynes

A representation was received from Mr I. Ager (Agent).

Issues discussed during consideration of this item included:

- The overall size and design of the development.

Resolved that Planning Permission be REFUSED for the following reason:

1. The proposed two-storey extension relates poorly to the existing property by reason of its siting, scale and design and sits uncomfortably against the original dwelling and the streetscene in general. As such, the proposal would have a harmful impact on the character and appearance of the existing property and the Conservation Area. The proposal would therefore be contrary to Policy C3 and HE1 of the North Wiltshire Local Plan (2011) and the Ashton Keynes Conservation Area Statement.

13. 08/02504/FUL – Erection of a Dwelling – 1 Lypiatt Mead, Corsham

A representation was received from Mr M. Campbell (Agent).

Issues discussed during consideration of this item included:

- Views of the Town Council; and
- The signing of the S106 agreement

Resolved that Planning Permission be GRANTED subject to the conditions set out in the agenda and the additional informative in the additional Information.

The meeting started at 6.00pm and finished at 8.45pm

There were 31 members of the public present.