

**Draft Minutes of the Development Control Committee Meeting held on Wednesday, 26<sup>th</sup> November 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, R. Henning, H.T. Jones, E. Marston, R.L. Miles, A. Phillips, R.F. Sanderson, T.R. Sturgis and A.J. Trotman

**County/Town/Parish Council Representatives**

Councillor Bennett Lydiard Millicent Parish Council  
Councillor M. Dixson Kington Langley Parish Council  
Councillor O. Gibbs Brinkworth Parish Council & Wootton Bassett Town Council  
Councillor L. Workman Sutton Bengier Parish Council

**Other Councillors Present**

Councillor A.M. Bucknell  
Councillor M.E.M. Groom

**Officers Present**

S. Canter (Development Services Administration Manager), C. Pescod (Development Control Manager), J. Simmonds (Principal Planning Officer), C. Symes (Democratic Services Assistant) and P. Taylor (Assistant Solicitor)

**D55. Apologies for Absence**

Apologies were received from Councillors S.D. Meadows and C. Wannell and from Hullavington Parish Council.

**D56. Membership**

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

<b>Councillor to be Replaced</b>	<b>Replacement</b>	<b>Political Group</b>
S.D. Meadows	R.L. Miles	Conservative

**D57. Public Question Time/Receipt of Petitions**

None received.



**D58. Minutes**

The minutes of the meeting held on Wednesday 5<sup>th</sup> November 2008 (circulated with the Agenda) were considered.

**Resolved** that the Minutes of the Development Control Committee held on 5<sup>th</sup> November 2008 be confirmed as a correct record subject to the following amendment:

1. Councillors C. Crisp, R. Sanderson and A. Trotman were in attendance and the Councillors Present list be updated.

**D59. 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.

**D60. Declarations of Interest**

There were no declarations of interest.

**D61. 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(a) **Withdrawn Items**

No items were withdrawn.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. 08/01973/FUL – The erection of 13 dwellings (including six affordable) and associated works including the provision of two surface water drainage ponds – Former Concrete Batching Plant, Christian Malford**

Representations were received from Mr K. Assinder in objection to the application and from Miss C. Watkins (Agent)

Issues discussed during consideration of this item included:

- Inclusion of a footpath in the open space contribution;
- Overall design of the development; and
- Concerns with regards to the flexibility of the off-site open space contribution;

**Resolved that**

1. Planning permission be GRANTED subject to the additional condition 16 as stated in the additional information; and
2. That discussions be held with the applicant, Wiltshire County Council and the Council's Regeneration Officer regarding the use of some of the Public Open Space contribution towards the provision of a footpath across the adjoining fields.

**2. 08/02114/FUL – Change of Use of Land to Include the Stationing of One Touring Caravan and One Mobile Home, the Erection of a Day Room Building and Hardstanding Area for One Gypsy Pitch – Land Adjacent Framptons Farm, Sutton Benger**

Representations were received from Mrs Cocker and Mr Felstead in objection to the application and from Councillor L. Workman of Sutton Benger Parish Council and from Mr M. Green (Agent).

Issues discussed during consideration of this item included:

- Flooding and access issues;
- Clarification of what a Gypsy Pitch contains;
- The Local Development Scheme and Framework regards Gypsy and Traveller site provision;
- Confirmation of the condition to prevent additional caravans in the future; and
- The granting of temporary permission rather than permanent;

**Resolved** that Planning Permission be GRANTED subject to the conditions set out in the Agenda and the additional condition that permission be granted for a period of three years only.

**3. 08/02352/S73A – Change of Use of Land to Form a Two-Pitch Gypsy Caravan Site with Ancillary Hardstanding and Settlement Tank – Purdys Farm, Wood Lane, Braydon**

Representations were received from Mr G. Cotes, Mr A. Burden and Mr P. Darby in objection to the application and from Councillor Bennet of Lydiard Millicent Parish Council and from Mr Perrin (Agent).

Issues discussed during consideration of this item included:

- Government Policy on provision of Gypsy and Traveller sites;
- The presence of Great Crested Newts and the possible provision of a pond; and
- Core Policy C3 of the North Wiltshire Local Plan 2011;

**Resolved** that the application be DEFERRED for two or three cycles to request submission of plans for a pond on adjoining land.

**4. 07/01771/COU – Change of use of existing barn to tourist accommodation – The Stables adjoining The Orchard, Wood Street, Clyffe Pypard**

No representations were received.

Issues discussed during consideration of this item included:

- Confirmation of condition to restrict use to Tourist accommodation only; and
- Suggestion of condition that a log of occupants must be kept.

**Resolved** that the decision be DELEGATED to the Development Control Manager to grant permission following amendment of condition 4 to require a log of occupiers to be kept.

**5. 08/02167/FUL – Demolish existing dwelling and erect 2 detached houses/garages with access, parking, turning and garaging – Glenhavon, Plough Lane, Kington Langley**

Representations were received from Mrs L. Reynolds in objection to the application and from Councillor M. Dixson of Kington Langley Parish Council.

Issues discussed during consideration of this item included:

- Views of the Parish Council;
- Mixture of existing dwellings; and
- Housing allocation in North Wiltshire.

**Resolved** that applicant be invited to enter into a S106 agreement in respect of required contributions towards the provision of off-site public open space and affordable housing, following which Planning

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

**6. 08/02281/FUL – Erection of a Dwelling – The Barton, Bushton**

No representations were received.

Issues discussed during consideration of this item included:

- Drainage and flooding issues; and
- Timing of Drainage works to be carried out;

**Resolved** that the decision be DELEGATED to the Development Control Manager to grant permission following amendment of condition 9 to require earlier provision of drainage.

**7. 08/02293/FUL – Change of use and extension to barns to a function venue and associated car parking – Winkworth Farm, Lea, Malmesbury**

Representations were received from Mr N. Davey in objection to the application and from Mr D. Lewis and Mr T. Newman in support of the application and from Miss C. Watkins (Agent).

Issues discussed during consideration of this item included:

- Farming diversification;
- The support of local residents;
- Concerns regarding the large amount of new build and overall size of the development;
- Government Policy PPS 1 and 2 and Local Plan policies BD 5, 6 and 7;

**Resolved** that the decision be DELEGATED to the Development Control Manager to grant permission subject to appropriate conditions due to the following reason:

1. The proposal complies with the policies of PPS1 and draft PPS4 and policies BD5, BD6 and BD7 of the North Wiltshire Local Plan 2011

**8. 08/02252/FUL – Change of Use From Light Industrial Building to Ambulance Station, Including External Alterations – Environmental Services, Bath Road, Chippenham**

No representations were received.

**Resolved** that Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

**9. 08/02280/FUL – Single storey extension – 16 John Aubrey Close, Yatton Keynell**

No representations were received.

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

**10. 08/02425/FUL – Rear Extension of Existing Workshop and Erection of New Single Bay Workshop and Store – Parsonage Way Depot, Chippenham**

No representations were received.

**Resolved** that Subject to the expiry of the consultation period (November 27<sup>th</sup>) and no new issues being raised Planning Permission be GRANTED subject to the conditions set out in the Agenda.

The meeting started at 6.00pm and finished at 8:05pm

There were 50 members of the public present.