

# AGENDA

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**Meeting:** NORTHERN AREA PLANNING COMMITTEE  
**Place:** Council Chamber, Wiltshire Council Offices, Monkton Park,  
Chippenham  
**Date:** Wednesday 7 April 2010  
**Time:** 6.00 pm

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Please direct any enquiries on this Agenda to Roger Bishton, of Democratic and Members' Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 713035 or email [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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## Membership:

Cllr Peter Colmer  
Cllr Christine Crisp  
Cllr Peter Davis  
Cllr Bill Douglas  
Cllr Peter Doyle

Cllr Alan Hill  
Cllr Peter Hutton  
Cllr Howard Marshall  
Cllr Toby Sturgis  
Cllr Anthony Trotman

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## Substitutes:

Cllr Chuck Berry  
Cllr Paul Darby  
Cllr Mollie Groom

Cllr Simon Killane  
Cllr Mark Packard  
Cllr Bill Roberts

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## **PART I**

### **Items to be considered when the meeting is open to the public**

1. **Apologies for Absence**

2. **Minutes**

To approve and sign as a correct record the minutes of the meeting held on (copy herewith).

3. **Declarations of Interest**

To receive any declarations of personal or prejudicial interests or dispensations granted by the Standards Committee.

4. **Chairman's Announcements**

5. **Public Participation**

Members of the public who wish to speak either in favour or against an application on this agenda are asked to register in person no later than 5:50pm on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice for Members of Wiltshire Council available on request.

6. **Planning Applications**

To consider and determine the following planning application:-

- 6.1. **N/10/00310/FUL - Unit 5 Pickwick Park, Corsham - Change of Use from B1 (Business) to D1 (Osteopathy Clinic) - Electoral Division Corsham Pickwick and Rudloe**

7. **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

**PART II**

**Item during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed**

**None**

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## **NORTHERN AREA PLANNING COMMITTEE**

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### **MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 17 MARCH 2010 AT COUNCIL CHAMBER, WILTSHIRE COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.**

#### **Present:**

Cllr Tony Trotman (Chairman), Cllr Chuck Berry, Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Davis, Cllr Bill Douglas, Cllr Peter Doyle, Cllr Alan Hill, Cllr Peter Hutton and Cllr Howard Marshall.

#### **Also Present:**

Cllr Howard Greenman

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#### **24. Apologies for Absence**

Apologies for absence were received from Cllr Toby Sturgis who was substituted by Cllr Chuck Berry.

#### **25. Minutes**

##### **Resolved:**

**To confirm and sign the minutes of the Committee meeting held on 24 February 2010.**

#### **26. Declarations of Interest**

Cllr Peter Colmer stated that he had a personal interest regarding Item No 6 – Marston Meysey, proposed diversion of Footpath 10 (Part) (see Minute No 29 below) as he chaired the local Liaison Committee which looked at any problems associated with the operation and management of the site. He would take part in the debate but not vote.

Cllr Peter Doyle declared a personal interest regarding Item No 7 (1) – proposed erection of 100 dwellings with primary access from Stoneover Lane at Rylands Sports Field, Stoneover Lane, Wootton Bassett (Application No 07/03318/OUT) (see Minute No 30(1) below). He would take part in the debate and vote.

Cllr Howard Marshall declared a personal interest regarding Item Nos 7 (2)/(3) – retention of existing signage with reduction in characters and repositioning at 1 Market Hill, Calne (Application Nos 09/02234/LBC and 09/02235/ADV) (see Minute No 30(2) below). He would take part in the debate and vote.

27. **Chairman's Announcements**

There were none.

28. **Public Participation**

Members of the public addressed the Committee as set out in Minute Nos 29 and 30 below.

29. **Marston Meysey, Proposed Diversion of Footpath 10 (Part)**

Public Participation

Mr Anthony Murrison, of Woodmancote, Gloucestershire, spoke objecting to the proposal.

Mr Terry Skellern, a local resident, spoke objecting to the proposal.

Mr Moreton Cullimore, the applicant, spoke in favour of the proposal.

Mr Jim Meadowcroft, the agent, spoke in support of the proposal.

On considering a report by the Corporate Director, Transport, Environment & Leisure and emails received from Mr Derek Richards and Mr Terry Skellern, local residents, both of whom objected to the proposal,

**Resolved:**

**To submit to the Secretary of State for the Environment, Food & Rural Affairs the Order proposing to divert sections of Footpath 10, Marston Meysey, as shown on Appendix A to the report, with the recommendation that the Order be confirmed as made.**

30. **Planning Applications**

(1) **07/03318/OUT – Rylands Sports Field, Stoneover Lane, Wootton Bassett – Erection of 100 Dwellings with Primary Access from Stoneover Lane (Outline)**

On considering a report by the Case Officer,

**Resolved:**

**To amend the delegated authority granted to the Area Development Manager in September 2008 to provide that planning permission be granted subject to:-**

1. **Completion of Agreements to ensure:**
  - (a) **Affordable Housing and Public Open Space.**
  - (b) **The provision of alternative sports facilities takes place prior to the occupation of any residential units hereby approved.**

**Reason**

**It is considered that removal of the requirement to link the development of the Rylands Way site with the proposed Sports Hub development in the way proposed will enable the development to proceed, whilst still securing the provision of alternative sports facilities which meet the relevant Sport England criteria.**

- (2) 09/02234/LBC & 09/02235/ADV – 1 Market Hill, Calne - Retention of Existing Signage with Reduction in Characters and Repositioning**

**Public Participation**

Mr Simon Chambers, the agent, spoke in favour of the application.

On considering a report by the Case Officer,

**Resolved:**

**In respect of 09/02234/LBC**

**To grant listed building consent for the retention of the existing signage with reduction in characters and repositioning in accordance with the following plans:-**

**Drawing No. 09/663/01 rev / (date stamped 14.12.09)**

**Drawing No. 09/663/01 rev / (date stamped 21.12.09)**

**Drawing No. 09/663/02 rev / (date stamped 14.12.09)**

**And for the following reason:-**

**The proposed signage will preserve the architectural and historic interest of the listed building and will therefore comply with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the advice contained in PPG15 (Planning and the Historic Environment).**

**In respect of 09/02235/ADV**

To permit the retention of the existing signage with reduction in characters and repositioning for the following reason:-

The proposed signage will preserve the architectural and historic interest of the listed building and Conservation Area. It will therefore comply with the Planning (Listed Buildings and Conservation Areas) Act 1990, the advice contained in PPG15 (Planning and the Historic Environment) and Policies C3, HE1, HE4 and BD9 of the North Wiltshire Local Plan 2011.

**(3) 09/02177/FUL – Bowldown Farm, Days Lane, Kington Langley – Erection of Agricultural Worker’s Dwelling**

**Public Participation**

Mr Roman Weston, a local resident, spoke objecting to the application. Mr Colin Coles, an immediate neighbour, spoke objecting to the application.

Cllr Dr Maurice Dixon, Chairman of the Kington Langley Parish Council, spoke objecting to the proposal.

On considering a report by the Case Officer and on hearing the views of Cllr Howard Greenman, the local Councillor,

**Resolved:**

To refuse planning permission for the following reason:-

In the context of an earlier planning permission for similar on this site, which already provides for an acceptable vehicular access, the proposed new access arrangements would constitute the unnecessary creation of a surfaced vehicular access track across an open agricultural field. Such works are considered to create an unnecessary adverse impact upon the character and appearance of the open countryside contrary to the provisions of Policies C3 and NE15 of the adopted North Wiltshire Local Plan 2011.

**(4) 09/02254/FUL – Land and Buildings at Peterborough Farm, Dauntsey Lock, Chippenham – Erection of New Dwelling on Footprint of Original Agricultural Buildings**

**Public Participation**

Mr Viv Vines, the agent, spoke in favour of the application.



On considering a report by the Case Officer and on hearing the views of Cllr Toby Sturgis, the local Member, presented by Cllr Chuck Berry,

**Resolved:**

**To refuse planning permission for the following reason:-**

**The proposed development is a new dwelling in the open countryside with no special justification. As such, the development is contrary to well established planning policy at the national and local level, notably PPS7, PPG13 as well as Policy H4 of the adopted North Wiltshire Local Plan 2011.**

**(5) 10/00320/FUL – 21 Park Lane, Corsham – Extension to Dwelling, Double Garage, Parking and Vehicular Access**

**Public Participation**

Mrs Elizabeth Weathers, the applicant, spoke in favour of the application.

The Committee considered a report by the Case Officer. It was noted that a further letter of objection had been received in respect of the proposed car parking arrangements. On hearing the views of Cllr Alan Macrae, the local Member,

**Resolved:**

**To grant planning permission 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.**

**REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.**

- (2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.**

**REASON: In the interests of visual amenity and the character and appearance of the area.**

**POLICY-C3**

- (3) No part of the development hereby approved shall be occupied or first brought into use until the parking area shown on the approved plans has been consolidated,**

surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

**REASON:** To ensure that adequate provision is made for parking within the site in the interests of highway safety.

**POLICY- C3**

**Reason**

The proposed development by reason of its scale, design and siting is in keeping with the host dwelling and given the extension of nearby properties in a similar manner, would not be out of keeping with the character and appearance of the area.

Furthermore the proposal would not be detrimental to the privacy and amenity of adjacent residents or highway safety.

Accordingly, the proposal complies with Policies C3 and H8 of the adopted the North Wiltshire Local Plan 2011.

**(6) N/10/00366/FUL & N/10/00367/LBC – Allington Grange, Allington, Chippenham – Extension & Alterations to Dwelling**

**Public Participation**

Mr Simon Chambers, the agent, spoke in favour of the applications. Cllr Paul Reynolds, Chairman of the Chippenham Without Parish Council, spoke in favour of the applications.

Consideration was given to a report by the Case Officer. It was reported that since the report had been circulated, a communication had been received from Chippenham Without Parish Council stating that no objections were being raised to the proposals, which the Parish Council considered would improve the appearance of the building. On hearing the views of Cllr Howard Greenman, the local Member, who supported the applications.

**Resolved:**

**In respect of N/10/00366/FUL**

To delegate to the Area Development Manager authority to grant planning permission for the following reason and subject to conditions:-

**The works proposed will preserve the architectural and historic interest of the listed building and will therefore comply with the Planning (Listed Buildings and Conservation Areas) Act 1990, the advice contained in PPG15 (Planning and the Historic Environment) and Policies C3 and HE4 of the North Wiltshire Local Plan 2011.**

**In respect of N/10/00367/LBC**

**To delegate to the Area Development Manager authority to grant licensed building consent for the following reason and subject to conditions:-**

**The works proposed will preserve the architectural and historic interest of the listed building and will therefore comply with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the advice contained in PPG15 (Planning and the Historic Environment).**

**31. Planning Appeals**

The Committee received a report setting out a schedule of planning appeal decisions.

Members of the Committee sought clarification over some of the appeals listed.

**Resolved:**

**To note the Planning Appeals Update Report**

**32. Urgent Items**

There were no urgent items.

(Duration of meeting: 6.00pm – 8.15pm)

The Officer who has produced these minutes is Roger Bishton, of Democratic & Members' Services, direct line (01225) 713035, e-mail [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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Wiltshire Council – Area North

Planning Committee

7<sup>th</sup> April 2010

Appeals Update Report

Forthcoming Hearings and Public Inquiries between 07/04/2010 and 31/12/2010

| Application No | Location                                                                        | Parish             | Proposal                                                                      | Appeal Type      | Date       |
|----------------|---------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------|------------------|------------|
| 09/00243/FUL   | Land Adjacent Fiddle Farmhouse, The Fiddle, Cricklade, Wiltshire, SN6 6HN       | Cricklade          | Construction of 13 Social Housing Units with Parking; Gardens and Access Road | Informal Hearing | 13/05/2010 |
| 09/00593/FUL   | Land Adjacent The Golf Academy, Yatton Keynell, Chippenham, Wiltshire, SN14 7BY | Chippenham Without | Change of Use of Land to 18 Hole Par 3 Golf Course and Associated Works       | Public Inquiry   | 02/06/2010 |

Planning Appeals Decided between 17/03/2010 and 25/03/2010

| Application No | Location                                                        | Parish       | Proposal                                                                                                                    | DEL or COM | Officer Recommendation | Appeal Type             | Appeal Decision  |
|----------------|-----------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------|------------|------------------------|-------------------------|------------------|
| 09/00339/COU   | FORMER CHAPEL, NEWTOWN, HULLAVINGTON, CHIPPENHAM, SN14 6EQ      | Hullavington | Alterations and Extension to Former Chapel and Boundary Wall Associated with Change of Use to Dwelling                      | DEL        | Refusal                | Written Representations | Appeal Dismissed |
| 09/00340/LBC   | FORMER CHAPEL, NEWTOWN, HULLAVINGTON, CHIPPENHAM, SN14 6EQ      | Hullavington | Internal and External Alterations and Extensions Associated with Change of Use from Chapel to Dwelling                      | DEL        | Refusal                | Written Representations | Appeal Dismissed |
| 09/01277/FUL   | 2 Horsdown Cottages, Nettleton, Chippenham, Wiltshire, SN14 7LN | Nettleton    | Erection of Double Garage, Games/Playroom & Indoor Pool Building (Amendments to Previously Approved Scheme - 09/00776/FUL). | DEL        | Refusal                | Written Representations | Appeal Dismissed |

Page 9

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# Agenda Item 7a

## INDEX OF APPLICATIONS ON 07/04/2010

|    | <b>APPLICATION NO.</b> | <b>SITE LOCATION</b>                                  | <b>DEVELOPMENT</b>                                               | <b>RECOMMENDATION</b> |
|----|------------------------|-------------------------------------------------------|------------------------------------------------------------------|-----------------------|
| 01 | 10/00310/FUL           | Unit 5 Pickwick Park, Corsham,<br>Wiltshire, SN13 0HN | Change of Use From B1<br>(Business) to D1 (Osteopathy<br>Clinic) | Permission            |

**REPORT TO THE NORTHERN AREA  
PLANNING COMMITTEE**

Report No. 7(1)

|                     |                                                            |                |                                  |
|---------------------|------------------------------------------------------------|----------------|----------------------------------|
| Date of Meeting     | 7 <sup>th</sup> April 2010                                 |                |                                  |
| Application Number  | 10/00310/FUL                                               |                |                                  |
| Site Address        | Unit 5 Pickwick Park, Corsham, SN13 0HN                    |                |                                  |
| Proposal            | Change of use from B1 (business) to D1 (osteopathy clinic) |                |                                  |
| Applicant           | Mr C Todd                                                  |                |                                  |
| Town/Parish Council | Corsham                                                    |                |                                  |
| Electoral Division  | Corsham Pickwick and Rudloe                                | Unitary Member | Alan Macrae                      |
| Grid Ref            | 386035 170510                                              |                |                                  |
| Type of application | Full                                                       |                |                                  |
| Case Officer        | Charmian Burkey                                            | 01249 706667   | Charmian.burkey@wiltshire.gov.uk |

**Reason for the application being considered by Committee**

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8<sup>th</sup> April 2002 because Councillor Macrae has requested that the application be considered by committee to assess its environmental/highway impact and car parking.

**1. Purpose of Report**

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

**2. Main Issues**

This application proposes the change of use of a B1 business unit to an osteopathy clinic. The main issues are:

- Effect on car parking in the locality.
- Effect on the locality in terms of highway safety.

**3. Site Description**

The site is a unit within a modern business park of 12 self contained B1 units. The unit is currently vacant and has 2 car parking spaces directly associated with it. There are some other informal spaces.

**4. Relevant Planning History**

| Application number | Proposal                                                                                                                      | Decision              |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 03/01350/FUL       | Demolition Of Sheds, Construction Of 12 Self Contained Office Units With Associated Hard And Soft Landscaping And Car Parking | Permission 05/09/2003 |



|              |                                          |                       |
|--------------|------------------------------------------|-----------------------|
| 07/01546/COU | Change of Use to Osteopathic Clinic (D1) | Refused<br>08/08/2007 |
|--------------|------------------------------------------|-----------------------|

Permission was granted under reference 03/01350/FUL for demolition of sheds and construction of 12 self contained office units. These have been built and mainly occupied. The unit in question was refused planning permission for change of use to osteopathy clinic, under reference 07/01546/COU) for the following reason:

1. Due to the restricted parking availability within the site, the proposed development would be likely to encourage additional parking of vehicles on Park Lane which would further interrupt the free flow of traffic and prejudice the safety of road users at this point, contrary to the requirements of policy C3 of the North Wiltshire Local Plan 2011.

## 5. Proposal

The proposal is to change the use of this B1 unit to an osteopathy clinic with a maximum of 2 consulting/treatment rooms.

## 6. Consultations

Corsham Town Council recommend refusal on the grounds that the proposed development is contrary to policy BD2 of the NWLP 2011; that a change of use could lead to car parking problems as there have previously been at this location.

Wiltshire County Highways has no objections to the proposed use, but does have concerns about allowing a general D1 use because of the possible traffic/parking implications.

## 7. Publicity

The application was advertised by site notice and press advert.

4 letters of objection have been received raising the following points:

- Employees of units at the offices park on Purleigh Rd.
- There could be up to 120 people employed on the park with only 29 spaces.
- There is ample grass verge where a car park could be provided.
- A very similar application was refused on lack of parking.
- There are un-let units in Corsham Town Centre, which would better serve this purpose.

## 8. Planning Considerations

Principle of development

The proposed change of use will not cause any loss of amenity due to its use in this business park. The main concerns relate to its impact on parking and highway safety in the locality.

Parking

The application is accompanied by a transport statement, which was not available when 07/01546/COU was determined. The transport statement states that there will be 2 osteopathy treatment rooms,

together with a patient waiting area and a reception. Unlike Doctor's surgeries, clients will spend approx 30 minutes with the osteopath. The turnover of clients is thus considerably less. On days where 2 treatment rooms are in use the maximum number of people on site could be 7. Where 1 treatment room is in use (most of the time), there would be a maximum of 4 people on site. There are 2 allocated spaces. There are also some kerbside spaces which offer short term parking for visitors and deliveries. 12 cycle parking spaces are available.

The unit size is 120m<sup>2</sup>, which would generate a requirement for 4 parking spaces as a maximum, for B1 use. The parking standard for a clinic-type use is 5 per consulting room. However, this standard is to cater for such clinics as well as doctors. As such the less intensive use of the consulting rooms must be considered.

Highways do not object to the change of use provided it is restricted to an osteopathy clinic. The parking issues feared by the objectors are already occurring and it is not considered that the proposal would significantly add to these and therefore a refusal would be difficult to substantiate.

It is considered that the proposal complies with policy C3 of the North Wiltshire Local Plan 2011.

#### Highway Safety

Highways do not object to the proposal on highway safety issues and a refusal would therefore be difficult to substantiate for this reason.

### **9. Recommendation:**

Planning Permission be GRANTED for the following reason:

It is not considered that the proposal would add to the car parking problems of the area and the change of use would comply with policy C3 of the North Wiltshire Local Plan 2011.

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.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The site shall be used for an Osteopath Clinic and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

Informatives:

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref: site plan, drwg 02.699A15/6(0)02 dated 28<sup>th</sup> January 2010.

|                                                                     |                                   |
|---------------------------------------------------------------------|-----------------------------------|
| <b>Appendices:</b>                                                  | <b>None</b>                       |
| <b>Background Documents Used in the Preparation of this Report:</b> | <b>2.02 4.02. 4.03 4.04. 5.01</b> |

