

**APPENDIX 3 – Representations of support from Royal Wootton Bassett Town Council, 14<sup>th</sup> November 2016**



Janice Green  
Rights of Way Officer  
Wiltshire Council Rights of Way and Countryside Team  
Waste and Environment  
County Hall  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN

14<sup>th</sup> November 2016

Dear Ms Green

**RE: Notice of Application to Register Land as a Town or Village Green – Land Adjacent to Vowley View and Highfold, Royal Wootton Bassett – Ref 2016/01**

Thank you for the information regarding the application to register land at Vowley View as a town or village green. Residents from Highfold and Vowley View first approached the Town Council's Planning Committee about this piece of land at a meeting held on Thursday 29<sup>th</sup> January 2015, at which Members suggested that a village green application may be worthwhile investigating.

Wiltshire Councillor Chris Hurst attended a meeting of the Town Council Planning Committee on 7<sup>th</sup> January 2016 to inform Members that residents of Vowley View and Highfold intended to pursue an application for village green status. At this meeting, the Planning Committee resolved to support any forthcoming application, and wrote to Councillor Chris Hurst to this effect once the application process formally commenced in April 2016. Copies of this letter together with the Planning Committee's resolution of support are enclosed for your information.

The Town Council fully supports the residents in their application to secure village green status for the land identified in line with the Planning Committee resolution of Thursday 7<sup>th</sup> January 2016. Should you require any further information please do not hesitate to contact the Office on 01793 850222.

Yours sincerely

**Johnathan Bourne**  
Town Clerk

Enc.

Councillor Chris Hurst  
Cleverton House  
Cleverton  
Nr Brinkworth  
Chippenham  
Wiltshire SN15

EM/JDB

1<sup>st</sup> April 2016

Dear Councillor Hurst

**RE: Village Green Status, Vowley View and Highfold**

Many thanks for keeping Royal Wootton Bassett Town Council's Planning Committee up to date regarding the Village Green application currently being prepared by residents for the parcel of land at Vowley View which has been used for leisure and recreation purposes since the 1970s.

The Town Council is happy to formally support this application for Village Green status, and to offer any assistance to the residents should this be required.

The Town Council would like to wish the residents well in their endeavors; please do not hesitate to contact the Planning Committee should any further assistance or support be required.

Yours sincerely,

**Johnathan Bourne**  
Town Clerk

**ROYAL WOOTTON BASSETT TOWN COUNCIL**

Minutes of a Meeting of the Planning Committee held on Thursday 29<sup>th</sup> January 2015 in the Council Chamber, Civic Centre, Station Road, Royal Wootton Bassett

PRESENT: Councillors: Ian Ferries, Mike Farrow, Janet Georgiou, Paul Heaphy, Michael Page, Audrey Wannell, Chris Wannell and John Wilks.

Also in attendance: Councillors: Steve Bucknell, Mike Leighfield and Marion Sweet.

Officers in Attendance: Johnathan Bourne, Town Clerk, Michelle Temple, Administrative Services Manager, Emily Maiden, Committee Clerk and Administrative Assistant.

**Question Time**

*Mr John Palmer*, resident of Vowley View, was in attendance to voice concerns over planning application 14/12039/FUL for the erection of a new dwelling on land opposite numbers 8-10 Vowley View. Mr Palmer explained that the planning application was not consistent with Wiltshire Council's planning policies regarding greenspace and provision of amenity, and that the land would offer green relief when the Wain Homes development is completed to the rear of this site. Under the North Wiltshire Local Pla, Mr Palmer explained that the development would be in contravention of policy C3 paragraph three, as an unacceptable loss of amenity, and policy CF3 on the provision of open space. The piece of land has been used and tended to by the neighbouring residents for over 40 years, and has become a unique and important space to those who live nearby. Mr Palmer feels that no financial mitigation could be negotiated as the land is worth a great deal to those who use it for informal leisure and recreation activities.

*Councillor Steve Bucknell joined the meeting, 7.49pm*

*Mr D Pope of 10 Vowley View* spoke in support of the views expressed by Mr Palmer, and added that any development of the land would represent a detrimental impact upon the environment. The hedgerows removed on the Wain Homes development site have meant that the hedgerow on the Vowley View land has become even more significant as a habitat for a wide range of birds and other animals. Mr Pope explained that the loss of this amenity would be in contravention of the North Wiltshire Local Plan policy C3 paragraph 2.

The Chairman thanked the residents for their input and attendance at the meeting, and explained that the application for Vowley View would be discussed in full during the course of the meeting.

### **36. APOLOGIES**

There were no apologies given as all members of the Committee were in attendance.

### **37. DECLARATIONS OF INTEREST**

To receive Declarations of Interest in accordance with sections 10 and 12 of Wiltshire Council's Members Code of Conduct, as adopted by Royal Wootton Bassett Town Council at a meeting held on 12<sup>th</sup> July 2012.

RESOLVED to note that no Declarations of Interest were made.

### **38. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman informed the Committee that the Wiltshire Core Strategy has now been formally adopted. A link to the relevant page of the Wiltshire Council website will be circulated to all Members to allow Councillors to view the document.

In light of the adoption of the Core Strategy, a slight change in the way planning applications are called in has been suggested. An email explaining this suggestion, the reasons behind it and the benefits that will be gained was circulated to all Members earlier in the week. The Committee are supportive of this amendment in the call-in procedure in

principle; therefore a report on the matter will be taken to Full Council for adoption.

### **39. MINUTES**

RESOLVED to confirm and sign Minutes of a meeting of the Planning Committee held on Thursday 11<sup>th</sup> December 2014 [P/6/14-15]. Copies previously circulated.

### **40. JUNCTION 16 PRESENTATION**

Rob Powe and Tim Mann of the Wichelstowe Development Team were in attendance to give a presentation on the Junction 16 Improvement Scheme. The Committee invited Rob Powe to return with a colleague to provide details on the changes to Junction 16, after he gave a presentation previously on the Wichelstowe planning applications.

Members were given a brief history of the Junction 16 Improvement Scheme and its links with Wichelstowe; a timetable for the approval, procurement and delivery of the scheme was outlined. A question and answer session followed.

### **41. PLANNING APPLICATIONS**

[a] To make observations on the following planning applications detailed on Schedule 1588.

*Planning Application 14/11967/FUL*, New dwelling at 51 Swindon Road, Royal Wootton Bassett, Wiltshire, SN4 8EU.

RESOLVED to object to the application due to concerns over highway safety, particularly when exiting the development site onto the Swindon Road. It was felt that this access was dangerous, and therefore in contravention of Policy 61 of the Core Strategy, notably paragraph 2, which states that any proposal should be 'capable of being served by safe access to the highway network'.

*Planning Application 14/12039/FUL, Erection of new dwelling with integral garage on land opposite numbers 8-10 Vowley View, Royal Wootton Bassett, Wiltshire, SN4 8HT.*

Members discussed the application and the issues raised during the public question time. The residents in attendance were asked whether an attempt had ever been made to obtain the piece of land as a village green; it was established that an unsuccessful attempt had been made to purchase the land, but no application for village green status had ever been made. It was suggested that this might be something that the residents would like to pursue.

RESOLVED to object to the application for the following reasons: -

- The application contravenes Core Policy 52 of the Wiltshire Core Strategy on Green Infrastructure, which states that ‘development shall make provision for the retention and enhancement of Wiltshire’s Green Infrastructure’. Core Policy 52 aims to enhance and retain Green Infrastructure, which ‘provides socio-economic and cultural benefits which underpin individual and community health and wellbeing...Green Infrastructure provides a wide range of opportunities for engagement and active citizenship, relaxation and quiet contemplation, sport, recreation and children’s play’. Retaining the area as a green space for use by the local community not only corresponds with the objectives of Core Policy 52, but assists with the delivery of Strategic Objective 4 of the Wiltshire Core Strategy, which aims to build resilient communities. Subsection 6.59 on the delivery of this objective highlights the need to ‘foster a sense of community belonging, social inclusion and self-sufficiency’. This space has been able to provide all these benefits to the local community since the 1970s, through informal leisure activities and the use of the site for street parties and celebrations.
- Development on the area of land identified would result in a loss of visual amenity, which contradicts Core Policy 51 of the Wiltshire Core Strategy, in particular paragraphs 6 and 8.

[b] To make observations on planning applications received since the preparation of the Agenda.



*Planning Applications 15/00315/FUL and 15/00317/LBC* for the demolition of outbuildings and erection of three coach-house dwellings and rear extension to existing shop and associated works at 42 High Street, Royal Wootton Bassett, Wiltshire, SN4 7AF.

Members expressed concerns about access to the dwellings to the rear of 42 High Street, particularly when considering the delivery and shop access that is also present at that location for premises in Borough Fields such as Sainsburys. There was a fear that vehicular access for future residents of the three coach-houses would mean that any deliveries of stock to 42 High Street would have to be via the High Street frontage as opposed to the rear access as is currently the case. Whilst this is not a problem for deliveries of smaller items such as those sold at present at 42 High Street; should the property be used in future for the sale of bulky goods, delivery access could become problematic.

For this reason, it was **RESOLVED** to express concern in relation to how this development will achieve the aims as set out in Core Policy 61, paragraph 3 of the Wiltshire Core Strategy, which states that ‘fit for purpose and safe loading/unloading facilities can be provided where these are required as part of the normal functioning of the development’.

#### **42. DELEGATED POWERS**

Consideration of Planning Applications detailed on Schedule 1586

14/10990/FUL	33 New Road	No Objections
14/11237/TPO	10a Honeyhill	No Objections
14/10692/FUL	43 Station Road	No Objections

Consideration of Planning Applications detailed on Schedule 1587

14/11610/FUL	12 Home Ground	No Objections
14/11351/FUL	2 Shakespeare Road	No Objections

14/11566/FUL	143 High Street	No Objections
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Consideration of Planning Applications detailed on Schedule 1588

15/00159/TCA	Miranda House	No Objections
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14/11991/WCM	Park Grounds	No Objections
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14/12184/FUL	97 Dunnington Road	No Objections
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14/11751/FUL	57 Parsons Way	No Objections
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