

**Draft Minutes of the Development Control Committee Meeting held on Wednesday, 20<sup>th</sup> February 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, I. J. Henderson, J.R. Henning, H.T. Jones, R. B. MacGregor, E. Marston, S. D. Meadows, J.A. Phillips, T.R. Sturgis, A.J. Trotman, and C. Wannell.

**Other Members Present**

Councillors C. M. R. Boase, A. M. Bucknell, P. J. Doyle, J. Lay, C. Reid, and A. M. Wannell.

**County/Town/Parish Council Representatives**

Councillor O. Gibbs Wootton Bassett Town Council

**Officers Present**

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

**D93. Apologies for Absence**

Apologies were received from Cllr K. A. Banks, Cllr C. Crisp, Cllr J. B. Whincup, and Hullavington Parish Council.

**D94. Membership**

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

<b>Councillor to be Replaced</b>	<b>Replacement</b>	<b>Political Group</b>
Cllr K. A. Banks	Cllr S. K. Doubell	Liberal Democrat
Cllr C. Crisp	Cllr I. J. Henderson	Conservative
Cllr J. B. Whincup	Cllr R. B. MacGregor	Liberal Democrat

**D95. Public Question Time/Receipt of Petitions**

A public question was received from Mrs Anne Henshaw of the Campaign to Protect Rural England:



“Mr. Simmond’s response of 4 February to my questions of 12 December raise the following questions.

1. Should transport improvements necessitated by developments be calculated on the old outdated Predict and Provide formula of “established procedures”, which pre-supposes that calculations are based only on vehicle’s movements and ignore the need to change priorities to cycling, walking and public transport, or be based on the High Priority Themes on the Local Transport Plan 2011, which list a) Public Transport, b) Tackling Congestion and c) becoming a County Fit for our Children as its aims?
2. In the case of Derry Hill the footpath is the main path from the development to the church, the school and the bus stop. So why was it not funded by the s106 in its entirety instead of leaving a shortfall of £16,793 to be found? This path is necessitated by the development and is wholly reasonable.
3. What assurances will be given by both North Wiltshire District Council and the County Council that the need to fund alternatives to significant traffic growth will be undertaken through proper consultation, not merely taking local residents into consideration, and that the amount of money negotiated is subject to realistic calculations in order to meet, not the aspirations of authorities, but the actual need to reduce reliance on the private car, which is the aim of every emerging policy from the RSS to the Local Plans or Development Documents.”

The Chairman indicated that the question will receive a written response, which will be distributed to all Council Members.

No petitions were received.

#### **D96. Minutes**

The Minutes of the Meeting held on 30<sup>th</sup> January 2008 (circulated with the Agenda) were considered.

**Resolved** that the Minutes of the Meeting held on 30<sup>th</sup> January 2008 be confirmed as a correct record subject to the inclusion of Councillor C. Crisp being present at the meeting on 30<sup>th</sup> January 2008.

#### **D97. Chairman’s Announcements**

The Chairman made the following announcements:

Open Forum:

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

#### **D98. Declarations of Interest**

<b>Name</b>	<b>Application /Item</b>	<b>Type of Interest</b>	<b>Nature of Interest</b>	<b>Action</b>
Cllr J. R. Henning	1 - Wood Lane, Chippenham – 07/02875/FUL and	Personal	Shareholder of Westlea Housing Association (the agent)	Remained in the chamber but did not vote

	2&3 - Phelps Parade, Calne - 07/03227/CAC & 07/03228/FUL			
Cllr J. R. Henning	2&3 - Phelps Parade, Calne - 07/03227/CAC & 07/03228/FUL	Personal	Has been an active supporter of this proposal	Remained in the chamber but did not vote
Cllr J. A. Phillips	1 - Wood Lane, Chippenham - 07/02875/FUL, <b>and</b> 2&3 - Phelps Parade, Calne - 07/03227/CAC & 07/03228/FUL	Personal	Shareholder of Westlea Housing Association (the agent)	Remained in the chamber but did not vote
Cllr T. R. Sturgis	10 - Wiltshire Golf & Country Club - 07/03245/FUL	Prejudicial	Not applicable	Left the chamber during the consideration of the item
Cllr J. P. S. S. Thomson	10 - Wiltshire Golf & Country Club - 07/03245/FUL	Prejudicial	Not applicable	Left the chamber during the consideration of the item
Cllr A. J. Trotman	2&3 - Phelps Parade, Calne - 07/03227/CAC & 07/03228/FUL	Prejudicial	Not applicable	Left the chamber during the consideration of the item
Cllr C. Wannell	10 - Wiltshire Golf & Country Club - 07/03245/FUL	Prejudicial	Not applicable	Left the chamber during the consideration of the item

**D99. Development Control Items**

(a) **Withdrawn Items**

None

(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. 07/02875/FUL – Demolition of existing dwellings and erection of 2/3 storey home for homeless single persons (sui generis use class) consisting of 15 bed-sit type rooms and associated accommodation together with 6 self-contained flats- 4,6 and 6a Wood Lane, Chippenham**

Representations were received from Mrs C. Watkins and Mr Weston in objection to the application, and from Mrs Pointing and Mr R. Sanders (the agent) in support.

Issues discussed included:

- The need for a central site for residents who are unlikely to possess their own transport;
- The vulnerability of young people leaving institutions and the importance of providing appropriate support;
- Possible root damage to trees lying just outside the site boundary; and
- Whether sufficient consultations with nearby residents had been made.

**Resolved** that Planning Permission be GRANTED subject to the conditions set out in the Agenda, with a revision to Condition 5 to read:

5. The development hereby permitted shall not be commenced until details of the landscaping of the site, including where appropriate, the retention of existing trees and protection of trees on adjacent sites but close to the site boundary, have been submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

**2&3 07/03228/FUL Demolition of existing shops/residential above and construction of new retail units with flats above, access area, support areas, parking and storage AND 07.03327.CAC Demolition of shops and residential units over and garages – 14/15 Phelps Parade, Calne, SN11 0HA and Dwellings Over (No.s 25, 26, 27, 37 and 38)**

Representations were received from Mrs A. Henshaw in objection to the application, and from Mr G. Stevens and Ms M. Talbot (the agent) in support.

Issues discussed included:

- The breadth of the consultations carried out;
- Nearby retailers' support for the proposed scheme; and
- The development's importance to the economic future of Calne.

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

**4. 07/02441/S73A – Continued temporary use of part of overflow car park for storage of goods related to garden centre for a period of three years – Whitehall Garden Centre, Corsham Road, Lacock**

A representation was received from Mr D. Pearce (the agent).

Issues discussed included:

- The mis-use of the garden centre's existing bins; and
- The timescale of a permanent solution to the site's storage problems.

**Resolved** that Planning Permission be GRANTED subject to the conditions set out in the Agenda, with revisions to Conditions 1 and 3 and the inclusion of an additional Informative to read:

1. The use hereby permitted shall cease and any associated plant, materials and equipment shall be removed on or before 31<sup>st</sup> August 2010.

Reason: To enable the local planning authority to review the development in the light of its effect on the locality.

3. The area shall be used for the bulk storage of compost and location of bins to be used specifically and only for the storage and collection of waste associated with the delivery of the compost, the details of which shall have been submitted to and approved in writing by the Local Planning Authority within one month of the date of this decision.

Reason: In the interests of the amenity of the area.

Informative: The noise management measures outlined in Section 11 of the Assessment of Noise Increase dated 12<sup>th</sup> December 2007 are noted and supported.

**5. 07/02692/S73A – Works to improve surface water drainage in adjacent field and drainage water courses (retrospective) – Row House Farm, Hogs Lane, Purton**

Representations were received from Ms R. Saunders and Mrs M. Edwards in objection to the application, and from Mr S. Wright (the agent).

Issues discussed included:

- The need for a topographical survey to establish the invert levels of the ditches and the levels of the surrounding land;

- The possible re-instatement of old, filled-in ditches, to allow water to flow through the old drainage system;
- Whether the proposed ditch would hinder public access to the land; and
- Stagnant water in the ditch being a health hazard.

**Resolved** that the application be DEFERED to obtain more information in relation to the following issues: Topographical survey, invert levels, cross sections and existing and original stream levels.

**6. 08/00060/FUL – Erection of Coach House – Land Adjacent 8 Saunders Grove, Corsham**

Representations were received from Mrs C. Goldstone in objection to the application, and from Mr M. Campbell (the agent).

Issues discussed included:

- Permission would probably prompt the removal of hedges and trees around the site, which are a significant part of the area's amenity;
- Neighbours' difficulties in exiting the car park, and whether this would be exacerbated by the proposed development; and
- The development's lack of amenities.

**Resolved** that

- (1) The application be REFUSED on grounds including, but not limited to, the following reason:
  - The proposed development does not demonstrate respect for the local character and distinctiveness of the area in terms of its design, siting and layout. The proposal would create a dwelling with unacceptably low levels of privacy and amenity. The proposal is likely to lead to the loss of trees and hedgerows on the boundaries of the site or lead to pressure for these to be removed in future. The proposal is therefore contrary to Policies C3 criteria (i) and (iii), NE11 and NE14 of the North Wiltshire Local Plan 2011.
- (2) That authority be delegated to the Implementation Team Leader (Development Control and Listed Buildings) 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.

**7. 07/03149/FUL – New Sewage Pumping Station – Land to East of Pond Lane, Purton Stoke, Wiltshire**

Representations were received from Mr R. Williams in objection to the application, and from Mr R. Boother (the agent).

Issues discussed included:

- The station's capacity to cope with the river when it floods;
- Planting trees to screen the station from the road;
- Whether a permanent crane is necessary, or it is merely the cheapest option; and
- The size of the crane required to lift the pumps, and the option of a crane with a collapsible jib;

**Resolved** that authority be DELEGATED to the Development Control Manager to investigate the provision of a folding jib, the re- location of the transformer within the compound and additional landscaping. If these issues are not resolved, the application should be reconsidered at a future meeting of the Development Control Committee.

**8. 07/03221/FUL – Erection of first floor rear extension and external alterations to front elevation – 29 Cliff Road, Sherston**

A representation was received from Mrs C. Watkins (the agent).

**Resolved** that Planning Permission be GRANTED subject to the conditions set out in the Agenda with the deletion of Condition 3.

**9. 08/00048/FUL – Extension to Nursery (Re-submission of 07/02404/FUL) – Busy Bees Nursery, Lowden Avenue, Chippenham**

A representation was received from Mrs C. Burgess (the applicant).

Issues discussed included:

- Concerns that extra cars dropping children at the nursery would lead to double-parking in the road;
- The extension attracting a maximum of ten extra cars, all likely to arrive at different times, and after residents have departed for work;
- The lack of parking complaints made about the road in sixteen years; and
- Facilities of this type being in short supply in the area, but valuable to its growing population.

**Resolved** that the application be DELEGATED to the Development Control Manager to grant Planning

Permission, subject to appropriate conditions, for the following reason:

The Committee considered that the development has no adverse impact on residential amenity or highway safety and complies with policies C3(i) and C4(ii) of the North Wiltshire Local Plan.

**10. 07/03245/FUL - Tourist Accommodation (39 Units) – Wiltshire Golf and Country Club, Vastern, Wootton Bassett, Swindon**

Representations were received from Councillor O. Gibbs (Wootton Bassett Town Council), and from Mr G. Jones (the agent).

Issues discussed included:

- The proposed development having less visual impact than the previous development (which was granted permission);
- Wootton Bassett's lack of hotels and this development's economic benefit to the town;
- The risk that granting permission would be allowing incremental development;
- The development's dubious aesthetic merit and prominent position in the landscape; and
- The difficulty in enforcing the conditions of occupancy attached to holiday homes.

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 3 members voted in favour of the motion: Councillors I. J. Henderson, E. Marston, and S. D. Meadows.

The following 7 members voted against the motion: Councillors J. B. Doubell, S. K. Doubell, G. R. Greenaway, J. R. Henning, H. T. Jones, R. B MacGregor, and A. J. Trotman.

The motion was therefore lost.

**Resolved** that the application be REFUSED for the following reason:

- The proposed lodges at The Wiltshire Golf and Country Club are considered to conflict with Policy C3 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 site and an adverse impact upon the appearance of the area.



Despite the energy efficiency demonstrated by the proposed construction of the lodges this does not outweigh the policy objections to a significant amount of new development in this rural location. The proposal would fail to promote sustainable patterns of development.

**11. 08/00027/FUL – Single storey lean to extension to the rear and side – 12 Boyle Avenue, Lower Compton, Calne**

No representations were received.

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

The meeting started at 6.00pm and finished at 8.30pm.  
There were **53** members of the public present.