

Draft Minutes of the Development Control Committee Meeting held on Wednesday, 25 June 2008 in the Council Chamber, Level –1, Monkton Park, Chippenham, commencing at 6:00pm

Present

Councillor JPSS Thomson (Chairman)

Councillors KA Banks, C Crisp, JP Doubell, SK Doubell, GR Greenaway, J Hartless, JR Henning, HT Jones, E Marston, SD Meadows, JA Phillips, TR Sturgis and T Trotman

County/Town/Parish Council Representatives

Councillor P Davies Corsham Town Council and Wiltshire County Council
Councillor O Gibbs Brinkworth and Wootton Bassett Town Council

Officers Present

S Canter (Development Services Administration Manager), P Jeremiah (Legal Services Manager), C Symes (Democratic Services Assistant), B Taylor (Principal Planning Officer) and M Todd (Senior Democratic Services Officer)

D10. Apologies for Absence

Apologies were received Hullavington Parish Council, Councillors R Sanderson and C Wannell

D11. Membership

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

Councillor to be Replaced	Replacement	Political Group
R Sanderson	J Hartless	Conservative

D12. Public Question Time/Receipt of Petitions

None received.

D13. Minutes

The minutes of the meeting held on 4 June 2008 (circulated with the agenda) were considered.

Resolved that the Minutes of the Development Control Committee held on 4 June 2008 be confirmed as a correct record subject to the correction of Minute D4 stating that Councillor E Marston replaced J Hartless. These should state Councillor J Hartless replaced E Marston.



D14. 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.

D15. Declarations of Interest

Name	Application /Item	Type of Interest	Nature of Interest	Action
Cllr JA Phillips	Item 8(b) 3 – Pound Mead, Corsham - 08/00522/FUL	Personal	Shareholder of Westlea Housing Association (the agent)	Remained in the chamber during the consideration of the item.
Cllr JR Henning	Item 8(b) 3 – Pound Mead, Corsham - 08/00522/FUL	Personal	Shareholder of Westlea Housing Association (the agent)	Remained in the chamber during the consideration of the item.

D16. Appointment to the Spatial Planning Advisory Group

Consideration was given to appointing a representative of this committee to the Spatial Planning Advisory Group. It was noted that meetings generally start at 4.00pm at the Monkton Park Offices, to allow outside representatives to attend during working hours.

Resolved: that Councillor JR Henning continue as the representative of the Committee on the Spatial Planning Advisory Group.

D17. 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&2. 08/00581/LBC and 08/00586/FUL – Repair Burnt out Garage to Provide Ancillary Residential Accommodation; Construct Underground Store; Disabled Access Link Path; Replacement Boiler and Flue; Alterations (Resubmission of 07/03313/LBC) – Chequers, Market Place, Box

Representations were received from Mr M DzieDzic as representative for the applicant.

Issues discussed included:

- That regular checks and local knowledge would monitor whether the new dwelling would remain ancillary and not become a separate residential unit.

Resolved that in respect of 08/00581/LBC:

Subject to the receipt of accurate drawings, in respect of the proposed underground store, the applicant be invited to enter a Section 106 Agreement in respect of the ancillary accommodation following completion of which the Development Control Manager be authorised to GRANT consent.

Resolved that in respect of 08/00586/FUL:

Subject to the receipt of accurate drawings, in respect of the proposed underground store, the applicant be invited to enter a Section 106 Agreement in respect of the ancillary accommodation following completion of which the Development Control Manager be authorised to GRANT Planning Permission.

3. 08/00522/FUL – Erection of 24 houses and 35 flats – Land at Pound Mead, Corsham

Representations were received from Mr D Gough in objection to the application, from Councillor P Davis of Corsham Town Council and Wiltshire County Council and from Mr A Keal, as representative of the applicant.

Issues discussed included:

- The reduction in contribution to Education was low at £80,000 and that it should not be reduced any further. Members felt that a greater contribution should be made by the developer to include the provision of public open space;
- There was some concern about the density of the site; and
- The Committee understood the need for affordable housing and therefore the application should not be refused outright;

Resolved: that Planning Permission be DELEGATED to the Development Control Manager to:

- PERMIT subject to signing a Section 106 Agreement to secure 30% affordable housing;

£80k contribution to Education; and £45k contribution to Public Open Space (legal agreement to specify what contribution will provide)

- If agreement not reached by the 26th August 2008 that permission be REFUSED on grounds of failing to meet requirements of Policy C2 of North Wiltshire Local Plan 2011

Note: Following the meeting it was decided that this application will be reported back to the Committee on 30th July 2008. This is because local residents had not received a letter informing them of the Committee Meeting.

4. 08/00916/FUL – Erection of one detached dwelling (Revision to 07/02802/FUL) – Timikel House, Crudwell

Representations were received from Mr T Fraser, Ms S Wild and B Griffiths in objection and Mr I Rea, Agent.

Issues discussed included:

- Area does have proven flooding problems;
- Clarified that the pinch-point under the road was the cause of some localised flooding; and
- A Hydrological and topographical report is currently being carried out in the area;

Resolved: that consideration of this item be DEFERRED to await the results of the Topographical Survey and Hydrological Modelling being undertaken for Crudwell by North Wiltshire District Council

5. 08/00764/FUL – Alterations and extensions – Hazeland Lodge, Bremhill, Calne SN11 9LJ

Representations were received from Mrs L Brown, applicant.

Issues discussed included:

- The planned extension is more attractive than the buildings currently in place;
- There is no impact on trees or hedgerows;
- Neighbours are in full support of the extension; and
- The property footprint would be no larger.

Resolved that Planning Permission be DELEGATED to the Development Control Manager to PERMIT the application subject to

conditions for the following reason: The proposed development by reason of its scale, design and siting is considered to accord with Policies C3 and H8 of the North Wiltshire Local Plan 2011.

6. 08/01015/FUL – Extension to Dwelling – The Hidden Barn, North End, Ashton Keynes

Representations were received from Mrs H Portlock in support and Ms C Watkins, Agent.

Issues discussed included:

- The overall size of the extension is large and extensions to barns must be considered in light of the original application for conversion.

Resolved that Planning Permission be REFUSED for the following reason:

1. The proposal is an extension to a residential property that was formed only by reason of it being a conversion of an appropriate existing building within the countryside. The size and scale of the proposed extension fails to respect the character, appearance and setting of the existing structure and fails to demonstrate satisfactory visual harmony. The proposal is contrary to policies H8 and C3 of the North Wiltshire Local Plan 2011. The proposal is also considered to be contrary to the aims of policy BD6 (criteria (i) & (ii)) of the North Wiltshire Local Plan 2011.

7. 08/01027/FUL – Erection of Double Domestic Garage – Barn B, Home Farm, Upper North Wraxall

Representations were received from Mr D Pearce, Agent.

Issues discussed included:

- The position of the proposed garage and that it is not in keeping with the current dwelling which is a listed barn;

Resolved that Planning Permission be REFUSED for the following reason:

The erection of the garage would be contrary to the provisions of policies C3 and BD6 of the North Wiltshire Local Plan 2011.

The proposed garage would have a deleterious effect upon the architectural and historic interest of Barn B and its setting contrary to the provisions of S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, guidance in PPG 15 and policy HE4 of the North Wiltshire Local Plan 2011.

The proposed garage would fail to preserve the character and appearance of the Upper Wraxall Conservation Area, contrary to policy HE1 of the North Wiltshire Local Plan 2011.

8. 08/01024/FUL – Two Storey Extension to Front, Garage to Side and Single Storey Rear Extension, following Demolition of Porch, Carport and Garage – 30 The Parklands, Hullavington

No representations were received.

Issues discussed included:

- No comments had been received from the Parish Council.

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

The meeting started at 6.00pm and finished at 7:20pm.

There were 26 members of the public present.