

THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THE MEETING

Minutes of the Development Control Committee Meeting held on Wednesday, 30th July 2008 in the Council Chamber, Level –1, Monkton Park, Chippenham, commencing at 6:00pm

Present

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|-------------|--|
| Councillor | J.P.S.S. Thomson (Chairman) |
| Councillors | C. Crisp, J.P. Doubell, S.K. Doubell, G.R. Greenaway, J. Hartless, A.K. Hill, J.R. Henning, H.T. Jones, E. Marston, S.D. Meadows, J.A. Phillips, R.F. Sanderson, and T.R. Sturgis. |

County/Town/Parish Council Representatives

| | |
|---------------------|---|
| Councillor T. Cove | Leigh Parish Council |
| Councillor P. Davis | Corsham Town Council/Wiltshire County Council |
| Councillor H. Dixon | Wiltshire County Council |
| Councillor C. Doel | Lacock Parish Council |
| Councillor O. Gibbs | Brinkworth Parish Council |

Other Councillors Present

A.M. Bucknell, M.E.M. Groom, I.J. Henderson, J. Lay, R.L. Tonge and V.A. Vines

Officers Present

C. Burkey (Senior Planning Officer), S. Canter (Development Services Administration Manager), C. Pescod (Development Control Manager), L. Pullin (Democratic Services Officer), B. Taylor (Principal Planning Officer), P. Taylor (Assistant Solicitor), J. Simmonds (Principal Planning Officer), T. Smith (Senior Planning Officer) and C. Symes (Democratic Services Assistant)

D18. Apologies for Absence

Apologies were received from Councillors K.A. Banks, A.J. Trotman, C. Wannell and Hullavington Parish Council.



D19. Membership

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

| Councillor to be Replaced | Replacement | Political Group |
|----------------------------------|--------------------|------------------------|
| C. Wannell | J. Hartless | Conservative |
| A.J. Trotman | A.K. Hill | Conservative |

D20. Public Question Time/Receipt of Petitions

None received.

D21. Minutes

The minutes of the meeting held on Wednesday 25th June 2008 (circulated with the agenda) were considered.

Resolved that the Minutes of the Development Control Committee held on 25th June 2008 be confirmed as a correct record.

D22. Chairman's Announcements

The Chairman made the following announcements:

Agenda Item 7(b)22 (Rookery Farmhouse, Hankerton, Malmesbury) would be brought forward and dealt with as the first application as the recommendation had been changed to a deferral of the application to allow appropriate advertising.

Open Forum:

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

D23. Declarations of Interest

| Name | Application /Item | Type of Interest | Nature of Interest | Action |
|-------------------|--|-------------------------|--|---|
| Cllr J.R. Henning | Item 7(b) 1 – 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 J.R. Henning | Item 7(b) 2 – Office Building at Marden Farm, Rookery Park, Calne – 08/00849/FUL | Personal | House overlooks site | Remained in the chamber during the consideration of the item. |

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|--------------------|---|----------|--|---|
| Cllr J.A. Phillips | Item 7(b) 1 – 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 V.A. Vines | Item 7(b) 5 – Callow Park, Callow Hill, Brinkworth – 08/00681/FUL | Personal | As agent | Left the chamber during the consideration of the item |
| Cllr V.A. Vines | Item 7(b) 7 – Hardenhuish School, Chippenham – 08/01043/FUL | Personal | As School Governor | Left the chamber during the consideration of the item |
| Cllr V.A. Vines | Item 7(b) 21 – Westwood Startley, Nr Chippenham – 08/01262/FUL | Personal | As agent | Left the chamber during the consideration of the item |

D24. 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.

22. 08/01284/FUL – Extension – Rookery Farmhouse, Hankerton, Malmesbury

Resolved that consideration of the application be DEFERRED to complete consultations.

1. 08/00522/FUL – Erection of 24 houses and 35 flats – Land at Pound Mead, Corsham

Representations were received from Ms C. Turner, Ms S. Armstrong and Mr Clifford in objection to the application, from Councillor P Davis of Corsham Town Council and Wiltshire County Council and from Mr A. Keal, Agent.

Issues discussed included:

- The affordable housing and education contributions;
- The current photographs did not paint a true picture of the site;
- Concerns about the density and over-development of the site;

- Concerns over the stability of the bank; and
- The merits of a site visit.

Resolved that consideration of the application be DEFERRED in order to carry out a site visit.

2. 08/00849/FUL – Replacement of existing office building, Marden Farm, Rookery Park, Calne

Representations were received from Mr J. Taylor in objection to the application and from Mr S. Anderson, Agent.

Issues discussed included:

- Concerns over the deterioration of the current landscape; and
- That granting permission should not lead to any further larger developments.

Resolved that Planning Permission be GRANTED subject to the conditions contained in the Agenda with an amendment to condition 5 to read as follows:

5. Within two months of the date of this permission, details of materials to be used externally, which shall include an element of timber boarding, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be built in the materials so approved.

3. 07/02819/OUT – Erection of five dwellings - Land rear of 8-10 Bolingbroke Close, Hook, Wootton Bassett

Representations were received from Mr S. Anderson, Agent.

Issues discussed included:

- It was clarified that the access road would be adopted and therefore refuse collections would occur;
- The views of Lydiard Tregoze Parish Council; and
- An agreement was in place to update the nearby pumping station.

Resolved that the applicant be invited to enter an Agreement in respect of the following matters;

- i) Provision of affordable housing including financial contribution of £26,000;

- ii) Public open space contribution; and
- iii) Financial contribution of £10,000 towards the cost of upgrading the Dianmer Close pumping station.

Following completion of which the Development Control Manager be authorised to GRANT Planning Permission subject to the conditions contained in the Agenda and an addition to condition 3 to also include details of bin storage.

4. 08/00826/FUL – Erection of Replacement and New Buildings; Alterations to Vehicular Access, Parking and Servicing Areas; Re-ordering of Outside Display Areas, Circulation Areas & Amenity Areas (revised application following Withdrawal of 07/02255/FUL) – Whitehall Garden Centre, Corsham Road, Lacock, Chippenham

Representations were received from Ms L. Newbury, Mr D. Walters and written representations on behalf of Mr Leslie in objection to the application, from Councillor C. Doel of Lacock Parish Council and Mr D. Pearce, Agent.

Issues discussed included:

- Concerns regarding the provision of a separate HGV/delivery entrance;
- Specific traffic calming details at Notton were requested, along with modelling of the traffic lights;
- The views of the Campaign to Protect Rural England; and
- The proposed pedestrian refuge would need to be robust and safe.

Resolved that consideration of the application be DEFERRED to request details of traffic calming and the modelling of the traffic lights and to investigate the provision of a separate HGV access from the A350.

5. 08/00681/FUL – Replacement of existing buildings for B1 employment use (amendment to 07/02500/FUL) – Callow Park, Callow Hill, Brinkworth

Representations were received from Mr R. Pounder in objection to the application, from Councillor O. Gibbs of Brinkworth Parish Council, from Mr S. Dymoke in support and from Mr L. De Souza, Applicant.

Issues discussed included:

- Concerns that the cladding used on the outside of the building was unsightly; and
- The view that the size of the extension was too large.

Resolved that

- (1) The application be REFUSED on grounds including, but not limited to, the following reason:
 - Due to its siting and design the extension will fail to respect the local character and distinctiveness of the area and have an adverse effect on the amenity of nearby houses, contrary to Policy C3 of the North Wiltshire Local Plan 2011.
- (2) That authority be delegated to the Development Control Manager 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.

6. 08/00294/FUL – Erection of 4 employment units, associated access road, construction of attenuation pond and use of land as open space (revision to reserved matters 05/00612/REM resulting in total of six employment units) – Great Middle Green Farm, Dauntsey

No representations were received.

Issues discussed included:

- There were concerns regarding the flooding that occurs in Dauntsey and that the M4 motorway crosses close to the unit;
- The local community had reservations about the plans;
- Over-development of the site was a concern; and
- It was clarified that the Environment Agency were looking at flood alleviation scheme but raised no objections to the plan.

Resolved that consideration of the application be DEFERRED for further consultations with the Environment Agency.

7. 08/01043/FUL – Single storey extensions to science centre and car park with landscaping – Hardenhuish School, Hardenhuish Lane, Chippenham

Representations were received from Mr D. Smith in objection to the application, and from Ms J. Hatherell as representative for the applicant.

Issues discussed included:

- It was clarified that the car parking plans had been removed from the overall application.

Resolved that Planning Permission be GRANTED subject to conditions set out in the Agenda with the removal of conditions 4 and 5 and the addition of the following condition:

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no adjoining land shall be used for the provision of buildings, moveable structures, works plant or machinery or for the storage of materials without the prior written consent of the local planning authority. Reason: In the interests of the protection of the ecological diversity of adjoining land."

8. 08/01124/FUL – Erection of 10 one-bed residential units following the demolition of the existing buildings (Revision to 07/02307/FUL) – 4 Wood Street, Calne

Representations were received from Mr J. Whitton, Agent.

Issues discussed included:

- Concerns that traffic exiting the site crossed a main road in Calne and the suggestion that a right turn restriction be placed at the entrance of the site.

Resolved that the applicant be invited to enter an Agreement in respect of the following matters.

- i) To ensure that a financial contribution is made towards public open space provision;

following completion of which the Development Control Manager be authorised to GRANT Planning Permission following consultations with WCC Highways on a right turn restriction.

9. 08/01345/FUL – Erection of attached two bedroom dwelling and associated parking – 22 Lady Coventry Road, Chippenham, Wiltshire SN15 3NG

No representations were received.

Resolved that the applicant be invited to enter an Agreement in respect of the following matters;

- i) Open space contribution

following completion of which the Development Control Manager be authorised to GRANT Planning Permission subject to the conditions set out in the Agenda and the Wessex Water Information set out in the Additional Information.

10. 08/01345/S73A – Change of use to include the stationing of caravans for one Gypsy pitch with retention of existing use for stabling of horses – Bridge Paddock, Land at Braydon Road, Nr Minety

Representations were received from Ms J. Dierks in objection to the application, from Ms S. Woodbury in support of the application, from Councillor T. Cove of Leigh Parish Council and Councillor H. Dixon of Wiltshire County Council.

Issues discussed included:

- That four Parish Councils surrounding the area had raised objections to the application;
- That there were already four sites in place in Purton;
- The view that the site was unsustainable; and
- It was clarified that the conditions set were enforceable and that condition 2 should be corrected to read there shall be no more than two caravans stationed on the site at any time.

Resolved that Planning Permission be GRANTED for a temporary period subject to amending condition 2 to read “There shall be no more than two caravans stationed on the site at any time”.

11. 08/01443/FUL – Two storey side extension – 5 Paddock End, Kington St Michael

Representations were received from Mr C. Rose in objection to the application and from Mr A. Milloy, Applicant.

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

12. 08/01444/FUL – Erection of three dwellings – 13 Church Street, Wootton Bassett

Representations were received from Mr D. Cleverly, Agent.

Issues discussed included:

- That Wiltshire County Council Highways raised no objections.

Resolved that the applicant be invited to enter an Agreement in respect of the following matters:

- i) To ensure that a financial contribution is made towards public open space provision;

following completion of which the Development Control Manager be authorised to GRANT Planning Permission subject to the conditions set out in the Agenda and the Highway condition detailed in the Additional Information.

13. 08/01332/FUL – Demolition of Meeting Hall and Construction of Larger Meeting Hall & Associated Landscaping and Change of Use of land to form external car park – Kingdom Hall, Ernle Road, Calne

Representations were received from Mr D. Davies and Mr Emmett in objection to the application and from Mr P. Robb, Agent.

Issues discussed included:

- That no complaints had been received by the Environmental Health Department; and
- That details were needed regarding extra surface water drainage and the condition of the existing drainage.

Resolved that the application be DELEGATED to the Development Control Manager to grant Planning Permission following submission of acceptable drainage details.

14. 07/02862/FUL – Retention of mobile home for use by employee for equestrian business – Greenway Farm, Tockenham, Swindon

Representations were received from Ms P. Waite in support of the application and from Mr B. Pearce, Agent.

Issues discussed included:

- The business was a diversification business and the view that the need for someone to be on site 24 hours a day should be supported.

Resolved that temporary Planning Permission be GRANTED for a period of 12 months.

15. 08/00638/FUL – Change of use to residential and erection of pool, changing facilities and wall – Trinity Farm, Rodbourne, Malmesbury

Representations were received from Mr Dibben, Applicant.

Issues discussed included:

- The views of St Paul Malmesbury without Parish Council; and
- The site does not lie within a Conservation Area and the view that the proposal would not have a detrimental effect on the surrounding area.

Resolved that Planning Permission be DELEGATED to the Development Control Manager to grant permission for the following reason: The proposal would not be detrimental to the area.

16. 08/01116/FUL – Demolition of village hall and replacement with dwelling – Seagry & Startley Village Hall, Upper Seagry, Chippenham

A Representation was received from Mr J. Clark on behalf of the Applicant.

Issues discussed included:

- The view that the proposed development would be an overdevelopment of the site.

Resolved that consideration of the application be DEFERRED to negotiate a smaller dwelling on the site.

17. 08/01118/S73A – Renewal of Temporary Planning Consent for Three Mobile Homes (Residential) for further 5 years – Lakeside Park, Kington Lane, Stanton St Quintin

A representation was received from Ms .D Stinchcombe on behalf of the Applicant.

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

18. 08/01127/OUT – Construction of Six Live/Work Units – Teal Farm, Hare Street, Foxham

Representations were received from Mr G. Phillip, Applicant.

Issues discussed included:

- There was not a specific policy that dealt with the issue of live/work units; and
- It was clarified that the site was not a Brown Field site and therefore Policy BD2 did not apply.

Resolved that Planning Permission be REFUSED for the reasons set out in the Agenda.

19. 08/01234/FUL – Erection of Two Dwellings – 87A Pinewood Way, Colerne

Representations were received from Ms H. Wright in objection to the application and from Mr Loughlin, Applicant.

Issues discussed included:

- That there was a need for affordable housing in Colerne; and
- The view that the site should be considered a rural exception site.

Resolved that planning permission be REFUSED for the reasons set out in the Agenda.

20. 08/01247/COU – Change of Use of Agricultural Land to Form Part of Residential Curtilage – Splash Cottage, Norton, Nr Malmesbury

A representation was received from Mr T. Bostwick, Applicant.

Issues discussed included:

- The plans were not detrimental to the surrounding area.

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. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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. Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages, sheds or other ancillary domestic outbuildings shall be erected anywhere on the site edged in red on the approved plans. Reason: In the interests of the amenity of the area and to comply with Policy NE15 of the North Wiltshire Local Plan 2011.

4. No development shall take place until details of the fence to be erected have been submitted to, and approved in writing by, the Local Planning Authority. The fence to be erected shall be in accordance with the details approved. Reason: In the interests of the amenity of the area and to comply with Policy NE15 of the North Wiltshire Local Plan 2011.

5. The development hereby permitted shall not be commenced until details of the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. Details shall include:

- details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and proposals for their protection during and following construction works;
- details of all proposed tree and shrub planting, including species, number, sizes and positions, together with seeded/turfed areas;
- details of any hard-surfaced areas such as footpaths, pedestrian areas, steps, play-spaces etc.

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, 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 the visual amenity of the area and to ensure the creation of a pleasant environment for the development and to comply with Policy NE15 of the North Wiltshire Local Plan 2011.

21. 08/01262/FUL – Demotion of existing dwelling and erection of replacement dwelling and siting of residential caravan – Westwood, Startley, Nr Chippenham

A representation was received from Mr V. Vines, Agent.

Issues discussed included:

- The view that the current dwelling is unsightly; and

- The proposed use of red brick for the new dwelling was not in keeping with the surrounding area.

Resolved that Planning Permission be DELEGATED to the Development Control Manager to grant Planning Permission subject to conditions to include changing of the materials from brick.

23. 08/01316/FUL - Extension and Alterations to Dwelling to provide an Additional bedroom, Utility Room and Granny Annexe – Pillar House, The Street, Charlton

A representation was received from Ms C. Watkins, Agent.
Issues discussed included:

- The barn policy did not warrant and the plans should be considered as a housing extension; and
- The plans were overly large at 18 metres larger in length.

Resolved that Planning Permission be REFUSED for the reasons set out in the Agenda.

24. 08/01325/FUL – Erection of Dwelling – 48 Calne Road, Lyneham

A representation was received from Mr N. Keen, Agent

Issues discussed included:

- The current dwelling has Listed Building status and therefore should be kept as is; and
- The suggestion that the proposal would enhance the current site.

Resolved that Planning Permission be REFUSED for the reasons set out in the Agenda.

25. 08/01393/FUL – Extension to Existing Storage Yard – Manor Farm Cottage, Grittenham, Chippenham

A representation was received from Mr D. Pearce, Agent

Issues discussed included:

- It was suggested that the application was acceptable but that conditions would need to be applied; and
- Problems with storage would not be overcome with the extension.

Resolved that Planning Permission be REFUSED for the reasons set out in the Agenda.

26. 08/00631/FUL – Erection of a Gospel Hall and Associated Parking – Former Picnic Site, Kington Langley

No representations were received.

Resolved that consideration of the application be DELEGATED to the Development Control Manager to

- 1) Continue negotiations with the Environment Agency to address their objections;
- 2) Seek a revised plan and additional information to secure retention and protection of the trees on the site; and
- 3) Add a condition to provide a water recycling system

following the satisfactory resolution of these issues the Development Control Manager be authorised to grant Planning Permission subject to conditions.

The meeting started at 6:00pm and finished at 10:45pm.

There were 147 members of the public present.

Signed

Dated