

Draft Minutes of the Development Control Committee Meeting held on Wednesday, 24th September 2008 in the Council Chamber, Level –1, Monkton Park, Chippenham, commencing at 6:00pm

Present

Councillor G.R. Greenaway (Chairman)

Councillors K.A. Banks, C.M.R. Boase, J.P. Doubell, J. Hartless, J.R. Henning, A.K. Hill, H.T. Jones, J. Lay, R.B. MacGregor, E. Marston, R.L. Miles, H.R. Plenty, R.F. Sanderson, and A.J. Trotman

County/Town/Parish Council Representatives

Councillor O. Gibbs Brinkworth Parish Council & Wootton Bassett Town Council
 Councillor P. Reynolds Chippenham Without Parish Council
 Councillor D. Lendon Chippenham Without Parish Council
 Councillor P. Willis Lydiard Tregoze Parish Council

Other Councillors Present

Councillors M.E.M. Groom, P.J. Hutton, R.L. Tonge, M.L. Singlehurst and J.A. Scott

Officers Present

S. Canter (Development Services Administration Manager), P. Jeremiah (Legal Services Manager), L. Pullin (Democratic Services Officer), J. Simmonds (Principal Planning Officer), S. Smith (Senior Planning Officer) and C. Symes (Democratic Services Assistant)

D32. Apologies for Absence

Apologies were received from Councillors C. Crisp, S.K. Doubell, S.D. Meadows, J.A. Phillips, T.R. Sturgis, J.P.S.S. Thomson, C. Wannell and from Hullavington Parish Council.

D33. Membership

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

Councillor to be Replaced	Replacement	Political Group
S.K. Doubell	R.B. MacGregor	Liberal Democrats
J.P.S.S. Thomson	R.L. Miles	Conservative
T.R. Sturgis	J. Lay	Conservative
C. Crisp	J. Hartless	Conservative
S.D. Meadows	C. Boase	Conservative



C. Wannell	H.R. Plenty	Conservative
J.A. Phillips	A.K. Hill	Conservative

D34. Public Question Time/Receipt of Petitions

The following public question was read out on behalf of Mrs Sue Marks (who was not present at the meeting)

There are strict policy guidelines for Educational Funding (106 agreements) that need to be adhered to and I would like the Chairman to reiterate to the committee the guidelines.

The guidelines are in place to help the County Council plan for future Educational needs of the residents of Wiltshire.

There is a cost to development and that cost must be met by the developer, otherwise the residents of Wiltshire will yet again be faced with increased rates.

Can I ask the Chairman to make sure that all applications over 10 units are considered for Educational funding?

The Chairman stated that a written answer would be provided to Mrs Marks.

A folder containing the views of respondents opposed to the proposed building development of the Gerard Buxton Sports Ground in Wootton Bassett was submitted to the Committee by Mrs Sue Marks of Wootton Bassett.

D35. Minutes

The minutes of the meeting held on Wednesday 3rd September 2008 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Development Control Committee held on 3rd September 2008 be confirmed as a correct record.

D36. 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.

D37. Declarations of Interest

There were no declarations of interest.

D38. 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. 08/00025/FUL – Development of Range of Sporting Facilities, Providing Football, Cricket and Tennis Pitches, Plus Associated and Ancillary Uses including Two Clubhouses, a Wardens Flat, Parking Facilities, hardstanding, Infrastructure, Access and Landscaping Works, Land North of B4042, Malmesbury Road, Nr Ballards Ash, Wootton Bassett, Wiltshire

Representations were received from Mr M. O'Brien and Mr G. Yates in objection to the application and from Cllr O. Gibbs of Wootton Bassett Town Council and Cllr P. Willis of Lydiard Tregoze Parish Council and from Mr R. Carter, Mr C. Elias and Mr D. Lukens in support of the application and from Mr P. Yearly on behalf of the applicant and Mr P. Burrell (the agent).

Issues discussed during consideration of this item included:

- The eventual running costs of the site;
- Conflict with policy;
- Remoteness of the facilities;
- The loss of green space in the town;
- The need for a footbridge and a roundabout;
- Consultation inadequacy
- Concerns about public safety whilst traversing the proposed cycle route and foot paths; and
- The lack of street lighting along the proposed cycle route and foot path.

Resolved that the grant of planning permission be DELEGATED to the Development Control Manager subject to completion of agreements to ensure

- a) Highway engineering works to include provision of pedestrian crossing and a bus stop;
- b) The development is linked to planning application 08/00024/FUL to ensure the development takes place prior to the occupation of residential units approved on the Rylands Way site; and
- c) The implementation of a Travel plan.

Subject to:

- i) the amended conditions 8 to 12 as detailed in the Additional information;
- ii) the additional condition 20 in the additional information; and
- iii) negotiations with the Applicant and Wiltshire County Council to investigate the provision of lighting to the proposed footpath/cycleway.

2. 08/00024/FUL – Development of 168 Dwellings, Formation of New Means of Access on to Longleaze and Demolition of Number 19 Longleaze, Associated Landscaping, Open Space and Infrastructure, Gerard Buxton Sports Ground, Rylands Way, Wootton Bassett

Representations were received from Mr M. O'Brien, Mrs A. Coventry, Miss Cherryman and Mr G. Yates in objection to the application and from Cllr O. Gibbs of Wootton Bassett Town Council and from Mr C. Elias in support of the application and from Mr P. Yearlly on behalf of the applicant and Mr P. Burrell (the agent).

Issues discussed during consideration of this item included:

- Concerns about the 3 storey elements of the proposal;
- Inadequate consultation;
- Education contribution;
- The Regional Spatial Strategy;
- Access and rat runs;
- Concerns regarding the safety of pedestrians especially children;
- The Highways Agency objection withdrawal;
- The density of the development; and
- Merits of a site visit.

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

3. 08/00009/FUL – Proposed New Clubhouse and Four pole Mounted floodlights, alterations to Parking Area, Ballards Ash Sports Ground, Malmesbury Road, Wootton Bassett

Representations were received from Mr G. Yates and Mr M. O'Brien in objection to the application and from Cllr O. Gibbs of Wootton Bassett Town Council and Mr C. Elias in support of the application.

Issues discussed during consideration of this item included:

- The comparison between the proposed development and the existing facility;
- Floodlighting; and
- Site Management

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

4. 08/03318/OUT – Erection of 100 Dwellings with Primary Access from Stoneover Lane (Outline) – Rylands Sports Field, Stoneover Lane, Wootton Bassett

Representations were received from Mr G. Yates, Mr P. Day and Mr M. O'Brien in objection to the application and from Cllr O. Gibbs of Wootton Bassett Town Council and from Ms M. Wood (the agent).

Issues discussed during consideration of this item included:

- That the Highways Agency objection to the application was withdrawn;
- Access;
- The effect on residents adjoining the slip road;
- The density of the development;
- Flood risk; and
- The Environment Agency had withdrawn any objection as there were no flooding issues.

Resolved that the grant of Planning Permission be DELEGATED to the Development Control Manager subject to the completion of agreements to ensure:

- (a) Affordable housing and Public Open space;
- (b) The development is linked to planning application 08/00025/FUL to ensure the development of the sports facilities takes place prior to the occupation of any residential units hereby approved; and
- (c) The implementation of a Travel Plan.

Subject to:

- i) The amended condition 1 as detailed in the Additional Information; and
- ii) the deletion of condition 11.

5. 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 Mrs Garratt and Mr Emmett in objection to the application.

Issues discussed during consideration of this item included:

- Concerns regarding the level of use; and
- Core policy C3 of North Wiltshire Local Plan 2011.

Resolved that consideration of the application be DEFERRED.

6. 08/01569/FUL – Erection of chimney flue – 3 John Aubrey Close, Yatton Keynell

Representations were received from Mr A. Gray in objection to the application and from Cllr B. Ford of Yatton Keynell Parish Council.

Issues discussed during consideration of this item included:

- The height and proposed capping of the flue; and
- The application was not in keeping with the surrounding area.

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

7. 08/01010/FUL – Amendment to Already Approved House Types to Residential Development at Rowden Lane. Plots 4-8, 19, 20, 23, 24, 26, 28, 29, 35 and 36, House Type S

No representations were received.

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

8. 08/01103/REM – Erection of thirty (30) dwellings, Brook Farm, Great Somerford

Representations were received from Mr A. Morris, Professor E.P. Evans and Mr B. O'Donnell in objection to the application and from Mr C. Manning (the agent).

Issues discussed during consideration of this item included:

- Flooding issues regarding surface water run-off; and
- The outstanding consultation from the Environment Agency.

Resolved that consideration of the application be DEFERRED to await a consultation response from the Environment Agency.

9. 08/01106/FUL – Construction of Car and Lorry Park on Agricultural Land and Creation of New Vehicular Access onto Monks Lane, Land at the Linleys, Corsham

No representations were received.

Resolved that Planning Permission be GRANTED subject to the conditions set out in the Agenda and the additional condition as set out in the Additional Information.

10. 08/01928/FUL – Erection of two dwellings to form terrace of four dwellings following demolition of existing garage, 123 Lady Mead, Cricklade

Representations were received from Mr Allen and Mr Chivers in objection to the application and from Mr D. Tetlow of Cricklade Town Council.

Issues discussed during consideration of this item included:

- Concerns over turning semi detached properties into terraced dwellings;
- Core policy C3 of North Wiltshire Local Plan 2011; and
- The views of Cricklade Town Council.

Resolved that

- 1) The application be REFUSED on grounds including, but not limited to, the following reason:
 - Due to its design the proposal fails to respect the local character and distinctiveness for the area contrary to policy C3 (i) of the North Wiltshire Local Plan 2011.

- 2) 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.

11. &12. 0808/01461/FUL – Internal and External Alterations Associated with Conversion to Community & Leisure Use; Erection of Two Extensions and Change of Use from Agricultural to Community and Leisure Use and Erection of Two Extensions, The Cart Shed, Derriads Farm, Derriads Lane, Chippenham

Representations were received from Mr N. Stewart, Mrs C. Pugh, Mrs Smithers and Mr A. Barnes in objection to the application and from Mr P. Reynolds of Chippenham Without Parish Council.

Issues discussed during consideration of this item included:

- The change to the Officers recommendation as set out in the Additional Information; and
- The overall design of the application.

Resolved that the applications be REFUSED for the following reasons:

In respect of 08/01968/LBC

1. By reason of the scale and extent of proposed extensions and car parking, is considered that the proposed development would neither preserve or enhance the existing barn or its setting within the Derriads Farm complex, which is Grade II listed. As such the proposal is considered to be contrary to the requirements of Policy HE4 of the adopted North Wiltshire Local Plan 2011.

In respect of 08/01969/COU:

2. By reason of the scale and siting of proposed extension and car parking, together with its proximity to adjoining residential properties, it is considered that the proposed use of the barn for community and leisure activities is likely to give rise to an excessive level of noise and forms of intrusion to the amenities of the occupants of neighbouring residential properties. As such the proposal is considered to be contrary to the requirements of Policy C3 of the adopted North Wiltshire Local Plan 2011.

3. By reason of the scale and extent of proposed extensions and car parking, it is considered that the proposed development would neither preserve or enhance the existing barn or its setting within the Derriads Farm complex, which is Grade II listed. As such the proposal is considered to be contrary to the requirements of Policy HE4 of the adopted North Wiltshire Local Plan 2011.

13. 08/01388/FUL – Demolition of Existing Stables, Erection of 5 Stables, Storage and Caravan for Storage on Site and Change of Use of Land for the Keeping of Horses – Pooks Hill Lane, Heddington, Calne

No representations were received.

Resolved that Planning Permission be GRANTED subject to the conditions set out in the Agenda and the additional conditions as detailed in the Additional Information.

14 &15. 08/0156/FUL – Demolition of Existing Dwelling and Associated Works including Trees and replacement Dwelling – Church Cottage, 33 Bowden Hill, Lacock

Representations were received from Mrs Kingsbury in support of the application and Mr J. Llewellyn (the agent).

Issues discussed during consideration of this item included:

- The overall design of the application.

Resolved that in respect of application 08/01561/FUL – Authority be delegated to the Development Control Manager to PERMIT subject to expiry of consultations.

In respect of application 08/01562/CAC – Authority be delegated to the Development Control Manager to GRANT consent subject to the expiry of the consultation period.

16. 08/01674/S73A – Application to Vary Condition 3 on existing Planning Application 04.00940.FUL to allow the use of French casements and balcony together with erection of visual screen – The Limes, The Ridge, Neston, Corsham

A representation was received from Mr D. Hutt in objection to the application.

Issues discussed during consideration of this item included:

- Core policy C3 of North Wiltshire Local Plan.

Resolved that

- 1) The application be REFUSED for the following reason:
 - The design and appearance of the proposed screen fence would be unattractive and fail to respect the character and appearance of the area contrary to policy C3(i) of the North Wiltshire Local Plan 2011
- 2) 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.

The meeting started at 6.00pm and finished at 10.00pm.

There were 122 members of the public present.