

THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THE MEETING

Minutes of the Development Control Committee Meeting held on Wednesday, 28th January 2009 in the Council Chamber, Level –1, Monkton Park, Chippenham, commencing at 6:00pm

Present

Councillor J.P.S.S. Thomson (Chairman)

Councillors C. Crisp, G.R. Greenaway, M.E.M. Groom, J. Hartless, M. P. Hatton, R. Henning, H.T. Jones, J. Lay, E. Marston, J.A. Phillips, R.F. Sanderson, J. Scragg and T.R. Sturgis

County/Town/Parish Council Representatives

Councillor E. Clegg	Castle Combe Parish Council
Councillor P. Colmer	Cricklade Town Council
Councillor C. Dash	Yatton Keynell Parish Council
Councillor O. Gibbs	Brinkworth Parish Council & Wootton Bassett Town Council
Councillor T. Pepperall	Lydiard Millicent Parish Council
Councillor P. Reynolds	Chippenham without Parish Council
Councillor J. Wood	Chippenham Town Council

Other Councillors Present

Councillors C. Reid and J.A. Scott

Officers Present

S. Gill (Technical Admin Officer), J. Simmonds (Principal Planning Officer), C. Symes (Democratic Services Assistant), B. Taylor (Principal Planning Officer) and P. Taylor (Assistant Solicitor)

D69. Apologies for Absence

Apologies were received from Councillors K. Banks, S.K. Doubell, J.P. Doubell, S. Meadows, A.J. Trotman and C. Wannell.

(NB: Councillor G. Greenaway Vice Chairman took the chair for the first six items)

D70. Membership

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

Councillor to be Replaced	Replacement	Political Group
K. Banks	J. Scragg	Liberal Democrat
S.K. Doubell	M.P. Hatton	Liberal Democrat
S. Meadows	M.E.M. Groom	Conservative
A.J. Trotman	J. Hartless	Conservative
C. Wannell	J. Lay	Conservative

D71. Public Question Time/Receipt of Petitions

The following public question was submitted by Cllr. Gibbs of Brinkworth Parish Council:

Chairman we are concerned that section 106 agreement in regards to payments for open spaces and Education, appear to have dried up at present. Who will be responsible to take these and future payments forward into the unitary authority, as from 1st April and the election in June 2009? Will Parish Councils have to register for receipt of such monies ?

The Chairman responded that officers were aware of the question and a written response would be forwarded to the Parish Council.

D72. Minutes

The minutes of the meeting held on Wednesday 17th December 2008 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Development Control Committee held on 17th December 2008 be confirmed as a correct record.

D73. Chairman's Announcements

The Chairman made the following announcement:

Open Forum:

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

D74. Declarations of Interest

Name	Application /Item	Type of Interest	Nature of Interest	Action
J. Lay	6 – Outline Application for the Erection of Eight Houses	Personal	Had been in discussion with associated parties	Remained in the Chamber during consideration of this item

(NB: Councillor J. Thomson took the chair for the remainder of the meeting)

D75. Development Control Items

(a) **Withdrawn Items**

7(b) 8 - Application 08/02422/FUL was Deferred and would not be heard at the meeting.

(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. 08/02352/S73A – Change of Use of Land to Form a Two-Pitch Gypsy Caravan Site with Ancillary Hardstanding and Settlement Tank – Purdys Farm, Wood Lane, Braydon

Representations were received from Councillor T. Pepperall of Lydiard Millicent Parish Council and from Mr Perrin (Agent).

Issues discussed during consideration of this item included:

- Concerns over the remote location of the site;
- Prospect that other sites would be found in future under Wiltshire Council;
- That granting temporary permission would be preferable to permanent permission as a result of other sites that would have been found under Wiltshire Council.

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

- 1) The use hereby permitted shall be for a limited period being the period 3 years from the date of this decision. At the end of this period the use hereby permitted shall cease, all materials and equipment brought on to the premises in connection with the use shall be removed, and the land restored to its former condition, or such condition as may be authorised by any other extant planning permission.

Reason: The provision of potential sites have yet to be considered by the Implementation Executive under the Local Development Scheme. A permanent permission in advance of this process would be premature.

2. 08/02453/S73A – Variation of condition to allow one day of motor racing on a Sunday rather than a Saturday (temporary permission) – Castle Combe Circuit, Castle Combe

Representations were received from Mrs Adams and Mrs Sillence in objection to the application, from Mr Strawford in support of the application and from Councillor E. Clegg of Castle Combe Parish Council.

Issues discussed during consideration of this item included:

- Concerns as to which weekends the application related to;
- Noise pollution and assessment issues;
- The condition of sending a Calendar of events out and the one months' notice needed of which Sunday would be used;

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

3. 08/02628/FUL – Erection of seven dwellings for affordable housing – Sutton Lane, Sutton Benger

A representation was received from Mr Smith (Agent)

Issues discussed during consideration of this item included:

- Impact on surrounding countryside;
- Overall design of the car parking element of the development;
- Layout of the whole proposed development;
- Concerns regarding the agricultural access.

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

4. 08/02207/FUL – Erection of Two Dwellings – 23 Common Hill, Cricklade

Representations were received from Mrs Silver in objection to the application, from Councillor P. Colmer of Cricklade Town Council and from Mr Willis (Agent)

Issues discussed during consideration of this item included:

- Drainage and flooding issues;
- Overdevelopment of the site;
- Views of the Town Council;

Resolved that the decision be DELEGATED to the Development Control Manager to refuse on grounds including, but not limited to, the following reasons:

1. The proposed units would create a cramped form of development in this semi rural location which fails to respect the local character and distinctiveness with regard to design, size, scale, siting and layout. The proposed development conflicts with policy C3 (i) of the North Wiltshire Local Plan 2011.
2. The proposal fails to demonstrate that issues of drainage and localized flooding have been adequately addressed and that neighbouring properties will not be adversely affected by the development. The proposal is contrary to Policy NE22 of the North Wiltshire Local Plan 2011.
3. 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.

5. 08/02290/FUL – Erection of New Commercial Premises with B8/B1 Use, Including Removal of the Existing Buildings; Provision of Improved Access; Hard and Soft Landscaping and Associated Works – Southernwood Farm, Sheldon, Chippenham

Representations were received from Mr Boyd and Mrs Sellman in objection to the application and from Councillor P. Reynolds of Chippenham without Parish Council.

Issues discussed during consideration of this item included:

- Traffic and highways issues;
- The overall design of the development was not in keeping of the surrounding area;
- Concerns regarding local wildlife including a rare breed of bat;

Resolved that Planning Permission be REFUSED on grounds including, but not limited to, the following reasons:

1. The proposed development is not considered to be in keeping with its surroundings and fails to respect the local character and distinctiveness of the area and the quality of the natural and built environment, particularly in respect of the design, size, scale and materials. The application fails to comply with Policies C3, particularly elements (i) and (ii), C4 (iii) and BD5 (ii) & (iii) of the North Wiltshire Local Plan 2011 and PPS7 (Sustainable Development in Rural Areas)

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.

6. 08/02310/OUT – Erection of eight houses – Glen Avon, Hornbury Hill, Upper Minety, Malmesbury

Representations were received from Mr Shepherd in objection to the application and from Mr Miles (Agent)

Issues discussed during consideration of this item included:

- Access issues;
- Concerns regarding bin storage and refuse collection;
- The over development of the site and density of the development;
- The impact on current neighbouring dwellings;
- Concerns regarding the Affordable Housing part being able to afford to maintain the private access road;
- Core policy C3 of the North Wiltshire Local Plan 2011;

Resolved that Subject to the completion of an agreement under s106 of The Act in respect of the provision of affordable housing, then:

The decision be DELEGATED to the Development Control Manager to permit as recommended subject to confirmation of details of refuse collection.

7. 08/02394/FUL – Erection of detached dwelling and off-street car parking to rear of 11 Ladds Lane – 11 Ladds Lane, Chippenham

Representations were received from Mrs Jeffries, Mrs Tinson, Mrs Brain and Mr Pennell in objection to the application, from Mr Trott in support of the application, from Councillor J. Wood of Chippenham Town Council and from Mr Dennis (Agent)

Issues discussed during consideration of this item included:

- Effect on existing dwellings;
- Overall design and proposed height of the development;

Resolved that Planning Permission be REFUSED on grounds including, but not limited to, the following reasons:

1. The proposed dwelling fails to respect the local character and distinctiveness of the area with regard to design, size, materials and siting and fails to preserve or enhance the character and appearance of the

Chippenham Conservation Area. The proposal is contrary to Policies C3 (i) and Policy HE1 of the North Wiltshire Local Plan 2011.

2. The proposed dwelling will result in unacceptable loss of privacy and amenities to adjacent dwellings contrary to Policy C3 (iii) of the North Wiltshire Local Plan 2011.
3. 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.

8. 08/02422/FUL – Erection of triple garage and external alterations – Rowan House, 13 Widham, Purton

Resolved that consideration of the application be DEFERRED.

9. 08/02729/FUL – Erection of Oak Framed Single Garage and Log Store – Hedgerows, Grove Lane, Yatton Keynell

Representations were received from Mr Lewis and Mr Teds in objection to the application, from Councillor C. Dash of Yatton Keynell Parish Council and Mr Rimes (Applicant)

Issues discussed during consideration of this item included:

- Concerns over the siting of the development;
- The size and close proximity of the development to current dwellings;
- Concerns regarding the detrimental effect on surrounding area;

Resolved that consideration of the application be DEFERRED for two cycles to negotiate a repositioning of the garage to avoid adversely affecting amenity of local residents and listed building.

10, 11. & 12. 08/02450/LBC, 08/02451/FUL & 08/02566/CAC – Change of use of outbuildings to form residential extension & one bed residential unit with single storey extension, erection of four two-storey two bed dwellings, re-cladding rear extension, external alterations and demolition of outbuilding – 42, High Street, Corsham

A representation was received from Mr Pearce (Agent)

Issues discussed during consideration of this item included:

- Highways issues;
- Concerns that the current business would not move;
- Overall development of the site;
- Detrimental effect on the surrounding area;

- Concerns of the Conservation Officer;
- Car parking issues;

Resolved that Planning Permission be REFUSED subject to the reasons set out in the agenda.

Resolved that Listed Building Consent be REFUSED subject to the reasons set out in the agenda.

Resolved that Conservation Area Consent be GRANTED subject to the conditions set out in the agenda.

13. 08/01831/FUL – New and replacement external lighting (Retrospective) – Tesco Store, Emery Gate, Chippenham

No representations were received.

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

14. 08/02841/LBC – Install secondary glazing and add cavity wall insulation – The Mill Race, Marden House Centre, New Road, Calne

No representations were received.

Resolved the decision be DELEGATED to the Development Control Manager to grant consent subject to conditions and following expiry of the consultation period.

The meeting started at 6.00pm and finished at 9.30pm

There were 55 members of the public present.

Signed

Dated