

Draft minutes of the Development Control Committee Meeting held on Wednesday, 18th March 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, J.P. Doubell, S.K. Doubell, G.R. Greenaway, M.P. Hatton, R. Henning, E. Marston, R.L. Miles, J.A. Phillips, R.F. Sanderson, T.R. Sturgis, A.J. Trotman, A.M. Wannell and C. Wannell

County/Town/Parish Council Representatives

Councillor P. Colmer Cricklade Town Council
Councillor O. Gibbs Brinkworth Parish Council & Wootton Bassett Town Council
Councillor J. Wright Nettleton Parish Council

Other Councillors Present

Councillors A. Clements, J.A. Scott and R. Tonge

Officers Present

S. Canter (Development Services Administration Manager), P. Jeremiah (Legal Services Manager), C. Pescod (Development Control Manager), C. Symes (Democratic Services Assistant), B. Taylor (Principal Planning Officer) and R. Witt (Wiltshire County Council Highways)

D83 Apologies for Absence

Apologies were received from Councillors K.A. Banks, T. Jones and S. Meadows

D84. Membership

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

Councillor to be Replaced	Replacement	Political Group
T. Jones	A.M. Wannell	Conservative
S. Meadows	R.L. Miles	Conservative
K.A. Banks	M.P. Hatton	Liberal Democrat

D85. Public Question Time/Receipt of Petitions

None received

D86. Minutes

The minutes of the meeting held on Wednesday 25th February 2009 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Development Control Committee held on 25th February 2009 be confirmed as a correct record.

D87. 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.

D88. Declarations of Interest

None

D89. Development Control Items

(a) **Withdrawn Items**

(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. **08/00826/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 Mrs Newbury, Mr Menhinick and Mr Walters in objection to the application and from Mr Pearce (Agent).

Issues discussed during consideration of this item included:

- Concerns regarding flooding and drainage especially surface water run-off and the storage of surface water;
- The design of the vehicular access and the capacity of the local highway network;
- Concerns regarding the safety of the pedestrian access to the site and the design of the pedestrian island at the entrance;
- Vehicle movements within the site;
- The visibility of the two storey cafeteria building;
- The positioning of the entrances and exits to the retail areas.

Resolved that Planning Permission be GRANTED subject to conditions set out in the agenda and the additional informative as set out below:

Attention should be drawn to conditions 6 to 9 (inclusive) on the decision notice which require details of surface water drainage, surface water limitation, surface water storage and disposal of foul drainage to be submitted and agreed with the local planning authority, with advice from the Environment Agency, prior to the commencement of any development approved by this permission. From the indicative proposals submitted with the application it appears that in order to comply with these conditions engineering works may be required on land within the applicants control, but outside the 'red line' application site. Should these indicative proposals form the basis for a scheme to comply with conditions 6 to 9 the works are likely to require planning permission in their own right and would require a separate planning application to be submitted and approved.

2.&3. 08/02809/FUL & 08/02810/LBC – Closure of Existing Access, Increase height of Existing Wall and Formation of a New Vehicular Access and Alterations to Boundary Wall, Including Repositioning Gate Pier, Alterations to Access and Increase Height of Wall – Latimer Manor, West Kington

Representations were received from Mrs Bush in objection to the application, from Mr Taylor in support of the application, from Councillor J. Wright of Nettleton Parish Council and from Mr Dolan (Applicant).

Issues discussed during consideration of this item included:

- Whether a decision to permit the application should be referred to the Secretary of State;
- The historical form of the current entrance should be kept;
- Concerns regarding the Grade II star listing and the removal of the gate pillars;

Resolved that Planning Permission be REFUSED for the following reason:

The proposed development would cause harm to the character and appearance of the listed building and its setting, and to the character of the conservation area. It would therefore be contrary to policies HE1 HE2 and HE4 in the North Wiltshire Local Plan 2011

Resolved that Listed Building Consent be REFUSED for the following reason:

The proposed development would cause harm to the character and appearance of the listed building. It would therefore not be in accordance with the Planning (Listed Building and Conservation Area) Act 1990 or guidance in PPG15.

4. 08/02792/REM – Erection of Eleven dwellings and New Access – Glen-Pac (Southern) Ltd, The Forty, Cricklade

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

Issues discussed during consideration of this item included:

- Flooding and drainage;
- Provision of car parking;
- Outline permission had been granted;
- The drainage condition that had been attached to the original permission;
- Impact on adjoining properties;
- Concern regarding the proposed height of plot 6 in the development;

- Views of the Town Council;

Resolved that The Reserved Matters be REFUSED due to but not limited to the following reason:

1. The proposed scheme fails to respect the local character and distinctiveness of the area and will result in unacceptably low levels of privacy and amenity in relation to adjacent dwellings. The application is contrary to Policy C3 (i) and (iii) 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.

5. 09/00113//FUL – Erection of Two Storey Extension and Detached Garage with Studio Above (Revision to 08.02329.FUL) - Redcroft, Malmesbury

A representation was received from Mr D Bertodano (Applicant).

Issues discussed during consideration of this item included:

- The views of the Parish Council;
- Impact on the surrounding area;

Resolved that the decision be DELEGATED to Head of Development control.

6. 09/00134/FUL – Creation of New Market Square Including Change of Use from Existing Burial Ground – Phelps Parade, The Pippin, Calne

No representations were received.

Resolved that the decision be DELEGATED to Head of Development Control to permit subject to conditions.

7. 09/00325/LBC – Install secondary glazing to four first floor sash windows – Marden House Centre, New Road, Calne

No representations were received.

Issues discussed during consideration of this item included:

Resolved that Subject to the expiry of the consultation period the Development Control Manager be authorised to GRANT Listed Building Consent subject to the conditions set out in the Agenda.

The meeting started at 6:00pm and finished at 8.25pm

There were 32 members of the public present.