

## STRATEGIC PLANNING COMMITTEE

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MINUTES of a MEETING of the STRATEGIC PLANNING COMMITTEE held at COUNTY HALL, TROWBRIDGE on WEDNESDAY 7 OCTOBER 2009.

**PRESENT:**

Cllr Andrew Davis (Chairman), Cllr Philip Brown, Cllr Christine Crisp, Cllr Mr Peter Fuller, Cllr Russell Hawker, Cllr Chris Humphries, Cllr Jeff Ody, Cllr Tony Trotman, Cllr Ian West and Cllr Fred Westmoreland.

Cllr Peter Doyle also attended the meeting.

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8. **Apologies** Apologies for absence were received from Cllr Julian Johnson, Cllr Mark Packard and Cllr Graham Wright.

9. **Minutes of Previous Meetings**

**Resolved:**

- (a) To confirm and sign the minutes of the meeting held on 15 July 2009, subject to the inclusion of apologies received from Cllr Christine Crisp.
- (b) To confirm and sign the minutes of the meeting held on 22 September 2009.
10. **Members' Interests** Cllr Peter Doyle explained that, although he was not a member of this Committee, he wished to state that he was a member of the Northern Area Planning Committee which would be considering a further planning application in respect of Brynards Hill, Wootton Bassett. Although the two applications were stand alone there was a link between them. Cllr Doyle wished to record that he would confine his comments to Application No. N.09.00871 (see Minute 11 below).
11. **Wootton Bassett: Land at Brynards Hill – Mixed Use Development for up to 100 Dwellings and 4.9 Hectare Extension of Interface Business Park, Access, Landscaping and Associated Works for Wainhomes Developments Ltd (Application No. N.09.00871)** On considering a report by the Service Director, Development and the late observations and on hearing the views of Cllr Peter Doyle, as local member, on this application,

**Resolved:** To refuse planning permission for the following reasons:-

- (1) The proposed development is in the countryside, outside the framework boundary of any settlement where residential development is not acceptable under Policy H4 of the North Wiltshire Local Plan 2011 and Policy DP14 of the Wiltshire and Swindon Structure Plan 2016. There are no material considerations which outweigh the development plan policies.**
- (2) The proposal is premature to the formal adoption of the South West Regional Spatial Strategy (SWRSS) and the progression of any LDF or Core Strategy for the area. It is also premature in terms of the identification and means of delivery in respect of any necessary infrastructure in step with any development to be focused in Wootton Bassett. Accordingly, the proposed development fails to accord with emerging Development Policy D in the emerging SWRSS.**
- (3) In the absence of any justifiable need for the development, the proposal development by reason of its location in a prominent position on Brynard's Hill, would be detrimental to the character and appearance of the countryside at this location contrary to Policy NE15 of the adopted North Wiltshire Local Plan 2011.**
- (4) The proposed development does not make any provisions for securing affordable housing on the site or financial contributions towards education provision in the locality or the on-going provision and maintenance of open space on the site. The application is therefore contrary to Policies C2, H5 and CF3 of the North Wiltshire Local Plan 2011 and the North Wiltshire Local Development Framework Affordable Housing SPD (August 2007).**
- (5) The proposed development would result in the increased use of a footpath level crossing over the main railway line in the vicinity of the site to the detriment of rail and pedestrian safety.**
- (6) Insufficient evidence in the form of an archaeological evaluation has been submitted to demonstrate that the proposed development would not detrimentally impact upon an area of archaeological interest.**

(Duration of meeting: 10.30am – 10.50am)

The Officer who has produced these minutes is Roger Bishton, Democratic & Members' Services, direct line (01225) 713035 or e-mail

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