

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting of the Development Control Committee Held on 14 March 2006 in the Corn Exchange of the Town Hall

PRESENT: Councillor R Golding – Chair
Councillor Mrs C J Bowyer – Town Mayor
Councillor D Bland
Councillor P Dolman
Councillor Mrs L E Hammond
Councillor J R Ireland
Councillor R J Stigwood
Councillor C J Viner – Deputy Town Mayor

OFFICER: Mrs L Wakefield – Deputy Town Clerk

PUBLIC PARTICIPATION

Mr D Rees - 21 Mill Street
06/00518/COU & Car Parking

Mr Rees stated that since the introduction of car parking charges and parking restrictions at Somerfield, the amount of car parking in Mill Street had increased. It is now difficult to park in Mill Street. Mr Rees opposes the application on grounds of parking. Residents should also be given more time to digest the plans.

Mrs L Rees - 21 Mill Street
06/00518/COU

1. Somerfield was not designed for residential use and impact on the area would be significant.
2. New flats at Somerfield would overlook Mill Street and residents would lose privacy.
3. In order to reduce traffic and impact on the local population could the number of flats proposed be reduced or re-designed?

Mr A Mellor - 10 Hazel Grove
06/00491/FUL

Mr Mellor felt that a previous application of 4 houses was reasonable whereas this application for 9 was not. He was concerned that one property would be overlooking and very close to 11 Hazel Grove.

Mrs M Harris - 1 Nestleton Close (Calne Civic Society)
06/00491/FUL

Mrs Harris was concerned with traffic implications at the junction with Linden Close/Silver Street and to instate another access along Silver Street would make it more dangerous.

Mr K Wells - 4 Mill Street
06/00518/COU

Mr Wells supported all previous comments on this application. Mr Wells expressed concern of the origins of the application and the lack of consultation time and questioned how 6 parking spaces could be allocated in this very congested service area

157/05 APOLOGIES

No apologies were received.

158/05 MINUTES

The Minutes of the Development Control Meeting held on Tuesday 28th February 2006, having previously been circulated, were approved as a correct record and signed by the Chair.

159/05 DECLARATIONS OF INTEREST

There were no declarations of interest.

160/05 PLANNING APPLICATIONS – SCHEDULE 23 / 2005/2006

Informed by the information available at the meeting, the following decisions were taken by the Calne Town Councillors. Councillors also serving on the District Council will consider the matter afresh at District level in the light of all the evidence presented to them at that time, including the relevant officer's report.

Due to public interest, the Chair agreed to amend the order in which planning application were to be debated.

Application Number	Name and Address of Applicant	Location of Development	Description of Development
7. 06/00518/COU	Somerfield Stores Ltd, Bristol	Somerfield Store 1-3 Mill Street	Change of Use at First Floor from offices to 23 residential apartments, including new windows and roof garden. Existing store remains at ground level.
Members unanimously voted to STRONGLY OPPOSE this application for a Change of Use. Members had concerns over the following matters: <ol style="list-style-type: none">1. Parking and impact in a conservation area.2. Loss of quality of life to local residents.3. Gross overdevelopment of the area.4. The infrastructure to cope with 23 flats is wholly inadequate and problems generated will far out way any benefit. Members object to this application under RH8 of the adopted Local Plan.			

Application Number	Name and Address of Applicant	Location of Development	Description of Development
6. 06/00491/FUL	Hannick Homes Swindon	Land at Elm Grove 15 Silver Street	Residential development, 9 No new dwellings.
<p>Members unanimously voted NOT to support this application.</p> <p>Areas of particular concern to the members were:</p> <ol style="list-style-type: none"> 1. Access (unsuitable from the A3102). 2. Loss of amenity. 3. Loss of trees/hedges. Particularly the conifer hedging at boundary of adjoining properties. 4. Adverse impact on wildlife. Wildlife. There may be a colony of bats living in outbuildings on the site. 5. Members also suggested that more trees on the site may be deserving of Tree Preservation Orders. 6. Overdevelopment of the site. 7. The demolition of a 200 year old house which should be listed, the Town Council will be taking this matter up with English Heritage. 8. Concern that this entrance is close to a new proposed school crossing. 			
1. 05/03242/COU (Revised Plans)	Mr P, Mr AR & Mrs J Merritt Common Farm Quemerford	Common Farm Quemerford	Conversion of equestrian outbuildings and stables to five residential units. (Revised plans refer to farm buildings only.)
The amendment to this application was noted.			
2. 06/00210/FUL	Mr D Chamberlain 16 Fynamore Gardens	16 Fynamore Gardens	Erection of first floor extension above existing garage.
Members supported this application.			
3. 06/00413/LBC	Mr & Mrs Daws 8 Castle Street	8 Castle Street	Proposal to demolish existing conservatory and flat roofed extension and replace with single storey extension and internal alterations.
Members support this application and welcome the enhancement to this area.			
4. 06/00414/FUL	Mr & Mrs Daws 8 Castle Street	8 Castle Street	Proposal to demolish existing conservatory and flat roofed extension and replace with single storey extension.
Members support this application and welcome the enhancement to this area.			
5. 06/00449/FUL	Mr & Mrs Bodman 43 The Street Cherhill	Corner of The Kilns/Oxford Road	Erection of a three bed two storey dwelling.
Members did not support the application as submitted. Members would, however, be prepared to consider a revision for a bungalow similar to that previously approved by NWDC under Planning Application 04/00058/FUL.			

161/05 PLANNING APPLICATIONS DECISIONS LIST 22/ 2005/2006

Planning Application decisions received on List 22/2005/06 were noted.

162/05 PLANNING TRAINING SESSIONS AT NORTH WILTSHIRE DISTRICT COUNCIL – A copy of Calne Town Council’s letter AK/sc dated 21 February 2006, informing members of Planning Training Sessions at North Wiltshire District Council on 19 April 2006 and 9 May 2006, was noted.

The meeting closed at 7.10. p.m.

Signature: _____

Date: March 2006