

**CALNE TOWN COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

**Minutes of the meeting of the Development Control Committee
Held on 4 July 2006 in the Large Hall of the Town Hall**

PRESENT: Councillor R Golding – Chair
Councillor Mrs L E Hammond – Vice Chair
Councillor Mrs E M Bland
Councillor D Bland
Councillor T A P Briggs
Councillor P Dolman – Deputy Town Mayor
Councillor M J Harris
Councillor J R Ireland
Councillor R J Stigwood

OFFICER: Mrs A Kingdon – Town Clerk

SECRETARY: Mr K M O’Daly

There were 12 members of the public and 1 member of the press present.

PUBLIC PARTICIPATION

Twelve members of the public attended the meeting to comment on Planning Application 06/01545/FUL (Marden Court Calne). The main issues and concerns were:

- Access for building to take place – HGV’s cannot access the site easily.
- Additional traffic, on completion of the build using an unadopted access road which is not constructed to modern standards.
- Additional traffic accessing the site is indicated by the provision of 15 parking bays within the site.
- Residents previously living in the building to be demolished did not have cars.
- Whilst provision for the elderly to live independently is necessary the needs of existing residents must also be considered.

31/06 APOLOGIES

Apologies were received from Councillor C J Viner – Town Mayor.

32/06 MINUTES

The Minutes of the Development Control Meeting held on Tuesday 20th June 2006 having previously been circulated, were approved as a correct record and signed by the Chair.

33/06 DECLARATIONS OF INTEREST

Member	Application	Interest	Action
Councillor P Dolman – Deputy Town Mayor	06/01352/FUL	Mr Spiller, the applicant, is the Captain of Councillor Dolman’s golf club.	Remain in the meeting and take part in the discussion and vote.
Councillor R Golding	WCC N06.07022	Councillor Golding has two children who attend Priestley School.	Remain in the meeting and take part in the discussion and vote.

34/06 PLANNING APPLICATIONS – SCHEDULE 5 / 2006/2007

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 the large amount of public interest members decided to debate Planning Application 06/01545/FUL (Item 4/10) first.

Application Number	Applicant	Location of Development	Description of Development
10. 06/01545/FUL	Westlea Housing Association	Marden Court	Demolition of part of existing care home. Erection Six 1-bedroom flats and Nine 2-bedroom flats with associated road access and parking.
<p>Members did NOT support this application.</p> <p>Members felt that access through Quarr Barton was impossible for large vehicles bringing building supplies to the site as well as removal vehicles. There was potential for damage to the road, cellars and brickwork of buildings on either side of Quarr Barton.</p> <p>Members would be happy to consider an application for refurbishment of this building rather than that presented and that this would prove a more satisfactory method of providing the required 15 flats. The footprint of the current building supplies 25 flats so there should be ample room to provide 15 flats.</p> <p>Members felt that this application was in contravention of Policy RH8 of the 2001 Local Plan and Policy C3 (i – v) of the 2011 Local Plan recently adopted.</p> <p>It was proposed by Councillor J R Ireland and seconded by Councillor P Dolman – Deputy Town Mayor to refuse the application in its present form. A vote proved unanimous NOT to support this application.</p>			

Application Number	Applicant	Location of Development	Description of Development
1. 06/00756/FUL (Amended plans)	Hannick Homes Swindon	Land at 17-18 Bentley Grove	Demolition of two detached dwellings and construction of terrace of six new dwellings.
Members noted the amendment and asked for previous comments to be repeated below:			
Members voted unanimously STRONGLY NOT TO SUPPORT this application as follows:			
a. Members felt that this was splitting the site. With approval already for 4 houses, another 6 houses would result in 10 houses on this small piece of land.			
b. Members felt that this application is contrary to the Local Plan Policy RH8 on several points including excess parking requirements, design harmonisation (3 storey buildings) and privacy to existing properties.			
c. Highways matters including Anchor Road becoming a rat-run and access of large vehicles to Bentley Grove from Anchor Road.			
d. Members also noted that a previous application on this land (04/03065/FUL), not supported by Calne Town Council, had been refused by NWDC under the Local Plan Policy RH8.			
2. 06/00837/FUL (Amended plans)	Mrs D Kemble Priestley House 19 The Green	Priestley House 19 The Green	Erection of one dwelling.
Members supported this application for one dwelling only.			
3. 06/01250/ADV	Rayners Ltd	Rayner Ltd 3 The Square	Internally illuminated fascia sign.
Members supported this application.			
4. 06/01352/FUL	Mr J Spiller Little Brook Cottage 379 Quemerford	Little Brook Cottage 379 Quemerford	First floor extension to rear to form en-suite.
Members supported this application.			
5. 06/01473/FUL	Miss J Harris 1 Vicarage Close	1 Vicarage Close	Single and two storey extensions.
Members supported this application.			
6. 06/01502/FUL	Mr & Mrs Jameson 26 Saffron Meadow	26 Saffron Meadow	Rear conservatory.
Members supported this application.			
7. 06/01508/FUL	Mr D Holton Woodland Lodge Wenhill Lane	Woodland Lodge Wenhill Lane	Erection of detached garage.
Members supported this application.			

Application Number	Applicant	Location of Development	Description of Development
8. 06/01531/TCA	Mr R Gorry The Old Dairy 27 Church Street	27 Church Street	Fell sycamore tree.
Members deferred making a decision pending receiving more detailed information from the Landscape Officer as to the reasons for this request to fell a tree.			
9. 06/01538/LBC	Trustees of Calne Free Church	Calne Free Church Church Street	Erection of scaffolding to carry out high level repairs to stonework and roof.
Members supported this application.			
11. 06/01565/FUL	Persimmon Homes (Wessex) Ltd	Phase 7 North Calne	Repositioning of two previously approved dwellings as minor adjustments to approved scheme (02.01333/REM).
Members supported this application.			
12. 06/01586/FUL	Mr D Murphy 74 London Road	74 London Road	Extension to dwelling.
Members supported this application.			
13. 06/01604/FUL	Ms J Carr 17 Cornflower Close	17 Cornflower Close	Ground floor extension.
Members supported this application.			
14. WCC N06.07022	Wiltshire County Council	Priestley Primary School	Demolition of existing porch and reforming new entrance porch with dwarf wall, glazed sections and pitched roof on enlarged footprint and replacement of existing glazed curtain walling each side of porch to match porch construction.
Members strongly supported this application.			

35/06 PLANNING APPLICATIONS DECISIONS LIST 5 / 2006/07

Planning Application decisions received on List 5 /2006/07 were noted.

36/06 ST MARY'S SCHOOL CALNE – PUFFIN CROSSING, CURZON STREET – St Mary's School's response to the Residents' Newsletter concerning a "Puffin Crossing" in Curzon Street, Calne was noted.

37/06 NORTH WILTSHIRE DISTRICT COUNCIL – REQUEST FOR A STREET NAME – North Wiltshire District Council letter SN/Calne/BH/BT dated 21 June 2006 requesting a Street Name was not discussed. Advice from NWDC had been received saying that the request could be actioned by adding additional numbers to street names already allocated.

38/06 WILTSHIRE COUNTY COUNCIL - VEHICULAR USERS OF PUBLIC RIGHTS OF WAY – Wiltshire County Council letter from the Rights of Way Assistant dated 15th June 2006 was noted.

The meeting closed at 7.20 p.m.

Signature: _____

Date: July 2006