

**CALNE TOWN COUNCIL  
DEVELOPMENT CONTROL COMMITTEE**

**Minutes of the meeting of the Development Control Committee  
Held on 5 December 2006 in the Large Hall of the Town Hall**

**PRESENT:** Councillor R Golding – Chair  
Councillor Mrs M J Baggs (Substituting for Councillor J R Ireland)  
Councillor Mrs E M Bland  
Councillor D Bland  
Councillor R J Stigwood

**OFFICER:** Mrs L Roberts – Deputy Town Clerk

**SECRETARY:** Mr K M O’Daly

**PUBLIC:** There were 2 members of the public present.

**102/06 APOLOGIES**

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

Councillor Mrs M J Baggs substituted for Councillor J R Ireland.

**103/06 DECLARATIONS OF INTEREST**

Member	Application	Interest	Action
Councillor Mrs M J Baggs	06/02474/REM	Councillor Mrs M J Baggs’ property borders this application.	Remain in the meeting and take part in the discussion and vote.

**104/06 MINUTES**

The Minutes of the Development Control Meeting held on Tuesday 21<sup>st</sup> November 2006 having previously been circulated, were approved as a correct record and signed by the Chair.

**105/06 PLANNING APPLICATIONS – SCHEDULE 16 / 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.

Application Number	Name and Address of Applicant	Location of Development	Description of Development
1. 06/00491/FUL (Revised)	Hannick Homes Swindon	Land at Elm Grove 15 Silver Street	Residential development, 9 no new dwellings. (Revised).
<p>Members noted the revisions to this application but strongly continue not to support this revised application, areas of particular concern that still remain were:</p> <ol style="list-style-type: none"> <li>1. Access (unsuitable from the A3102).</li> <li>2. Loss of amenity.</li> <li>3. Loss of trees/hedges. Particularly the conifer hedging at boundary of adjoining properties.</li> <li>4. Adverse impact on wildlife. Wildlife. There may be a colony of bats living in outbuildings on the site.</li> <li>5. Members also suggested that more trees on the site may be deserving of Tree Preservation Orders.</li> <li>6. Overdevelopment of the site.</li> <li>7. The demolition of a 200 year old house.</li> <li>8. Concern that this entrance is in close proximity to the puffin crossing now in place.</li> </ol>			
2. 06/02474/REM (Amended Plans)	M Evans Colburn Homes Ltd	Land adjoining Tynning Park and Wessington Avenue	Erection of twenty four dwellings and construction of new access road, drives and parking spaces. (Amended plans).
<p>Members continue not to support this application and re-iterate previous comments below.</p> <p>Members continue to be concerned at what they see as overdevelopment of the site resulting in increased traffic especially as this location is near a school and is already extremely busy. Members felt this application should be refused on the same grounds as before. Previous comments as follows:</p> <p>Members did not support this application for 24 houses.</p> <p>Members were extremely concerned about the number of proposed properties and considered that 24 was overdevelopment. In a previous application for this site (05/01307/OUT – subsequently withdrawn) members felt then that 17 properties was overdevelopment.</p> <p>Members also felt that the Highway’s Authority should consider a long term strategy for traffic in this area, if, as expected, other industrial land in this area is turned into housing. Some items members wished to be consider were:</p> <ol style="list-style-type: none"> <li>a. Traffic lights to allow vehicles to enter the London Road from side roads.</li> <li>b. Roundabouts at some of the above points.</li> <li>c. The possibility of widening the road and providing “slip lanes” in this area.</li> </ol> <p>Members also felt that properties would be enhanced if garages were included in each plot.</p>			
3. 06/02482/COU (Amended Plans)	Mr P Harris c/o 10 Meadowsweet Drive	15 North Street	Conversion to four bed residential as per application 03/02301/COU with minor amendments. (Amended plans).
<p>Members noted this application had already been approved.</p>			

Application Number	Name and Address of Applicant	Location of Development	Description of Development
4. 06/02525/COU (Amended Plans)	Mr Merrick c/o DPDS Consulting	Unit 5 Harrier Close	Change of use from A1 (Retail) to A3/A4 (Restaurant/Wine Bar) and erection of external extraction ducting. (Amended plans).
Members noted this application has been withdrawn.			
5. 06/02772/LBC	Ms J Edwards 29a Church Street	29a Church Street	Alterations associated with conversion of loft to form bedroom/bathroom, with new dormers, roof light and staircase.
Members supported the internal works but had reservations about the dormer windows due to the fact that they would overlook neighbouring properties and could constitute an invasion of privacy. However, members noted the reasons for NWDC previously refusing similar requests (06/01259 & 06/01260) and were happy to leave this application to NWDC to approve/refuse within LBC requirements.			
6. 06/02795/FUL	Ms J Edwards 29a Church Street	29a Church Street	New dormer windows.
Members supported the internal works but had reservations about the dormer windows due to the fact that they would overlook neighbouring properties and could constitute an invasion of privacy. However, members noted the reasons for NWDC previously refusing similar requests (06/01259 & 06/01260) and were happy to leave this application to NWDC to approve/refuse within LBC requirements.			
7. 06/02847/FUL	Mr G Halhead 11 Tynning Park	11 Tynning Park	Erection of a garage and construction of a driveway.
Members supported this application.			
8. 06/02877/FUL	Mr F Curd 25 William Street	25 William Street	Erection of a 2.44M high boundary fence.
Members supported this application for a 2.44M fence if intended to act as a screen/buffer to the industrial unit adjacent and to compensate for the loss of a row of conifers whose felling was supported in application 05/01650, otherwise, members would concur with NWDC expertise.			
9. 06/02926/LBC	Mr I Richards Awdry Bailey & Douglas	Westhill House 4 Market Place	Fit metal handrails to steps at main entrance.
Members supported this application.			
10. 06/02943/TCA	Mr R Warren 10 Mill Street	10 Mill Street	Fell one willow, conifer hedge and two sycamore trees.
Members supported this application.			
11. 06/03013/FUL	Mr & Mrs Dodson 38 Salmons Leap	38 Salmons Leap	Rear conservatory.
Members supported this application.			

## 106/06 PLANNING APPLICATIONS DECISIONS LIST 16 / 2006/07

Planning Application decisions received on List 16 /2006/07 were noted.

**107/06 HIGH COURT PLANNING APPEAL DECISION – PROPOSED CONCRETE BATCHING PLANT, UNIT 1 PORTE MARSH ROAD, CALNE, WILTSHIRE.**  
The High Court’s judgement in upholding the Planning Inspectorate’s decision to refuse this application was noted

The meeting closed at 6.50 p.m.

Signature \_\_\_\_\_

Date: December 2006