

**DEVELOPMENT
CONTROL
COMMITTEE**

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THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THE MEETING

**Minutes of the Development Control Committee Meeting held
on Wednesday, 6th July 2005 in the Council Chamber, Monkton Park,
Chippenham, commencing at 6:00pm**

Present

Councillor T.R. Sturgis.....Chairman

Councillors T.A.P. Briggs, P.R. Davis, H.M. Dixon, P.J. Goldstone, G.R. Greenaway,
J.R. Ireland, R.B. MacGregor, J.P.S.S. Thomson, R.L. Tonge, A.J. Trotman, S.R.
Walls and R.T.L. Watkins.

Other Members Present

Councillors D.J.E. Evans

County/Town/Parish Council Representatives

Councillor D. Grafton	Chairman of Cherhill Parish Council
Councillor L. Palmer	Grittleton Parish Council
Councillor R.L. Tonge	Colerne Parish Council
Councillor O. Gibbs	Brinkworth Parish Council

Officers Present

B. Taylor (Principal Planning Officer), T. Lewis (Senior Planning Officer), J.
Enticknapp (Conservation Officer), R. Packer (Principal Solicitor) and J. Whittleton
(Policy & Democratic Services Assistant)

D22. Apologies for absence

Apologies for absence were received from Lea & Cleverton Parish Council,
Hullavington Parish Council and from Councillors D.J.C. Constable, H.T. Jones, C.
Crisp, C. Wannell, H.R. Barton and D. Darby.



D23. Membership

Councillors to be replaced	Replacement	Political Group
H.T. Jones	R.T.L. Watkins	Conservatives
C. Crisp	R.L. Tonge	Conservatives
C. Wannell	J.R. Ireland	Conservatives

D24. Public Question Time/Receipt of Petitions

There were no Public Questions or Petitions received.

D25. Minutes

The Minutes of the Meeting held on the 22nd June (circulated with the Agenda) were considered.

Resolved that the Minutes of the Meeting held on the 22nd June 2005 be confirmed as a correct record.

D26. Chairman's Announcements

The Chairman, Cllr T.R. Sturgis

OPEN FORUM

The standard announcement concerning the procedure for the Open Forum was taken as read.

FIRE ARRANGEMENTS

The Chairman informed the Committee and members of the public where emergency exits were in case of emergency.

FORMER RAF YATESBURY – 7(b) Applications 1,2 & 3

The Chairman stated that the first three Development Control items, all relating to the former RAF Yatesbury site would be heard together.

D27. Declarations of Interest

None received.

D28. Development Control Items

(a) **Withdrawn Items**

None.

(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 Late Observations Schedule circulated at the meeting. A copy of the Late Observations Schedule is kept in the official Minute Book.

1, 2 & 3 04/03634/LBC – Change of Use and Alterations to Existing Buildings to Provide Forty One Residential Units and Nine Live/Work Units – Former RAF Yatesbury, Yatesbury, Calne

04/03635/CAC – Demolition of buildings in association with proposed change of use / residential development, Former RAF Yatesbury, Yatesbury, Calne

04/03636/FUL – Change of Use of existing buildings to provide Forty One Residential Units and Nine Live/Work Units and the Erection of Twelve New Dwellings, Former RAF Yatesbury, Yatesbury, Calne

Representations were received from Mr Ballard in objection to the application, from Councillor D. Grafton Chairman of Cherhill Parish Council, from Mr G. McDonic of Wiltshire Historic Buildings Trust, from Mrs A. Henshaw of the Campaign to Protect Rural England, from Mr Chivers in support of the application and Mr S. Chambers, the agent.

Issues discussed included:

- Sewerage implications, possible environmental impact and the views of the Environment Agency;
- The views of Cherhill Parish Council and local residents;
- The effect on the Listed Building;
- The effects of lighting in the countryside;

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- That the proposed development is in an Area of Outstanding Natural Beauty and in the countryside;
- English Heritage's Policy Statements and the views of English Heritage;
- Enabling Development;
- The views of King Sturge;
- Access;
- PPG15 and RH11;
- The historic value of the site, its current state of disrepair and the costs of restorative work;
- A possible S106 agreement;
- Provision for ongoing maintenance / funding for the sinking fund;
- Possible museum use of the site;

Resolved That the Implementation Team Leader (Development Control and Listed Buildings) be authorised to refer the applications, 04/03634/LBC, 04/03635/CAC and 04/03636/FUL to the Government Office for the South West with a recommendation to GRANT permission, and subject to the applicant entering into a section 106 agreement.

4. 05/00296/FUL – Erection of Four Dwellings and Associated External Works Site Two, Malmesbury Swimming Pool, Malmesbury

Representations were received from Mr Sanders, the agent.

Issues discussed included:

- Parking implications.

Resolved that consideration of the application be DEFERRED for one cycle.

5. 05/00341/FUL – Erection of Five Dwellings and New Vehicular Access, The Ceders, Lea, Malmesbury

Representations were received from Mrs P. Munden in objection to the application and from Mrs S. Lovell, the agent.

Issues discussed included:

- The possible effects on the nearby trees and proposed protection zones;
- The possible overlooking nature of the proposed development;
- Access to the site, highway safety and the views of WCC Highways Authority;
- The proposed design;
- The scale of the proposed development;
- The previous outline consent;

Resolved

(1) That the application be REFUSED on grounds including, but not limited to, the following reason:

- The proposed development, by means of the scale, siting, layout and design would result in a cramped, poorly designed form of development, which would have a detrimental affect upon the amenity of the surrounding area and in particular upon the amenities of adjacent residential property contrary to Policies RB2, RB3, RB18 and RH8 of the North Wiltshire Local Plan 2001.

(2) That authority be delegated to the Implementation Team Leader (Development Control and Listed Buildings) 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.

6. 05/00847/FUL – Redevelopment of Site: Erection of 4 Dwellings with Access and Parking, 82a London Road, Chippenham

Representations were received from Mr C. Manning, the agent.

Resolved that planning permission be GRANTED subject to the conditions set out in the agenda.

7. 05/01237/FUL – Erection of Stable block, Callow Hill Farm, Brinkworth, Chippenham

Representations were received from Mr T. Gibson, in objection to the application, from Councillor O. Gibbs in support of the application and from Mr D. Pearce, the agent

Issues discussed included:

- The scale of the proposed use and Government ;
- Outside storage;
- The presence of equine equipment such as jumps etc; and
- The disposal of horse muck

Resolved that authority for determination of the application be delegated to the Implementation Team Leader (Development Control & Listed Buildings) to grant permission subject to the conditions set out in the Agenda and the following additional conditions:

1. No portable buildings, van bodies, trailers, vehicles or other structures used for storage, shelter, rest or refreshment shall be stationed on the site to which this application relates without the prior approval in writing of the local planning authority.
Reason: In the interests of the rural character and appearance of the area.
2. No jumps or other equestrian equipment shall be located or stored beyond the limits of the stable or hard surfacing hereby approved without prior approval in writing of the local planning authority.
Reason: In the interests of the amenity of the area.

8. 05/01304/FUL – Erection of One Dwelling (Revision to 05.00728.FUL), Land at 4 The Crescent, Quemorford, Calne

Representations were received from Mrs C. Webb in objection to the application and from Mr S. Chambers, the agent.

Issues discussed included:

- Access to the proposed development; and
- Background development.

Resolved

(1) That the application be REFUSED on grounds including, but not limited to, the following reason:

- The proposal would fail to harmonise with the character and appearance of the area and adversely affect the amenity of adjoining dwellings contrary to policies RH8 and RH15 of the North

Wiltshire Local Plan 2001.

- (2) That authority be delegated to the Implementation Team Leader (Development Control and Listed Buildings) 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.

9. 05/00530/S73A – Retention of Egg Farm, Collection and Distribution & Ancillary Works, The Old Sidings, Lacock, Chippenham

Issues discussed included:

- Why the application came to the Committee.

Resolved that planning permission be GRANTED subject to the conditions set out in the agenda.

10 & 11 05/00646/FUL – Conversion of Outbuilding to Ancillary Residential Accommodation and Erection of Conservatory, Webbs Cottage, Grittleton, Chippenham

05/000647/LBC – External and Internal Alterations of Outbuilding to Ancillary Residential Use & Erection of Conservatory, Webbs Cottage, Grittleton, Chippenham

Representations were received from Councillor L. Palmer of Grittleton Parish Council, from Mr M. Farrell, the agent and Mr A. Barber, the applicant.

Issues discussed included:

- Design of the proposed conservatory;
- Height and scale of the proposed design;
- The relationship between the proposals and existing buildings;
- The use of stone tiles and the style of roofs in nearby properties; and
- The views of Grittleton Parish Council and local residents.

Resolved that authority for determination of the applications be delegated to the Implementation Team Leader (Development Control & Listed Buildings) to grant permission subject to conditions.

12. 05/00904/OUT – Outline Application for Agricultural Works Dwelling, Land at Oaks Farm, Colerne, Chippenham

Representations were received from Councillor R.L. Tonge on behalf of Colerne Parish Council and from Mr and Mrs P. Gooding, the applicants.

Issues discussed included:

- The viability of the farming business on the site;
- The need to have a stockman on site;
- The views of Colerne Parish Council;
- The agricultural assesment;
- The possibility of a S106

Resolved that authority for determination of the application be delegated to the Implementation Team Leader (Development Control & Listed Buildings) to grant permission subject to conditions and a section106 agreement tying dwellings to land.

13. 05/01328/FUL – Erection of Dwelling for Occupation of Clapcote Hill, Grittleton, Chippenham

Representations were received from Councillor L. Palmer of Grittleton Parish Council, Mrs D. Matthews, the applicant and Mr D. Pearce, the agent.

Issues discussed included:

- Whether there is a business need for the dwelling;
- Whether activities constitute forestry or processing definitions;
- The visual amenity of the area; and
- The views of Grittleton Parish Council

Resolved that authority for determination of the application be delegated to the Implementation Team Leader (Development Control & Listed Buildings) to grant permission subject to conditions and a section 106 agreement tying the proposed dwelling to the land.

14. 03/00308/FUL – New Access Road to Serve existing Industrial Premises, Chelworth Lodge, Cricklade, Swindon

Resolved to note.

15. 04/00837/FUL – Erection of Two Storey Side Extension, 23 Spirthill, Calne

Representations were received from

Issues discussed included:

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Resolved to note.

The meeting started at 6.00pm and finished at 8:25 pm.
There were 68 members of the public present.

Signed _____