

**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, 14th September 2005 in the Council Chamber, Monkton Park,
Chippenham, commencing at 6:00pm**

Present

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

Councillors D.B. Allen, H.R. Barton, T.A.P. Briggs, C. Crisp, P.R. Davis, H.M. Dixon,
P.J. Goldstone, G.R. Greenaway, M.E.M. Groom, H.T. Jones, R.B. MacGregor,
J.P.S.S. Thomson, A.J. Trotman, S.R. Walls, C. Wannell and M. West

Other Members Present

P.G. Green, J.A. Scott and N.S. Bryant

County/Town/Parish Council Representatives

Councillor O. Gibbs	Brinkworth Parish Council
Councillor P. Hart	Kington Langley Parish Council
Councillor J. Cook	Calne Without Parish Council
Councillor J. Field	Calne Without Parish Council

Officers Present

J. Simmonds (Principal Planning Officer), R. Packer (Principal Solicitor), L. May
(Policy & Democratic Services Assistant), S. Canter (Customer Focus Team Leader)
and J. Whittleton (Policy & Democratic Services Assistant)

D44. Apologies for absence

Apologies for absence were received from Kington, St Michael Parish Council,
Hullavington Parish Council, St Paul Malmesbury Without Parish Council, Lea &
Cleverton Parish Council and from Councillor D. Darby.



D45. Membership

The Committee was informed of the two permanent changes since the Council meeting held on 6th September 2005. Councillors D.J.C. Constable and M.J. West have stepped down and Councillors D.B. Allen and M.E.M. Groom have become permanent members.

Councillors to be replaced	Replacement	Political Group
D. Darby	M.J. West	Liberal Democrats

D46. Public Question Time/Receipt of Petitions

A Public Question was received from Mrs P. Lyons on behalf of the Campaign to Protect Rural England.

“Congratulations to the District Council on its success rate at having appeals dismissed, which is above the national average. Can this message be passed onto staff within the Council?”

The Chairman, Councillor T.R. Sturgis, thanked Mrs Lyons for her question.

Two Public Questions were received from Councillor O. Gibbs of Brinkworth Parish Council.

- (1) “The recent appeal which was upheld at the Bricklin, Brinkworth still has outstanding enforcement issues to be dealt with. I sincerely hope that the case has not been closed on this matter”

J. Simmonds (Principal Planning Officer) stated that he was unaware of any enforcement issues on this site, but that he would welcome any comments from Councillor Gibbs if he cared to write in.

- (2) “I have brought the sound system in the annex to the attention of members on three or four occasions. At the last meeting of the Committee, members of the public who had rushed back from work to attend at 6pm could not hear the proceedings. Can this be looked into”

The Chairman, Councillor T.R. Sturgis, stated that he had raised the issue with the Chief Executive and that it was also on the next meeting between the Authority and Jarvis. He asked that in the mean time, all speakers do so clearly into the microphones.

A Petition was presented by Mr Gray stating “We, the undersigned, are opposed to green field development on land surrounding Derry Hill and Studley. In particular, we object strongly to the proposed housing development on the green field between Derry Hill Church and the A4, as currently promoted by C.G. Fry / Bowood Estate. We urge North Wiltshire District Council to refuse any application to develop this, or any other, green field site outside the existing settlement Framework Boundary for the two villages, as further housing is both unnecessary and unsustainable here.”

D47. Minutes

The Minutes of the Meeting held on the 31st August 2005 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Meeting held on the 31st August 2005 be amended subject to Minute D42 item 1 (application 04/02024/OUT) to read:

‘Resolved that the applicant be invited to enter into a Section 106 Agreement including a covenant not to develop the entire ‘L shaped’ area of land on the plan displayed to the Committee, within the lifetime of the current Local Plan.’

Subject to this amendment, the Minutes of the Meeting held on 31st August 2005 be confirmed as a correct record.

D48. Chairman’s Announcements

The Chairman, Councillor T.R. Sturgis

OPEN FORUM

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

APPEAL SUMMARIES

The Chairman informed the Committee that Appeal Summaries would no longer appear on Development Control Agendas and that they would be emailed to Committee members and would be published on COMMIS. He said that this would tie in with the Council’s policy of not having Agenda items ‘to note’ and that it would save paper.

DEVELOPMENT CONTROL WORKING GROUP

The Chairman informed the Committee that the Development Control Working Group would have its next meeting on October 17th 2005 at 6pm and would deal with a number of outstanding matters which had been raised at the Committee.

D49. Declarations of Interest

Name	Application /item	Type of Interest	Nature of Interest	Action
T.R. Sturgis	7(b) Application Number 7	Personal	Son works for the firm of consultants employed to carry out the assessment of enabling development issues	Spoke & Voted

N.S. Bryant	7(b) Application Number 7	Personal	Family rents short term bare land from applicant	Spoke
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D50. 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. **04/02928/FUL – Erection of Two 4 Bedroom Dwellings – Fitzurse Cottage, Church Lane, Kington Langley, Chippenham and**
2. **04/02929/CAC – Demolition of Fitzurse Cottage - Fitzurse Cottage, Church Lane, Kington Langley, Chippenham**

Representations were received from Mr B. Pearce in objection to the application, from Mr A. Matthewson in support of the application, from Councillor P. Hart, Chairman of Kington Langley Parish Council and from Mr M. Willis, the agent.

Issues discussed included:

- The possible impact on the amenity of local residents;
- The possible impact on the Conservation Area;
- The merits of the existing bungalow;
- The siting, scale, density and height of the proposed development;
- The possible loss of trees;
- Correspondence between the applicant and Planning Officers;
- The character and design of nearby properties and the impact the proposals may have on the street scene; and
- The precedent set by the Church Paddock development.

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

3. 05/00360/FUL – New Dwelling and Garaging (Reserved Matters) – 1 Bewley Crescent, Lacock, Chippenham

Representations were received from Mr J. Burdge and Mr J. Augusztineyi in objection to the application and from Mr Keen, the agent.

Issues discussed included:

- The Viewing Panel visit;
- The possible impact on the amenity of neighbouring properties;
- Materials to be used;
- The history of planning applications in the area;
- Policy RH10 and RH15 of the North Wiltshire Local Plan 2001;
- The possible problems of tandem and back-land development; and
- The siting, density, scale and design of the proposed development.

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

- 4. 05/01143/FUL – Proposed Extension – 5 Silver Street, Gastard, Corsham and**
5. 05/01144/LBC – Proposed Extension and Internal Alterations - 5 Silver Street, Gastard, Corsham

Representations were received from Mr V. Gibbs, the architect.

Issues discussed included:

- The previous extensions to the Building before its Listing;
- The possible impact on the character of the Listed Building;
- The scale and design of the proposed development; and
- The Cottage is one of a group of Listed Buildings.

Resolved

(1) that in respect of 05/01143/FUL, authority be delegated to the Implementation Team Leader (Development Control & Listed Buildings) to grant permission, subject to conditions, following completion of a s106 agreement to restrict occupation of the extension together with 5 Silver Street as a single dwelling, not to sell, lease, let or otherwise dispose of except in one parcel with 5 Silver Street, and not to form a separate curtilage.

Reason for granting permission:

The proposal complies with policy RH14 of the North Wiltshire Local Plan 2001.

(2) that in respect of 05/01144/LBC authority be delegated to the Implementation Team Leader (Development Control & Listed Buildings) to grant consent, subject to conditions, following completion of the agreement in relation to the planning application.

Reason for granting consent:

The proposal complies with policy RB11 of the North Wiltshire Local Plan 2001.

6. 05/01848/FUL – Two Storey Side Extension – 20 Lypiatt Mead, Corsham

Representations were received from Mr M. Matthews, the applicant.

Issues discussed included:

- The street scene and character of developments in Lypiatt Mead;
- The possibility of the development creating a street “terracing effect”;
- North Wiltshire Local Plan 2001 Policy RH14;
- The possible impact on neighbouring properties;
- The views of Corsham Town Council; and
- Access to the rear of properties.

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

7. 05/00132/FUL – Erect 15 Affordable Dwellings 35 Open Market Dwellings, Highway Improvements & Associated Works – Redhill, Derry Hill, Calne

Representations were received from Councillor J. Field and Mr Rees in objection to the application, from Councillor J. Cook in support of the application and from Lord Lansdowne, the applicant.

Issues discussed included:

- The views of Calne Without Parish Council;
- The extent of the benefits of enabling development;
- That the proposal is outside the Framework Boundary and is on a Green Field site;
- Views expressed at the Calne Area (5) Committee when considering the proposals;
- That the site has not been identified in the North Wiltshire Local Plan 2001;
- Highways safety at the nearby A4 junction;

- The physical limits of Derry Hill;
- The petition presented at the beginning of the meeting;
- The importance of the Bowood Estate for the local economy;
- Previous developments at Red Hill;
- The cycle track near Studley;
- PPG15;
- Provision of public open space;
- Affordable housing; and
- The precedent set by allowing applications at variance to the North Wiltshire Local Plan 2001.

Resolved that

- (1) the application be referred to the Government Office of the South West as a departure from the Development Plan which the Council is minded to approve.
- (2) the applicant be invited to enter an agreement on the following matters:
 - 1 15 of the dwellings be affordable units (30% of the total number)
 - 2 Secondary education contribution of £139,429;
 - 3 Improvement to transport infrastructure consisting of the following:
 - a) improvements to junction of Church Road and Studley Lane already required as part of the approval for the garden centre redevelopment;
 - b) creation of a 20mph zone between the Golden Gates and Studley Corner and a new footpath/cycleway between the bus stop on the A4 and the site;
 - c) new 56 space car park for the village hall with access from Derry Lane;
 - d) £10,000 contribution towards improvements to the existing village hall/Church Road footpath and the new bus shelter and timetable information on the A4;
 - 4 Contribution of £25,000 towards a new committee and store room at the village hall

5 Contribution of £5,000 towards a permanent Scout hut

6 Public open space - NWDC invited to take a new lease on Bowood owned land at Petty Acre;

7 Provision of new 40m x 20m all weather multi-use pitch

8 Contribution of £10,000 towards the provision of permanent changing facilities at sports field

9 Provision of a scheme to upgrade the existing recycling facilities at School Road;

10 A scheme to secure the provision of public art feature

11 Provision to ensure that the monies generated by the residential development are invested into the Estate in accordance with the business plan submitted (inc. a requirement that the hotel development is not undertaken by a private developer)

12 That the hotel development is carried out within a set period of time after commencement/completion of residential development

13 Provision to ensure that the Estate remains open to the public for a reasonable length of time following completion of development

- (3) the authority be delegated to the Implementation Team Leader (Development Control & Listed Buildings) to GRANT permission subject to the application not being called in by the Government Office of the South West.

Reason: The proposal is acceptable as enabling development.

8. 05/01924/CAC – Demolition of Existing Depot Buildings – Land at 35 Gladstone Road, Chippenham

Resolved that Conservation Area Consent be GRANTED subject to the conditions set out in the Agenda.

9. **04/02765/FUL – First Floor Rear Extension – The Cottage, Wick Lane, Lacock, Chippenham
and**
10. **04/02766/LBC – First Floor Rear Extension and Internal Alterations – The Cottage, Wick Lane, Lacock, Chippenham**

Resolved to note.

The meeting started at 6.00pm and finished at 8.30pm.
There were 99 members of the public present.