

**DEVELOPMENT
CONTROL
COMMITTEE**

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THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THE MEETING

Draft Minutes of the Development Control Committee Meeting held on Wednesday, 30th March 2005 in the Council Chamber, Monkton Park, Chippenham, commencing at 6:00pm

Present

Councillor R.B. MacGregor.....Chairman

Councillors H.R. Barton, T.A.P. Briggs, C. Crisp, D. Darby, P.R. Davis, H.M. Dixon, S.K. Doubell, D.J.E. Evans, P.J. Goldstone, G.R. Greenaway, H.T.Jones, N.T. Maidment, J.H. Rooke, T.R. Sturgis, J.P.S.S. Thomson and A.J. Trotman

Other Members Present

None

County/Town/Parish Council Representatives

| | |
|-----------------|-----------------------------|
| Cllr O. Gibbs | Brinkworth Parish Council |
| Cllr M. Bawden | Hullavington Parish Council |
| Cllr D. Grafton | Cherhill Parish Council |

Officers Present

C. Pescod (Development Control Team Leader), B. Taylor (Principal Planning Officer), P. Jeremiah (Legal Services Team Leader) and J. Whittleton (Policy & Democratic Services Assistant)

D122. Apologies for absence

Apologies for absence were received from Lea & Cleverton Parish Council, St Paul Malmesbury Without Parish Council, Stanton St Quintin Parish Council and from Councillors D.J.C. Constable and C. Wannell.



D123. Membership

| Councillors to be replaced | Replacement | Political Group |
|-----------------------------------|--------------------|------------------------|
| D.J.C. Constable | D.J.E. Evans | Liberal Democrats |
| C. Wannell | N.T. Maidment | Conservatives |

D124. Public Question Time/Receipt of Petitions

There were no Public Questions nor Petitions received.

D125. Minutes

The Minutes of the Meeting held on the 9th March 2005 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Meeting of the 9th March 2005 be confirmed as a correct record.

D126. Chairman's Announcements

The Chairman, Cllr R.B. MacGregor

OPEN FORUM

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

DEVELOPMENT CONTROL ITEMS

The Chairman stated that item 6, 05/00165/FUL, would be considered before items 4 & 5, 04/01184/FUL & 04/02077/S73A.

D127. Declarations of Interest

None received.

D128. Development Control Items

(a) **Withdrawn Items**

There were no withdrawn items.

(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. 04/02459/COU – Change of Use to Domestic Gardens/Equestrian – 6-11 Callow hill (including Larkrise), Brinkworth, Chippenham

Representations were received from Mr A. Gray and Mr P. Gibson in objection to the application, from Councillor O. Gibbs of Brinkworth Parish Council and from Mr T. Wilson, the agent.

Issues discussed included:

- The previous application on the site;
- The effect on the Public Footpath and Footpath users;
- The possible impact on the rural character of the area;
- The proposed landscaping scheme and how long it could be imposed for;
- The siting and burning of manure;
- The views of Brinkworth Parish Council;
- Issues around the proposed equestrian use;
- What constitutes 'managed grassland'; and
- The sites relation to the settlement boundary.

Resolved

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

- The garden extensions would encroach into open countryside beyond the framework of the settlement as defined in the North Wiltshire Local Plan Proposals Map and would harm the visual character and amenity of the area, contrary to Policy RC9 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.

2. 05/00001/FUL – Erection of Detached Dwelling and Two Single Garages – Land adj – Church Green, School Hill, Brinkworth, Chippenham

Representations were received from Councillor O. Gibbs of Brinkworth Parish Council and from Mr O. Cadle, the applicant.

Issues discussed included:

- The suitability of the area for new housing;
- The effect on the character of the area and views from the Dauntsey Vale;
- The views of WCC Highways Authority;
- The redbrick/Cotswold Stone design; and
- The scale of the proposed development.

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

3. 05/00300/OUT – Outline – Residential Development Involving the Demolition of One Dwelling (Resubmission) – Land at & off 11 Royal Field Close, Hullavington, Chippenham

Representations were received from Mr A. Bird and Mr M. Pickering in objection to the application and from Mr S. Chambers, the agent.

Issues discussed included:

- The original submission and officers report;
- The effect on the rural character of the area;
- Sustainability, public transport and amenities;
- The possible impact on existing properties;
- The views of CPRE, Hullavington Parish Council and local residents;
- Parking, traffic and road safety;
- The sites relationship to the framework boundary;
- Affordable housing; and
- Access to the site.

Resolved

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

- The proposed development would result in the loss of an attractive and important greenfield site. The site has an important visual function in forming a soft, rustic edge to the village merging the surrounding countryside with the built up area. The development of the site would unacceptably erode this and harm the character and visual qualities of this part of the village. As a result the scheme does not comply with the requirements of Policies RH8 and RH15 of the adopted North Wiltshire Local Plan.
- The potential amendments at the junction of The Street and Royal Field Close, required to create a safe and adequate highway access would have a suburbanising effect on this part of the village and would also adversely affect the setting of the adjoining listed buildings. As a result the scheme will not comply with Policies RH8 and RB10 of the adopted 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.

**4&5. 04/01184/FUL – Erection of Stables with Hay Store and Tack Room – resubmission of 03/02860.FUL – Quemerford Gate Farm, Quemerford Gate, Calne.
04/02077/S73A – Retention of Building for use as Workshops and Store Ancillary to Dwelling and Stables (Retrospective) – Quemerford Gate Farm, Quemerford, Calne**

Note - Consideration of these items took place after item 6, 05/00165/FUL.

Resolved that planning permission be REFUSED for reasons set out in the agenda.

6. 05/00165/FUL – Demolition and Rebuild of Stable Block to Create New Dwelling (Amendment to 03.01835.COU) – Bubbas Barn, Quemerford Gate Farm, Quemerford Gate, Calne

Representations were received from Councillor D. Grafton of Cherhill Parish Council, from Mrs Candy, the applicant and from Mr D. Pearce, the agent.

Issues discussed included:

- The views of Cherhill Parish Council;
- The scale of the proposed development;
- The history of development on the site;

- Whether the application was a new building or a conversion;
- The sites relationship to the framework boundary; and
- The impact on the character of the area

Resolved that planning permission be REFUSED for the reasons set out in the agenda.

7 & 8 04/03150/FUL and 04/03151/LBC – Conversion of Outbuilding to Provide Ancillary Accommodation to Include Demolition of Single Storey Extension and Erection of Two Storey Rear Extension – Oaksey House, The Street, Oaksey, Malmesbury and - Conversion of Outbuilding to Provide Ancillary Accommodation to Include Demolition of Single Storey Extension and Erection of Two Storey Rear Extension - Oaksey House, The Street, Oaksey, Malmesbury

Representations were received from Mr P. Robinson, the agent.

Issues discussed included:

- PPG15;
- Alteration of the floor level;
- The possible impact on the historic structure of the building;
- That outbuilding is a listed building; and
- The possible effect on the character of the area.

Resolved that authority to determine the application be delegated to the Implementation Team Leader (Development Control and Listed Buildings).

9. 04/03573/FUL – Demolish Outbuildings Stables and Erect Dwelling - Hill House, Thomsons Hill, Sherston, Malmesbury

Representations were received from Mr H Crawford in support of the application and from Mr M. Willis, the agent.

Issues discussed included:

- The sites relationship to the settlement boundary;
- Sustainability, services, transport and employment;
- The scale of the proposed development;
- The views of the Parish Council;
- The impact on the approach to the village and the countryside; and

- The possibility of conversion as opposed to demolition and rebuilding.

Resolved that planning permission be REFUSED for the reasons set out in the agenda.

10. 05/00106/FUL – Demolition of Existing Buildings and Erection of Temporary (15 Years) Operations Support Building, Reconfiguration of Existing Parking and Landscaping – Hawthorn Site, 1001 Skynet Drive, Corsham

Representations were received from Mr A. Keal, the agent.

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

11. 03/03340/OUT – Outline – erection of 1 New Dwelling – Land at La Pineda, Upper Minety, Malmesbury

Resolved to note.

The meeting started at 6.00pm and finished at 8.00 pm.
There were 54 members of the public present.

Signed _____