

**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, 9th November 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, M.E.M. Groom, H.T. Jones, R.B. MacGregor, T.J.A. Northey, J.A.
Scott, J.P.S.S. Thomson, A.J. Trotman, S.R. Walls and J.M. Wood.

Other Members Present

Councillor N.M. Phillips.

County/Town/Parish Council Representatives

Councillor O. Gibbs	Brinkworth Parish Council
Councillor J. Bowen	Malmesbury Town Council
Councillor B. Ingham	St Paul Malmesbury Without Parish Council
Councillor S. Jevons	Great Somerford Parish Council
Councillor I. Wigmore	Little Somerford Parish Council

Officers Present

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

D67. Apologies for absence

Apologies for absence were received from Stanton St. Quintin Parish Council,
Hullavington Parish Council and from Councillors D. Darby, C. Wannell and G.R.
Greenaway.



D68. Membership

Councillors to be replaced	Replacement	Political Group
D. Darby	J.M. Wood	Liberal Democrats
C. Wannell	T.J.A. Northey	Conservatives
G.R. Greenaway	J.A. Scott	Conservatives

D69. Public Question Time/Receipt of Petitions

A public question was received from Councillor O. Gibbs of Brinkworth Parish Council:

“Brinkworth Parish Council are very concerned about three recent Planning Appeals which were all upheld. Was North Wiltshire District Council represented by a senior planning officer or was an agent employed to represent the Council” (Cllr O. Gibbs was referring to appeals at the Old Station Yard, Brinkworth).

J. Simmonds (Principal Planning Officer) stated that the recent appeal called for the Council to provide written representations.

D70. Minutes

The Minutes of the Meeting held on the 19th October 2005 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Meeting held on the 19th October 2005 be confirmed as a correct record.

D71. 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.

D72. Declarations of Interest

There were no declarations of interest.

D73. 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. 03/00652/OUT – Outline –Residential Development – Land at Westbury Park, Wootton Bassett

Issues discussed included:

- The hydrologist's report;
- The possibility of an additional condition;
- How quickly the culvert will fill; and
- The effectiveness of the trash screen.

Resolved that

- (1) Planning Permission be GRANTED subject to conditions 1,2,3,4,5 & 6 set out in the Agenda and an amended Condition 7 to read:
'No development hereby permitted shall not commence until a scheme for the removal of an existing throttle pipe/screen and the provision of a new trash screen on the headwall of the culvert under the railway has been submitted to, and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details before any dwelling is first occupied.'

Reason: To prevent the increased risk of flooding.

- (2) A letter be written to the Environment Agency expressing the Committee's concern that the trash screen should be properly and regularly maintained.

2. 04/03498/FUL – Erection of Outbuilding (Garden Guest House) as Part of the Garden at Quemerford House –Quemerford House, 26 Quemerford, Calne; and

3. 04/03499/LBC – Demolition of Existing Outbuilding Quemerford house, 26 Quemerford, Calne

Representations were received from Mr K. Shutler and Mr Morrison of the Marden Conservation Trust in objection to the applications, from Mr Donald in support of the application, from Mr B. McDonnell, the applicant and from Mr S. Anderson, the agent.

Issues discussed included:

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- The views of English Nature and the Environment Agency;
- The ecological assessment and the possible ecological impact of the proposals;
- The proposed system for foul sewage disposal;
- The David Wilson Homes development;
- The difficulties of building on a high water table;
- Previous consideration of applications in the area;
- That the development is in a garden;
- The use of the proposed building being tied in the S106 Agreement; and
- The proposed siting and impact on the visual amenity of neighbouring properties.

Resolved

(1) That in respect of 04/03498/FUL, the application be REFUSED on grounds including, but not limited to, the following reasons:

- The proposals would fail to safeguard the habitat of protected species, contrary to policy RC17A of the North Wiltshire Local Plan 2001.
- The proposal, due to its design and siting, would have an adverse effect on the amenity of the area contrary to policy 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.

Resolved that in respect of 04/03499/LBC, Listed Building Consent be GRANTED subject to the conditions set out in the Agenda.

4. 05/01672/FUL – Twenty Two Flats, Basement and Ancillary Works – Land Adj 9 London Road, Chippenham

Representations were received from Mr Pocock in objection to the application and from Mr Meeks, the applicant.

Issues discussed included:

- The views of Chippenham Town Council;

- The revised plans; and
- The possible improvement to the area such a development will bring.

Resolved that authority be delegated to the Implementation Team Leader (Development Control and Listed Buildings) to GRANT Planning Permission.

5. 05/01994/REM – Erection of 168 Two and three Storey Houses and flats, Ancillary Fences and Walling, amenity Space, Garages, footpaths, Drives and Roads – Filands School, Tetbury Hill, Malmesbury

Representations were received from Councillor J. Bowen of Malmesbury Town Council and Councillor B. Ingham of St Paul Malmesbury Without Parish Council.

Issues discussed included:

- The number of vehicles that will need to be accommodated;
- Vehicle movements at accesses;
- The location of the proposed affordable housing and danger of 'ghettoisation';
- Provision of an open space/amenity area and access from adjoining housing area (Reeds Farm);
- The merits of the proposed design;
- Boundary materials and appearance;
- Density of the proposed development; and
- The views of the local community.

Resolved that consideration of the application be DEFERRED in order to negotiate the following issues with the applicant:

1. Boundary treatment;
2. Distribution of affordable housing;
3. Provision of a footpath link to the southern boundary of the open space;
4. Design, including the provision of a gateway feature and reflecting local vernacular; and
5. Inviting the applicant to negotiate with the adjoining landowner to provide a pedestrian link to the Reeds Farm estate.

6. **05/01787/COU – Change of Use to Sandwich Bar (A3) and Redecoration of Shop Front and Fascia – 4 Gloucester Street, Malmesbury; and**
7. **05/02318/LBC – Redecoration of Shop Front and Fascia and Internal Alterations – 4 Gloucester Street, Malmesbury**

Representations were received from Councillor J. Bowen of Malmesbury Town Council.

Issues discussed included:

- The need for such a facility in Malmesbury; and
- The accuracy of the Officer's Report.

Resolved that Planning Permission be GRANTED subject to the conditions set out in the Agenda.

8. **05/02297/FUL – Demolition of Existing Bungalow and Erection of 2 Detached Dwellings – Idover Corner, Dauntsey Road, Great Somerford**

Representations were received from Councillor S. Jevons, Chairman of Great Somerford Parish Council and Mr S. Anderson, the agent.

Issues discussed included:

- The siting of the proposed development; and
- The possible impact on the streetscene.

Resolved

- (1) That the application be REFUSED on grounds including, but not limited to, the following reasons:
 - By reason of its size and siting, the proposed development would overlook, have an overbearing impact, and result in general noise and disturbance upon adjacent neighbouring properties. The proposal is contrary to policy RH8 of the North Wiltshire Local Plan (2001).
 - By reason of its size, siting and appearance, the proposed development would fail to preserve the character and appearance of the Great Somerford Conservation Area, contrary to policies RH8 and RB3 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. 05/02342/FUL – Erection of Double Attached Garage to Replace Existing Single Garage – 29 Vale Leaze, Little Somerford, Chippenham

Representations were received from Councillor I. Wigmore of Little Somerford Parish Council and from Mr Helbert in support of the application.

Issues discussed included:

- The possible impact on the open plan nature of Vale Leaze;
- That the application is in a Conservation Area;
- The scale of the proposed development;
- The Little Somerford Village Design Statement; and
- The views of Little Somerford Parish Council.

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

10. 05/02244/FUL – Erection of Detached Dwelling (Revision to 05.00413.FUL) – Land Adj Old Paddock, Grittleton, Chippenham

Representations were received from V. Vines, the agent.

Issues discussed included:

- The siting and visual impact of the proposed design;
- The views of local residents and Grittleton Parish Council; and
- The impact on the Conservation Area and the curtilage of the Listed Building.

Resolved that authority be delegated to the Implementation Team Leader (Development Control & Listed Buildings) to GRANT Planning Permission subject to conditions.

11. 05/02443/FUL – Erection of Nine Residential Units Garage sit at – Wessex Road, Chippenham

Representations were received from Mr Brosnan in objection to the application and Mr R. Sanders, the agent.

Issues discussed included:

- The possible lack of parking provision and the impact this could have;
- Possible development on nearby sites; and

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- Current use of garages.

Resolved that consideration of the application be DEFERRED in order to request details of replacement parking spaces.

12. 05/02422/FUL – Erection of Two Dwellings – 35 Gladstone Road, Chippenham

Issues discussed included:

- The merits of the design.

Resolved that Planning Permission be GRANTED subject to the conditions set out in the Agenda and in the Late Observations.

The meeting started at 6.00pm and finished at 8.20pm.
There were 45 members of the public present.