

**Draft Minutes of the Development Control Committee Meeting held on Wednesday, 21<sup>st</sup> November 2007 in the Council Chamber, Level –1, Monkton Park, Chippenham, commencing at 6:00pm**

**Present**

Councillor J.P.S.S. Thomson (Chairman)

Councillors C. Crisp, J.P. Doubell, S.K. Doubell, G.R. Greenaway, J. Hartless, J.R. Henning, E. Marston, S.D. Meadows, R.F. Sanderson, T.R. Sturgis, A.J. Trotman, A. Wannell and C. Wannell.

**Other Members Present**

Councillors J.A Scott, P. Doyle and C. Berry

**County/Town/Parish Council Representatives**

Councillor O. Gibbs Brinkworth Parish Council/Wootton Bassett Town Council  
Councillor J. Webb Lyneham & Bradenstoke Parish Council  
Councillor P.R. Davis Corsham Town Council

**Officers Present**

S. Canter (Customer Focus Team Leader), P. Taylor (Assistant Solicitor), J. Whittleton (Policy and Democratic Services Assistant), J. Simmonds (Principal Planning Officer), C. Pescod (Development Control Manager), T. Smith (Senior Planning Officer) and H. Powell (Temporary Policy and Democratic Services Assistant)

**D62. Apologies for Absence**

Apologies were received from Hullavington Parish Council and from Councillors J.B Whincup, H.T. Jones and J.A. Phillips.

**D63. Membership**

The Committee was notified of the following change of membership for one meeting only:

<b>Councillor to be Replaced</b>	<b>Replacement</b>	<b>Political Group</b>
J.B. Whincup	S.K. Doubell	Liberal Democrats
J. A. Phillips	A. Wannell	Conservatives
H.T. Jones	J. Hartless	Conservatives



**D64. Public Question Time/Receipt of Petitions**

There were no public questions nor petitions received.

**D65. Minutes**

The Minutes of the Meeting held on 31<sup>st</sup> October 2007 (circulated with the Agenda) were considered.

**Resolved**

- 1) That the apologies of Hullavington Parish Council be recorded.
- 2) That subject to the above amendment, the Minutes of the Meeting held on 31<sup>st</sup> October 2007 be confirmed as a correct record.

**D66. Chairman's Announcements**

The Chairman made the following announcements:

Open Forum:

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

Development Control Items:

Development Control Items 9 & 10, O7/02504/FUL and 05/02822/OUT would be taken first.

**D67. Declarations of Interest**

The following declarations of interest were made:

<b>Name</b>	<b>Application /Item</b>	<b>Type of Interest</b>	<b>Nature of Interest</b>	<b>Action</b>
A. Wannell	8 – St Ivel, Wootton Bassett 07/02297/REM	Personal	Member of Wootton Bassett Town Council	Remained in the chamber
C. Wannell	8 – St Ivel, Wootton Bassett 07/02297/REM	Personal	Member of Wootton Bassett Town Council	Remained in the chamber
P. Doyle	8 – St Ivel, Wootton Bassett 07/02297/REM	Personal	Member of Wootton Bassett Town Council	Remained in the chamber

**D68. 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 Additional Information Schedule circulated at the meeting. A copy of the Additional Information Schedule is kept in the official Minute Book.

**1. 07/01926/COU – Change of Use to 16 Pitch Gypsy Caravan Site, Construction of 16 Day Rooms and Septic Tanks on Land at OS 7920, Sambourne Road, Minety, Wiltshire – Land at OS 7920 Afjacent to Swiss Cottage, Sambourne Road, Minety, Wiltshire**

Representations were received from Mr A. Reed and Mrs V. Hyland of the Minety Action Group in objection to the application, from Mr S. Beeds of the Wiltshire Racial Equality Council in support of the application, and from Mr M. Green, the agent.

Issues discussed included:

- The need to find alternative sites;
- The implications of the Gypsy & Travellers Accomodation Needs Assessment;
- The possibility of setting a precedent by supporting the application;

**Resolved** that the Change of Use Application be REFUSED for the reasons set out in the Agenda.

**2. 03/00298/ENF – Unauthorised Change of Use of Land from Agriculture to a Caravan Site, and, Without Planning Permission, the Carrying out of Building and Engineering Operations Including Alterations to a Vehicular Access, the Laying of a Driveway and Hardstandings, the Erection of Buildings, Provision of Foul Drainage and Other Works Associated With the Unauthorised Use of the Land as a Caravan Site – Field 7920 – Land Adjacent to Swiss Cottage, Sambourne Road, Minety, Malmesbury, Wiltshire**

Issues discussed included:

- The timescale of enforcement, and its human impact;
- The timescale of finding/developing an alternative site; and
- The proportionality of the proposed action, having regard to the personal circumstances of those affected.

**Resolved** that authority be DELEGATED to the Development Control Manager to instigate enforcement proceedings and any action to secure compliance with such proceedings.

**3. 07/02025/S73A – Retrospective Change of Use For a Residential Gypsy Site for One Extended Gypsy Family with Associated Ancillary Development for Use of Land to Breed and Kennel Dog – Oak Tree Farm, Kington Lane, Kington St Michael, Chippenham, Wiltshire SN14 6JP**

Issues discussed included:

- The impact on the rural character of the area;
- Highways issues;
- Access to the site;
- The risk of flooding; and
- The views of local residents.

**Resolved** that Planning Permission be REFUSED for the reasons set out in the Agenda.

**4&5 07/00367/CAC and 07/02380/FUL – Re-development to provide 2 new town houses including demolition of existing industrial and retail premises – 29A Marshfield Road, Chippenham, Wilts**

Representation were received from Councillor J. Webb, and Mr Llewellyn, the agent.

Issues discussed included:

- The aesthetic merit of the design; and
- Parking and turning spaces.

**Resolved**

- 1) That in respect of 07/00367/CAC, Permission be GRANTED subject to the conditions set out in the Agenda and in the Additional Information.
- 2) That in respect of 07/02380/FUL, Permission be GRANTED subject to the conditions set out in the Agenda and in the Additional Information.

**6. 07/2226/FUL – Demolition of existing dwelling and construction of eight dwellings with garages and parking – Coppins, Broadstone, Corsham SN13 9PB**

Representations were received from Mr Nelson and Mr Moxham in objection to the application, from Councillor P.R. Davis of Corsham Town Council and from Mrs S. Foster, the agent.

Issues discussed included:

- Bin collection;
- The density of the proposed development;
- The impact on the character of the area;
- The removal of trees; and
- The environmental impact, specifically on birds and bats.

**Resolved** that authority be delegated to the Development Control Manager to GRANT permission following an investigation into whether a refuse vehicle will be able to turn at the site entrance and subject to additional conditions relating to archaeological investigation and the provision of bin storage.

**7. 07/02278/FUL – Erection of Fourteen Flats, Associated Parking (15 Spaces) and Amenity Space – Land at Pound Mead/Station Road, Corsham**

Representations were received from Councillor P.R. Davis of Corsham Town Council

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

**8. 07/2297REM – 196 Residential Units – Former St Ivel Site, Station Road, Corsham**

Issues discussed included:

- The height of the proposed properties facing Station Road;
- Refuse collection and the completed waste audit; and
- Provision for pedestrians.

**Resolved** that Planning Permission be GRANTED subject to the conditions set out in the Agenda, and in the additional information.

**9. 07/02504/FUL – Extraction Flue – 31 Church Street, Calne**

**Resolved** that consideration of the application be DEFERRED to request additional information on odour and noise control measures.

**10. 05.02822.OUT – Residential Development (Outline) – Land at Station Road, Calne, Wiltshire**

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

**11. 07/02365/COU – Proposed Extension to Existing Storage Yard – Manor Farm Cottage, Grittenham, Wiltshire SN15 4JN**

Representations were received from Mr Pearce, the agent.

Issues discussed included:

- The use of the site;
- The need for concrete crushing in the area; and
- The impact on the rural character of the area.

**Resolved** that Planning Permission be REFUSED for the reasons set out in the Agenda.

**12. 07.02485.LBC – Reposition existing doors within their existing doorways – Tourist Information Centre, Arnolds House, High Street, Corsham**

**Resolved** that the application be referred to the Secretary of State with a recommendation that it be approved.

**13. 07/02706/S73A – Variation of Condition 7 of 07.00684.ful (Parking Layout) – Land at Parliament Street, Chippenham**

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

The meeting started at 6.00pm and finished at 8.10pm.  
There were **87** members of the public present.