

Draft Minutes of the Development Control Committee Meeting held on Wednesday, 12th December 2007 in the Council Chamber, Level –1, Monkton Park, Chippenham, commencing at 6:00pm

Present

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

Councillors K.A. Banks, A.M. Bucknell, C. Crisp, J.P. Doubell, S.K. Doubell, G.R. Greenaway, J. Hartless, J.R. Henning, H.T. Jones, E. Marston, J.A. Phillips, R.F. Sanderson, T.R. Sturgis and C. Wannell.

Other Members Present

Councillors J.A Scott, C. Reid and R.L. Tonge

County/Town/Parish Council Representatives

Councillor O. Gibbs Brinkworth Parish Council
Mr B. Ford Tatton Keynell Parish Council

Officers Present

S. Canter (Customer Focus Team Leader), P. Jeremiah (Legal Services Manager), J. Whittleton (Policy and Democratic Services Assistant), J. Simmonds (Principal Planning Officer), B. Taylor (Principal Planning Officer) and H. Powell (Policy and Democratic Services Assistant)

D69. Apologies for Absence

Apologies were received from Hullavington Parish Council, and from Councillors S. D. Meadows, A. J. Trotman, and J. D. Whincup.

D70. Membership

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

Councillor to be Replaced	Replacement	Political Group
Cllr S. D. Meadows	Cllr A.M Bucknell	Conservatives
Cllr A. J. Trotman	Cllr J. Hartless	Conservatives
Cllr J. D Whincup	Cllr S.K. Doubell	Liberal Democrats



D71. Public Question Time/Receipt of Petitions

A public question was received from Mrs Anne Henshaw of the Campaign to Protect Rural England:

I am here tonight to raise my concerns with the manner in which funding for Highways Issues in relation to development proposals, are negotiated by this Council in conjunction with Wiltshire County Council.

Extremely low figures are consistently obtained by WCC, and accepted by this Council, for financial contributions under S106 agreements for the variety of issues which are intended to improve access, safety and choice for all types of transport users.

On closer inspection of several recent cases it is revealed that a considerable share of the funding obtained goes towards signage, white lining (visibility splays) surfacing, access widths and junction alterations/improvements. All these relate to car use.

Allocations ring-fenced to improve cycling and pedestrians provision, improve bus travel as a realistic alternative to the car and a means of encouraging Non Motorised travel to work, leisure, education or retail, all fall short of realistic amounts. They are not explicit in detail and give no assured commitment that they will be put in place.

When questioned officers state that these issues will be further negotiated at a later stage or when development begins. They should be front loaded, not retro-fitted. The public would then have more confidence in delivery.

To give some examples.

Derry Hill development. £5000 allocated for upgrading a footpath from the village street, past the hall to the A4 and a new bus stop. Ringway Parkman have just quoted the Parish Council £28000 for this work. How could this be?

Basil Hill MOD site. £300,000 for offsite works to improve cycle access from the town and to investigate bus provision, shelters. For slightly more than 2000 staff to access the site and not be car reliant would require bus operators to supply new buses and new services. To ensure efficient new services at least 2 new buses, or more if using mini-buses, would be required to serve this site. Would the cost, in the region of £140,000 fall on the operators or the Passenger Transport Unit in WCC? To subsidise the routes until they became self-financing could well cost in the region of a further £50,000 - £80,000.

So what is left for high quality bus stops, cycle and pedestrian route improvements with safety measures? The agreed sum also has to pay for improvements to identified road junctions. I suggest this figure is woefully low and suggest you re-read the CPRE comment made on the Additional Information page for Development Control 19 September 2007.

Station Road Calne. On the agenda tonight. £35,000 offered. This might buy surfacing for the proposed new footpath to link to an existing path, based on the Derry Hill quote. But where is the proposal, and funding, to bring buses to the site, to make the pedestrian access into town safer and to improve the permissive route for a northwest access to the site? I am informed that at the outset of negotiations the figure of £100,000 was requested. Why was it so diminished? Why does the car dominate?

I can see very little in any of these negotiations which show a determination to follow national and regional government guidance which seeks less reliance on the car and offers attractive alternatives to car users. Where is the practical demonstration that a future with climate change, the need to reduce CO2 emissions and road congestion, form part of development proposals? Designing new developments which will be fit for purpose in 20 years time means including cyclists and pedestrians as priorities at the outset, factoring in comprehensive and integrated public transport at the outset.

Retro-fitting these needs, when it is too late to make integrated schemes work, is poor urban and semi-urban planning.

Will all councillors who are involved in planning issues in their areas rigorously examine proposals for their transport implications? Will they question priorities, assess financial contributions and plan for accessibility without car dominance?

I ask those councillors here tonight to pursue this matter with highway officers, and seek an early review of the criteria on which present assumptions are reached. If the LPA and WCC wish to be seen as authorities which are progressive, and have understood the environmental issues at stake, this issue must be addressed.

The Chairman stated that Mrs Henshaw would receive a written answer which would be copied into all members of the Committee.

D72. Minutes

The Minutes of the Meeting held on 21st November 2007 (circulated with the Agenda) were considered.

Resolved that:

- 1) In reference to Minute Item 8, Application 07/2297REM, the site lies in Wootton Bassett, not Corsham as stated.
- 2) That subject to the above amendment, the Minutes of the Meeting held on 21st November 2007 be confirmed as a correct record.

D73. 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.

D74. Declarations of Interest

The following declarations of interest were made:

Name	Application /Item	Type of Interest	Nature of Interest	Action
Cllr A. Bucknell	7&8 - Land between Park View Villas and 54 Curzon Street, Calne 07/02449/FUL & 07/02450/CAC	Personal	Shareholder in Westleigh Housing Association, of which Oakus Housing (the agent) is a subsidiary	Remained in the chamber but did not vote

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Cllr J.R. Henning	7&8 - Land between Park View Villas and 54 Curzon Street, Calne 07/02449/FUL & 07/02450/CAC	Personal	Shareholder in Westleigh Housing Association, of which Oakus Housing (the agent) is a subsidiary	Remained in the chamber but did not vote
Cllr C. Wannell	14 - Horsell Close, Wootton Bassett 07/02698/FUL	Personal		Remained in the chamber
Cllr E. Marston	16 - Academy Drive, Corsham 07/02562/TPO	Prejudicial		Left the chamber for the duration of the item.

D75. 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. 05.02822.OUT – Residential Development (Outline) – Land at Station Road, Calne, Wiltshire

Resolved that authority to determine the application be delegated to the Development Control Manager subject to the completion of a Section 106 Agreement in respect of the matters set out in the Agenda.

2. 07/01622/FUL – 13 Dwellings and associated works – Calne Local Centre, Calne, Wiltshire

Representations were received from Mr D. Crighton and Mr R. May in objection to the application.

Issues discussed included:

- Wiltshire County Council's definition of adequate access not being forthcoming;
- Storage of refuse; and
- The need to clarify the regulations pertaining to access.

Resolved that authority to determine the application be DELEGATED to the Development Control Manager to GRANT permission subject to a modified legal agreement and the conditions set out in the Agenda and in the Additional Information.

3. 07/02006/FUL – Erection of four stables and hay store – Land at 11 Callow Hill, Brinkworth

Representations were received from Councillor O. Gibbs of Brinkworth Parish Council, and Mr B. Pierce, the agent.

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

4. 07/02316/FUL– Form access drive from Class C Highway to St Mary & St Ethelbert Church car park, encompassing the existing footpath, plus alterations to the access at Church Avenue – Church Avenue, Luckington Court, Church Road, Luckington.

Representations were received from Mr McCraith and Mr K. Findlay in objection to the application, and from Mr Merrich (the Church Warden), and Mr I. Ray, the agent, in support.

Issues discussed included:

- The aesthetic impact on the rural setting;
- The impact on bio-security, in relation to nearby farms;
- Ease of access for disabled people;
- Safety issues arising from vehicles and pedestrians sharing the access road.

Resolved that authority be delegated to the Development Control Manager to seek amended plans showing a bonded surface, single track, passing place, fencing and landscaping.

5. 07/02642/FUL – Tennis Court – Church Farm, Hankerton, Malmsbury

Representation was received from Mr Willis, the agent.

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

6. 07/02643/FUL – Erection of four dwellings following the demolition of the existing bungalow (Revision to 07/01458/FUL)

Representations were received from Dr Ahilan and Mr I. Foulkes in objection to the application, and from Mr Willis, the agent.

Issues discussed included:

- The re-routing of a heavily used footpath;
- Ways of signifying pedestrians' right of way;
- The views of WCC Highway Authority.

Resolved that Planning Permission be GRANTED subject to the conditions set out in the Agenda, with the removal of condition 9.

7&8 07/02449/FUL and 07/02450/CAC – Erection of nine dwellings (7 terraced houses and two flats) and six garages – Land between Park View Villas and 54 Curzon Street, Calne

Representation was received from Mr A. Keal, the agent.

Issues discussed included:

- The impact on the surrounding Conservation Area.

Resolved that

- 1) In respect of 07/02449/FUL Planning Permission be GRANTED subject to the conditions set out in the Agenda.
- 2) In respect of 07/02450/CAC Conservation Area Consent be GRANTED subject to the conditions set out in the Agenda.

9. 07/02657/FUL – Erection of wind turbine and solar panels – Hardenhuish School, Hardenhuish Lane, Chippenham

Representations were received from Mr T. Goodsir (Chair of the School Council) and Mrs J. Hatherell in support of the application.

Resolved that authority to determine the application be DELEGATED to Development Control Manager.

10. 07/01848/COU – Change of use of land for rallying for corporate hospitality use, including the formation of a track for 40 days per annum including Saturdays – Castle Combe circuit, Castle Combe, Wiltshire, SN14 7EY

Representations were received from Mr B. Ford of Yatton Keynell Parish Council, and from Mr H. Strawford, the applicant.

Issues discussed included:

- The views of local residents;
- The confusion of local residents over what permissions have already been granted;
- The temporary nature of the proposed building and what that means;
- The history of racing at Castle Combe, and its value to the area;
- The need to minimise further noise, particularly at weekends.

Resolved

- 1) That planning Permission be GRANTED subject to the conditions set out in the Agenda and the Additional Information with an amended condition 7 to refer to active use of the circuit by cars.
- 2) The temporary building to only remain for a maximum of 2 years.
- 3) That a Comprehensive list of existing permissions and conditions to be produced by officers.

11. 07/02286/FUL – Erection of Detached Building for B & B Accommodation – The Old House at Home, The Street, Burton, Chippenham, SN14 7LT

Issues discussed included:

- The views of WCC Highways Authority.

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

12&13 07/02566/LBC & 07/02567/FUL – Erection of four linked two storey accommodation blocks, single storey lecture theatre, single storey extension to Coach House conference rooms, single storey side extension to main house and external alterations. Alterations to access and boundary wall extension to parking area – Guyers House, Pickwick, Corsham, Wiltshire SN13 0PS

Representation was received from Mr D. Pearce, the agent.

Issues discussed included:

- The need to preserve the beauty of the site;
- The inadequate capacity of the current dining room.

Resolved that consideration of the applications be

DEFERRED to negotiate an amended design of the dining room extension to provide a more 'connected' design with the existing extension.

14. 07/02698/FUL – Demolish Existing Garage and Erect Detached Dwelling and Garage – 7 Horsell Close, Wootton Bassett

Issues discussed included:

- The reduction of light reaching the neighbouring bungalow;
- The comparative low density of buildings in the surrounding area;

Resolved

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

- Due to it's design and siting the proposed dwelling would have an overbearing and unneighbourly effect on the adjoining bungalow 18A Everleigh Road, contrary to policy C3 of the North Wiltshire Local Plan 2011.

(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.

15. 07/02949/FUL – Front and Rear Flat Roof Dormers (Resubmission of Application 07.02389.FUL) - 7 Moor Green, Neston, Corsham, Wiltshire SN13 9SG

Representation was received from Mr S. Eggleton, the applicant.

Issues discussed included:

- The visual impact on the surrounding area;
- The aesthetic balance of the new design.

Resolved that Planning Permission be GRANTED subject to the following conditions:

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

The development hereby permitted shall be carried out in accordance with the documents (including plans) incorporated into this decision, and subsequently

approved pursuant to this decision (if applicable), unless otherwise approved in writing by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity.

Reason for granting permission: No material harm would be caused by the proposal which complies with policy H8 of the North Wiltshire Local Plan 2011.

16. 07/02562/TPO – Tree Surgery Work to 1 Pine Tree and 2 Holm Oak Trees – 3 Academy Drive, Corsham, Wiltshire, SN13 0SA

Resolved that Consent be GRANTED.

The meeting started at 6.00pm and finished at 8.15pm.
There were **34** members of the public present.