

**Draft Minutes of the Development Control Committee Meeting held on Wednesday, 9<sup>th</sup> January 2008 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, J.P. Doubell, G.R. Greenaway, J. Hartless, I. J. Henderson, J.R. Henning, A. K. Hill, H.T. Jones, J.A. Phillips, T.R. Sturgis, T. Trotman, C. Wannell and J. Whincup

**Other Members Present**

Councillors S.K. Doubell, E. M. Groom, J. Lay and R.L. Tonge

**County/Town/Parish Council Representatives**

Councillor R. Taylor Corsham Town Council  
Councillor F. Wilson Chippenham Town Council

**Officers Present**

S. Canter (Customer Focus Team Leader), C. Pescod (Development Control Manager), H. Powell (Policy and Democratic Services Assistant), P. Taylor (Assistant Solicitor), and J. Whittleton (Policy and Democratic Services Assistant)

**D76. Apologies for Absence**

Apologies were received from Brinkworth Parish Council, Hullavington Parish Council, St. Paul Malmesbury WO Parish Council, Councillor C. Crisp, and Councillor E. Marston.

**D77. Membership**

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

<b>Councillor to be Replaced</b>	<b>Replacement</b>	<b>Political Group</b>
Cllr C. Crisp	Cllr A. K. Hill	Conservative
Cllr E. Marston	Cllr I. J. Henderson	Conservative

**D78. Public Question Time/Receipt of Petitions**

There were no public questions nor petitions received.



**D79. Minutes**

The Minutes of the Meeting held on 12<sup>th</sup> December 2007 (circulated with the Agenda) were considered.

**Resolved** that, subject to the amendment detailed in the Additional Information, the Minutes of the Meeting held on 12<sup>th</sup> December 2007 be confirmed as a correct record.

**D80. 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.

**D81. Declarations of Interest**

The following declarations of interest were made:

Name	Application /Item	Type of Interest	Nature of Interest	Action
Cllr A. Phillips	3 – 17 The Close, Gastard 07/02235/FUL	Personal	Shareholder of Westlea Housing Association (the agent)	Remained in the chamber but did not vote
Cllr J. R. Henning	3 - 17 The Close, Gastard 07/02235/FUL	Personal	Shareholder of Westlea Housing Association (the agent)	Remained in the chamber but did not vote

**D82. Report on the Stopping-Up of Footpath 54, Lydiard Tregoze**

Consideration was given to Report No. 7 (circulated with the Agenda) regarding authorising a Stopping-Up Order in respect of Footpath 54, Lydiard Tregoze, to enable development to take place for which planning permission has been granted.

Issues discussed included:

- The footpath being of no real use.

**Resolved** that authority be given to the Team Leader legal services to make a stopping-up Order under s.257 Town and Country Planning Act 1990 in respect of Footpath 54, Lydiard Tregoze, in order to enable development to take place, for which planning permission has been granted.

**D83. Development Control Items**

- (a) **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 Additional Information Schedule circulated at the meeting. A copy of the Additional Information Schedule is kept in the official Minute Book.

1. **07/02413/OUT – Outline for the erection of four dwellings (Revision to 06/03281/OUT) – Stonelea, High Street, Purton**

Representations were received from Mr McCarthy in objection to the application, and from Mr A. Miles (the agent).

Issues discussed included:

- The proposed dwellings overlooking surrounding buildings;
- Access concerns due to a sharp turn on exit from the close;
- Lorries using the one-way street the wrong way;
- The location and design of an appropriate bin store.

**Resolved** that Planning Permission be GRANTED subject to the conditions set out in the Agenda, and the following additional condition:

A roofed bin store is included in the design.

2. **07/00058/FUL – Erection of 4 dwellings with access and parking following demolition of existing building – 82A London Road, Chippenham, Wilts SN15 3AZ**

Representations were received from Cllr F. Wilson of Chippenham Town Council in opposition to the application.

Issues discussed included:

- The design of the dormer windows;
- The differing style of the surrounding buildings.

**Resolved** to DEFER for one Committee cycle to negotiate on the design of the dormer windows on Plot 4.

3. **07/02235/FUL – Two storey dwelling on garden together with two storey extension to existing dwelling – 17 The Close, Gastard**

Representations were received from Mrs T. Martin, Mr M. Appleby and Cllr R. Taylor of Corsham Town Council in opposition to the application, and from Mr Wood of Westlea Housing Association (the agent).

Issues discussed included:

- The personal circumstances of the occupants.

**Resolved** that authorisation for approval of the application be DELEGATED to the Development Control Manager, subject to the conditions in the agenda and the additional information, after completion of an affordable housing survey 106.

**4. 07/2256/FUL – 14 no, retirement homes – Land at Woodside and The Gardens, Hardenhuish Lane, Chippenham**

Representations were received from Mr P. Humphry in opposition to the application, and from Mr G. Wakefield, the agent.

Issues discussed included:

- The development's impact on nearby traffic and road safety;
- Recent flooding problems in the area;
- The distance from surrounding bungalows;
- The mixture of styles in surrounding developments.

**Resolved** that the applicant be invited to enter an Agreement in respect of the following matters:  
(1) restrict occupancy of the retirement dwellings to persons aged 55 and over following completion of which the Implementation Team Leader (Development Control and Listed Buildings) be authorised to GRANT Planning Permission subject to the conditions set out in the Agenda.

**5. 07/02769/OUT – Erection of agricultural workers dwelling (outline) – Southleigh Farm, Leigh**

Representation was received from Mr C. Graham in support of the application.

Issues discussed included:

- The agricultural necessity of the dwelling;
- The financial viability of various uses of the dwelling;
- The recommendations of DEFRA and other agencies being in conflict with Development Policy.

**Resolved** that Planning Permission be REFUSED.

The proposed dwelling cannot be justified in connection with the essential needs of agriculture, under Annex A of Planning Policy Statement 7 'Sustainable Development

in Rural Areas'. Therefore, the erection of an agricultural dwelling in the open countryside, outside the framework or physical limits of any established settlement, will be contrary to Policy H4 of the North Wiltshire Local Plan 2011 and PPS7.

The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of Planning Policy Guidance Note 13, which seeks to reduce the growth in the length and number of motorised journeys.

**6. 07/02843/FUL – Demolition of Bungalow and Erection of One Detached Dwelling and one Pair of Semi-Detached Dwellings and Associated Parking – 140A Oxford Road, Calne**

Representation was received from Mr Crichly in opposition to the application.

Issues discussed included:

- The two buildings' proximity with each other;
- WCC Highways Authority's satisfaction with access;
- The effect on the character and amenities of the local area;

**Resolved** that Planning Permission be REFUSED for the following reason:

1. The development, by reason of its scale, massing and relationship with the adjoining development, would have a detrimental effect on the character and amenities of the area and the adjoining properties, contrary to Policy C3(1) of the North Wiltshire Local Plan.

The meeting started at 6.00pm and finished at 8.00pm.  
There were 21 members of the public present.