

**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, 30th 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, C. Crisp, J.P. Doubell, G.R. Greenaway, J. Hartless, I. J. Henderson, J.R. Henning, H.T. Jones, E. Marston, S. D. Meadows, J.A. Phillips, R. F. Sanderson, and T.R. Sturgis.

Other Members Present

Councillors S.K. Doubell, N. Phillips, and R.L. Tonge

County/Town/Parish Council Representatives

Councillor J. Clarke	Seagry Parish Council
Councillor O. Gibbs	Brinkworth Parish Council
Councillor C. Pym	St. Paul Malmesbury WO Parish Council

Officers Present

S. Canter (Development Services Administration Manager), P. Jeremiah (Legal Services Manager), C. Pescod (Development Control Manager), T. Phillips (Planning Officer Enforcement), and H. Powell (Policy and Democratic Services Assistant), J. Whittleton (Policy and Democratic Services Assistant).

D84. Apologies for Absence

Apologies were received from Councillor A. J. Trotman, Councillor C. Wannell, Councillor J. B. Whincup, and Hullavington Parish Council.



D85. Membership

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

Councillor to be Replaced	Replacement	Political Group
Cllr A. J. Trotman	Cllr J. Hartless	Conservative
Cllr C. Wannell	Cllr I. J. Henderson	Conservative
Cllr J. B. Whincup	Cllr S. K. Doubell	Liberal Democrat

D86. Public Question Time/Receipt of Petitions

There were no public questions nor petitions received.

D87. Minutes

The Minutes of the Meeting held on 9th January 2008 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Meeting held on 9th January 2008 be confirmed as a correct record.

D88. Chairman's Announcements

The Chairman made the following announcements:

The Development Control Committee meetings proposed for 23rd July 2008 and 27th August 2008 have been re-scheduled to take place on 30th July 2008 and 3rd September 2008.

Open Forum:

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

D89. Declarations of Interest

No declarations of interest were received.

D90. Report on the Formal Enforcement Policy

Following consideration of a formal Enforcement Policy by the Overview and Scrutiny Committee at their meeting on October 23rd 2007, the Report No 7 (circulated with the Agenda) sought the endorsement and adoption of the policy

Resolved that this the Enforcement Policy, annexed to the Report, be adopted.

D91. Report on the Major Planning Application Protocol

Consideration was given to Report No 8 (circulated with the Agenda) which sought further views of Members on the Protocol's operation since April 2007.

Issues discussed included:

- A minute, pertaining to a previous report on this issue, being recorded as 'not yet approved';
- 10+ dwellings generally constitutes a 'Major Planning Application', but there are no fixed criteria.

Resolved that the Major Planning Application Protocol, annexed to the Report, be adopted by the Development Control Committee.

D92. 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. 07/00058/FUL - Erection of 4 dwellings with access and parking following demolition of existing dwelling – 82A London Road, Chippenham, Wilts, SN15 3AZ

No representations were received.

Issues discussed included:

- Improvements in the design of the dormer windows.

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

2&3 07/02566/LBC and 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 Pearce, the agent.

Issues discussed included:

- Improvements in the design of the extensions;
- The large area of land to be built upon.

Resolved that application 07/02566/LBC be DELEGATED to the Development Control Manager to GRANT permission, subject to appropriate conditions.

Reason for granting consent:

The proposal will preserve and enhance the character and setting of the listed building and complies with policies C3 of the NWLP 2011.

Resolved that application 07/02566/LBC be DELEGATED to the Development Control Manager to GRANT permission, subject to appropriate conditions.

Reason for granting consent:

The proposal will preserve and enhance the character and setting of the listed building and complies with policies C3 of the NWLP 2011

4. 07/02478/FUL – Alterations and extensions to existing dwelling to create five bed dwelling – 6 Common Road, Malmesbury

Representations were received from Councillor Pym (of St. Paul Malmesbury Without Parish Council) in objection to the application, and from Mr T. Doyle, the agent.

Issues discussed included:

- The large scale of the building compared with surrounding bungalows;
- The overlooking aspect of the upper floor.

Resolved that Planning Permission be REFUSED for the following reason (as specified in the additional information):

1. The proposed alterations and extensions are of a design and scale that fails to respect the character of the area, and that creates an unacceptable impact upon the amenities of the nearest neighbours. As such the proposal is considered to be contrary to the provisions of policies C3 and H8 of the adopted North Wiltshire Local Plan 2011.

5. 07/03077/FUL – Erection of Two 2-bed Cottages – Land Adjacent to 33 Henn Lane, Upper Seagry

Representations were received from Mr A. Welsh, Mr E. Parsons, and Councillor J. Clarke (of Seagry Parish Council) in objection to the application.

Issues discussed included:

- The resulting increase in demand for, already scarce, parking;
- Dangers of access, this being opposite a junction serving several properties and close to a blind bend;
- Noise pollution from the neighbouring public house;
- Further erosion of the grass verge due to more cars parking on the road;

Resolved that the application be REFUSED for the following reason:

1. The proposed development on this very restricted site, without any provision for parking for the existing dwelling, would have an adverse affect on the character of the street scene, the amenities of both the existing and adjacent properties and highway safety, contrary to policies C3(i), (iii),(iv)and (vii) of the NWLP 2011.

6. 07/03275/FUL – Erection of Patios and Retaining Walls to the Rear of Plots 1 & 2 – Westwood, 13 Common Road, Malmesbury

Representations were received from Mr J. Leicester and Mr D. Charles in objection to the application.

Issues discussed included:

- Intrusion on the privacy of the adjacent property;
- The balcony's incongruity with the character of the surrounding area.

Resolved that the application be REFUSED for the following reason:

1. The scale and impact of the development and the considerable difference in levels compared to surrounding properties, would result in an unacceptable loss of amenity and privacy to the adjoining properties, contrary to policies C3 (i) and (iii) and H8 (ii) and (iii) of the NWLP 2011

7. 07/03300/COU – Change of Use of Ground Floor Unit from Tattoo Studio to Shop, Financial, Professional Services, Office or Community Use – 60 Redland, Chippenham

Representation was received from Councillor N. Phillips (of NWDC) in support of the application.

Issues discussed included:

- Objections to the application being in part due to the perception that it will become a 'youth drop-in centre'.

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

8. 07/02651/FUL – Dwelling – Allspheres Farm, Cloatley End, Hankerton, Malmesbury, SN16 9LQ

Representation was received from Mr T. Rothschild and Mr N. Durnford in support of the application.

Issues discussed included:

- The financial viability of the business;
- The difficulty in calculating the opportunity cost of the land.

Resolved that the application be DELEGATED to Development Control Manager to GRANT permission, following completion of a legal agreement tying the new dwelling with the existing land and buildings.

The meeting started at 6.00pm and finished at 7.30pm.
There were **10** members of the public present.

Signed _____

Dated _____