

**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, 28<sup>th</sup>  
September 2005 in the Council Chamber, Monkton Park, Chippenham,  
commencing at 6:00pm**

**Present**

Councillor T.R. Sturgis.....Chairman

Councillors H.R. Barton, C. Crisp, H.M. Dixon, P.J. Goldstone, G.R. Greenaway, M.E.M. Groom, A. S. R. Jackson, H.T. Jones, R.B. MacGregor, J. A. Scott, J.P.S.S. Thomson, and S.R. Walls

**Other Members Present**

None

**County/Town/Parish Council Representatives**

Councillor O. Gibbs	Brinkworth Parish Council
Councillor Golding	Calne Town Council
Councillor S. Kernon	Purton Parish Council
Councillor L. Palmer	Grittleton Parish Council

**Officers Present**

S. Canter (Customer Focus Team Leader), T. Gray (Senior Planning Officer), L. May (Policy & Democratic Services Assistant), R. Packer (Principal Solicitor), J. Simmonds (Principal Planning Officer), and J. Whittleton (Policy & Democratic Services Assistant)

**D51. Apologies for absence**

Apologies for absence were received from Councillors D. B. Allen, T. A. P. Briggs, D. Darby, P. R. Davis, A. J. Trotman, C. Wannell and from Lea & Cleverton Parish Council and St Paul Malmesbury Without Parish Council



**D52. Membership**

<b>Councillors to be replaced</b>	<b>Replacement</b>	<b>Political Group</b>
P. R. Davis	A. S. R. Jackson	Liberal Democrats
A. J. Trotman	J. A. Scott	Conservatives
C. Wannell	N. S. Bryant	Conservatives

**D53. Public Question Time/Receipt of Petitions**

There were no public questions nor petitions received.

**D54. Minutes**

The Minutes of the Meeting held on the 14<sup>th</sup> September 2005 (circulated with the Agenda) were considered.

**Resolved** that the Minutes of the Meeting held on the 14<sup>th</sup> September 2005 be confirmed as a correct record.

**D55. 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.

DEVELOPMENT CONTROL WORKING GROUP

The Chairman reminded the Committee that the Development Control Working Group would be meeting on Monday 17<sup>th</sup> October 2005 at 6.00pm.

**D56. Declarations of Interest**

There were no declarations of interest.

**D57. Development Control Items**

(a) **Withdrawn Items**

Item 8, 05/01940/FUL – New Greyhound, Pavenhill, Purton, Swindon, Wilts, SN5 9DA was withdrawn from the Agenda.

(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. **04/03498/FUL – Erection of Outbuilding (Garden Guest House) as part of the Garden at Quemerford House - Quemerford House, 26 Quemerford, Calne and**
2. **04/03499/LBC – Demolition of Existing Outbuilding - Quemerford House, 26 Quemerford, Calne**

Representations were received from Mr K. Shutler and Mr P. Morrison in objection to the application, Cllr Golding from Calne Town Council, Mr M. Willis, the agent.

Issues discussed included:

- The views of the Ward Member who was unable to be present at the meeting;
- The views of English Nature;
- The possible impact on the adjoining nature reserve;
- The need for more details of a possible ecological management scheme;
- Drainage issues; and
- The views of Calne Town Council and the Campaign to Protect Rural England.

**Resolved** that consideration of the applications be DEFERRED for two cycles to request details of the proposed ecological management and sustainable drainage schemes.

3. **05/01672/FUL – Twenty Two Flats, Basement Parking and Ancillary Works – Land Adj 9 London Road, Chippenham**

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

Issues discussed included:

- The views of Chippenham Town Council;
- The scale, design and merits of the proposed development;
- The possible overbearing impact on the adjoining property;
- The close proximity of the proposed development to a listed building; and
- The parking provisions for the proposed development.

**Resolved** that consideration of the application be DEFERRED for two cycles to request amended plans in relation to the design of the roof and to move the buildings further from the adjacent listed building.

**4. 05/02108/OUT – Demolition of Existing House and Re-Development of Site for Four Dwellings, with Access and Associated Works – 64 Pavenhill, Purton, Swindon**

Representations were received from Councillor S. Kernon of Purton Parish Council.

Issues discussed included:

- The density of the proposed development;
- The possible extension of the pavement that would be preferable for pedestrians;
- Concerns relating to access and visibility of the proposed site; and
- The potential value of a site visit.

**Resolved** that consideration of the application be DEFERRED in order to carry out a site visit.

**5. 03/00652/OUT – Outline-Residential Development – Land at Westbury Park, Wootton Bassett**

Representations were received from Mr J. Espley in objection to the application.

Issues discussed included:

- The possibility effects of problems with flooding;
- The proposed siting of the development;
- The views of the Environment Agency and Wootton Bassett Town Council; and
- Policies RH8 and RH9 of the North Wiltshire Local Plan 2001.

**Resolved** that consideration of the application be DEFERRED in order that more information on the original planning permission and details of the proposed drainage scheme can be obtained.

**6. 05/00612/REM – Reserved Matters – Employment Development and Associated Access Road – Land At Great Middle Green Farm, The Green, Dauntsey, Chippenham**

Representations were received from Mr V. Vines of Dauntsey Parish Council and from Mr S. Chambers, the agent.

Issues discussed included:

- Previous applications and the history of the site;
- The views of the WCC (Highways) and the Parish Council;
- The layout of the footpaths and turning areas proposed on the site;
- Pedestrian access to the site;

- Sustainability; and
- Materials to be used.

**Resolved** that authority be delegated to the Implementation Team Leader (Development Control and Listed Buildings) to GRANT Planning Permission subject to the conditions set out in the Agenda and the Late Observations and for the to be a requirement of a pedestrian footpath along the entire site frontage.

**7. 05/00962/REM – Residential Development (Reserved Matters – Siting, Design & External Appearance) – Land at Great Middle Green Farm, The Green, Dauntsey, Chippenham**

Representations were received from Mr V. Vines of Dauntsey Parish Council and from Mr S. Chambers, the agent.

Issues discussed included:

- The siting of the proposed affordable housing on the site; and
- The need for a footpath on the frontage of the application site.

**Resolved** that authority be delegated to the Implementation Team Leader (Development Control and Listed Buildings) to GRANT Planning Permission subject to the conditions set out in the Agenda and the Late Observations and for the to be a requirement of a pedestrian footpath along the entire site frontage.

**8. 05/01940/FUL – Conversion of Public House into four Apartments and Erection of two New Dwellings – New Greyhound, Pavenhill, Purton**

This application was withdrawn from the Agenda, prior to the meeting.

**9. 05/02048/REM – Approval of Reserved Matters. Conditions No. 1, 4, 5, 8 & 9 Greentops – 28 Hardenhuish Lane, Chippenham**

Representations were received from Mrs Carroll in objection to the application and from Mr Parsons, the agent.

Issues discussed included:

- The history of the site;
- The siting of the windows within the proposed dwellings;
- The proposed siting of the dwellings and the resultant overlooking, both externally and internally

- The loss of privacy and amenity of neighbouring properties;
- Policy RH15 of the North Wiltshire Local Plan 2001, specifically relating to tandem development; and
- Provisions for adequate parking and turning within the proposed site.

**Resolved**

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

- The proposed development would cause unacceptable loss of privacy due to overlooking between the proposed houses and between existing and proposed houses contrary to policies RH8 and RH15 of the North Wiltshire Local Plan 2001.
- The design and siting of the proposed houses would fail to harmonise with the character and appearance of the surrounding area contrary to policies RH8, RH15 and RB2 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.

**10. 05/01869/FUL – Erection of New Detached Retirement Cottage to Rear - Land Rear of Glebe House, The Street, Grittleton, Chippenham**

Representations were received from Mrs A. Moore in objection to the application, Councillor L. Palmer of Grittleton Parish Council and Mr M. Carr, the applicant.

Issues discussed included:

- The setting of the dovecote and the extent to which it might be affected by the proposed dwelling;
- The views of the Conservation Officer; and
- Possible conditions and permitted development rights.

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

**11. 05/01938/FUL – Single Story Extension – South Barn, Arches Farm, Arches Lane, Malmesbury**

Representations were received from Mr D. Pearce, the agent.

Issues discussed included:

- The conversion of the barn;
- That the proposed extension is part of the original structure, and could preserve the setting; and
- The views of St Paul Malmesbury Without Parish Council.

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

**12. 05/01979/COU – Change of Use of Existing Paddock to Form Part of School Grounds – Paddock Behind Calder House School, Thickwood Lane, Colerne**

Representations were received from Mr Price and Mrs Brigdon in objection to the application and from Mr C Agombar, the applicant.

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

**13. 05/02005/FUL – New Detached Dwelling – Land Adjacent 45 Broadmead, Prospect, Corsham**

Issues discussed included:

- Close proximity of the proposed dwelling to a neighbouring property and its resultant loss of amenity;
- The scale of the proposed development and its parking provision;
- Policy RH8 of the North Wiltshire Local Plan 2001; and
- The views of WCC Highways Authority.

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

**14. 05/02117/FUL – Single Storey Rear Extension (Revision to 04.03196.FUL) – 14 Monks Park, Milbourne, Malmesbury**

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

## Development Control Committee Minutes –28<sup>th</sup> September 2005

The meeting started at 6.00pm and finished at 8.45pm.  
There were 32 members of the public present.

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