

**Draft Minutes of the Development Control Committee Meeting held on Wednesday, 10<sup>th</sup> October 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. Doubell, S.K. Doubell, G.R. Greenaway, R.J. Henning, H.T. Jones, E. Marston, S.D. Meadows, J.A. Phillips, R.F. Sanderson, J. Scragg, T.R. Sturgis A.J. Trotman and C. Wannell

**Other Members Present**

Councillors P.J. Hutton, C. Reid, P. Roberts, P. Doyle, C.V. Ramsey, R.L. Tonge and A.M. Wannell

**County/Town/Parish Council Representatives**

Councillor O. Gibbs Brinkworth Parish Council/Wootton Bassett Town Council  
Councillor J. Bowen Malmesbury Town Council  
Councillor J. Rooke Wiltshire County Council  
Councillor T. Bate Chippenham Without Parish 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) and B. Taylor (Principal Planning Officer)

**D48. Apologies for Absence**

Apologies were received from Hullavington Parish Council, St Paul Malmesbury Without Parish Council and from Councillor J. Whincup and Councillor K.A. Banks.

**D49. 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. Whincup	J. Scragg	Liberal Democrats
K.A. Banks	S.K. Doubell	Liberal Democrats

**D50. Public Question Time/Receipt of Petitions**

A petition was received, containing 6 signatures to the following statement:

Petition of residents in the immediate vicinity of 31 Church St Calne (the Old Conservative Club) initiated by A Bellamy, 1 Kerry Crescent, Calne, SN11 0JH.



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We the undersigned are opposed to the proposed changes of use of 31 Church St, Calne SN11 0HZ and from D2 to A3 and internal alterations because;

1. Operation of a 100 seat restaurant and takeaway with 2 bars 7 nights a week, will cause great disturbance to all the surrounding residents (it is totally surrounded by residential properties) by comings and goings and smokers.
2. The change from a few vetted club members per night and perhaps a fortnightly function, to operating 7 days and nights a week fully open to all and sundry is totally inappropriate for this historic conservation area.
3. Parking would be a major problem as there are often not even spaces for residents to park as very few houses in this area have off road parking.
4. This application is contrary in many respects to the North Wilts Local Plan 2011 C3 Development Control Core Policy.

The Chairman determined, in accordance with Standing Order 12.2, that this be dealt with during consideration of Application 6 on the Agenda

### D51. Minutes

The Minutes of the Meeting held on 19<sup>th</sup> September 2007 (circulated with the Agenda) were considered.

#### Resolved

- 1) That Councillor A.J. Trotman be added to those who gave apologies.
- 2) That subject to the amendment above, the Minutes of the Meeting held on 19<sup>th</sup> September 2007 be confirmed as a correct record.

### D52. 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.

### D53. Declarations of Interest

The following declarations of interest were made:

Name	Application /Item	Type of Interest	Nature of Interest	Action
J. Scragg	Report 7(b) item 17	Personal	Applicant is in same party Group	Remained in the Chamber
S.K. Doubell	Report 7(b) item 17	Personal	Applicant is in same party Group	Remained in the Chamber

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J. Doubell	Report 7(b) item 17	Personal	Applicant is in same party Group	Remained in the Chamber
R.J. Henning	Report 7(b) item 17	Personal	Applicant is in same party Group	Remained in the Chamber
A.M. Wannell	Report 7(b) item 13	Prejudicial	Member of Wootton Bassett Town Council	Left the Chamber for the duration of the item
C. Wannell	Report 7(b) item 13	Prejudicial	Member of Wootton Bassett Town Council	Left the Chamber for the duration of the item
P. Roberts	Report 7(b) item 13	Prejudicial	Member of Wootton Bassett Town Council	Left the Chamber for the duration of the item
P. Doyle	Report 7(b) item 13	Prejudicial	Member of Wootton Bassett Town Council	Left the Chamber for the duration of the item

**D54. 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. 07/00966/FUL – Residential Development of Five Dwellings (Revision to 04/0071/REM) – Avon Edge, Dark Lane, Malmesbury, Wilts**

Representations were received from Councillor J. Bowen of Malmesbury Town Council

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

**2. 07/01868/FUL – Erect New Field Shelter (Retrospective) – 7 Lanes End, Gastard, Corsham, Wiltshire, SN13 9QS**

Representations were received from Mr R. Marshman in support of the application and from Mrs K. Mortimer, the applicant.

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

1. The proposed new building would result in the erection of a structure that is significantly larger and more obtrusive, when compared to the recently demolished structure. The proposed building would be harmful to the character, appearance of the adjacent listed buildings and

conservation area. Insufficient evidence has been submitted to demonstrate that the building is reasonably necessary for the purpose of agriculture. The proposal is contrary to advice contained within Planning Policy Guidance Note (PPG) 15 and to policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.

2. A building of the size and use proposed would have the potential to significantly increase the use of the existing access. Any intensification of the use of the access would be prejudicial to highway safety due to its restricted visibility and is contrary to Policy C3 of the North Wiltshire Local Plan 2011.

**3. 07/00863/FUL – Demolition of No 78 Derriads Lane and erection 8 no. 2,3 and 4 bedroom dwellings and associated works – Land at 78 Derriads Lane, Chippenham**

Representations were received from Mr May, Mr R. Martin and Mrs Jones in objection to the application, from Councillor T. Bate of Chippenham Without Parish Council and from Councillor J. Rooke of Wiltshire County Council.

Issues discussed included:

- Possible noise pollution;
- Traffic and parking issues;
- The density of the proposed development;
- Affordable housing; and
- The possibility of the development setting a precedent.

**Resolved**

- (1) The application be REFUSED on grounds including, but not limited to, the following reason:
  - The proposed development of eight houses on this site will result in development in depth, which is considered to fail to harmonise with the prevailing pattern, character and appearance of the area and would have an adverse impact on the amenities of adjoining properties. As such the application is considered to be 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.

**4&5 07/01986/FUL and 07/01987/LBC – Erection of Dwelling in Garden of 54 Gloucester Street and re-instatement of Pedestrian Access and Alterations to Boundary Walls – 54 Gloucester Street, Malmesbury, Wilts**

Representations were received from Mrs M. Hill and Mr M. Elam in objection to the application, from Councillor J. Bowen of Malmesbury Town Council, from Mrs C. Neil in support of the application and from Mr G. Date, the agent.

Issues discussed included:

- The treatment of the applicants by some objectors;
- The impact on the Conservation Area; and
- The site is a brown field site which used to have houses on it.

**Resolved**

- 1) That in the case of 07/01986/FUL; Planning Permission be GRANTED subject to the conditions set out in the Agenda and the following additional informative:
  - Due to the lack of vehicular access to the site and the restricted width of roads in the vicinity of the site it would be advisable that during the construction of the dwelling hereby permitted a method of working be adopted that would seek to minimise the disruption to neighbouring properties and the local road network. Such actions as may be necessary could include storing bulky materials off site and only delivering to the site as and when necessary using small vehicles of a size suitable for the surrounding roads.
- 2) That in the case of 07/01987/LBC; Listed Building Consent be GRANTED subject to the conditions set out in the Agenda.

**6. 07/02220/COU – Change of Use from Class D2 to A3 and Internal Alterations – 31 Church Street, Calne, Wilts**

Representations were received from Mr S. Hann and Mrs A. Belamy in objection to the application and from Mr Whatley, the applicant.

Issues discussed included:

- The existing use of the building;
- Possible noise and smells;
- The impact on the Conservation Area; and

- Parking.

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

**7. 07/00231/FUL – New roof extension and side and rear extensions – 85b High Street, Purton**

Representations were received from Mr Hamilton, the applicant.

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

**8. 07/02250/FUL – Part two storey, part single storey extension and granny annex – 13 Barn Piece, Box, Corsham, Wilts, SN13 8LF**

Representations were received from Mr D. Giddings and Mr Tyler in objection to the application and from Mr Harlow, the agent.

Issues discussed included:

- The impact on the character of the area.

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

**9. 07/02323/FUL – Erection of Garden wall and wind turbine and change use of land to residential curtilage – North Farm House, Water Eaton**

Representations were received from Mr A. Foxman and Mrs R. Foxman in objection to the application.

Issues discussed included:

- The need to know the ambient noise levels to ascertain the noise impact of a turbine.

**Resolved** that subject to the receipt of consultation responses, the head of Development Control be authorised to GRANT Planning Permission subject to the conditions set out in the Agenda.

**10. 07/01323/FUL – Detached Dwelling and Garage – 20 Templars Firs, Wootton Bassett**

Representations were received from Mr Willis, the agent.

Issues discussed included:

- The density of the proposed development;
- Parking;
- Whether the proposals would overlook neighbouring properties; and

- The impact on the local area.

**Resolved**

- 1) that planning permission be GRANTED subject to the conditions set out in the Agenda and in the Additional Information and the following additional condition:

The main glazed element shall be fixed shut and the upper element, if it is proposed to be opening, shall be top hung. The window shall be maintained as such thereafter.

Prior to the first occupation of the dwelling a 1.8 metre high fence shall be erected along the north and west boundaries of the site.

REASON: In order to protect the amenities of the neighbouring dwellings.

- 2) That the description be amended to delete 'and garage'.

**11. 07/02047/ADV – Display one Double Sided Pole Mounted Advertisement – Circuit Motors, Castle Combe, Chippenham, SN14 7EY**

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

**12. 07/02071/FUL – Erection of and One and Half Storey Extension to provide Double Garage/Car Port with Semi-Self contained Flat unit above (Resubmission of 07.00895/FUL) – Park View, Calcutt Farm, Cricklade**

Issues discussed included:

- The views of the local member;
- The design of the proposed development; and
- The impact on the Listed Building.

**Resolved** that consideration of the application be DEFERRED to clarify the status of the building in terms of listed building designation.

**13. 07/2168/OUT – Erection of 60 one bedroom apartments ans associated parking and landscaping – Former St Ivel site, Station Road, Wootton Bassett**

Issues discussed included:

- Affordable Housing.

**Resolved** that consideration of the application be DEFERRED to allow negotiations with Applicant and

Town Council with regard to affordable housing and other contributions and impact on employment land provision on the site and to clarify the legal issues.

**14. 07/01738/FUL – Erection of 2 detached dwellings with associated garages, landscaping and vehicula access (amended scheme) – Adjacent May Cottage, Minety lane, Oaksey**

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

**15. 07/02127/FUL – Erection of 4 new dwellings and provision of new access (revision of 07/00631/OUT) – Rear of 6 and 8 Bradford Road, Corsham**

Representations were received from Mrs H. Lock in objection to the application and from Mr S. Chambers, the agent.

Issues discussed included:

- Access and highways issues; and
- Affordable Housing.

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

**16. 07/02195/S73A – Extensions to Existing Mobile Home – 52 Northleaze, Corsham**

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

**17. 07/02347/FUL – Removal of Existing Outbuilding to Rear Garden and Replacement with New Build Garden Office – 11 Bath Road, Colerne**

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

The meeting started at 6.00pm and finished at 8.48pm.  
There were 97 members of the public present.