

**Draft Minutes of the Development Control Committee Meeting held on
Wednesday, 31st October 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, J. Doubell, S.K. Doubell, G.R. Greenaway, J. Hartless, H.T. Jones, E. Marston, R.B. MacGregor, S.D. Meadows, J.A. Phillips, R.F. Sanderson, J.A. Scott, T.R. Sturgis and A.J. Trotman

Other Members Present

Councillor J. Lay

County/Town/Parish Council Representatives

Councillor O. Gibbs Brinkworth Parish Council/Wootton Bassett Town Council
Councillor R. Thomas Purton Parish Council

Officers Present

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

D55. Apologies for Absence

Apologies were received from Councillors J. Whincup, R.J. Henning, C. Crisp and C. Wannell.

D56. Membership

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

Councillor to be Replaced	Replacement	Political Group
J. Whincup	S.K. Doubell	Liberal Democrats
R.J. Henning	R.B. MacGregor	Liberal Democrats
C. Crisp	J. Hartless	Conservatives
C. Wannell	J.A. Scott	Conservatives

D57. Public Question Time/Receipt of Petitions

There were no public questions nor petitions received.



D58. Minutes

The Minutes of the Meeting held on 10th October 2007 (circulated with the Agenda) were considered.

Resolved that the Minutes of the Meeting held on 10th October 2007 be confirmed as a correct record.

D59. 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.

D60. Declarations of Interest

The following declarations of interest were made:

Name	Application /Item	Type of Interest	Nature of Interest	Action
A.J. Trotman	7 – Calne Local Centre	Personal	Member of Calne Town Council	Remained in the chamber

D61. 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(a) **Withdrawn Items**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. 07/01032/FUL – Dwelling and Parking – 2 The Quadrangle, Chippenham

Representations received from Mr N. Chamberlain, the applicant, were read out in his absence.

Issues discussed included:

- Whether the proposals would overlook neighbouring properties;
- The density of the proposed development; and
- Whether the requirements of a Certificate B have been fulfilled.

Resolved that authority be DELEGATED to the Implementation Team Leader (Development Control, Listed Buildings and Enforcement) subject to the submission of a suitable ecological survey.

2&3. 07/02338/LBC AND 07/02339/FUL – Demolish existing conservatory and replace with new studio, raise height of boundary walls, demolish garage, create new access, internal and external alterations – The Thatched Cottage, Nettleton, Nr Chippenham, SN14 7NP

Representations were received from Mr Pearce, the agent.

Issues discussed included:

- The opening of the fireplace;
- The merits and demerits of the proposed extension; and
- The views of local people and the Parish Council.

Resolved that authority be DELEGATED to the Implementation Team Leader (Development Control, Listed Buildings and Enforcement) to grant consent subject to conditions to include a condition to allow works to the fireplace to be agreed as works progress.

Reason for granting consent:

On balance the proposal is an improvement with very little loss of historic fabric.

4. 07/01306/FUL – Installation of 12m Dual Transformer Pole With Two Antennae, One 0.6m Dish, Equipment Cabinets, Enclosure And Ancillary Development (Re-Submission of 06/03049/FUL – Land at Hill House Farm, Ditteridge, Box, Corsham, Wiltshire

Representations were received from Mr Holmes, the agent.

Issues discussed included:

- The impact on the Green Belt and Area of Outstanding Natural Beauty;
- The history of applications for the site;
- The prominence of the proposed structure; and
- The proposed planting scheme.

Resolved that authority be DELEGATED to the Implementation Team Leader (Development Control, Listed Buildings and Enforcement) to grant permission subject to no additional matters being raised during the remainder of the consultation period and the following informative:

'The landscaping scheme should include semi-mature trees to ensure adequate screening of the equipment and fencing at an early stage'.

5&6 07/00367/CAC and 07/02380/FUL – Re-development to provide 2 new town houses including demolition of existing industrial and retail premises – 29A Marshfield Road, Chippenham, Wilts

Resolved that consideration of the items be DEFERRED to allow additional consultations on amended plans

7. 07/01622/FUL – 14 Dwellings and associated Works – Calne Local Centre, Calne, Wiltshire

Issues discussed included:

- The Calne North development and the history of the proposals; and
- The views of Wiltshire County Council.

Resolved that authority be DELEGATED to the Implementation Team Leader (Development Control, Listed Buildings and Enforcement) subject to an amended scheme to include a minimum of 4 additional parking spaces and the completion of an amended S106 Agreement securing a contribution towards the funding of community facilities on an alternative site.

8. 07/02082/S73A – Vary condition of 01/02400 to extend hours for external lighting at outdoor school from 0700 to 2030 hours (revision of 07/01449/S73A) – Stockley Farm, Stockley

Representations were received from Mr Woodlands in objection to the application and from Mrs Cole, the applicant.

Issues discussed included:

- Light pollution; and
- How best to deal with light spillage.

Resolved

- 1) That Planning Permission be GRANTED subject to the conditions in the Agenda and in the Additional Information and the following additional condition.

Additional Condition: The extension of hours hereby granted permission shall be for a temporary period only, expiring on 30th April 2008.
Reason: To allow the Local Planning Authority to assess the impact of the extended hours of lighting.

- 2) That a letter be written to the applicant to explain that the Local Planning Authority will expect that any application for an extension of the temporary permission will be accompanied by a full technical report including details of the intensity, coverage and glare of the existing lights and measures which could be taken to reduce the impact of the lighting in the landscape..

9. 07/2119/FUL – Nine dwellings (revision of 06.419/FUL – changes to house types) – Land at Elm Grove, 15 Silver Street, Calne

Issues discussed included:

- The height of the proposed development;
- Floor levels of the proposed development; and
- Trees and shrubbery.

Resolved that authority be DELEGATED to the Implementation Team Leader (Development Control, Listed Buildings and Enforcement) to grant permission subject to the conditions set out in the Agenda subject to confirmation that the slab levels of the revised dwellings are the same as those originally approved.

10. 07/02413/FUL – outline for the erection of four dwellings (Revision to 06/03281/OUT) – Stonelea, High Street, Purton

Representations were received from Mr Maclean and Ms C. Yerbury in objection to the application, from Councillor Thomas of Purton Parish Council and from Mr A. Miles, the agent.

Issues discussed included:

- Access to and from the site;
- The density of the proposed development;
- Heights and slab levels;
- Recent flooding in the area; and
- The trees currently on the site.

Resolved that consideration of the application be DEFERRED in order to request amended plans showing plot 1 lowered into the ground, plot 4 moved further from plot 3 and to seek a contribution to off-site highway improvements.

11. 07/00798/FUL – Temporary Permission for Mobile Home in conjunction with Agricultural Use (Retrospective) – Merkin Farm, Doctors Hill, Ashley, Box, Wiltshire SN13 8AS

Representations were received from Mrs T. Johnstone, the applicant.

Issues discussed included:

- The impact on the Green Belt and Area of Outstanding Natural Beauty; and
- The possibility of setting a precedent.

Resolved that Planning Permission be REFUSED for the reasons set out in the Agenda.

12. 07/02373/FUL – Erection of Agricultural Building and Temporary Mobile Home (Agricultural Workers Dwelling) In Association with Game Rearing Farm – Great Middle Green Farm, Dauntsey

Resolved that subject to the submission of satisfactory information in respect of the business as requested by the Councils Agricultural advisor, authority be DELEGATED to the Implementation Team Leader (Development Control, Listed Buildings and Enforcement) to GRANT planning permission subject to the conditions set out in the Agenda and in the Additional Information and with the following additional informative:

The applicant is advised that the entrance should be gated to avoid cattle from the nearby farm straying on to the site while being moved along on the adjacent road.

13. 05/02230/OUT – To amend wording of a legal agreement under the provisions of S106 of the Act – Stanton St Quinton Garage, Lower Stanton St Quinton

Issues discussed included:

Resolved

- 1) That the agreement be varied to allow the number of affordable housing units to be rounded down to the nearest whole number if the number of units calculated at 20% results in less than a whole number and the partial unit being less than 0.5.
- 2) The Head of Policy and performance be advised that the Affordable Housing SPD be amended by an informative that the number of units required will always be rounded up where the calculation results in any partial unit.

The meeting started at 6.00pm and finished at 8.35pm.
There were 27 members of the public present.