

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 28th May 2015 in the Committee Room at Royal Wootton Bassett Rugby Club, Ballards Ash, Royal Wootton Bassett.

PRESENT: Councillors: Mike Farrow (late), Paul Heaphy, Audrey Wannell, Chris Wannell and John Wilks.

Also in attendance: Councillors: Mary Champion, Mike Leighfield.

Officers in Attendance: Johnathan Bourne, Town Clerk, Michelle Temple, Administrative Services Manager.

49. APOLOGIES

Apologies for absence were received from Councillor Ian Ferries.

50. DECLARATIONS OF INTEREST

To receive Declarations of Interest in accordance with sections 10 and 12 of Wiltshire Council's Members Code of Conduct, as adopted by Royal Wootton Bassett Town Council at a meeting held on 12th July 2012.

RESOLVED to note that no Declarations of Interest were made.

51. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements to be made.

52. MINUTES

RESOLVED to confirm and sign Minutes of a meeting of the Planning Committee held on Thursday 26th March 2015 [P/8/2014-2015]. Copies previously circulated.

53. PLANNING APPLICATIONS

[a] To make observations on the following planning applications detailed on Schedules 1598, 1599 and 1600.

Planning Application 15/03679/FUL, Erection of 7 three-bedroomed dwellings on land fronting Sparrow Lane and to the rear of 125-126 High Street, Royal Wootton Bassett, Wiltshire, SN4 7AU.

Called in by: - Councillors Chris Wannell, Paul Heaphy and Ian Ferries.
Reasons for call in: - Concerns over the proposed access and egress together with the potential for vehicle-pedestrian conflict.

Concerns were raised over the access and egress to the proposed development, and it was therefore RESOLVED to object to the application as it is felt to be in contravention of Wiltshire Core Strategy Core Policy 61, which states that proposals must be 'capable of being served by safe access to the highway network'.

Planning Application 15/03567/FUL, Change of use to restaurant at the rear of 144 High Street, Royal Wootton Bassett, Wiltshire, SN4 7AB.

Called in by: - Councillors John Wilks and Ian Ferries
Reasons for call in: - Concerns over the proliferation of similar establishments on the High Street, and to monitor a site which has previously been subject to a number of planning applications.

Planning Application 15/03568/FUL, Erection of restaurant and takeaway at the rear of 144 High Street, Royal Wootton Bassett, Wiltshire, SN4 7AB.

Called in by: - Councillors John Wilks and Ian Ferries

Reasons for call in: - Concerns over the proliferation of similar establishments on the High Street, and to monitor a site which has previously been subject to a number of planning applications.

Members discussed both applications for the rear of 144 High Street, noting that the proposals are not in keeping with the character of the Conservation Area, and that the applications display poor design quality.

RESOLVED to object to applications 15/03567/FUL and 15/03568/FUL, as neither can be said to meet the requirements of Wiltshire Core Strategy Policy 57 which ensures high quality design and place shaping, or Policy 58, which states that development should protect, conserve and enhance the historic environment, including Conservation Areas.

Planning Applications 15/03954/LBC and 15/03624/ADV, Erection of illuminated and non-illuminated signage at Cross Keys Inn, Royal Wootton Bassett, Wiltshire, SN4 7AY.

Called in by: - Councillors John Wilks and Ian Ferries

Reasons for call in: - Concerns over the use of illuminated signage on a Listed building and within the Conservation Area.

RESOLVED not to object to these applications.

Planning Applications 15/01243/LBC and 15/04139/ADV, Erection of LED trough style lighting above existing fixed signs to the side and front elevation at Alan Hawkins Estate Agents, 26/26a High Street, Royal Wootton Bassett, Wiltshire, SN4 7AA.

Called in by: - Councillors John Wilks and Ian Ferries

Reasons for call in: - Concerns over the use of illuminated signage on a Listed building and within the Conservation Area.

RESOLVED not to object to these applications.

[b] To make observations on planning applications received since the preparation of the Agenda.

Planning Applications 15/04867/LBC and 15/04470/FUL, Amendment to consent 11/03978/FUL and 11/03979/LBC consisting of 1 x 1 bed house, 6 x 3 bed houses, 2 x 2 bed flats and 1 x retail commercial unit and associated works at the former Beaufort Brewery, St Ivel, Station Road, Royal Wootton Bassett, Wiltshire.

Called in by: - Councillors Ian Ferries and John Wilks.

Reasons for call in: - To discuss the scope and possible impact of the proposed changes.

Members discussed the amendments to the original applications, which would result in a reduction in the retail units previously proposed as well as an increase in the number of dwellings, which would further add to the density of the site. It was noted that the number of dwellings currently located at the St Ivel site is almost 200 more than initially proposed in the original applications for the development.

RESOLVED to object to the applications for the following reasons :-

- Concerns over the loss of proposed retail space.
- Increase in the density of housing as a result of the proposed amendments, which contradicts Wiltshire Core Strategy Core Policy 45 – ‘Meeting Wiltshire’s Housing Needs’. The policy seeks to ensure that the right type of dwellings are delivered in terms of type, density and mix.

54. DELEGATED POWERS

The Committee is asked to note the comments and objections below regarding planning application 15/02723/FUL, for the conversion of the existing garage/workshop building into a dwelling at 17 Vale View, Royal Wootton Bassett, SN4 7BY . These objections were compiled and approved by the Planning Committee prior to the meeting due to the deadline for consultation responses falling before the opportunity to hold a meeting. The following consultation response was submitted to Wiltshire Council in respect of the planning application.

“The application refers to a site that has been the subject of numerous planning applications, the majority of which have been for the erection of a dwelling. The Town Council had previously submitted concerns regarding the erection of a dwelling on this site due to the impact upon the streetscene, and the possibility of setting a precedent for this type of development, effectively creating a ‘lower Vale View’. The Town Council also raised concerns about the access and egress, which is via New Road at a particularly dangerous point. Wiltshire Council refused the primary application for a dwelling on the site, application 11/03855/FUL, for similar reasons, including protecting the local character of the area, preventing unsatisfactory living conditions for any future tenants (caused by the overlooking nature of the neighbouring buildings), as well as for the dangerous nature of the access and egress. The Planning Inspector upheld the refusal decision at Appeal.

Since the refusal to permit the applicant to erect a dwelling under application 11/03855/FUL, construction work has begun for the erection of a garage/workshop under the General Permitted Development Order (GPDO) Class E, which permits the erection of an outbuilding which is ‘required for a purpose incidental to the enjoyment of the dwelling house’, where the term ‘incidental’ expressly excludes purposes which are already part of the primary residential use – such as bedroom accommodation, extra living space, and kitchen facilities.

Members are concerned that, as the building is currently under construction, it appears as though the structure was not and never has been ‘required for a purpose incidental to the enjoyment of the dwelling house’. The fact that the building has never been used as a garage/workshop undermines its erection as Permitted Development within Class E of the GPDO, which the Planning Committee would like to draw to the attention of the designated officer to investigate whether or not a non-completed structure can qualify as Permitted Development if it is never in fact used for the purpose for which it was originally erected.

The Planning Committee would also like to reiterate its original concerns regarding the impact upon the character of the area, overlooking nature of neighbouring properties and dangerous access under Core Strategy policies: -

- 57 – Ensuring High Quality Design and Place Shaping, which states that ‘development is expected to create a strong sense of

place through drawing on the local context and being complimentary to the locality’.

- 57iii - New development should respond positively to the existing townscape in terms of building layout, building lines and rooflines to ‘effectively integrate the development into its setting’.
- 57vi – New development should take into account the characteristics of the site and surrounding area.
- 57vii – New development should have regard to the impact upon amenities of existing occupants, including the considerations of privacy and overshadowing.
- 57ix – Ensure safe access to the public realm, including roads and other rights of way.
- 61i – Transport and New Development, which states that new development must give consideration to the needs of all transport users, including pedestrians and other road users
- 61ii – The proposal must be capable of being served by safe access.

The Committee RESOLVED to:-

- Express concern that the current construction work means that the building has never been used as a garage/workshop as was originally intended, which undermines its erection as Permitted Development under GPDO Class E, and that permitting such a change of use could set a precedent for this type of application, whereby garages and other outbuildings are converted to dwellings.
- Object to the application under Wiltshire Core Strategy policies 57 and 61, and for the reasons detailed above”.

The Committee was asked to note that the following applications have been returned as “No Objection” in accordance with Council Policy:-

Consideration of Planning Applications detailed on Schedule 1594

15/02232/FUL	Park Grounds	No Objection
15/02323/FUL	2 Old Park Farm	No Objection
15/02234/FUL	Land to the South of Swindon Road	No Objection

Consideration of Planning Applications detailed on Schedule 1595

15/02600/FUL	19 Roebuck Close	No Objection
15/02547/FUL	Verge, Marlowe Way	No Objection
15/02655/FUL	38 Miltons Way	No Objection
15/02587/FUL	Padbrook	No Objection
15/02367/FUL	24 Church Street	No Objection

Consideration of Planning Applications detailed on Schedule 1597

15/03116/FUL	12 Parsons Way	No Objection
15/03249/FUL	2 The Lanes	No Objection

Consideration of Planning Applications detailed on Schedule 1598

15/02892/FUL	Pear Tree House	No Objection
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The meeting closed at 7.28pm