

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 10th September 2015 at 7.00pm in the Committee Room, Royal Wootton Bassett Rugby Club, Ballards Ash, Royal Wootton Bassett.

PRESENT: Councillors: Steve Bucknell, Ian Ferries, Paul Heaphy and Chris Wannell.

Also in attendance: Councillors Mike Leighfield, Mary Champion (late), Linda Frost (late) and Sue Hughes (late).

Officers in Attendance: Michelle Temple, Administrative Services Manager, Emily Maiden, Committee Clerk & Administrative Officer.

9. APOLOGIES

Apologies for absence were received from Councillors Janet Georgiou, Michael Page, Audrey Wannell and John Wilks.

10. 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.

11. CHAIRMAN'S ANNOUNCEMENTS

Councillor Steve Bucknell was invited to update the Committee on planning applications 14/08060/OUT and 14/08081/FUL for the

development of 320 houses, a community food store and 33 senior accommodation units on land at Marsh Farm, Coped Hall. The Committee was advised that application 14/08081/FUL for retail and senior accommodation had been withdrawn and is expected to be resubmitted after talks with another retailer. The outline application 14/08060/OUT for the development of 320 dwellings has been held in abeyance.

12. MINUTES

RESOLVED to confirm and sign Minutes of two meetings of the Planning Committee held on Thursday 28th May 2015 [P/9/2014-2015] and [P/1/2015-2016]. Copies previously circulated.

13. PLANNING APPLICATIONS

[a] To make observations on the following planning applications detailed on Schedules 1609 and 1610.

Councillor Mary Champion joined the meeting, 7.15pm

Planning Application 15/07373/FUL, construction & operation of a Solar Farm at Parks Grounds, Brinkworth Road, Royal Wootton Bassett, Wiltshire, SN4 8DW

The Committee raised the following concerns: -

- Cabling arrangements – the application does not provide enough detail about the cable routes for the proposed solar farm, or how it will be connected to the National Grid.
- Footpath diversion – Wiltshire Council Rights of Way department have strongly objected to the application as the applicant has not sought legal consent for the diversion of the footpath, despite a diverted route appearing on the application paperwork.
- Impact upon salt springs – The proposal places the solar farm directly over the historic mineral springs, which are a valuable natural resource.

The Committee RESOLVED to object to the application due to concerns over cabling arrangements, the lack of legal consent for diversion of the footpath, and the impact that such a development would have upon the natural mineral springs.

Councillors Linda Frost and Sue Hughes joined the meeting, 7.25pm

Planning Application 15/07929/RWN, reconstruction of existing bridge at Bath Road A3012, Royal Wootton Bassett, Wiltshire, SN4 7DF.

It was noted that the material schedule provided did not give satisfactory information on the type of ‘reclaimed masonry’ to be used for the reconstruction. The site elevations were also not complete.

It was therefore RESOLVED to request both a full material schedule and site elevation documents from the designated planning officer to supplement the information provided with the application.

Further RESOLVED to request that the reconstructed bridge is subject to the same palette of materials as the existing structure.

Planning Application 15/08120/FUL, retrospective application for rear extension at 6 Bardsey Close, Royal Wootton Bassett, Wiltshire, SN4 8NA.

RESOLVED not to object to this application.

14. PLANNING APPEAL

The Council has received notification of a planning appeal in relation to the refusal of application 15/02723/FUL for the conversion of existing garage/workshop building to a dwelling at 17 Vale View, Royal Wootton Bassett, Wiltshire, SN4 7BY. The Town Council has been invited to submit observations as a third party.

The Committee was asked to consider a draft letter to the planning inspectorate, detailing the original objections to the application in relation to the appeal against refusal, copy previously circulated.

RESOLVED to submit the draft letter with no amendments.

15. DELEGATED POWERS

Councillor Sue Doyle joined the meeting, 7.30pm

The Committee is 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 1607

The Planning Committee called in application 15/06301/FUL for the proposed dwelling with revised parking details at Ivy Cottage, 51 Swindon Road, Royal Wootton Bassett, SN4 8EU (amendment to 14/11967/FUL) and resubmitted the original comments under delegated powers due to the closing date for the consultation falling before the next Planning Committee meeting. The Committee is therefore asked to note the following comments: -

RESOLVED to object to the application due to concerns over highway safety, particularly when exiting the development site onto the Swindon Road. It was felt that this access was dangerous, and therefore in contravention of Policy 61 of the Core Strategy, notably paragraph 2, which states that any proposal should be 'capable of being served by safe access to the highway network'.

15/06403/FUL	14 Tinkers Field	No objections
15/05902/FUL	WB Bowls Club	No objections
15/06400/FUL	58 Noremars Road	No objections
15/05756/FUL	69 The Rosary	No objections
15/06898/FUL	54 Church Street	No objections
15/06835/FUL	Interface Business Park	No objections

Consideration of Planning Applications detailed on Schedule 1608

15/07430/FUL	42 Saffron Close	No objections
15/07383/FUL	Upper Folly Farm	No objections
15/05800/FUL	Stillwaters	No objections
15/07565/FUL	Lower Woodshaw Farm	No objections
15/07632/LBC	Lower Woodshaw Farm	No objections
15/07436/FUL	24 Saffron Close	No objections

Consideration of Planning Applications detailed on Schedule 1609

15/08030/FUL	44 Blackthorn Close	No objections
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Consideration of Planning Applications detailed on Schedule 1610

15/07300/FUL	28 Bath Road	No objections
15/08294/FUL	1 Linden Close	No objections
15/07711/FUL	3 Woodshaw Mead	No objections

The meeting closed at 7.32pm