

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 5th November 2015 at 7.00pm in the Committee Room, Royal Wootton Bassett Rugby Club, Ballards Ash, Royal Wootton Bassett.

PRESENT: Councillors: Ian Ferries, Paul Heaphy (late), Michael Page, Audrey Wannell, Chris Wannell.

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

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

16. APOLOGIES

Apologies for absence were received from Councillor John Wilks.

17. 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.

18. CHAIRMAN'S ANNOUNCEMENTS

Members were reminded of the recent changes to the call in procedure, which requires Councillors to submit their call in request

via email together with the reasons for discussing the application at the next meeting.

19. MINUTES

RESOLVED to confirm and sign Minutes of a meeting of the Planning Committee held on Thursday 5th November 2015 [P/3/2015-2016]. Copy previously circulated.

20. PLANNING APPLICATIONS

Councillor Paul Heaphy joined the meeting, 7.04pm

[a] To make observations on the following planning applications detailed on Schedules 1614 and 1615.

Planning Application 15/09381/LBC, Install an internal partition and floating floor as part of works to reinstate a first floor apartment in existing retail showroom at 19 High Street, Royal Wootton Bassett, Wiltshire.

Members discussed the lack of parking facilities for any potential residents of the proposed apartment, however given the proximity of parking spaces on the High Street that have no time limits, it was felt that this would not be a problem. The Committee therefore RESOLVED to support the application.

Planning Application 15/10486/FUL, Construction of 92 dwellings and associated roads, footways, parking, landscaping and drainage at Lower Woodshaw, Brynards Hill, Royal Wootton Bassett, Wiltshire.

Councillor Mary Champion joined the meeting, 7.12pm

Members raised a number of concerns regarding this application as follows: -

- Flood Risk – The land identified for the development of the 92 dwellings encompasses areas of known flood risk, including sites graded at Level 2 category. Building on the site identified would increase surface water run-off through the extensive use of hard standing, which poses a threat to the Great Western Railway line, the mainline to London, which borders the site.
- Coalescence – Members are concerned about building to the West of Swindon in this manner, which increases the likelihood of future coalescence with Swindon. Building on this side of Royal Wootton Bassett is explicitly rejected in the emerging Neighbourhood Plan for this reason.
- Housing allocation – Royal Wootton Bassett has already met its housing allocation for the Core Strategy plan period, ending in 2026. The Wiltshire Core Strategy identifies a number of outstanding housing commitments within the town which mean that no further strategic housing allocations are required.

The Planning Committee RESOLVED to object to the application for the following reasons:-

- Wiltshire Core Strategy Core Policy 67 on Flood Risk explains that there is no need to build upon areas of land classified as within Zone 2, as sufficient land is available elsewhere in low risk areas. Building in the area identified in the planning application would increase the likelihood of considerable flooding on the main railway line to London, which Members feel is unacceptable and in contravention of Core Policy 67.
- Core Policy 19, the Core Strategy policy for the Royal Wootton Bassett and Cricklade Community Area, demonstrates that Royal Wootton Bassett has fulfilled its housing allocation obligations for the plan period to 2026, therefore there is no requirement to build the proposed dwellings.
- Core Policy 19 also describes the ‘long established policy of protecting the distinct character and identity of settlements’, which remains a priority. This statement applies ‘particularly to those areas which adjoin the administrative area of Swindon’. Both Wiltshire Council and Swindon Borough Council agree within the Core Strategy that building on sites to the West of Swindon is unnecessary. Given that Brynards Hill falls within the area to the West of the Borough of Swindon, the emerging

Royal Wootton Bassett Neighbourhood Plan rejects any development in this region to protect against future coalescence. Furthermore, Core Policy 51 paragraph 3 states that any new development should respect ‘the separate identity of settlements’. The proposed development is therefore in opposition to Core Policies 19 and 51, and the emerging Neighbourhood Plan.

Planning Applications 15/10487/FUL & 15/10683/LBC, Demolition of outbuilding and erection of rear extension to existing shop and associated works (Resubmission of 15/00315/FUL & 15/00317/LBC) at Deacon & Sons, 42 High Street, Royal Wootton Bassett, Wiltshire, SN4 7AF.

Councillor Linda Frost joined the meeting, 7.20pm

The Committee discussed the application and RESOLVED to submit the following observations: -

- The proposed work to the rear of 42 High Street would improve the area considerably.
- The access to the proposed rear extension is across a stretch of unadopted road; therefore increased usage of this access could have a detrimental affect upon the road itself.

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

Planning Application 15/08636/FUL, Convert and extend existing garage to form accommodation for elderly relatives at 18 Coxstalls, Royal Wootton Bassett, Wiltshire, SN4 7AW.

Members discussed the application, noting that there had been a number of similar applications at the property that had been refused due to concerns over the nature of the access. Appeals against the previous refusal notices had been rejected.

Noting that the access arrangements in the most recent application did not differ from those of previous applications, the Committee RESOLVED to object to the application for the following reasons: -

- The proposed access is unacceptable for a dwelling, and contravenes Core Policy 61, paragraph 2, which states that new development should have ‘safe access to the highway network’. Members felt that the proposed access was not safe due to the configuration of the road at Coxstalls which would create a blind spot in the proposed road access.
- Aside from being unsafe, Members were concerned that any proposal of this nature would lead to increased usage of substandard access. The Committee felt that it was necessary to object to the application to protect the long-term future of the area.

21. DELEGATED POWERS

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 1611

15/08515/OHL	Land at SN4 8QS (Railway site)	No objections
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15/08638/FUL	11 Noremars Road	No objections
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Consideration of Planning Applications detailed on Schedule 1612

15/08847/FUL	20 Skew Bridge Close	No objections
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15/09015/FUL	93 Saffron Close	No objections
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15/09291/FUL	Stillwaters, Coped Hall	No objections
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15/09374/FUL	4 Lindisfarne	No objections
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15/09509/FUL	1 Parsons Way	No objections
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Consideration of Planning Applications detailed on Schedule 1613

15/09622/FUL M4 Overbridge No objections

Consideration of Planning Applications detailed on Schedule 1614

15/10127/FUL 3 Homeground No objections

The meeting closed at 7.29pm