

**ROYAL WOOTTON BASSETT TOWN COUNCIL**

Minutes of a Meeting of the Planning Committee held on Thursday 25<sup>th</sup> February 2016 at 7.00pm at Manor House, Lime Kiln, Royal Wootton Bassett.

PRESENT: Councillors: Ian Ferries, Steve Bucknell, Janet Georgiou, Paul Heaphy, Michael Page.

Also in attendance: Councillors Mike Farrow (late), Linda Frost (late) and Steve Watts (late).

Officers in Attendance: Johnathan Bourne, Town Clerk, and Emily Maiden, Committee Clerk and Administrative Officer.

**41. APOLOGIES**

Apologies for absence were received from Councillors Chris Wannell, Audrey Wannell and John Wilks.

**42. 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 12<sup>th</sup> July 2012.

RESOLVED to note that no declarations of interest were received.

**43. CHAIRMAN'S ANNOUNCEMENTS**

To receive any announcements that the Chairman wishes to make.

#### 44. MINUTES

RESOLVED to confirm and sign Minutes of a meeting of the Planning Committee held on Thursday 7<sup>th</sup> January (P/7/15-16). Copy previously circulated.

#### 45. PLANNING APPLICATIONS

[a] To make observations on the following planning application detailed on Schedules 1621 and 1622.

*Planning Application 16/00345/FUL*, detached annexe in rear garden of main dwelling at 24 Templars Firs, Royal Wootton Bassett, Wiltshire, SN4 7EW.

RESOLVED to submit no objections to the application.

*Planning Application 16/00152/FUL*, change of use of building to residential unit and new accesses at 49 The Rosary, Royal Wootton Bassett, Wiltshire, SN4 8AZ.

RESOLVED to submit no objections to the application.

*Planning Application 15/10486/FUL (amended)*, Construction of 92 Dwellings with Associated Roads, Footways, Parking, Landscaping and Drainage Works at Lower Woodshaw, Brynards Hill, Royal Wootton Bassett, Wiltshire, SN4 8SY.

RESOLVED to submit the following objections: -

- 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.
- The area of development outline within the planning application encroaches upon a site which has been identified by the Neighbourhood Plan as the preferred site for a station in Royal Wootton Bassett. Building upon this piece of land would prevent the railway scheme from proceeding.
- It has been noted that the Rights of Way department at Wiltshire Council have concerns about the way the application has been handled, as public footpaths have been moved without consultation.
- Loss of employment land – the updated application has removed the care home provision previously included, which would have provided employment for residents of the town. The Committee feels that this therefore represents a loss of employment land, contrary to Core Strategy Policy
- County Park – The original planning application for Brynards

Hill included capacity for a large Country Park adjacent to any residential development. As yet this has not come to fruition; therefore Members are concerned that further development of this type would mean that the land previously allocated for this purpose would instead be used to build dwellings, with residents of the town missing out on the opportunity to enjoy the benefits that a Country Park would allow.

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

RESOLVED to discuss applications received since the preparation of the agenda at the following meeting, to be held on Thursday 3<sup>rd</sup> March 2016, due to the need to start the Council meeting immediately following the Planning Committee at 7.30pm.

#### **46. 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 1619

15/12149/FUL	16 Glenville Close	No objections
15/12364/FUL	10 Branscombe Drive	No objections

Consideration of Planning Applications detailed on Schedule 1620

15/10883/FUL	10 Bath Road	No objections
16/00009/FUL	5 Homefield	No objections

Consideration of Planning Applications detailed on Schedule 1621

16/00874/FUL      28a Bath Road      No objections

16/00474/FUL      Greenhill Farm      No objections

*The meeting closed at 7.30pm*