

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 24th March 2016 at 7.00pm in the Committee Room, Royal Wootton Bassett Rugby Club, Ballards Ash.

PRESENT: Councillors: Steve Bucknell, Janet Gerorgiou, Ian Ferries, Audrey Wannell, Chris Wannell and John Wilks.

Also in attendance: Mike Leighfield, Sue Doyle (late), Mike Farrow (late) and Marion Sweet (late),

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

49. APPOINTMENT OF CHAIRMAN

In the absence of the Chairman or Vice Chairman it was RESOLVED to appoint Councillor Chris Wannell as Chairman for the duration of the meeting.

50. APOLOGIES

Apologies for absence were received from Councillors Paul Heaphy and Michael Page.

51. 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 received.

52. CHAIRMAN'S ANNOUNCEMENTS

RESOLVED to confirm and sign Minutes of a meetings of the Planning Committee held on Thursday 25th February 2016 (P/8/15-16), and Thursday 3rd March 2016 (P/9/15-16), copies previously circulated.

53. PLANNING APPLICATIONS

Planning Application 16/00863/FUL, New dwelling in garden at Ivy Cottage, 51 Swindon Road, Royal Wootton Bassett, Wiltshire, SN4 8EU.

RESOLVED to object to the application on the grounds that it contravenes Core Policy 57 of the Wiltshire Core Strategy which relates to good quality design and place shaping. The Committee felt that the design was of poor quality as there was no amenity land, and that the plot was of insufficient size for two dwellings. The loss of green land also impacts upon the visual amenity of the application.

Planning Application 16/00183/FUL, Conversion of existing hall into two residential units, at Wootton Hall, High Street, Royal Wootton Bassett, Wiltshire, SN4 7AG.

The Committee was concerned as to the viability of the application due to discrepancies within the paperwork. It is the view of the Committee that the application is defective as it fails to include land which is not in the ownership of the landowner but would be required for access. In this instance a Section B notice would be required to be served, however it appears that this has not been undertaken at present. The Committee also disagrees with the description of Wootton Hall as a 'redundant building'.

It was therefore RESOLVED to object to the application noting the two concerns above, with the Committee also of the opinion that the

application contravenes Core Policy 57 of the Wiltshire Core Strategy, as the proposed dwelling does not represent good quality design and place shaping as required. There is no amenity land included within the application, and as such the conversion to two dwellings represents overdevelopment of the area.

Councillor Marion Sweet joined the meeting, 7.24pm.

Planning Application 16/01917/FUL, Two storey rear extension and rear sun room and renew front porch at 26 Coxstalls, Royal Wootton Bassett, Wiltshire, SN4 7AW.

A letter from a concerned resident was read out to the meeting regarding the application for 26 Coxstalls.

RESOLVED not to submit formal objections to the application, but to question whether it was appropriate for a five bedroom dwelling to have no parking facilities.

Councillor Mike Farrow joined the meeting, 7.26pm.

Planning Application 16/02187/FUL, Erection of garage and associated hard standing at 4 The Drive, Wiltshire Leisure Village, Vastern, Royal Wootton Bassett, Wiltshire, SN4 7PB.

Councillor Sue Doyle joined the meeting, 7.30pm.

RESOLVED not to object to the application, but to seek conditions that the driveway be constructed from permeable material so as to reduce the risk of flooding and standing water.

Planning Application 16/01448/VAR, Variation to planning permission 14/11318/VAR to allow for minor variation to the siting of the proposed lodges and the proposed lodge types in Phase 2 at Wiltshire Leisure Village, Vastern, Royal Wootton Bassett, Wiltshire, SN4 7PB.

RESOLVED not to object to the application.

54. WOOTTON FIELDS FARM APPLICATIONS

The meeting of the Planning Committee held on Thursday 3rd March 2016 was not quorate, however Members discussed applications 16/01316/FUL and 16/01314/FUL submitted for Wootton Fields Farm and recommended that no objections be returned to Wiltshire Council as both applications complied with both the Wiltshire Core Strategy and National Planning Policy Framework for agricultural and rural development.

The Committee was therefore asked to approve the submission of no objections for applications

RESOLVED to submit no objections to applications 16/01316/FUL and 16/01314/FUL.

55. 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 1623

16/02124/ADV	Railstone Terminal	No Objections
16/02364/FUL	12 Noremarsch Road	No Objections
16/01313/FUL	Kendrick’s Farm	No Objections
16/01809/FUL	17 Home Ground	No Objections
16/01675/FUL	75 Longleaze	No Objections

The meeting closed at 7.50pm