P/2/2016-2017

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 16th June 2016 at 7.00pm at Manor House, Lime Kiln, Royal Wootton Bassett.

PRESENT: Councillors: Steve Bucknell, Janet Georgiou, Paul Heaphy and John Wilks.

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

3. APOLOGIES

No apologies for absence were received.

4. 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.

5. CHAIRMAN'S ANNOUNCEMENTS

Members were updated on the following matters: -

- Enforcement action, Mario's Pizza, 146 High Street – Mario's Pizza have been reported to the Enforcement Officer for a breach of planning regulations relating to the use of illuminated signage. It was noted that this is an ongoing breach that has been reported to the Enforcement Team on numerous occasions, dating back to 2012. The Enforcement Officer has attended the

property in response to previous reports, and has been successful in attempts to have the signage removed. In recent months however, Mario's have been placing a large internally illuminated advertisement outside of the property on the pavement, which represents an escalation of the ongoing breach regarding the use of such signs.

It was noted that 146 High Street is being sold at auction on the 6th July 2016, with the lease on the shop lasting until 2021. It was therefore decided to write to the vendor, bringing the ongoing breach of planning law to their attention in order to inform potential purchasers. It was suggested that the letter makes clear that this is one of a number of ways in which Mario's is in breach of the law, including parking on the land surrounding the Town Hall.

- Enforcement action, land to the rear of 144 High Street – In February 2014, Wiltshire Council Planning Department refused a planning application for the erection of a car wash on land at the rear of 144 High Street. Prior to the refusal, the landowners had started construction work in preparation for installing the car washing facilities. Once notice was given that the application had been refused, work ceased on the site. The Town Council wrote to the Enforcement Team, who instructed the landowner to undertake the necessary work to ensure that the site was returned to its previous state. Whilst the area has been partially restored as instructed by the Enforcement Officer, the wall was never reconstructed. As a result, the Planning Committee advised the Enforcement Team of this matter, and an inspection was carried out at the end of April 2016. The Enforcement Officer was satisfied that the land had been cleared up to the required standard, and as such the case was closed.

  The Planning Committee is still concerned that the wall has not been restored to its previous state, and that the condition in which it has been left could be a health and safety hazard. It was therefore decided to write to Building Control at Wiltshire Council to make them aware of the situation.

6. MINUTES

RESOLVED to confirm and sign Minutes of meetings of the Planning Committee held on Thursday 26th May 2016 (P/12/15-16) and Thursday 26th May 2016 (P/1/16-17). Copies previously circulated.

7. PLANNING APPLICATIONS

[a] To make observations on the following planning applications detailed on Schedule 1629.

Planning Application 16/04489/FUL and 16/04935/LBC, Partial demolition of brick wall to create vehicular access, 66 High Street, Royal Wootton Bassett, Wiltshire, SN4 7AR

Called in by: Councillor Janet Georgiou
Reason for call in: There is no objection to the proposals in principle, however any gating used must be in keeping with the historic nature of the building, which is Grade II Listed and within a Conservation Area.

Councillor Georgiou explained that it was her view that access to the property as proposed was a sensible suggestion, however given the prominent location of the building, any development must be in keeping with area. Members also discussed the proposed layout, which suggests that any vehicle manoeuvres may prove difficult to execute.

It was therefore RESOLVED to ask the Highways Department to investigate whether or not the vehicle manoeuvres necessary to enter and exit using the proposed access are possible to execute safely.

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

Planning Application 16/05298/ADV, Advertisement consent at NatWest Bank, 37 High Street, Royal Wootton Bassett, Wiltshire, SN4 7BJ.

Called in by: Councillor Paul Heaphy
Call in reason: Internally illuminated signage in a Conservation Area.

Members discussed the possibility of creating a policy whereby the Planning Committee automatically objects to internally illuminated signs within the High Street Conservation Area. At the present time, applications for internally illuminated signs on the High Street are called in each time they are submitted, and there are no circumstances under which this situation is likely to change.

RESOLVED to :-

- object to this application and ask for an alternative type of signage which is not internally illuminated to be used instead.
- Adopt a policy whereby the Planning Committee automatically objects to internally illuminated signs within the High Street Conservation Area.

Planning Application 16/04368/FUL, Single storey front and rear extension at 12 Sorrel Close, Royal Wootton Bassett, Wiltshire, SN4 7JG.

Called in by: Councillor John Wilks
Reason for call in: To assess the impact upon the neighbouring properties.

Members reviewed the application and RESOLVED not to submit any objections.

8. 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 1628

16/04253/FUL	26 Coxstalls	No Objections

The meeting closed at 7.22pm