

**ROYAL WOOTTON BASSETT TOWN COUNCIL**

Minutes of a Meeting of the Planning Committee held on Thursday 8th September 2016 at 6.30pm at Manor House, Lime Kiln, Royal Wootton Bassett.

PRESENT: Councillors: Janet Georgiou, Paul Heaphy (late), Michael Page, Chris Wannell, Audrey Wannell, John Wilks (late).

Also in attendance: Councillors: Mike Leighfield, Marion Sweet, Sue Hughes (late).

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

**Question Time**

*Mr Richard Hignett of 7 Victory Row* expressed concern over the proposed supermarket development at Coped Hall, application number 16/06995/FUL, due to the access and egress onto the Malmesbury Road. He urged the Committee to object to the proposals.

*Mr Alan Mole, High Street business owner*, asked the Committee why the planning application for 320 dwellings in the Coped Hall area was not on the agenda. It was explained that that particular application had been discussed by the Committee in September 2015, and that the original objections were still valid. Mr Mole urged the Planning Committee to object to the current application for a supermarket under similar terms.

*Bob Philpott of 14 Sorrel Close*, expressed concern that residents of Royal Wootton Bassett were not aware of the application for a supermarket, Care Home and senior living units. Mr Philpott also asked that the Committee consider objecting to the proposal in the strongest terms.

*Mr Ash Ladva of 4 Elm Close*, informed the Committee that the supermarket application would have a negative impact upon his property which was in the vicinity of the proposed development. He asked the Committee to

consider objecting to the application based upon the possibility of light pollution affecting neighbouring homes, as well as on-site security issues.

The Committee assured residents that their concerns had been noted, and suggested that any further comments be directed to the Wiltshire Council Planning Department, or to the local Wiltshire Councillors.

## **9. APOLOGIES**

Apologies for absence were received from Councillors Steve Bucknell 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 12<sup>th</sup> July 2012.

RESOLVED to note that no Declarations of Interest were received.

## **11. CHAIRMAN'S ANNOUNCEMENTS**

No Chairman's announcements were made.

## **12. MINUTES**

RESOLVED to confirm and sign Minutes of a meeting of the Planning Committee held on Thursday 16<sup>th</sup> June 2016. Copies previously circulated.

## **13. PRESENTATION FROM SWINDON BOROUGH COUNCIL – JUNCTION 16 SCHEME**

Members received a presentation on the Junction 16 Improvement Scheme from representatives of Swindon Borough Council. The following points were discussed: -

- The works to Junction 16 are being carried out as a planning condition attached to the Wichelstowe development. The project received funding from the Swindon and Wiltshire Local Enterprise Partnership.
- The biggest change to the road layout will be the new link road from Royal Wootton Bassett through to Wroughton. This is being constructed to free up capacity for the rest of the junction.
- Work is expected to start towards the middle to end of October 2016. The first phase of the project will affect the motorway slip roads in both directions.
- Work is expected to take approximately 18 months, tailing off towards December 2017.
- Residents can visit the Swindon Borough Council website and sign up to receive an email newsletter which will provide updates about the project. There will also be a dedicated email address specifically for correspondence related to the project which will be in place by the time work starts in October.
- The scheme has been designed to industry standards and has been through a rigorous independent checking process. Highways England have also been heavily involved with the assessment of the design.
- Members questioned whether or not the proposed cycle lane would be going ahead in the future. It was explained that this proposal will be considered at some stage, and that several possible routes had been put forward for consultation by Wiltshire Council.

The Committee thanked Swindon Borough Council's representatives for their presentation and attendance at the meeting.

#### **14. PLANNING APPLICATIONS**

[a] To make observations on the following planning applications detailed on Schedule 1635.

*Planning Application 16/06995/FUL*, Hybrid Application for a 2,469m<sup>2</sup> (GIA) supermarket with access and landscaping (detail), up to 33 senior living units and Class C2 care home of up to 3,000 m<sup>2</sup> (outline) at Land North of Malmesbury Road, Royal Wootton Bassett, Wiltshire, SN4 8AY.

**Called in by:** Councillors Paul Heaphy, Chris Wannell, Janet Georgiou, Steve Bucknell

**Call in reason:** This area was subject to a similar application two years ago which was highly controversial within the town. This application has minor differences but is largely the same. The Planning Committee wish to review this application due to the controversial nature of the proposals, revisiting the Committee's previous strong objections.

RESOLVED to object to the application for the following reasons :-

- The proposed development falls outside the settlement boundary as defined by the saved policies of the North Wiltshire Local Plan and the emerging RWB Neighbourhood Plan. The delivery strategy as defined by CP2 of the Wiltshire Core Strategy states that there would be a presumption in favour of sustainable development if the site was within the settlement limits, therefore this application contravenes CP2.
- The site is outside of the primary and secondary retail frontage areas as defined by the saved policies of the North Wiltshire Local Plan, and therefore the Core Strategy.
- There is no evidence to support the need for further provision of senior living units within the Royal Wootton Bassett area, only for Wiltshire as a whole. Recent planning applications within the town, such as that for Lower Woodshaw, have shown that senior living units and care homes are not required and have not been marketable.
- The location is not suitable for senior living apartments due to being remote from amenities and services such as doctors surgeries.
- There is no comprehensive plan for the disposal of surface water and sewage.
- The development represents further coalescence with Hook, and therefore West Swindon.
- Additional hard standing would create a flood risk. Increased surface water run off could compromise Jubilee Lake, a local nature reserve.
- The site falls within the curtilage of a Grade II Listed Building in Marsh Farm.
- Having a store in an out-of-town-centre location threatens the vitality of the High Street, thus undermining the work of local organisations such as the Town Team.

- There is currently a vacant unit in the town centre which used to house a supermarket.
- The retail report undertaken by Mango is erroneous; the Committee disputes the findings of the sequential assessment.

## 15. DELEGATED POWERS

*Councillors John Wilks and Sue Hughes joined the meeting, 7.20pm*

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 1630

16/05298/ADV	37 High Street	No Objections
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16/03650/OHL	Land South of Swindon Road	No Objections
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16/04368/FUL	12 Sorrel Close	No Objections
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Consideration of Planning Applications detailed on Schedule 1631

16/05151/FUL	13 Washbourne Road	No Objections
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16/05152/FUL	66 Longleaze	No Objections
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16/05247/FUL	23 Gainsborough Avenue	No Objections
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Consideration of Planning Applications detailed on Schedule 1632

16/05548/FUL	5 Boroughfields	No Objections
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Consideration of Planning Applications detailed on Schedule 1633

16/05754/CLE	Marlborough Road	No Objections
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16/06816/TCA	High Street	No Objections
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16/07036/TCA	117 High Street	No Objections
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16/06854/LBC	Merchant House	No Objections
16/06174/FUL	8 Woolford Grange	No Objections
16/06069/FUL	1 Brooke Place	No Objections

*The meeting closed at 7.23pm*