

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 3rd November 2016 at 7.00pm at Manor House, Lime Kiln, Royal Wootton Bassett.

PRESENT: Councillors: Janet Georgiou, Michael Page, Chris Wannell, Audrey Wannell.

Also in attendance: Councillors: Mike Leighfield, Stephan Jarvis.

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

16. APOLOGIES

Apologies for absence were received from Councillors Steve Bucknell, Paul Heaphy and 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 received.

18. CHAIRMAN'S ANNOUNCEMENTS

No Chairman's announcements were made.

19. MINUTES

RESOLVED to confirm and sign Minutes of a meeting of the Planning Committee held on Thursday 8th September 2016. Copies previously circulated.

20. PLANNING APPLICATIONS

To make observations on the following planning applications detailed on Schedule 1636 (amended), 1637 and 1638.

Planning Applications 16/08833/FUL and 16/09313/LBC, Conversion and change of use from a residential dwelling to create a 10-bedroom House of Multiple Occupation (HMO) with internal and external alterations and repairs at all levels including fire protection to the upper (attic) level. Proposals to install solar panels to the rear roof slopes and to formalise parking for four cars and provide amended landscaping and planting arrangement to the rear garden at Touchdown House, 156 High Street, Royal Wootton Bassett, SN4 7AB.

Called in by: Councillors John Wilks and Chris Wannell

Call in reason: Due to the extensive nature of the proposals and the prominent location and history of the building.

Members discussed the applications and raised a number of concerns as follows: -

- Whilst the documentation supplied with the application makes considerable reference to the fact that the dwellings created will be for ‘young professionals’, in reality this is not something that can be relied upon due to the fact that it cannot be conditioned within any planning approval. This therefore makes the application somewhat misleading in respect of the future tenants.
- Creating 10 dwelling spaces within the property is considered to be overdevelopment of the site in relation to the potential impact upon associated amenities, such as car parking and provision of services. It was felt that there was not sufficient space for the number of cars that 10 dwellings could potentially attract, particularly given the intention to re-establish the garden

to the back of the property. Similar concerns were raised regarding the number of wheelie bins which would be required to service 10 separate dwellings, leading to the need to provide a sizeable bin store.

RESOLVED to object to the application under Wiltshire Core Strategy Core Policy 57 as outlined below: -

- Paragraph vii states that any development should have regard to the impact upon the amenities of existing occupants to ensure the appropriate levels of amenity are achievable, with specific consideration given to privacy, overshadowing and the disposal of litter. The Committee felt that this was not achievable as the current application represents overdevelopment of the building.
- Similarly, paragraph xi requires any development to take into account the needs of potential occupants, considering how the space will be used in both the immediate and long term future. It was felt that this was not achievable within the constraints of the existing application.

Planning Application 16/08667/FUL, Proposed single storey rear extension and first floor side extension at 3 Huntsland, Royal Wootton Bassett, SN4 8QB

Called in by: Councillors John Wilks and Chris Wannell

Call in reason: Due to concerns over access and egress, as identified by neighbouring properties.

RESOLVED to object to the application due to the size and scale of the proposed extension, which the Committee views as overdevelopment of the existing building. The Committee feels that the proposal contravenes Wiltshire Council Core Strategy Core Policy 57 paragraphs i, iii, and vi, which relate to the local character of the area, ensuring that any development is in keeping with this character in terms of size, scale, mass, building lines and plot size.

Planning Application 16/100127/FUL, Erection of detached single three bedroomed dwelling at Land opposite Nos. 8 and 10 Vowley View, Royal Wootton Bassett, SN4 8HT

Called in by: Councillor John Wilks

Call in reason: Similar applications for this odd piece of land have been rejected in the past.

Members discussed the fact that local residents at Vowley View have submitted an application to retain the piece of land in question as an official Village Green. This is something which has been discussed at two separate meetings of the Planning Committee with residents and Wiltshire Councillor Chris Hurst, and which the Committee were happy to support.

RESOLVED to return the same objections as for the previous application for the site as follows: -

- The application contravenes Core Policy 52 of the Wiltshire Core Strategy on Green Infrastructure, which states that ‘development shall make provision for the retention and enhancement of Wiltshire’s Green Infrastructure’. Core Policy 52 aims to enhance and retain Green Infrastructure, which ‘provides socio-economic and cultural benefits which underpin individual and community health and wellbeing...Green Infrastructure provides a wide range of opportunities for engagement and active citizenship, relaxation and quiet contemplation, sport, recreation and children’s play’. Retaining the area as a green space for use by the local community not only corresponds with the objectives of Core Policy 52, but assists with the delivery of Strategic Objective 4 of the Wiltshire Core Strategy, which aims to build resilient communities. Subsection 6.59 on the delivery of this objective highlights the need to ‘foster a sense of community belonging, social inclusion and self-sufficiency’. This space has been able to provide all these benefits to the local community since the 1970s, through informal leisure activities and the use of the site for street parties and celebrations.
- Development on the area of land identified would result in a loss of visual amenity, which contradicts Core Policy 51 of the Wiltshire Core Strategy, in particular paragraphs vi and viii.

6. 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 1637

16/09286/FUL	Broad Town Bridge	No Objections
16/09148/FUL	1 Whitethorn Close	No Objections
16/09295/FUL	The Spinney, Noremarsh Rd	No Objections
16/09511/FUL	Flaxlands Wood Farm	No Objections
16/09591/FUL	22 Springfield Close	No Objections
16/09424/FUL	48 Middle Ground	No Objections
16/09043/FUL	5 The Drive	No Objections
16/08166/FUL	16-17 Boroughfields	No Objections

Consideration of Planning Applications detailed on Schedule 1638

16/10052/ADV	16-17 Boroughfields	No Objections
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The meeting closed at 7.13pm