

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 23rd February 2017 at 7.00pm at Manor House, Lime Kiln, Royal Wootton Bassett.

PRESENT: Councillors: Steve Bucknell, Janet Georgiou, Paul Heaphy, Stephan Jarvis, Michael Page, Chris Wannell and John Wilks.

Also in attendance: Councillors Mike Leighfield, Michael Farrow (late), Linda Frost (late), Marion Sweet (late), Steve Watts (late) and Mary Champion (late).

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

Question Time

Members of the public were invited to speak for a period not exceeding ten minutes.

Karen Dykstra of 100 Dunnington Road raised a number of concerns in relation to planning application 17/00606/FUL for the retention of the existing temporary road as agricultural access between A3102 & Marlborough Road. As a resident of Dunnington Road, Karen Dykstra had been assured that the road would be removed once the Network Rail diversion was lifted after the completion of the bridge works. Having expressed doubts in relation to noise, pollution and privacy matters, Ms Dykstra had believed that the inconvenience caused would only be temporary, and that the land would be returned to its previous agricultural use in due course. The subsequent planning application for the retention of the road therefore undermines the original statement of intent, which was for the removal of the road.

Mr Dennis Simpson of 21 Clarendon Drive also spoke in objection to planning application 17/00606/FUL. Mr Simpson had similar concerns to those of Karen Dykstra, particularly over the assurance given by Network

Rail at public meetings that the access was temporary and the road would not remain in place after the completion of the railway works.

Alison Talbot of 77 Dunnington Road spoke in support of the statement provided by Karen Dykstra, noting that Ms Dykstra was the worst affected neighbour due to living in the corner house. Ms Talbot informed the Committee that sufficient screening measures should have been implemented at the time the road was installed, yet this did not happen. The Committee was shown a photograph of the position of the road in relation to the gardens at Dunnington Road in order to highlight the lack of adequate screening, which residents believe makes the road feel overbearing.

Ms Talbot also spoke in relation to the current road layout, in particular the junctions. It was felt that the priority given to traffic using the Marlborough Road bridge should be returned to its previous state, as the access onto the new road is causing confusion and is dangerous. Ms Talbot spoke of the need to retain access to the Aggregate Industries site, however the two-lane nature of the road would not be required if the access was to be for site traffic and agricultural uses only.

J C Will of 97 Dunnington Road agreed with the previous speaker in relation to the overbearing nature of the road, and questioned the need to retain two-lanes for agricultural access, which he believed was unnecessary. Mr Will was of the opinion that the retention of the road was a precursor to the development of a housing estate on the surrounding land, which led to concerns over the pressure that this would put upon local amenities and services.

Councillor Chris Hurst, Wiltshire Councillor for the South Ward, Royal Wootton Bassett, asked the Planning Committee to interrogate the need for retaining the road as agricultural access, particularly as two lanes do not seem necessary for such use. Leaving the road in its present layout has led Councillor Hurst to believe that the retention of the road is about securing access in order to increase the likelihood of a future planning application for housing in the area being approved. Councillor Hurst spoke about the pressure this would put upon the infrastructure of the town, and advised the Committee that developments of the nature he expects to come forward are likely to increase until Wiltshire Council resolves the issue of providing a 5-year land supply. Councillor Hurst also reiterated the point about the original agreement for the road, which residents understood at the time to be temporary.

The Chairman, Councillor Paul Heaphy, advised Members that the Committee was in receipt of two letters from residents who could not attend the meeting. The correspondence from *Mr J Parker of 74 Dunnington Road* and *Mr M Hopkins of 81 Dunnington Road* was communicated to the meeting. Concerns were raised over the impact upon the local natural environment, the security monitoring of the proposed gated access, the land being used for purposes other than its intended use as agricultural access, and the reinstatement of the hedgerows that had been removed.

The Chairman thanked the residents and Wiltshire Councillor Chris Hurst for their attendance at the meeting and for their comments and input. The meeting was advised that planning application 17/00606/FUL would be discussed under the appropriate agenda item, and that whilst Royal Wootton Bassett Town Council's Planning Committee is a consultee in the planning process, the final decision on any application is made by Wiltshire Council.

7.10pm, Councillor Mary Champion joined the meeting.

33. APOLOGIES

Apologies for absence were received from Councillor Audrey Wannell.

34. 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 made.

35. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements made.

36. MINUTES

RESOLVED to confirm and sign Minutes of a meeting of the Planning Committee held on Thursday 26th January 2017 (P/6/16-17). Copies previously circulated.

37. PLANNING APPLICATIONS

Planning Application 17/00174/FUL, Single storey rear extension at 2 Buthay Court, Rope Yard, Royal Wootton Bassett, Wiltshire, SN4 7FR.

Called in by – Councillor John Wilks

Call in reason – In order to consider the impact upon neighbours, in line with similar call-ins in recent months.

Councillor John Wilks explained his concerns over the extent of the proposed extension, which appears to be built right up to the boundary between the neighbouring property and is therefore at risk of overshadowing.

RESOLVED to express concerns over the associated visual amenity and possibility of privacy issues.

Councillors Mike Farrow, Linda Frost, Marion Sweet and Steve Watts joined the meeting, 7.15pm

Planning Application 17/00606/FUL, Permanent retention of existing temporary road as agricultural access between A3102 & Marlborough Road, Royal Wootton Bassett, Wiltshire.

Called in to Committee as a result of having received a presentation on the proposal on the 26th January 2017.

Members discussed the concerns that had been raised during public question time, including the following issues: -

- The original consent was for a temporary structure; those residents who are directly affected were willing to be inconvenienced for a short period of time only, and received

assurances on this fact from Network Rail during a series of public meetings and consultations.

- There is a feeling that the road would become an ‘unofficial by-pass’, thereby reducing the likelihood of the preferred by-pass route ever coming to fruition.
- Should the retention be granted, satisfactory screening measures should be put in place for neighbouring dwellings as the current arrangement is not suitable for long-term use.
- Whilst the access to the aggregate yard must be retained, there were concerns over why agricultural access would need such a wide road with two lanes.
- It was noted that there are concerns that the retention of the road would lead to development in the vicinity in the near future. Members were advised that this area of the town has been identified as a development site in the past, as it would not lead to any coalescence with neighbouring towns. It was noted however that Royal Wootton Bassett has fulfilled its housing quota until 2026, in line with the development policies of the Wiltshire Core Strategy.
- Councillor Chris Wannell informed the Committee that he lives along the diversion route, and that the volume and nature of the traffic using the road has been less than originally anticipated. This has led to a lower than expected number of noise, privacy and pollution complaints. It was also noted that a recent poll taken within the town had shown a majority of 75% in favour of retaining the road.
- It was noted that the junctions would be returned to their original layouts if the retention of the road was to go ahead.

Taking into consideration the comments of neighbouring residents and the original consent being granted on a temporary basis, the Committee RESOLVED to object to the application for the retention of the existing road.

38. DELEGATED POWERS

The Committee was asked to note the following comments which were returned to Wiltshire Council: -

Consideration of Planning Applications detailed on Schedule 1644

16/12373/LBC and 16/12395/RWN, Alterations to parapets, Hunts Mill Overbridge, Hunts Mill Road, Royal Wootton Bassett.

RESOLVED to object to both applications, as the railing solution proposed is not in keeping with the Listed Structure. The design of the railings detracts from the rest of the bridge resulting in an adverse effect upon the visual amenity.

16/12503/VAR, Variation to the siting and design of lodges in respect of Phase 2 as approved in planning application reference 16/01448/VAR (an amendment pursuant to planning permission 08/00706/FUL) at Wiltshire Leisure Village, Vastern.

The Planning Committee is unable to pass comment on the application due to the nature of the documentation provided, which is both confusing and misleading. The drawings which show the proposed and existing site are combined, and it is not clear which sheet shows the current application and which shows the previously approved scheme. For this reason the Committee does not feel that any comments can be submitted until revised paperwork is circulated which makes the applicant's intentions clear.

17/00292/FUL, Rear extension and rear dormer, detached garage with room above at 23 New Road, Royal Wootton Bassett, Wiltshire, SN4 7DG.

The quality of the documentation provided is not such that the Planning Committee are able to pass comment on the application. The lines on the architectural drawings are very faint, and are not clear enough to assess the extent of the proposal. For this reason the Committee does not feel that any comments can be submitted until revised paperwork is circulated which makes the applicant's intentions clear.

The Committee was 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 1643

17/00045/FUL	Public Conveniences	No Objections
17/00100/FUL	1 Brooke Place	No Objections
16/12283/FUL	117 Cloatley Crescent	No Objections

16/11870/FUL	5 Millstone Close	No Objections
16/11991/FUL	20 Vale View	No Objections
16/10545/FUL	17 Lindisfarne	No Objections
16/12106/FUL	6 Tennyson Close	No Objections
17/100461/TCA	RWB Police Station	No Objections
Consideration of Planning Applications detailed on Schedule 1646		
17/00451/FUL	13 High Street	No Objections
16/12038/LBC	26 High Street	No Objections
17/00772/FUL	Vowley Bungalow	No Objections

The meeting closed at 7.30pm.