

**ROYAL WOOTTON BASSETT TOWN COUNCIL**

Minutes of a Meeting of the Planning Committee held on Thursday 15th June 2017 at 7.00pm at Manor House, Lime Kiln, Royal Wootton Bassett.

PRESENT: Councillors: Robert Anstee, David Bowler, Mike Farrow, Janet Georgiou, Paul Heaphy, Nic Hughes, Steve Walls and Steve Watts.

Also in attendance: Councillors Steve Bucknell, Mike Leighfield and Jenny Stratton.

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 12<sup>th</sup> July 2012.

RESOLVED to note that no Declarations of Interest were received.

**5. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman informed the Committee that she had attended a meeting of the Northern Area Planning Committee on Wednesday 14<sup>th</sup> June 2017, at which planning application 17/00606/FUL for the retention of the temporary road between the A3102 and Marlborough

Road was discussed. A number of residents from Dunnington Road also attended the meeting, and presented an alternative proposal for the future of the temporary road. The Committee deferred the decision in order to explore the proposal put forward by the residents.

## 6. MINUTES

RESOLVED to confirm and sign Minutes of meetings of the Planning Committee held on Thursday 23<sup>rd</sup> February 2017 (P/7/16-17) and Thursday 25<sup>th</sup> May 2017 (P/1/17-18). Copies previously circulated.

## 7. PLANNING APPLICATIONS

[a] To make observations on the following planning applications detailed on Schedule 1653 and 1655.

*Planning Application 17/04047/FUL*, Single storey/rear extension to enlarge lounge and kitchen, 3 Chaucer Close, Royal Wootton Bassett, Wiltshire, SN4 8JX.

**Called in by:** Councillor Janet Georgiou.

**Call in reason:** The proposed development spans the entire width of the curtilage where properties are semi-detached. A similar development from the neighbouring property would convert the row into a terrace. These properties were designed as semi-detached and do not know whether there is alternative rear access.

RESOLVED to return no objections in relation to this application.

*Planning Application 17/04340/FUL*, Demolish existing rear extensions and erect replacement single and two storey extensions, 15 High Street, Royal Wootton Bassett, Wiltshire, SN4 7AA.

**Called in by:** Councillor Janet Georgiou.

**Call in reason:** The height may restrict light to the north-facing rear of neighbouring properties.

RESOLVED not to submit any formal objections, but to write to the case officer and suggest that investigations be carried out as to whether number 16 High Street would suffer any loss of light as a result of this proposal.

*Planning Application 17/05102/FUL*, Residential redevelopment to provide 21 new dwellings, land at Grove Farm, Bincknoll Lane, Royal Wootton Bassett, SN4 8BD.

**Called in by:** Councillor Paul Heaphy

**Call in reason:** No reason given.

Councillor Heaphy informed the meeting that he was concerned over the size of the proposal.

RESOLVED to object to the application for the reasons below, and return a number of comments for the consideration of the case officer.

Objections:-

- The application does not comply with Core Policy 57 paragraph 3, which states that any development must respond positively to the existing townscape in terms of built form, height, mass, scale, building line and plot size. It was felt that the density of the proposed development was too high for the site.
- The site entrance is positioned at a dangerous location, meaning the application does not comply with Core Policy 61 paragraph 2, which states that any development must be capable of being served by safe access to the highway network.

Comments: -

- There is a telephone mast in close proximity to the site, which some perceive to be a health risk.
- Whilst developing the site would improve the visual amenity of the area, it was felt that the type of housing proposed within the planning application does not reflect local need. There is a need for larger, 4 or 5-bedroom family homes, of which there are very few in the town. It was suggested that the application consider reducing the number of dwellings and increase the size of those remaining.

- In relation to safe access to the proposed site, the Committee felt that two light-controlled pedestrian crossing must be put in place if the application is approved. These are required at Bincknoll Lane and Noremarsch Road. The Committee felt that this should form part of any conditions attached to the application if approval is granted.
- Members expressed concern over the capability of the local sewer system. Should 21 dwellings be approved, additional strain would be put upon this amenity.
- Members raised a significant concern over surface water drainage in the area, which would be increased if the application is approved. The bund located near to the application site is not working, which lead to flooding on the Great Western main railway line in 2016. Concerns about flooding in the vicinity were raised last year by the Environment Agency.
- Whilst the Education Department of Wiltshire Council has been contacted in response to this application, it should be noted that there are a lack of school places available within the town.

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

*Planning Application 17/03236/FUL*, Proposed garage conversion at 2 Blain Place, Royal Wootton Bassett, SN4 8FP.

**Called in by:** Councillors David Bowler and Janet Georgiou

**Call in reason:** Residents have raised the issue of a condition put upon the development which prohibited garage conversions. Permitting this application would set a precedent and impact upon highway safety.

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

- Contravention of Condition 5 of the original planning application for Blain Place, 12/00551/FUL, which states ‘...the garages hereby permitted shall not be converted into habitable accommodation’.

- The loss of car parking space would further compromise highway safety at an already congested location, where residents park their vehicles on the road which could cause issues for emergency service vehicles.

## 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 1647

|              |                                    |               |
|--------------|------------------------------------|---------------|
| 17/00579/FUL | 21 Vale View                       | No Objections |
| 17/00896/FUL | Foxleigh, New Road                 | No Objections |
| 17/01069/VAR | Garabreacan Stables,<br>Brinkworth | No Objections |
| 17/00988/VAR | 4 Brewery Place, Daisy<br>Brook    | No Objection  |

### Consideration of Planning Applications detailed on Schedule 1648

|              |                                     |              |
|--------------|-------------------------------------|--------------|
| 17/01799/LBC | Touchdown House,<br>156 High Street | No Objection |
| 17/01132/FUL | 24 Wood Street                      | No Objection |
| 17/01262/FUL | 69 High Street                      | No Objection |
| 17/01751/FUL | 19 Elm Park                         | No Objection |
| 17/00989/LBC | Merchant House,<br>34 High Street   | No Objection |
| 17/01832/FUL | 3 Huntsland                         | No Objection |
| 17/02658/TCA | 23 Coxstalls                        | No Objection |

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|--------------|----------------------------------|--------------|
| 16/11760/FUL | Fairwinds,<br>51 Brinkworth Road | No Objection |
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|--------------|--------------------------------|--------------|
| 17/00936/FUL | Folly Farm,<br>Brinkworth Road | No Objection |
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Consideration of Planning Applications detailed on Schedule 1649

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| 17/02045/FUL | 2 Noremarsh Road | No Objection |
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Consideration of Planning Applications detailed on Schedule 1650

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|--------------|-------------------------------|--------------|
| 17/02930/LBC | Stafford Gate,<br>High Street | No Objection |
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| 17/02423/FUL | 30 Coxstalls | No Objection |
|--------------|--------------|--------------|

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|--------------|------------------|--------------|
| 17/02294/FUL | 13 Eastwood Ave, | No Objection |
|--------------|------------------|--------------|

|              |                |              |
|--------------|----------------|--------------|
| 17/02547/FUL | 73 Parsons Way | No Objection |
|--------------|----------------|--------------|

|              |                  |              |
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| 17/01802/FUL | 120a High Street | No Objection |
|--------------|------------------|--------------|

|              |                  |              |
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| 17/02431/ADV | 120a High Street | No Objection |
|--------------|------------------|--------------|

|              |   |              |
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| 17/01069/FUL | Garabreacan Stables,<br>Brinkworth Road | No Objection |
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Consideration of Planning Applications detailed on Schedule 1651

|              |                                  |              |
|--------------|----------------------------------|--------------|
| 17/03557/WCM | Park Grounds,<br>Brinkworth Road | No Objection |
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|--------------|----------------------------------|--------------|
| 17/03547/WCM | Park Grounds,<br>Brinkworth Road | No Objection |
|--------------|----------------------------------|--------------|

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|--------------|-----------------------------------|--------------|
| 17/02897/LBC | Priory Cottage,<br>28 Wood Street | No Objection |
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|--------------|---------------------------------|--------------|
| 17/02805/FUL | The Sheiling,<br>Stoneover Lane | No Objection |
|--------------|---------------------------------|--------------|

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|--------------|----------------------|--------------|
| 17/02822/FUL | 2 Buthay Court       | No Objection |
| 17/00068/ADV | 38d Gainsborough Ave | No Objection |
| 17/03520/LBC | Waggon and Horses    | No Objection |
| 17/02901/FUL | Waggon and Horses    | No Objection |

Consideration of Planning Applications detailed on Schedule 1652

|              |   |              |
|--------------|---|--------------|
| 17/03132/FUL | 5 Hazel End                               | No Objection |
| 17/03164/FUL | 34 Farne Way                              | No Objection |
| 17/03124/ADV | Unit 1, Woodshaw<br>Centre, Roebuck Close | No Objection |

Consideration of Planning Applications detailed on Schedule 1653

|              |   |              |
|--------------|---|--------------|
| 17/03698/FUL | 56 Blackthorn Close                     | No Objection |
| 17/04298/FUL | 36 Buxton Way                           | No Objection |
| 17/03960/FUL | Woodfields Farm,<br>Bushton Road        | No Objection |
| 17/04425/FUL | Wootton Fields Farm<br>Marlborough Road | No Objection |

Consideration of Planning Applications detailed on Schedule 1654

|              |                                |              |
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| 17/04425/FUL | Dealt with on Schedule<br>1653 | No Objection |
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Consideration of Planning Applications detailed on Schedule 1655

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|--------------|-----------------|--------------|
| 17/04503/LBC | 149 High Street | No Objection |
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17/04654/FUL

1 Briars Close

No Objection

*The meeting closed at 7.44pm*