

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 5th April 2018 at 7.00pm at Manor House, Lime Kiln, Royal Wootton Bassett.

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

Also in attendance: Councillors: Steve Bucknell, Mary Champion, Sue Hughes, Mike Leighfield (late) and Caroline Redmond.

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

Question Time

Mr Theobald of Bradstones, Vale View raised concerns to the Committee that the proposal is in close proximity to his garden which would be overshadowed. The proposed dwellings are not in character of the houses in Vale View – cramped, no garden or ‘Vale’ view. He also raised the concerns over the car parking as there are regularly 6 cars which park outside the property and the road has no turning circle or space to reverse easily.

Mrs Bloxham of 21 Vale View advised the Committee that she lives next door to the applicant and has concerns that there will be a loss of light into their property. It was also raised that they have subsidence in their garage and are concerned that movement from any building work may cause more damage.

The Vice Chairman thanked the residents for their comments.

50. APOLOGIES

Apologies for absence were received from Councillors Janet Georgiou and Paul Heaphy.

51. 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.

52. CHAIRMAN'S ANNOUNCEMENTS

No Chairman's announcements were made.

53. MINUTES

RESOLVED to confirm and sign Minutes of a meeting of the Planning Committee held on Thursday 22nd February 2018 (P/9/2017-2018). Copy previously circulated.

54. PLANNING APPLICATIONS

Now that Wiltshire Council have placed on line all planning applications, paper copies are no longer available. Members were asked to review the following applications before attending the meeting.

[a] To make observations on the following applications detailed on Schedule 1677.

Planning Application 18/01834/FUL, Proposed 2 dwellings at Ridgeway, Vale View, Royal Wootton Bassett SN4 7BY.
Called in by: Councillors David Bowler and Nic Hughes.

Call in reasons: To address the residents concern about parking and loss of light to Ruby Cottage and Bradstones. There is also a window missing on the 1st floor on proposed elevations which would overlook Ruby Cottage garden.

There are also concerns that it would be a cramped development that will impact the immediate neighbours. The development will be at the top end of Vale View close to The Maltings. The site map available is both confusing and inadequate.

Councillor Mike Leighfield arrived 7.18pm.

RESOLVED - object to the proposed dwellings with the following comments:

The Council supports the views expressed by neighbours and strongly objects to this application considering it to be overdevelopment of a restricted site.

Such overdevelopment gives rise to serious concerns in respect of access and egress and in particular doubts in the ability of Fire and Ambulance appliances being able to reach residential dwellings should these plans proceed.

Further objections are raised in that the application dwellings will lack amenity space for even basic provision such as wheelie bins, and one of the dwellings will overshadow the neighbouring property at Ruby Cottage.

Finally, the Council believes that the existing usage of the application site should be explored by Planning enforcement as the number of vehicles currently using the site would suggest an unauthorised usage.

[b] To make observations on the following applications detailed on Schedule 1679.

Planning Application 18/02955/FUL, Class C2 66 Bed Care Home with Associated Car Park and Landscaping and Upgraded Access from Hook Road at Land at Marsh Famr, Coped Hall, Royal Wootton Bassett SN4 8ER.

Called in by: Councillor Mike Farrow

Call in reason: The application is part of the Lidl application in the same area – same issues apply.

RESOLVED to repeat the strong objections as per the previous 2 planning applications for the same land.

55. DELEGATED POWERS

The Committee RESOLVED to note that the following applications were returned as “No Objection” in accordance with Council Policy: -

Consideration of Planning Applications detailed on Schedule 1674.

18/00807/ FUL	Wootton Bassett Library	No Objections
---------------	-------------------------	------------------

18/01110/FUL	26a Parsons Way	No Objections
--------------	-----------------	---------------

18/01193/FUL	43 Clarendon Drive	No Objections
--------------	--------------------	---------------

Consideration of Planning Applications detailed on Schedule 1675.

17/02703/FUL	Land at Whitehill Lane	No Objections
--------------	------------------------	---------------

18/01791/TCA	Elmcroft, Glebe Road	No Objections
--------------	----------------------	---------------

Consideration of Planning Applications detailed on Schedule 1676.

18/01703/VAR	Lower Woodshaw	No Objections
--------------	----------------	---------------

18/01739/FUL	5 Millstone Close	No Objections
--------------	-------------------	---------------

18/00267/LBC	Little Park Farm	No Objections
--------------	------------------	---------------

17/12529	7 The Drive	No Objections
----------	-------------	---------------

Consideration of Planning Applications detailed on Schedule 1677.

18/02019/FUL	26 Fox Brook	No Objections
18/02471/TCA	The Maltings	No Objections

The meeting closed at 7.28pm