

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 31st May 2018 at 7.00pm at Manor House, Lime Kiln, Royal Wootton Bassett.

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

Also in attendance: Councillors: Steve Bucknell, Sue Hughes (late), Caroline Redmond and Jenny Stratton

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

62. APOLOGIES

Apologies for absence were received from Councillor David Bowler.

63. 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.

Although not a Member of the Planning Committee, Councillor Jenny Stratton declared an interest in the Salvation Army Housing Association Development as a member of Wilts and Berks Canal Trust. The canal runs alongside the proposed development.

64. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman announcements.

65. MINUTES

RESOLVED to confirm and sign Minutes of a meeting of the Planning Committee held on Thursday 26th April 2018 (P/11/2017-2018). Copy previously circulated.

66. SALVATION ARMY HOUSING ASSOCIATION DEVELOPMENT

Members received a presentation from representatives of the Salvation Army Housing Association (SAHA) and Quattro Design Architects regarding a planning application they wish to submit for a residential scheme on the Highway Depot, Marlborough Road, Royal Wootton Bassett.

The residential scheme would consist of 60 affordable housing units comprising of 1 bed flats up to 4 bed houses with a provision for an extension to the canal.

The following points were discussed: -

- SAHA have a contract with Wiltshire Council and have agreed Heads of Terms. On approval of a planning application, Wiltshire Council will exchange contracts.
- Members raised concerns that the proposed location of the site is not suitable as it is not near any of the town facilities. There are currently no buses that stop near the proposed location to which SAHA advised that as part of the application a Highways Report would be included.
- Royal Wootton Bassett has already exceeded its housing target until 2026 therefore this proposal does not satisfy the criteria in the recently adopted Neighbourhood Plan.

- Safety concerns were raised over the speed of the traffic along Marlborough Road especially with the increase in pedestrians crossing the road.
- A major drainage system is under the only road proposed for the development. Any maintenance issues would require this road through the development site to be dug up leaving residents stranded and vulnerable given lack of access by emergency services.
- Appearance of the development is not in keeping with the rest of the town. There are no 3 storey houses similar to those planned nearby. There is also no provision for a play park.
- The land of the proposed site has an element of contaminated land which SAHA confirmed thorough groundwork would need to be undertaken.
- Proper public consultation should to be considered before any application is in submitted.

67. 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 1681.

18/03196/ FUL	Lee Side, Vale View	No Objections
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Consideration of Planning Applications detailed on Schedule 1683.

18/03692/FUL	39 Masefield	No Objections
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18/03511/LBC	Wootton Fields Farm	No Objections
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Consideration of Planning Applications detailed on Schedule

1684.

18/03861/FUL

Woods Edge

No Objections

The meeting closed at 7.30pm