

**ROYAL WOOTTON BASSETT TOWN COUNCIL**

Minutes of a Meeting of the Planning Committee held on Thursday 4<sup>th</sup> July 2019 at 6.45pm in The Wiltshire Golf Club, Vastern, Royal Wootton Bassett.

PRESENT: Councillors: David Bowler, Steve Bucknell, Janet Georgiou, Paul Heaphy, Nic Hughes, Caroline Redmond, Steve Walls and Steve Watts.

Also in Attendance: Councillors: Rob Anstee, Mike Leighfield, Eve Silvester, Jenny Stratton and Marion Sweet.

Officers in Attendance: Johnathan Bourne, Town Clerk, Michelle Temple, Administrative Services Manager, Joshua Toll, Community Project Officer, John MacIndoe, Grounds Maintenance Team Leader and Gill Welsman-Clarke, Administrative Services Officer.

Two residents attended the meeting to listen to Councillors discussions on Item 8. No questions were asked.

**3. APOLOGIES**

No apologies were noted.

**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.

Although not a Planning Committee member, Councillor Jenny Stratton declared an interest in Item 8, as a member of the Wilts & Berks Canal Trust.

## **5. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman informed members that he had attended the Strategic Planning Committee meeting held on 20<sup>th</sup> June 2019 at Wiltshire Council Office, Monkton Park, Chippenham to speak on behalf the Town Council in regards to Item 5 18/02955/FUL - Land at Marsh Farm, Coped Hall, Royal Wootton Bassett, Swindon, Wiltshire SN4 8ER - Class C2 66 Bed Care Home with Associated Car Park and Landscaping and Upgraded Access from Hook Road.

He advised that the Strategic Planning Committee approved the application.

## **6. MINUTES**

RESOVLED to confirm and sign Minutes of the meetings of the Planning Committee held on Thursday 23<sup>rd</sup> May 2019 (P/9/2018-2019) and (P/1/2019-2020). Copies previously circulated.

*Councillor Janet Georgiou arrived at 6.51pm.*

## **7. WILTSHIRE LOCAL PLAN REVIEW Help Shape Wiltshire's plans to 2036: Invitation to consultation event.**

As part of the review of the Wiltshire Core Strategy (renamed Wiltshire Local Plan), the council invited representatives to attend a meeting to build on the workshop events that took place in October and November 2018. The purpose of the meeting was to consider the outcome of the work Wiltshire Council has been

undertaking and to discuss in more detail: how to plan positively for the growth of each town in the period to 2036; the local priorities that need to be planned for; and the complimentary roles of the local plan and neighbourhood plan.

Councillor Paul Heaphy, Johnathan Bourne, Town Clerk, and Gillian Welsman-Clarke, Administrative Services Officer attended a meeting with Wiltshire Council Officers on Wednesday 29<sup>th</sup> May 2019 at County Hall, Trowbridge. Notes taken from the meeting, previously circulated.

RESOLVED to:

- Bring forward reviewing the neighbourhood plan and adding the cost to next years' financial budget.
- Invite Roger Smith, Savills who acts as Oxford University's agent to a meeting to discuss their future plans in respect of a Southern Development of the town.

*Community Project Officer Joshua Toll arrived at 6.58pm.*

*Councillor Nic Hughes arrived at 7.00pm.*

## **8. REVISED AND ADDITIONAL PLANS/DOCUMENTS**

Wiltshire Council have advised they have received revised and additional plans/documents to planning application 18/06019/FUL Change of Use to C3 (Residential) & B1 (Business). Demolition of Existing and Construction of 57 Affordable Rent Units Comprised of Two Storey Houses and Three Storey Apartment Block with 1 Ground Floor Resident's Room at Former Highways Depot, Marlborough Road, Royal Wootton Bassett Wiltshire SN4 7EP. Members were invited to comment on the changes to this application.

It was commented by members that no improvements were clearly demonstrated with the revised plans.

RESOLVED to circulate the previous objections to Committee members to comment and agree to send to Wiltshire Council.

*Councillor Marion Sweet arrived at 7.23pm.*

*Grounds Maintenance Team Leader John MacIndoe arrived at 7.30pm.*

## 9. PLANNING APPLICATIONS

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

[a] To make observations on the following planning application detailed on Schedule 1729.

*Planning Application 19/05337/FUL, Minor alteration to 5 Bradene Close and one new terrace house at 5 Bradene Close Royal Wootton Bassett SN4 8DG.*

**Called in by:** Councillor Paul Heaphy.

**Call in reasons:** The proposed drawings look to support a new integrated garage for the existing property, but there are no internal drawings to support this. I am concerned by car parking spaces.

RESOLVED to comment that the plans do not detail the internal garage for the existing property.

To make observations on the following planning application detailed on Schedule 1730.

*Planning Application 19/05806/FUL Construction of 4 no. Dwellings. Following the demolition of the Existing Dwelling (revised proposal following application reference 19/01227/FUL) at Stillwaters, Coped Hall, Royal Wootton Bassett SN4 8ES.*

**Called in by:** Councillor David Bowler.

**Call in reasons:** The density of the considered proposal would still constitute a cramped form of development which would cause harm to the character of the area and so would be contrary to Core Policy 57 (iii) and (vi) of the Wiltshire Core Strategy (Jan 2015), Policy 7 of Neighbourhood Plan (April 2018) and paragraphs 127 and 130 of the National Planning Policy Framework (Feb 2019).

RESOLVED to object to the application on the grounds of over development, highway safety and concerns with turning on site.

*Councillor Caroline Redmond left at 7.43pm.*

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

From Schedule 1731, Councillor David Bowler called in 19/05866/FUL, Proposed erection of a detached two bedroom (resubmission of 18/06845/FUL) at land opposite nos 8 to 10 Vowley View Royal Wootton Bassett SN4 8HT for discussion in light of the Town Council having sent objections to the previous application 18/06845/FUL.

RESOLVED to send the same objections from application 18/06845/FUL.

No observations were made for planning application 19/05988/FUL.

## **10. DELEGATED POWERS**

The Committee noted that the following applications have been returned as “No Objection” in accordance with Council Policy: -

### **Consideration of Planning Applications detailed on Schedule 1725.**

19/04051/FUL	Woodfield Farm, Bushton Road	No objection
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19/04084/FUL          5 High Mead          No objection

**Consideration of Planning Applications detailed on Schedule 1726.**

19/03868/FUL          7 Old Court          No objection

19/04510/FUL          62 The Rosary          No objection

**Consideration of Planning Applications detailed on Schedule 1727.**

19/04388/FUL          6 Bath Road          No objection

19/04744/FUL          22 Kingsley Avenue          No objection

**Consideration of Planning Applications detailed on Schedule 1728.**

19/05046/TCA          5 Honeyhill          No objection

**Consideration of Planning Applications detailed on Schedule 1729.**

19/04985/FUL          Greenhill Farm          No objection  
Cottage

19/05179/FUL          4 Woodshaw Meadow          No objection

*Meeting closed 7.47pm*