

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 3rd March 2022 at 7.00pm at Manor House, Lime Kiln.

PRESENT: Councillors: Paul Heaphy, Nic Hughes, Sue Hughes, Andrew Matthews, Carole Tan and Steve Walls.

ALSO: Councillors: Rob Anstee (arrived at 7.20pm) Pat Farrow, Fiona Holness, Eve Silvester and Jenny Stratton.

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

29. APOLOGIES

Apologies were received from Councillor Michael Cotton and Steve Watts.

30. DECLARATION OF INTERESTS

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 Thursday 12th July 2012.

RESOLVED to note no Declarations of Interest were made.

Councillor Paul Heaphy asked that the Declarations of Interests and Code of Conduct be updated.

31. MINUTES

RESOLVED to approve minutes of a meeting of the Planning Committee held on Thursday 4th November 2021 (P/6/2021-2022). Copy previously circulated.

32. CIL PAYMENTS

Members noted the following CIL payments received;

- £63,450.96 received for planning application 15/10486/FUL, Construction of 92 dwellings at Lower Woodshaw, Brynards Hill.
- £2,985.77 received for planning application 19/05337/FUL, Minor alteration to 5 Bradene Close and one new terrace houses.

Councillor Paul Heaphy thanked the officers for highlighting these payments.

33. PLANNING APPLICATIONS

Now that Wiltshire Council have placed online 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 planning applications detailed on Schedule 1834.

Planning Application PL/2022/00826, The Gables, Brinkworth Road, Royal Wootton Bassett SN4 8DT- Change of use land from agricultural to caravan storage (use class B8), construction of hardstanding and track and improvements to existing access.

Called in by: Councillor Andrew Matthews.

Call in reasons:

Paragraph 84 of the NPPF sets out the following: Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

I do not believe caravan storage meet the above, furthermore the applicant references a previous application (17/00936/FUL) that was granted to an adjacent property, as planning does not work on precedent this area of the application should be disregarded.

Furthermore, is there a need for further caravan storage within Royal Wootton Bassett to support this application?

Mr and Mrs Eastgate were in attendance, they have objected strongly to this planning application. Mr and Mrs Eastgate highlighted the following concerns: - Despite the applicants claim that the site will not be visible this is not true, it can be seen along the escarpment of Royal Wootton Bassett including Wood Street, Church Street, Row-de-dow and Ballards Ash; destruction of rural amenity; no consideration given to screening; there is already a caravan storage site at a neighbouring farm and no consideration given to groundwater protection zones.

Members discussed the application and RESOLVED to object on the following grounds:

- The planning application does not meet the criteria of Paragraph 84 of the NPPF.
- Does not respect the character of the countryside, views of the site can be seen from Church Street, Wood Street, Row-de-dow, Red Lodge and Ballards Ash. *(Mr and Mrs Eastgate will email the photos to the Town Council office to include with objection. Since the meeting, the photos have been received).*
- No consideration has been given to groundwater protections zones and the possible contamination of oil, fuel, water coming off the caravans which could run into Thunder Brook.
- The proposed development details erection of security lights and there are concerns that nearby residential properties will have to put up with security lights going on – in a rural area where many animals such as deer and foxes move across fields and may set the lights on and off.

To make observations on the following planning applications detailed on Schedule 1836.

Planning Application PL/2022/01091, Land adjacent to Old Park Farm, Vastern, Royal Wootton Bassett SN4 7BP - Retrospective change of use of site for open storage of mini skips and associated transit vans.

Called in by: Councillor Paul Heaphy.

Call in reasons: Access road not suitable for proposed skip hire business.

RESOLVED to object to the planning application based on the call-in reason above.

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

No observations were made.

34. 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 1822.

PL/2021/09851	Land at Grove Farm	No objection
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Consideration of Planning Applications detailed on Schedule 1823.

PL/2021/10059	Umberleigh, 6 Station Road	No objection
PL/2021/09903	93 Saffron Close	No objection
PL/2021/08274	Wickfield Cottage	No objection

Consideration of Planning Applications detailed on Schedule 1824.

PL/2021/09997	Follywood Farm	No objection
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Consideration of Planning Applications detailed on Schedule 1825.

PL/2021/10620	9 Betjeman Avenue	No objection
PL/2021/10684	20 Farne Way	No objection
PL/2021/10813	94 Longleaze	No objection

Consideration of Planning Applications detailed on Schedule 1826.

PL/2021/11060	11 Evening Star	No objection
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Consideration of Planning Applications detailed on Schedule 1827.

PL/2021/11114	23 Woodshaw Mead	No objection
PL/2021/11055	42 Hart Close	No objection
PL/2021/11008	Folly Farm	No objection

Consideration of Planning Applications detailed on Schedule 1828.

PL/2021/11391	The Five Bells	No objection
PL/2021/11421	The Five Bells	No objection
PL/2021/11525	46 Wood Street	No objection

Consideration of Planning Applications detailed on Schedule 1829.

PL/2021/11799	Borough Fields	No objection
PL/2021/11725	Borough Fields	No objection
PL/2021/11677	9 Springfield Crescent	No objection

Consideration of Planning Applications detailed on Schedule 1830.

PL/2021/11770 135 High Street No objection

Consideration of Planning Applications detailed on Schedule 1831.

PL/2021/11891 58 Buxton Way No objection

PL/2021/11815 8 Station Road No objection

Consideration of Planning Applications detailed on Schedule 1832.

PL/2022/00301 Noremarsh Manor No objection

PL/2022/00290 Noremarsh Manor No objection

PL/2022/00134 Lowgate Cottage No objection

Consideration of Planning Applications detailed on Schedule 1833.

PL/2022/00459 12 Honey Hill No objection

PL/2022/00561 18 Borough Fields No objection

Consideration of Planning Applications detailed on Schedule 1835.

PL/2022/01039 8 North Bank Rise No objection

PL/2022/01002 54 Byron Avenue No objection

PL/2022/00985 The Vicarage No objection

PL/2022/00908 27 High Street No objection

Meeting closed at 7.34pm