

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 1st September 2022 at 6.30pm at Royal Wootton Bassett Rugby Club, Malmesbury Road, SN4 8DS.

PRESENT: Councillors: Steve Bucknell, Michael Cotton, Nic Hughes, Sue Hughes, Andrew Matthews, Carole Tan and Steve Walls (Chair).

ALSO: Councillors: Pat Farrow, Fiona Holness, Eve Silvester, and Jenny Stratton.

ALSO: Wiltshire Councillor: David Bowler.

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

QUESTION TIME

There were no members of the public present.

14. APOLOGIES

Apologies were received from Councillor Paul Heaphy.

15. DECLARATION OF INTERESTS

To receive Declarations of Interest in accordance with section 9 of the Model Councillor Code of Conduct 2020, as adopted by Royal Wootton Bassett Town Council at a meeting held on Thursday 26th May 2022.

RESOLVED to note no Declarations of Interest were made.

16. MINUTES

RESOLVED to approve minutes of a meeting of the Planning Committee held on Thursday 30th June 2022 [P/3/2022-2023]. Copy previously circulated.

17. CIL PAYMENTS

The committee noted the following CIL payment receipt:

- £217.07 for planning application PL/2021/07479 – Stillwaters, Coped Hall, Royal Wootton Bassett SN4 8ES – construction of 3no. attached dwellings, following the demolition of the existing dwelling.

There is £56,096.34 CIL monies unspent.

It was requested that a list of what CIL payments can be spent on be circulated to all Councillors. *Since the meeting, this has been completed.*

18. GILLINGS PLANNING – CARE HOME PROPOSALS

David Pinkney from 376 Estates and Philip Williams from Gillings Planning were in attendance and gave the committee a presentation on their work as planning consultants, to bring forward proposals for a care home on the site of Garabrecaan Paddock, Brinkworth Road, Royal Wootton Bassett SN4 8DS.

The following points were noted:

- The plans are in the very early stages of the planning process.
- The proposal is for a 2-storey care home, 64 bed with 32 ensuite rooms, hair salon, bistro etc.
- A care operator is yet to be appointed but research has shown that there is a need for quality care and the proposed location is close to town with residents and staff to draw from; good transport links; access to the site is already in place (entrance to Learning Curve nursery).
- Members of the committee questioned the need for another care home especially as one is currently being built in the vicinity.
- Market analysis will be undertaken to demonstrate the need to Wiltshire Council. To include research from areas within a 5 to 6-mile radius.
- Further design work to be carried out.
- Consultation with the wider public to begin November 2022.
- Aiming for the planning application to be submitted to Wiltshire Council by the end of the year.

19. 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 planning application detailed on Schedule 1855:

- *Planning Application PL/2022/05273, Land at Marsh Farm, North of Malmesbury Road, Royal Wootton Bassett SN4 8AY – Erection of Class E food store, car parking, works to create community open space, new access, landscaping and associated works.*

Called in by: Councillor Michael Cotton

Call in reasons:

- (a) too close proximity to Grade II listed building
- (b) inadequate drainage planning to prevent overspill of water in Jubilee Park lake
- (c) unreliable promises to upkeep land for "leisure" activities (unlikely anyway to be used to proper potential)
- (d) access with no exit left turn unviable
- (e) poor public transport connection (1 bus every 2 hours!)

(f) too close proximity to virtually an identical store (Aldi) not 200 metres away.

RESOLVED to submit an objection based on the following grounds:

- Contravention of Core Policies 1, 2, 51 and 57 in relation to the proposed location falling outside of the settlement strategy and use of a greenfield site.
- Contravention of Core Policies 60, 61 and 62 in relation to sustainable transport and the impact on Highways.
- Having a second supermarket in an out-of-town centre location threatens the vitality of the High Street. An updated retail survey is required.

Further RESOLVED that should the application be approved by Wiltshire Council then Royal Wootton Bassett Town Council would like to ensure the following conditions are imposed:

- The farm track to the neighbouring field cannot be an access point for further development.
- A Toucan crossing be installed, linking up the existing footpaths and cycle paths in the town enabling residents to walk or cycle to the supermarket, specifically supporting an active travel lane from the end of Saffron Close to the Toucan crossing.
- More electric vehicle charging points be included in the proposals with a minimum of 10.

20. 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 1852.

PL/2022/04715	56 Blackthorn Close	No objection
PL/2022/04265	Croft, Old Malmesbury Road	No objection
PL/2022/04263	Croft, Old Malmesbury Road	No objection

Consideration of Planning Applications detailed on Schedule 1853.

PL/2022/04624	1 Queen’s Road	No objection
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Consideration of Planning Applications detailed on Schedule 1854.

PL/2022/05150	13 Blackthorn Close	No objection
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PL/2022/04975 23 Woodshaw Mead No objection

PL/2022/04777 Lanes Farm No objection

Consideration of Planning Applications detailed on Schedule 1855.

PL/2022/05567 3 Squires Hill Close No objection

PL/2022/05459 7 The Barton No objection

PL/2022/05383 10 Blackthorn Close No objection

PL/2022/05907 10A Honeyhill No objection

Consideration of Planning Applications detailed on Schedule 1856.

PL/2022/05761 4 North Bank Rise No objection

PL/2022/05341 Park Grounds, Brinkworth Road No objection

Consideration of Planning Applications detailed on Schedule 1857.

PL/2022/06129 8 Honeyhill No objection

PL/2022/05789 Miles End, Southbank Glen No objection

PL/2022/05665 19 Middle Ground No objection

PL/2022/05243 Park Grounds, Brinkworth Road No objection

PL/2022/04713 12 Withy Close No objection

Meeting closed at 7.15pm