

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 28th September 2017 at 7.00pm at Manor House, Lime Kiln, Royal Wootton Bassett.

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

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

Officers in Attendance: Johnathan Bourne, Town Clerk, Michelle Temple, Administrative Services Manager and Emily Maiden, Administrative Officer

15. APOLOGIES

There were no apologies for absence received.

16. 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 Committee, Councillor Caroline Redmond declared an interest in Planning Application 17/08559/FUL, for the permanent retention of existing temporary road as an agricultural access between the A3102 and Marlborough Road, as a resident of the neighbouring Dunnington Road.

17. CHAIRMAN'S ANNOUNCEMENTS

The Chairman advised the Committee that the Village Green application for land opposite 8-10 Vowley View would be discussed by Wiltshire Council's Northern Area Planning Committee on Wednesday 4th October 2017 at 3pm. The meeting will be held at the Wiltshire Council offices at Monkton Park in Chippenham; Members are invited to attend. An agenda and supporting documentation for the meeting are available on the Wiltshire Council website.

18. MINUTES

RESOLVED to confirm and sign Minutes of a meeting of the Planning Committee held on Thursday 13th July 2017 (P/3/2017-2018). Copies previously circulated.

19. PLANNING APPLICATIONS

Now that Wiltshire Council have placed all planning applications online; paper copies are no longer available. Members are asked to review the applications before attending the meeting.

Members noted the change from paper applications to web-based documents. It was also noted that the online viewing facility was unable to be accessed for almost three weeks after the switch from paper applications was made, which has been problematic for those wishing to comment on applications since the beginning of September. The deadlines for the affected applications have been extended to allow enough time for all documents to be viewed and considered.

It was suggested that feedback be sent to Wiltshire Council to explain the difficulties experienced, which also include the loss of context when viewing one part of a planning document.

[a] To make observations on the following planning applications detailed on Schedule 1664.

Planning Application 17/07348/FUL, Proposed conversion of existing barn/outbuilding to ancillary residential annex at Fairwinds, 51 Brinkworth Road, Royal Wootton Bassett, Wiltshire, SN4 8DT

Called in by: Councillor Janet Georgiou.

Call in reason: Access and block plan does not provide enough context.

The paperwork available appears to indicate that the proposed residential annex would be outside of the existing notional building line. The Committee questioned whether this would be acceptable for comfortable domestic use given the proximity to the road.

Members felt that a decision could not be made due to the lack of detail included with the planning application. The location plan does not show other buildings in the locality, and it appears as if some documentation may be missing from the online portfolio of application papers.

RESOLVED to request further detailed information from Wiltshire Council in order for the Committee to make a judgement on whether or not the application is acceptable.

Planning Application 17/08559/FUL, Full planning permission for the permanent retention of existing temporary road as an agricultural access (Resubmission of 17/00606/FUL) at Link Road, Between A3102 and Marlborough Road, Royal Wootton Bassett, Wiltshire.

Called in by: Councillor Janet Georgiou.

Call in reason: Major temporary structure retention.

Although not a member of the Planning Committee, Councillor Caroline Redmond declared an interest in this item as a resident of Dunnington Road. Inhabitants of Dunnington Road have been affected by use of the link road, and as such presented a proposal to Wiltshire Council which would allow for the retention of the majority of the carriageway, with the section of road running immediately behind their properties to be removed, allowing for

the reinstatement of the previous access route to the Aggregate Industries site.

This proposal was presented at a meeting of the Northern Area Planning Committee at Wiltshire Council. The applicant agreed to halt progress on the application while the viability of the suggestion was investigated.

Application 17/08559/FUL represents the proposal outlined by the Dunnington Road residents, many of whom were in attendance at the meeting. John Parker, speaking on behalf of the residents, informed the Planning Committee that they would offer their support to the new application.

Members discussed the merit of the updated application, and a range of views were heard.

RESOLVED not to object to the application, but to encourage Wiltshire Council to seek a S106 agreement whereby matters of security, timescales, landscaping of the Marlborough Road access and communication could be managed.

Planning Application 17/08547/FUL, Proposed single storey rear extension and first floor side extension at 43 Clarendon Drive, Royal Wootton Bassett, Wiltshire, SN4 8BT.

Called in by: Councillor David Bowler

Call in reason: Representation from 41 Clarendon Drive, concerns with the sewers.

RESOLVED not to object to the application.

Planning Application 17/08861/OHL, Consent under section 37 of the Electricity Act 1989 to install or keep installed an electric line above ground. Increase in height of Pole 26 from 10m to 12m at Pole 26, Existing spur to Ballards Ash Day Nursery, Royal Wootton Bassett, Wiltshire, SN4 8DS

Called in by: Councillor Janet Georgiou

Call in reason: Safety and signage concerns regarding the playing fields beneath the cables.

It was noted that the electricity pole is already installed at this location and has been in operation for some time without any safety concern. The application may increase the safety of the site due to the raising of the cables by two metres.

RESOLVED not to object to the application.

Planning Applications 17/07276/FUL, the change of use of land to 1 no. Gypsy Traveller pitch and associated works including, 1 no. mobile home, 1 no. touring caravan, 1 no. dayroom and hard standing at Land adjacent to 40 Marlborough Road, Royal Wootton Bassett, Wiltshire, SN4 7SA

Called in by: Councillors Janet Georgiou and Paul Heaphy.

Call in reason: Councillor Georgiou - Day room looks suspiciously like a small bungalow. Councillor Heaphy – Concern over flooding, proximity to busy road, privacy of neighbouring dwelling, extension of facilities could contravene the Core Strategy whereby such sites must be ‘small’ and ‘private’.

Members discussed the application and the reasons for the call in as above. There was some concern over the accuracy of the application paperwork, which sites the proposed development in Flood Zone 1. This is in direct contrast to the Environment Agency’s own flood zone checker, which states that the area falls within Flood Zone 3. Those living along Marlborough Road attest to the annual winter flooding of the site and neighbouring fields, which has been exacerbated in recent years by the 9 hardstanding plots adjacent to the proposed development site. It was therefore suggested that this matter be brought to the attention of the Planning Officer in order to clarify the designation of flood zones in the vicinity of Marlborough Road.

RESOLVED to object to the application due to the site falling within Flood Zone 3 as designated by the Environment Agency. The proposal therefore contravenes Core Policy 67 of the Wiltshire Core Strategy, which deals with managing flood risk.

20. DELEGATED POWERS

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

Consideration of Planning Applications detailed on Schedule 1659

17/05822/FUL	91-93 High Street	No Objections
17/06345/ADV	93-93 High Street	No Objections
17/05930/FUL	26 Marlowe Way	No Objections
17/05582/FUL	Jubilee Lake	No Objections
17/05258/FUL	50 Morstone Road	No Objections
17/05774/FUL	12 Bath Road	No Objections
17/03436/FUL	Land West of Interface Business Park	No Objections

Consideration of Planning Applications detailed on Schedule 1660

17/06816/LBC	Wootton Field Farm Marlborough Road	No Objections
17/06085/FUL	73 Dunnington Road	No Objections
17/05967/FUL	8 Masefield	No Objections
17/06063/VAR	90A High Street	No Objections

Consideration of Planning Applications detailed on Schedule 1661

17/07060/LBC	146 High Street	No Objections
17/06960/FUL	22 Boroughfields	No Objections
17/06085/FUL	73 Dunnington Road	No Objections

Consideration of Planning Applications detailed on Schedule 1662

17/07263/FUL	12 Beamans Lane	No Objections
17/07060/LBC	146 High Street	No Objections
17/06960/FUL	22 Boroughfields	No Objections
17/07658/FUL	43 Hyde Road	No Objections
17/07224/FUL	18 New Road	No Objections
17/07202/OUT	Wootton Fields Farm Marlborough Road	No Objections

Consideration of Planning Applications detailed on Schedule 1663

17/07129/FUL	18 Coxstalls	No Objections
17/07358/FUL	33 Parsons Way	No Objections

Consideration of Planning Applications detailed on Schedule 1664

17/07300/FUL	56 Church Street	No Objections
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The meeting closed at 7.49pm