

**ROYAL WOOTTON BASSETT TOWN COUNCIL**

Minutes of a Meeting of the Planning Committee held on Thursday 23<sup>rd</sup> May 2019 at 7.00pm at Manor House, Lime Kiln, Royal Wootton Bassett.

PRESENT: Councillors: David Bowler, Steve Bucknell, Mike Farrow, Janet Georgiou, Paul Heaphy, Caroline Redmond, and Steve Watts.

Also in attendance: Councillors, Mary Champion, Sue Hughes, Mike Leighfield, Jenny Stratton, Marion Sweet, Eve Silvester and Steve Walls.

Officers in Attendance: Johnathan Bourne, Town Clerk, Kalpesh Patel, Accountant, Michelle Temple, Administrative Services Manager, Gill Welsman-Clarke, Administrative Services Officer, Naomi Coleman, Administrative Services Officer.

**46. APOLOGIES**

Apologies for absence were received from Councillor Nic Hughes.

**47. 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.

RESOLVED to note no Declarations of Interest were received.

**48. CHAIRMAN'S ANNOUNCEMENTS**

It was noted an error in the application number on Item 5 Additional Supporting Information, it should read *18/02955/FUL*.

No announcements were made.

**49. MINUTES**

RESOLVED to confirm and sign Minutes of meeting of the Planning Committee held on Thursday 28<sup>th</sup> March 2019 (P/8/2018-2019). Copy previously circulated.

**50. ADDITIONAL SUPPORTING INFORMATION**

Wiltshire Council Development Services had advised they had received additional supporting information in respect of planning application *18/02955/FUL*, Class C2 66 Bed Care Home with Associated Car Park and Landscaping and Upgraded Access from Hook Road at Land at Marsh Farm, Coped Hall, Royal Wootton Bassett, Wiltshire, SN4 8ER on behalf of Leda Properties Limited & Ideal Care Home.

Councillor Paul Heaphy had called in this application so the committee could review the needs assessment report, previously circulated.

RESOLVED to make the following objections to Wiltshire Council: -

- Committee considered the out of town location for the care home is unsuitable given its lack of proximity to local amenities and services.
- The Carterwood Report analysis for the supply of beds in 5 miles and 3 miles 'market' catchment area takes in the urban area of West Swindon. M4 is considered to be a psychographic barrier and therefore the operator may struggle to recruit staff whilst also finding it difficult to achieve full occupancy. The Council believes the report should be recast excluding the urban area of Swindon.

*Councillor Steve Bucknell arrived 7.05pm*

*Councillor Paul Heaphy arrived at 7.15pm*

*Councillor Sue Hughes arrived at 7.20pm*

*Council Accountant Kalpesh Patel arrived at 7.20pm.*

*Councillor Marion Sweet arrived at 7.26pm*

## 51. 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 1723 and 1725.

*Planning Application 19/03202/FUL*, The change of use of land to provide an extension to existing Gypsy / Traveller pitch comprising 2 no. additional mobile homes, and associated works including hardstanding, replacement of existing mobile home and replacement of existing stables with shared dayroom at Land adjacent to 40 Marlborough Road, Royal Wootton Bassett, Wiltshire, SN4 7SA.

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

**Call in reasons:** The Planning Committee objected to a previous application 17/07276/FUL for 1 Gypsy Travellers Pitch and associated works due to the site falling within Flood Zone 3 as designated by the Environment Agency. Therefore, the new proposal continues to contravene Core Policy 67 of the Wiltshire Core Strategy, which deals with managing flood risk.

The Case Officer for this application advised that an extension of time had been agreed with the applicant until 21<sup>st</sup> June 2019, therefore they would consider representations after the current consultation deadline of 8<sup>th</sup> May 2019. However, the applicant was in the process of revising the description and the plans and so the Committee might wish to delay consideration until those had been received.

RESOLVED to consider this application at a future meeting on receipt of the revised description and plans.

*Planning Application 19/03978/VAR*, Removal of condition 3 of planning application 16/00345/FUL (Detached annexe in rear garden of main dwelling) to allow annexe to be a separate planning unit at 24 Templars Firs, Royal Wootton Bassett, Wiltshire, SN4 7EW.

**Called in by:** Councillor Nic Hughes.

**Call in reasons:** To review this application in light of Wiltshire Council reason for Condition 3 “The additional accommodation is site in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access and planning policies pertaining to the area, would not permit a wholly separate dwelling”, the Applicant had not demonstrated a valid reason for the condition to be removed.

RESOVLED to object to this application with the following: -

- Change of usage, not sufficient justification to remove the condition considering Wiltshire Council’s reason for granting original permission.
- If permission granted, it would allow the unit to be rented and potentially sold with the issue of joint access and permission to use the drive unresolved.

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

Planning applications detailed on Schedule 1725.

19/04051/FUL            Woodfield Farm, Bushton Road

19/04084/FUL            5 High Mead

No observations were made.

Planning applications detailed on Schedule 1726.

19/03868/FUL            7 Old Court

19/04510/FUL            62 The Rosary

No observations were made.

## **52. DELEGATED POWERS**

The Committee was 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 1721.**

19/02713/LBC	Merchants House 34 High Street	No objection
19/02749/FUL	52 Sprats Barn Crescent	No objection
19/03103/FUL	Grange Land Rover Swindon Road	No objection

**Consideration of Planning Applications detailed on Schedule 1722.**

19/01903/CLPLB	137 High Street	No objection
19/02999/FUL	Pear Trees Stoneover Lane	No objection
19/03241/FUL	36 Farne Way	No objection

**Consideration of Planning Applications detailed on Schedule 1723.**

19/03258/TCA	John Watson House Lime Kiln	No objection
19/03263/FUL	44 Noremars Road	No objection
19/03187/FUL	10 Squirrel Crescent	No objection
19/03279/FUL	33 High Street	No objection
19/03308/FUL	31 Glenville Close	No objection

**Consideration of Planning Applications detailed on Schedule 1724.**

18/10617/FUL	Unit 47 Whitehill Ind Park	No objection
19/03665/ADV	37 High Street	No objection

*The meeting closed at 7.34pm*