

WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held at 7.00pm on Thursday 24th June 2010 in the Council Chamber, Council Offices, Station Road, Wootton Bassett.

PRESENT: Councillors: Owen Gibbs, Mike Leighfield,
Peter Roberts and Jenny Stratton

Also in Attendance: Councillors: Sue Doyle, Peter Doyle and Steve Walls

Officers in Attendance: Johnathan Bourne, Town Clerk,
Susan Huish, Administrative Assistant and Michelle Temple, Administrative Team Leader

5. APOLOGIES

Apologies were received from Councillors Steve Bucknell and Sanjay Soni.

6. DECLARATIONS OF INTEREST

To receive declarations of interest in accordance with the Local Authorities (Model Code of Conduct) Order 2007.

RESOLVED to note that no declarations of interest were made.

7. CHAIRMANS ANNOUNCEMENTS

No announcements were made.

8. CONFIRMATION OF MINUTES

RESOLVED to confirm and sign minutes of meetings of the Planning Committee held on Thursday 11th February 2010 [P/9/2009-2010],

Thursday 13th May 2010 [P/1/2010-2011] and Thursday 20th May 2010 [P/2/2010-2011].

9. PLANNING APPLICATIONS

To make observations on the following planning applications detailed on Schedule 1423, 1424 and 1425. Copies previously circulated.

Planning Application 10/01598/S73A, for parking bay with inspection pit [retrospective] at 7 Victory Row, Wootton Bassett.

RESOLVED to object on the following grounds:-

[a] It contravenes North Wiltshire's Local Plan 2011 Policy HE1- Development in a Conservation Area which states:-

In Conservation Areas, proposals for development, advertisements and other works will only be permitted where the proposal will preserve or enhance the character or appearance of the area. Open spaces, village greens, gaps between buildings, fields, gardens and trees that provide attractive views and vistas to, from and within public areas will be protected from development that would fail to preserve or enhance the character or appearance of a Conservation Area.

When permitting development in Conservation Areas, the established historic streets, building lines and frontages, burgage plots and boundaries, the plan form of buildings, and other historic physical and landscape features will be conserved and incorporated into the proposal where appropriate.

7.3 In order to protect the special character and appearance of Conservation Areas, there is a need for strict control over development, this does not preclude the possibility of new development, but any development should be designed to preserve or enhance the character or appearance of the area.

7.4 Existing open spaces, village greens, fields, gaps between buildings, private gardens, and other parcels of land can make a positive contribution to the character or appearance of Conservation Areas in particular, and such features often need to be preserved. The loss of just one site to development in environmentally sensitive areas can make it extremely

difficult to resist further development in an area, resulting in the loss of an attractive setting or feature, and can erode the rural and open character of an area. Care will also be taken to ensure that views and vistas, including familiar and cherished scenes such as open views of a church tower, the local village green, any surrounding hillsides and river valleys, remain unspoilt.

7.5 In preserving and enhancing the townscape of areas, regard will be had to the historic layout and building lines which provide the opportunity to maintain a record of the evolution of such areas and which endow such areas with a special character of their own, in relation to the spaces between buildings, as well as the buildings themselves. Retention of burgage plots, historic street patterns, plot boundaries, building frontages, and the plan form of buildings, is considered particularly important. New development in streets with a continuous frontage of buildings, situated with their front walls on the back edge of the pavement, needs to respect established building lines and avoid incongruous gaps and set-backs. Where such considerations are not satisfactorily dealt with, in connection with a particular proposal, the development will not normally be permitted, whether or not the proposal complies with any other policies as set out in the Development Plan.

[b] There is no vehicular access to the site.

Planning Application 10/01870/FUL, for change of use of existing building to 4 holiday lets at Harris Croft Farm, Bincknoll Lane, Wootton Bassett.

There is no objection to this application but would request that a condition that the holiday lets are left vacant for 4 weeks of the year so that they are not permanent residencies, be applied to the planning decision.

Planning Application 10/01901/REM, for erection of 3 storey office, employment site at the former St Ivel site, Station Road, Wootton Bassett.

RESOLVED not to object to this application but raised concerns at the height of the building in relation to the adjacent houses.

10. 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 1408.

RESOLVED to make observations as detailed below:-

02285/FUL	3 Wordsworth Close	No objection
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00247/FUL	Esso Service Station	No objection
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Consideration of Planning Applications detailed on Schedule 1409.

00362/FUL	21 Sprats Barn Crescent	No objection
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00411/FUL	Trio Childcare Coped Hall	No objection
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00413/TPO	22 Honeyhill	No objection
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00429/FUL	12 Shelley Avenue	No objection
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Consideration of Planning Applications detailed on Schedule 1410.

00536/FUL	30 Tanners Close	No objection
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00565/FUL	82 Westbury Park	No objection
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Consideration of Planning Applications detailed on Schedule 1411.

00571/TCA	Wootton Bassett Town Council	No objection
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00572/FUL	33 Sprats Barn Crescent	No objection
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Consideration of a Planning Application detailed on Schedule 1412.

00617/WCM	Park Grounds Brinkworth Road	No objection
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Consideration of Planning Applications detailed on Schedule 1413.

00529/FUL	16 Swallows Mead	No objection
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00533/WCM	Railstone Terminal	No objection
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00706/FUL	2 Queens Road	No objection
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00761/FUL	8 Ravens Walk	No objection
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00820/FUL	34 Betjeman Avenue	No objection
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Consideration of Planning Applications detailed on Schedule 1414.

00631/FUL	20 Kingsley Avenue	No objection
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00829/FUL	St Bartholomews School	No objection
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00859/FUL	Little Park Cottages	No objection
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Planning Application 10/00911/FUL, for extension to ménage and associated works at Hill View Stables, Hunts Mill Road, Wootton Bassett.

There is no objection to this application but would request that a condition of no flood lighting in the ménage be applied to the planning decision.

Consideration of a Planning Application detailed on Schedule 1415.

00928/FUL	2 Clarendon Drive	No objection
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Consideration of Planning Applications detailed on Schedule 1416.

01077/FUL	33 Keats Close	No objection
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01141/FUL	16a Woodshaw	No objection
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Farmhouse

01150/FUL 3 Wordsworth Close No objection

01151/FUL 1 Squires Hill Close No objection

Consideration of Planning Applications detailed on Schedule 1417.

01210/WCM Park Grounds Farm No objection

01225/FUL Ex public Conveniences
Station Road No objection

Consideration of Planning Applications detailed on Schedule 1418.

01140/FUL 16a Swallows Mead No objection

01231/FUL Meadows Farm No objection

Consideration of Planning Applications detailed on Schedule 1419.

01189/FUL 15 Tinkers Field No objection

01449/FUL 18 Woodshaw Mead No objection

01472/FUL The Maltings No objection

Consideration of a Planning Application detailed on Schedule 1420.

01534/FUL Red Lodge
Lucerne Close No objection

Consideration of a Planning Application detailed on Schedule 1421.

01557/FUL 86 Saffron Close No objection

Consideration of a Planning Application detailed on Schedule 1422.

01723/FUL 13 Station Road No objection

Consideration of a Planning Application detailed on Schedule 1423.

01702/FUL	29c Longleaze	No objection
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01757/FUL	12 Homefield	No objection
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01763/FUL	3 Rope Yard Court	No objection
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Consideration of a Planning Application detailed on Schedule 1424.

01710/LBC	Bud-Lea Cottage	No objection
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Consideration of a Planning Application detailed on Schedule 1425.

01654/S73A	94 Parsons Way	No objection
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01902/REM	Former St Ivel Site	No objection
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01961/WCM	Claverton Down Road	No objection
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Meeting closed at 7.31pm