

**WOOTTON BASSETT TOWN COUNCIL**

Minutes of a Meeting of the Planning Committee held at 7.00pm on Thursday, 4<sup>th</sup> November, 2010 in the Council Chamber, Council Offices, Station Road, Wootton Bassett.

PRESENT: Councillors: Owen Gibbs, Paul Heaphy,  
Audrey Wannell

Also in Attendance: Councillors: Peter Doyle [late] and  
Chris Wannell

Officers in Attendance: Johnathan Bourne, Town Clerk

**34. APOLOGIES**

Apologies for absence were received from Councillors Steve Bucknall, Sanjay Soni and Jenny Stratton.

**35. 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.

**36. MINUTES**

To confirm and sign minutes of a meeting of the Planning Committee held on Tuesday, 26<sup>th</sup> October 2010 [P/7/2010-2011]. Copy circulated.

**37. POSSIBLE DEVELOPMENT OF UP TO 2,000 HOUSES SOUTH OF HOOK STREET**

The Planning Committee was asked to receive a presentation from Wiltshire Councillor, Mrs Mollie Groom in respect of the possible development of up to 2,000 houses, south of Hook Street, stretching from Windmill Business Park to Hook, and including improvements to Junction 16.

It is understood that such a plan may be placed before Lydiard Tregoze Parish Council and Wiltshire Council, for consideration. Councillor Mrs Groom was invited to the Town Councils Planning Meeting to update members on this development.

Councillor Mrs Groom advised members of the campaign that is currently being vigorously pursued to object to this possible housing development. She is particularly encouraged to note that in the new draft structural reform plan produced by the Department of Communities and Local Government, paragraph 3.3 makes reference “to maintain the green belt, sites of special scientific interest and other environmental protections, and create a new designation to protect green areas or particular areas of importance to local communities”, as part of the localism bill. Mrs Groom is encouraging everyone to write to James Gray in support of this policy which would do much to help protect against the coalescence of communities with Swindon.

Concerns were also expressed about the drainage through Hook which could be seriously compromised should this development be allowed.

The Wootton Bassett Town Council was asked to consider its view on this matter.

**RESOLVED** to object to any potential plans for development of 2,000 houses south of Hook Street considering that such a development would significantly contribute towards the coalescence of Wootton Bassett with Swindon.

Further RESOLVED to write to James Gray in support of paragraph 3.3 in the consultation structural reform plan from the Department of Communities and Local Government and encouraging the MP to support this on behalf of the local community.

The Chairman thanked Councillor Mollie Groom for her attendance at the meeting.

### **38. COMMUNITY FLOODING**

The Planning Committee was asked to receive a presentation from Mr Danny Everett of the Chippenham Divisional Office, who attended the meeting to explain the importance of work currently being undertaken and the difficulties he and his colleagues face in comprehensively identifying flood areas, particularly where the former District Councils were responsible for land drainage. Mr Everett was happy to make available information from the Wiltshire Councils Clarence system, but is then seeking the Councils co-operation in identifying any further areas not currently identified.

Mr Everett advised that Wiltshire Council has a duty to map any areas of flooding within the County. There are a limited number of Officers remaining from the previous District Councils to help with this process. Therefore, it is important that the County accesses local information on flooding areas as this will assist in understanding how to advise on potential planning developments. It was noted that the Clarence system is not comprehensive and, in particular, does not detail flooding, particularly from small brooks and streams onto farm land which is often not reported.

Mr Everett agreed to make available a map with all of the existing areas known to Wiltshire Council detailed so that this can then be sent to the Town Council for additional information to be added.

RESOLVED to make the map available at the Town Council offices encouraging Councillors and members of the public to note areas of flooding where there is public access, so as to avoid any legal challenges or any suggestion that inclusion would blight or blacklist property.

The Chairman thanked Mr Everett for his attendance at the meeting.

**39. CLAIMED BY-WAY, MUDDY LANE, WOOTTON BASSETT**

The Planning Committee was asked to receive a presentation from Mr Tim Chinnick, who has accepted the Town Councils invitation to justify his request for the Council to consider partnership funding to assist this project. Mr Chinnick intended to explain the distinction between their statutory duties, which accounts for some of the work involved here and the non-statutory areas of work, such as claiming the highway width which are essential for this scheme to succeed, but are not financially covered by Wiltshire Council.

RESOLVED to note that Mr Tim Chinnick was unable to attend the meeting having been taken into hospital at short notice. It was noted that the presentation from Mr Chinnick would be rearranged upon his return to work.

**40. PLANNING APPLICATION N10/03713/04**

The Chairman drew attention to the above planning application for roof/loft conversion and re-build of existing garage at 28 Bath Road, Wootton Bassett. This application had originally been considered under delegated authority and no objections raised. This was reported to the last planning meeting.

Since that time the Chairman had become aware that the description of a roof/loft conversion was somewhat mis-leading as the application involved taking off the existing roof, increasing the height of the property and constructing a new roof.

RESOLVED to contact the planning department and advise that having received comments in respect of this application and considering the original description to be misleading the Council has now reviewed this application and would ask Planning Officers to look at the overall height of the property which is considered to be of concern under policies C3, paragraphs 1 and 3 and policies H8, paragraph 1,2 and 3.

*Meeting closed at 8.20 pm*