

ROYAL WOOTTON BASSETT TOWN COUNCIL

Minutes of a Meeting of the Planning Committee held on Thursday 19th July 2018 at 7.00pm at Manor House, Lime Kiln, Royal Wootton Bassett.

PRESENT: Councillors: Steve Bucknell, Mike Farrow,
Paul Heaphy, Nic Hughes, Caroline
Redmond and Steve Watts.

Also in attendance: Councillors Rob Anstee, Mike Leighfield,
Eve Silvester, Jenny Stratton and Steve
Walls.

Officers in Attendance: Johnathan Bourne, Town Clerk, Michelle
Temple, Administrative Services Manager
and Kelly Warren, Administrative Officer
and Committee Clerk.

In the chair: Councillor Steve Watts.

Question Time

Mr Marcus Farr of Malborough Road raised his concerns to the Committee regarding the Salvation Army Housing Association (SAHA) planning application. He felt that it would be irresponsible to approve this housing development without improving the public services such as schools where for example, Wootton Bassett Infants are currently oversubscribed; the number of proposed houses are out of proportion and not in keeping with the town; the proposed layout of the development is dangerous to the canal, we would lose the entrance/ access to the canal and asked could we as town, not be more creative with the space?

Mr Matt Holly raised to the Committee whether SAHA had undertaken any research over the viability of the proposal and if the town actually has the requirements for this development.

Mr Keith Talbot of Dunnington Road asked what proportionate of the allocated housing would come from residents of Royal Wootton Bassett?

The Chairman thanked the residents for their comments.

7. APOLOGIES

Apologies for absence were received from Councillor David Bowler.

8. 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 Planning Committee, Councillor Jenny Stratton declared an interest in the Salvation Army Housing Association planning application as an officer of the Wilts and Berks Canal Trust. The canal runs alongside the proposed development.

9. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements.

10. MINUTES

RESOLVED to confirm and sign Minutes of two meetings of the Planning Committee held on Thursday 31st May 2018 (P/12/2017-2018) and Thursday 14th June 2018 (P/2/2018-2019).

11. 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 applications detailed on Schedule 1690.

Planning Application 18/06019/FUL, Change of use to C3 (Residential) & B1 (Business). Demolition of existing buildings and construction of 57 affordable rent units comprised of two storey houses and a three storey apartment block with 1 ground floor resident's room at the former Highways Depot, Marlborough Road, Royal Wootton Bassett SN4 7EP.

Call in reasons:

- RWB has already exceeded its housing target until 2026 and the proposal does not satisfy the Neighbourhood Plan criteria.
- Location unsuitable for the proposed development site.
- Pedestrian safety concerns along Marlborough Road.
- Appearance of the development not in keeping with the rest of the town.
- Element of contamination land.

Sarah Martin had submitted a report to the Committee with the potential reasons for objection which included;

- Principle of development – Wiltshire Core Strategy Housing Requirement has been met.
- Unsustainable transport to and from the proposed site.
- Incorrect application detail.
- Contaminated land.
- Lack of on-site green space.

RESOLVED to use the planning material provided by Sarah Martin as the basis for objection to the application and to also include the following;

- Application does not satisfy Policy 1 of the Neighbourhood Plan. There is no effort to demonstrate the future needs of RWB residents.
- Application does not satisfy Policy 6 of the Neighbourhood Plan. SAHA have misinterpreted this Policy.

It was further RESOLVED that a copy of the objections is sent out to all Councillors.

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

Planning Application 18/06186/FUL, Erection of a new warehouse and associated space at Land at Interface Business Park, Royal Wootton Bassett SN4 8SY.

Called in by: Councillor Nic Hughes

Call in reason: Impact of traffic into the Interface Business Park and increase in lorries on the single carriageway.

RESOLVED to not object to the application based on the potential of bringing jobs to the town but make the following comment to Wiltshire Council:

- To suggest reducing the speed limit on that road.

Planning Application 18/06442/FUL, Residential redevelopment to provide 13 no new dwellings at Land at Grove Farm, Bincknoll Lane, Royal Wootton Bassett SN4 8BD.

Called in by: Councillor Nic Hughes

Call in reason: A previous application at this site was submitted in 2016 which the Committee submitted objections which included;

- The application does not comply with the Core Policy 57 paragraph 3, which states that any development must respond positively to the existing townscape.
- The site entrance is positioned at a dangerous location, meaning the application does not comply with Core Policy 61 paragraph 2, which states that any development must be capable of being served by safe access to the highway network.
- Concern over the capability of the local sewer system.
- Concerns about flooding in the vicinity have previously been raised by the Environment Agency.

The application also contradicts the Neighbourhood Plan as we have already met the housing requirements and there are already safety concerns regarding the speed of traffic along that road where children walk to school.

RESOLVED to re-submit objections to Wiltshire Council.

12. 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 1687.

18/05738/TCA	St Bartholomews & All Saints Church	No Objections
18/05214/ADV	118a High Street	No Objections
18/05184/FUL	37 Brynards Hill	No Objections
18/04953/FUL	21 Washbourne Road	No Objections
18/05062/FUL	23 Masefield	No Objections

Consideration of Planning Applications detailed on Schedule 1688.

18/05294/FUL	39 Farne Way	No Objections
18/05511/FUL	55 Middle Ground	No Objections
18/05454/FUL	35 Tennyson Road	No Objections
18/05215/FUL	1 Eveleigh Road	No Objections
18/05237/FUL	Timberdale House	No Objections
18/04215/VAR	Interface Land	No Objections
18/03127/ADV	52 High Street	No Objections

18/03479/LBC 52 High Street No Objections

Consideration of Planning Applications detailed on Schedule 1689.

18/04544/VAR Wiltshire Leisure Village No Objections

18/05432/FUL 146A High Street No Objections

18/06048/LBC 146A High Street No Objections

18/05657/FUL 25 Glebe Road No Objections

18/05698/FUL 7 Bennett Hill No Objections

18/05771/FUL 2 Potters Place No Objections

Consideration of Planning Applications detailed on Schedule 1690.

18/05809/FUL 38 Templars Firs No Objections

18/05950/FUL 3 Evening Star No Objections

18/05985/LBC Merchant House No Objections

The meeting closed at 7.43pm