

**CALNE TOWN COUNCIL
TOWN DEVELOPMENT AND PLANNING COMMITTEE**

**Minutes of the meeting of the Town Development and Planning Committee
held on Tuesday 30 September 2014 in the Corn Exchange of the Town Hall.**

PRESENT: Councillor Ms H E Canfer – **Town Mayor**
Councillor H R Marshall – **Deputy Town Mayor**
Councillor C M R Boase – Calne Central
Councillor A K Hill – Calne South
Councillor R C MacNaughton – Calne Chilvester & Abberd
Councillor D F Short – Calne Chilvester & Abberd
Councillor G P Widger – Calne South

IN ATTENDANCE: Councillor A J Trotman

OFFICERS: Mrs Clare Harris – PA to Town Clerk

PUBLIC & PRESS

There were no members of the public or press in attendance.

69/14 APOLOGIES

Apologies were received from Councillors Rounds, Stebbing and Warnett.

70/14 DECLARATIONS OF INTEREST

Councillor Marshall declared an interest as a member of the Northern Area Planning Committee at Wiltshire Council. Councillor Marshall will take part in the debate and will vote, however he reserves the right to change his opinion in light of new evidence and discussion at future meetings at Wiltshire Council.

71/14 MINUTES

The minutes of the Town Development & Planning committee meeting held on Tuesday 9 September 2014, having previously been circulated were approved as a correct record and signed by the Chairman.

72/14 PLANNING APPLICATIONS – SCHEDULE 8 – 2014/15

<u>Application Number</u>		<u>Applicant</u>	<u>Location of Development/ Ward</u>	<u>Description of Development</u>
1	14/08388/LBC	Calne Town Council	Calne Town Hall (CALNE CENTRAL)	Dismantle, clean, test & reassemble movement of clock. Remove, recondition & return bells & hammers. Replace x 3

				cracked dial segments. Install automatic winding system to internal clock tower
Members supported this application.				
2	14/06475/LBC	Mr Charles Burton	The Old School, 23A The Green (CALNE CENTRAL)	Replace cement render with lime render, repair external stonework, replace 8 x windows on the rear elevation & 2 x dormers on the front elevation, internal replacement of modern doors, skirtings, flooring, fireplace & staircase. (part retrospective)
Members supported this application.				
3	14/08836/PNEX	Mr Keith Webb	16 Heron Close (CALNE CENTRAL)	Notification of Larger Household Extension – Conservatory to rear of property (to extend 4m beyond the rear wall of the original dwelling with a maximum height of 3.2 m and 2.35m to eaves)
Members supported this application but were mindful that whilst no objections from neighbours have been received to date, the deadline for public consultation is not until 9 October.				
4	14/08585/TCA	Mrs Gillian Farago	1 Kerry Crescent (CALNE CENTRAL)	30% Crown reduction to 1 x Conifer, 2 x Ash and 1 x Bean tree. 10% height reduction to Laburnum and Plum tree
Members were happy to delegate authority to the Tree Preservation Officer at Wiltshire Council.				

5	14/08305/REM	Redrow Homes South West	Marden Farm, Rookery Park (CALNE WITHOUT)	Residential development comprising of up to 125 units with affordable housing, associated parking, gardens, amenity space and public open space, community orchard, allotments, ecological enhancements, sustainable drainage
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Members reiterated their original objections with the initial application 12/04038/FUL which still apply, as follows;

Members strongly objected to this application on the following planning grounds;

- **The proposed development is outside the local development framework boundary.**
- **The proposal is in contravention of Local Plan 2011; Housing Topic Area H4 (i) and (ii) and Core Policy C2.**

Members felt strongly that there is insufficient infrastructure in place to support a development of this scale and nature. Members had huge concerns over the proposed access in and out of the development and the impact the increased traffic will have on an already overloaded road network (Core Policy C3 (viii))

In addition, members were mindful that the application which went to appeal was for a 'composite scheme' to include a 75 bed Dementia Care Home. When permission was granted on appeal, the 'Care Home' element was removed from the scheme. The care home was a fundamental part of the planning application as far as sustainability is concerned in that it would have generated employment in the local area.

In the appeal decision dated 1 April 2014, para 43/44 it states;

"The development would contribute to the supply of housing to meet the needs of present and future generations, and would support economic growth. The proposed development therefore meets the three dimensions of sustainable development set out in paragraph 7 of the NPPF.

44. Relevant development plan policy is out-of-date and the composite scheme is sustainable development. In the light of paragraph 14 of the NPPF there is no reason therefore to withhold planning permission for the proposed development."

Members felt strongly that this scheme is not sustainable as a standalone housing scheme and as a result directly contravenes the Local Plan 2011 – Core Policy C1 (i) and the reasons given for approval as stated in the Appeal Decision (APP/Y3940/A/13/2206076 dated 1 April 2014).

73/14 PLANNING APPLICATION DECISIONS – LIST 8 – 2014/15

Members noted the planning application decisions and the refusal of the two applications objected to by this committee.

74/14 BOLLARD ON THE HIGH STREET

It was proposed by Councillor Hill, seconded by Councillor Boase and

***RESOLVED** to approve the purchase of 1 x removable bollard at a cost of £491.50 + VAT to be costed to the TD&P Earmarked Reserves Street Furniture budget.*

75/14 PROPOSED CARRIAGEWAY RE-SURFACING WORKS – CHURCH STREET AND THE GREEN

Whilst members welcomed the proposed works which are very much needed, they noted once again that the residents have not been notified of the proposed works. CH to contact Wiltshire Council and request that the residents are consulted as soon as possible.

76/14 PROPOSED CARRIAGEWAY RE-SURFACING WORKS – NORLEY LANE AND HAZELWOOD LANE

Members noted the proposed works.

77/14 TEMPORARY CLOSURE OF C50 (PART) NORTH OF BLACKLAND CROSSROADS (CALNE WITHOUT)

Members noted the proposed closure.

78/14 CALNE COMMUNITY NEIGHBOURHOOD PLAN STEERING GROUP

Members noted the minutes of the last meeting.

The meeting closed at 6.55pm.