

CALNE TOWN COUNCIL

TOWN DEVELOPMENT AND PLANNING COMMITTEE

Draft Minutes of the meeting of the Town Development & Planning Committee held on Wednesday 15th November 2017 in the Large Hall of the Town Hall

PRESENT: Cllr Glenis Ansell – Deputy Town Mayor – Chair – Calne North
Cllr Tony Trotman – Town Mayor - Calne Chilvester & Abberd
Cllr John Boaler – Calne Central
Cllr Robert MacNaughton – Calne Central
Cllr Tom Rounds – Calne North
Cllr Jon Fisher - Calne North
Cllr Terry Couchman – Calne Central – substitute
Cllr Alan Hill – Calne South
Cllr Heather Canfer – Calne Chilvester & Abberd

OFFICERS: Mark Edwards – Business Support Officer

ALSO PRESENT: Debbie Evans – Wiltshire Council

PUBLIC & PRESS: Mr Minors– Persimmon Homes and Mr Appleby

PUBLIC PARTICIPATION

No items raised.

124/17 APOLOGIES

Cllr Howard Marshall – Calne Central and Cllr Matt Riley – Calne South

125/17 DECLARATIONS OF INTEREST

Planning Applications received - Cllr Trotman as Unitary Councillor and Chair of Northern Area Planning Committee.

Planning Applications received - Cllr Ansell – 17/09934/LBC – family member has adjacent business

Planning Application decided – Cllr Ansell – 17/08615/FUL - local resident

126/17 MINUTES

It was proposed by Cllr Hill, seconded by The Town Mayor - Cllr Trotman and

RESOLVED to approve the Minutes of the Town Development and Planning Committee held on 25 October 2017 as a correct record and were signed by the Chair.

The Town Mayor – Cllr Trotman asked to respond to minute 114/17 as he was not present at the meeting. Cllr Trotman explained his role as the Chair of the Northern Area Planning Committee and that he would need to consider additional information available at the meeting. It was possible that he would have to go against the recommendation of the Town Council.

Cllr Boaler asked what additional information was presented to change the vote. Cllr Trotman explained that the applicant had confirmed that the biomass boilers would use virgin timber and therefore no environmental concern was raised.

127/17 S106 & CIL

Cllr Ansell welcomed Debbie Evans and introduced her as the S106 and CIL officer from Wiltshire Council. Debbie Evans have a short presentation on the difference between S106 and CIL.

Changes to S106 guidance now require contributions directly linked/relevant to the development, for example:

- Provision of Affordable Housing
- Waste & Recycling contribution
- Air Quality contribution

CIL came into effect on 18th May 2015. Income received will be shared between the Town Council and Wiltshire Council for 123 major infrastructure agreed list of projects. When the Neighbourhood Plan is in place the contribution to the Town Council will increase from 15% to 25%.

The Town Mayor – Cllr Trotman confirmed that the contribution from developers is set at £55 per square metre. Cllr Fisher asked if this increased. Debbie Evans confirmed that contributions were index linked. Cllr Fisher asked if the contribution rate could be changed. Debbie Evans confirmed that this was possible but would need Wiltshire Council approval.

Cllr Couchman asked how payment was received and asked if Calne could make representations to the 123 list so that projects might be put forward. It was confirmed that this was a county wide list. Cllr MacNaughton asked about how the CIL money would be spent by the Town Council. Cllr Ansell confirmed that decisions would be made by Full Council.

Cllr Hill asked questions in relation to the use of S106 and whether conditions or a S106 agreement was the best approach. Cllr Fisher asked about the definition of site specific. Debbie Evans confirmed that highways and education contributions would be off site but linked to the impact of the new development.

Cllr Fisher asked whether S106 could be used to stipulate local employment obligations. Debbie Evans agreed to look into this point.

Cllr Boaler thanked Debbie Evans for attending and sharing the list of contributions. Debbie Evans to confirm whether this could be published on the Town Council website.

128/17 PLANNING APPLICATIONS RECEIVED – SCHEDULE 8

<u>Application Number</u>	<u>Applicant</u>	<u>Location of Development/ Ward</u>	<u>Description of Development</u>
1	17/08959/FUL	Mr Christopher Minors Land at Prince Charles Drive Calne	Residential Development of upto 26 Dwellings,

			Wiltshire CALNE CENTRAL	Infrastructure and Landscaping forming part of a re-plan of the previously Reserved Matters.
Further information was received from Persimmon Homes Members did not raise any objections to this application				
2	17/08942/REM	Mr Christopher Minors	Land at Prince Charles Drive Calne Wiltshire SN11 8NX CALNE CENTRAL	Reserved Matters Application following Outline Approval 14/11179/OUT relating to Landscaping, Layout, Scale and Appearance.
Further information was received from Persimmon Homes Members did not raise any objections to this application but asked that the internal road From Sandpits Road be provided at the earliest opportunity				
3	17/10794/LBC 17/09977/FUL	Mr D Jordan	18 Quemerford Calne Wiltshire SN11 8JP CALNE SOUTH	First Floor Rear Extensions
Members did not object to this application				
4	17/10730/DDD	Mr Michael Holmes	Woodlands Park Calne SN11 0JX CALNE CENTRAL	Remove one dead Laburnum tree and one diseased Sycamore tree
Members noted this application				
5	17/10343/FUL	Lichfields	Land at Clark Avenue Porte Marsh Industrial Estate Calne SN11 9BS CALNE NORTH	Proposed installation of a 7.5MW flexible gas-fired power generation plant with associated works and infrastructure
Members RESOLVED to object to this application Concerns were raised about the proximity to existing and new housing and that alternative green energy or battery solutions should be considered. The Committee felt that the proposal was contrary to Core Policy 51 6.80 and 6.84				

6	17/10376/OUT	Mr Barry Lockyer	Land Adj 19 Wansdyke Drive Calne Wiltshire SN11 0EW CALNE CENTRAL	Proposed new dwelling (Outline application in relation to access)
Members did not object to this application				
7	17/10319/FUL	Mr David Lowtoo	9 Tynning Park Calne Wiltshire SN11 0QE CALNE SOUTH	Erection of a single storey garage on to existing parking space
Members did not object to this application				
8	17/10246/FUL	Mr & Mrs Hewer	1 The Rise Calne Wiltshire SN11 0LQ CALNE SOUTH	Replacement of Existing Flat Glazed Roof with Solid Pitched Roof, along with Adjustments to Existing Windows and Doors to Conservatory (Retrospective)
Members did not object to this application				
9	17/10147/FUL	Mr Richard Hill	7 Fir Grove Calne SN11 8JL CALNE SOUTH	Construction of new extension above existing garage (previously converted to habitable rooms) with pitched roof. Erection of a single storey rear extension and internal alterations.
Members did not object to this application but asked that off street parking was provided				
10	17/09934/LBC	Mr Anthony Sharp	First floor The Former Kings Arms 18 High Street CALNE SN11 0BS CALNE CHILVESTER & ABBERD	Internal alterations part retrospective to first floor living accommodation
Members did not object to this application				
11	17/10326/PNEX	Mr & Mrs Bramwell	17 Hungerford Road Calne Wiltshire SN11 9BH	Proposed larger home extension - (removed existing conservatory) extend beyond the rear wall of the dwelling by 3.2 metres, maximum height of the proposed extension 3. metres, the height at the eaves measured externally from natural ground level 2.65 metres.
Members noted the application and raised no concerns				

12	17/10054/FUL	Mr and Mr Garraway and Slade	Units 2 & 3 Broken Cross Calne SN11 8BN CALNE CENTRAL, CALNE CHILVESTER AND ABBERD	Demolition of builder and plumbers' lock-up store (sui generis) and erection of a pair of semi-detached dwellings and associated works
Members did not object to this application				
13	17/09912/DP4	Estates Department	Land at Junction With Woodhill Rise Oxford Road Calne Wiltshire SN11 8AH CALNE CHILVESTER AND ABBERD	Erection of a single dwelling
Members did not object to this application				
14	17/10557/WCM	Hills Waste Solutions Ltd	Lower Compton Waste Management Facility Compton Bassett Wiltshire SN11 8RB CALNE SOUTH	Change of Use of existing Materials Recycling and Waste Transfer Building to a Waste Transfer Building only
Members RESOLVED to defer a decision on this application pending further request from Wiltshire Council				
15	17/10554/WCM	Hills Waste Solutions Ltd	Calne Quarry Abberd Lane Abberd Wilts SN11 8TJ CALNE SOUTH	Retention and Change of use of Concrete Products Factory to Mixed Employment, Industrial, Waste and Ancillary Uses
Members RESOLVED to defer a decision on this application pending further request from Wiltshire Council				
16	17/10539/WCM	Hills Waste Solutions Ltd	Lower Compton Waste Management Facility Lower Compton Calne SN11 8RB CALNE SOUTH	Variation of conditions 3 & 4 of Planning Permission N/09/01497/WCM (Extension to a Sand Quarry and Infilling with Waste) to extend the end date of mineral extraction until 17 October 2029 and to extend the end date of restoration by landfill until 31 December 2042
Members RESOLVED to defer a decision on this application pending further request from Wiltshire Council				
17	17/10543/WCM	Hills Waste Solutions Ltd	Low Lane Lower Compton Calne	Variation of condition 3 of planning permission 13/05229/WCM (Extension

			SN11 8RB CALNE SOUTH	of mineral and landfill operations) to extend the operational end date of the landfill until 31 August 2028 and complete subsequent restoration by 31 August 2029.
Members RESOLVED to defer a decision on this application pending further request from Wiltshire Council				
18	17/01594/VAR	Tesco	Land West of Oxford Road, Beversbrook, Calne, Wiltshire, SN11 9PL	Variation of Condition 2 of N/12/02137/FUL Relating to Approved Plans for Erection of Class A1 Retail Foodstore, Petrol Station, Car Park, Landscaping & Highway Facility Works.
Members did not object to this application				

In relation to the applications from Hills Waste it was agreed that the Town Council would write to Wiltshire Council to raise a number of questions.

129/17 PLANNING APPLICATION DECISIONS

The decisions received from Wiltshire Council were noted

130/17 BUS SHELTERS - NEW TESCO

The request from Wiltshire Council for the Town Council to adopt the three new bus shelters to be provided by Tesco was considered after being deferred for more information.

Cllr Fisher asked whether the shelters could be provided with advertising space.

It was proposed by Cllr MacNaughton, seconded by Cllr Couchman and

RESOLVED to notify Wiltshire Council that Calne Town Council would adopt the three shelters to be provided by Tesco.

131/17 TOWN DEVELOPMENT & PLANNING BUDGET 2017/2018

The current budget position was noted

132/17 TOWN DEVELOPMENT & PLANNING BUDGET 2018/2019

The draft budget for 2018/2018 was considered. Cllr Hill asked for clarification on the proposal for Free Parking. Cllr MacNaughton shared feedback gathered from local traders.

It was proposed by Cllr MacNaughton, seconded by Cllr Couchman and

RESOLVED to recommend approval of the Town Development & Planning Budget 2018/2019 to the Full Town Council meeting on Monday 20th November.

133/17 WILTSHIRE LOCAL PLAN REVIEW

The plan to review the Core Strategy was noted and individuals are encouraged to look at the consultation and submit any comments.

134/17 NEIGHBOURHOOD PLAN

Cllr Rounds advised the meeting that the Neighbourhood Plan referendum is scheduled for 1st February 2018. A period of promotion will be agreed.

135/17 STRATEGIC PLAN

The plan was noted.

Meeting Closed at 20:50

DRAFT