

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

**Minutes of the meeting of the Town Development and Planning Committee
held on Tuesday 5 January 2016 in the Corn Exchange of the Town Hall**

PRESENT: Councillor H R Marshall –**Town Mayor**
Councillor T W B Rounds –**Deputy Town Mayor**
Councillor A K Hill – Calne South
Councillor P M Redmond – Calne Central
Councillor R J Stigwood – Calne Chilvester & Abberd
Councillor D L Warnett – Calne South
Councillor G P Widger – Calne South

IN ATTENDANCE: Councillor A J Trotman

OFFICERS: Mrs Clare Harris – PA to the Town Clerk

PUBLIC & PRESS:

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

The Chairman thanked David Lohfink of C G Fry & Sons, for his presentation to members on the status of the planning application at White Horse Way.

113/15 APOLOGIES

Apologies were received from Councillor MacNaughton.

114/15 DECLARATIONS OF INTEREST

The Town Mayor, 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.

115/15 MINUTES

The Chairman referred to the minutes of the meeting held on 9 December 2015 and confirmed that the detailed responses required for the three planning applications discussed at the last meeting, have been submitted to Wiltshire Council with copies circulated to members for their information. The Chairman explained that similar representation needs to be made in respect of the planning appeal lodged by Hill's against the refusal of their application back in 2014. Members were once again happy to delegate authority to the Chairman and Clare Harris to prepare and submit comments to Wiltshire Council on behalf of this committee.

The minutes of the Town Development & Planning committee meeting held on Wednesday 9 December 2015, having previously been circulated were approved as a correct record and signed by the Chairman.

116/15 PLANNING APPLICATIONS – SCHEDULE 12 – 2015/16

<u>Application Number</u>	<u>Applicant</u>	<u>Location of Development/ Ward</u>	<u>Description of Development</u>
1	15/10624/FUL	Mr A Henley 19 North Way CALNE NORTH	Part single storey, part two storey rear extension and front porch
Members did not object to this application			
2	15/11856/FUL	Mr Robert Garraway 34 Lickhill Road CALNE NORTH	Garden Shed (Retrospective)
Whilst members did not object to this application they did have concerns over the potential future use of the building in that its design and construction is more akin to a dwelling than a garden shed.			
3	15/11922/FUL 15/12063/LBC	Mr & Mrs Chadwyck-Healey Vern Leaze, Silver Street CALNE CENTRAL	Sub-Division and Conversion of Service Wing, Coach House/Stables and the Erection of a New Dwelling to create 3 New Residential Dwellings and New Garage. (Associated Works Including Improvements to Existing Southern Access.)
<p>Members felt that insufficient time has been afforded in the consultation phase for this application. The plans were registered and posted online just before the Christmas break with a very tight deadline (7 January 2016) for responses imposed.</p> <p>Members requested an extension to the deadline to allow them time to comprehensively assess and appraise this application, which is very complex in nature. Members felt that a site visit would be beneficial as part of this process.</p> <p>Members felt strongly that if their request is not approved they have no option than to object to this application on the basis that the proposals for development will have a negative effect on the curtilage of the listed building, contravening the Local Plan 2011, Historic Environment Topic Area, Policy HE4.</p>			
4	15/11948/FUL 15/12055/LBC	Alex Oliver Associates 1-3 Patford Street CALNE CENTRAL	To change the use and conversion from office use to three private residential

				properties
Members did not object to this application.				
5	15/11961/FUL AMENDED PLANS FOR RE- CONSULTATION	Mr M Rushforth	24 Warren Crescent CALNE NORTH	Proposed single storey rear extension (Re-submission of 15/10882/PNEX)
Members did not object to this application.				
6	15/12218/TCA	Mr Cesar Basanta	Riverside House, Horsebrook CALNE SOUTH	Fell 1 x Ash and 1 x Willow tree
Members object to the unnecessary felling of trees but were happy to delegate authority to the Tree Officer at Wiltshire Council to make an informed decision.				
7	15/12258/FUL	Mr Richard Gordon	St Mary's School, Curzon Street CALNE CHILVESTER & ABBERD	Improvements to vehicular access, all types of parking, planting and the removal of all-weather sports pitch
<p>Whilst members supported the improvements to the access off the A4 and the subsequent reduced usage of the access at Alma Terrace, they had strong concerns over the continued use of North End, which is the primary vehicular access for St Margaret's School and continues to be an issue for local residents.</p> <p>Members felt strongly that the improvements to the access arrangements off the A4 should seek to serve both schools negating the need for North End to remain the primary access and egress to St Margaret's School.</p>				
8	15/12420/FUL	Mr Michael Eatwell	289 Quemerford CALNE SOUTH	Proposed single storey front and rear extensions. Addition of front porch
Members did not object to this application.				
9	15/12429/FUL 15/12616/LBC	Mr George Arkell	The Lansdowne Strand Hotel CALNE CENTRAL	Improvement to rear access. New reception and toilets and minor alterations

Members did not object to this application.				
10	15/12431/OUT	Nexus Planning	Land at Oxford Road CALNE NORTH	Proposed erection of 41 dwellings (access only, all other matters reserved) Re-submission of 14/07602/OUT
<p>Members objected to this application on the following grounds;</p> <ul style="list-style-type: none"> • Calne and Calne Without have both exceeded their indicative housing numbers up to 2026 in accordance with Wiltshire Core Strategy requirements. • There is a secure 5-year land supply for the North of Wiltshire. • The strip of land east of Oxford Road was identified many years ago by North Wiltshire District Council as being suitable for mixed residential and industrial use; this designation was adopted by the unitary Wiltshire Council when the Districts were disbanded. • As permission has already been granted for 200 houses on the strip of land east of Oxford Road just north of the junction with Sandpit Road, the remainder of the land which is situated on the opposite side of Oxford Road to the Porte Marsh industrial estate should be developed for industrial use in order to maintain the industrial/residential balance designated for this area. • To allow housing on this site would create an isolated community with no services separated from the rest of the town. This is not a viable or sustainable situation and is therefore not in keeping with the Core Strategy. 				
11	15/12443/FUL	Mr Richard Gordon	St Mary's School, Curzon Street CALNE CHILVESTER & ABBERD	Proposed minor internal alteration to kitchen layout in existing freezer and cold store extension with flat roof canopy and timber clad façade
Members did not object to this application.				

117/15 PLANNING APPLICATION DECISIONS – LIST 12 – 2015/16

Members noted the decisions.

118/15 CALNE COMMUNITY NEIGHBOURHOOD PLAN STEERING GROUP

Members noted the minutes.

The meeting closed at 7.45pm.