

**MINUTES OF A MEETING OF HILPERTON PARISH COUNCIL  
PLANNING COMMITTEE HELD AT THE VILLAGE HALL, WHADDON LANE,  
HILPERTON, at 6.30 p.m. on TUESDAY, 10<sup>th</sup> JUNE, 2008**

There were no members of the public present.

**Present:**                    Mr. R. House, Chairman                    Mr. D. Tucker  
                                     Mrs. S. Sawyer                                Mr. W. Jameson  
                                     Mr. J. Willis                                    Mrs. K. Hayes  
                                     Mr. E. Clark

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Mr. K. Jackson.

**2. DECLARATIONS OF PERSONAL/PREJUDICIAL INTEREST**

There were none.

**PLANNING APPLICATIONS**

08/01458/FUL: Mr. K. Ellis, 177 Devizes Road

Demolition of dwelling house and redevelopment of site to erect four dwellings and formation of new vehicular access.

It was agreed that an objection should be made to this application on the following grounds:-

- a) Non-compliance with policy H17 A as it would not be in keeping with the character, appearance and distinctive spatial form of Devizes Road.
- b) Contrary to H17 C as it would create inappropriate backland development.
- c) Contrary to policies C38 (nuisance), C31a (design) and the adopted Hilperton Village Design Statement, which states that new development should be of a style and scale which is sympathetic to surrounding buildings.
- d) The rear garden of plot 4 falls outside Hilperton Village Policy Limits and would therefore be contrary to policy H19 as garden is regarded as domestic usage.

Notwithstanding these policy objections, which the Parish Council considered fundamental, the proposed dwellings would introduce an inappropriate pattern of tandem development out of keeping with the character of the area and detrimental to the amenities of existing properties by reason of overlooking and loss of privacy.

In addition it was agreed that, if this application was permitted, Hilperton Parish Council would expect full 50% provision of affordable housing as per policy H2B.

The question of the possible loss of mature trees (in particular a Monkey Puzzle tree) was discussed, and it was agreed that this issue should be taken up with WWDC's landscape officer.

08/01466/ADV: and 0801467/LBC: Scottish and Newcastle Pub Enterprises

The King's Arms, Wyke Road

Removal of existing signage and refurbishment of letters and projection sign. Installation of replacement signs and amenity sign boards.

It was agreed that no objection would be made to these applications.

08/01556/FUL: Mr. P. Dickens, 298 Marsh Road

Two storey and single extension, replacement of garage and porch extension

It was agreed that no objection would be made to this application, providing neighbours had been properly consulted.

**DECISIONS**

08/00801/FUL: Mr. Ian Thomas, land adjoining 3 Ashton Rise  
Erection of new dwelling – permission with conditions.

08/01195/FUL: Mr. and Mrs. Pearson, 176a Devizes Road  
Demolition of existing rear conservatory and replacement with single storey lean-to extension and new front bay window – permission with conditions

08/01359/FUL: Mr. Brian Stokes, 1 Lacock Gardens  
Single storey pitched roof extension to side of existing dwelling – permission with conditions

*The meeting ended at 6.55 p.m.*

Signed .....

Date .....