

**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, 7th APRIL, 2009**

There were twelve members of the public present.

Present:	Mr. E. Clark	Mr. D. Tucker
	Mrs. S. Sawyer	Mr. W. Jameson
	Mrs. K. Hayes	Mr. K. Jackson
	Mr. V. Bielecki	Mr. J. Willis

As the Chairman of the Planning Committee was unable to be present, it was agreed that Mrs. Hayes should act as Chairman for the evening.

1. APOLOGIES FOR ABSENCE

Apologies were received from Mr. R. House.

2. DECLARATIONS OF PERSONAL/PREJUDICIAL INTEREST

Planning application 09/00379/FUL: Mr. W. Jameson, Mr. E. Clark and Mr. K. Jackson, all prejudicial. Mrs. K. Hayes and Mr. V. Bielecki, personal, in view of the Parish Council's interest in acquiring the land in question the previous year.

The Chairman adjourned the meeting to enable members of the public to speak. Mr. Richard Handke spoke against planning application 09/00379/FUL, as did Messrs. Clark, Jameson and Jackson. These last three gentlemen then left the room and the Chairman reconvened the meeting.

3. PLANNING APPLICATIONS

09/00379/FUL: Mr. D. Ajasa-Adekunle, land rear of 3 Ashton Rise

Erection of a single dwelling, including formation of vehicular access

The Clerk informed members that a number of letters of protest had been received from concerned neighbours, including a petition signed by residents of Ashton Rise.

After some considerable discussion, it was agreed that an objection should be made to this application, on the following grounds:-

- a) The proposal, by reason of its siting outside Village Policy Limits and not providing 100% affordable housing, nor any other adequate justification, would be contrary to policies H19 and H22 of the West Wiltshire District Plan – 1st alteration 2004.
- b) Executive housing of this type would be contrary in size and scale to the Housing Market Assessment which reports an excess of large, detached dwellings in West Wiltshire, particularly in villages.
- c) The application would be contrary to policies C18, C31a and H24d of the West Wiltshire District Plan – 1st alteration, 2004 – by reason of its size, the flat roof to the garage and the proposed materials (off white masonry walls, grey tiles, grey painted timber windows and grey painted doors).
- d) The proposed scale of the property would be out of keeping with adjoining properties and would result in overdevelopment of the site.
- e) The proposed access would be neither safe nor suitable for the volumes of construction traffic that would be necessary for the construction. This was recognised when planning permission was granted for the construction of 122 Ashton Road (planning application 99/01410/FUL). Condition number 9 stated then that, in order to ensure pedestrian safety and the residential amenity of adjacent properties, public right of way No. 30 should not be used for construction vehicles to the site.
- f) The application's proposal to 'wall-in' the existing public right of way along the eastern and northern boundaries of the site and to decrease the width of the right of way path from 2m to 1.5m

would cause considerable nuisance to pedestrians. The fencing in of this well-used path would close up an existing accessible open space and would degrade this amenity.

g) The Hilperton Village Design Statement declares that views of open space around the village contribute to the rural character and should be kept. Whilst the application states that the rural view from the plot is limited by housing on three sides and by a hedge on the remaining side, this hedge is in fact an old feature, and the proximity of the proposed property to it would have a major impact on it.

(Proposed by Mr. Bielecki, seconded by Mrs. Sawyer, all in favour)

In conclusion, it was agreed that it should be pointed out to the planning authority that it was the view of Hilperton Parish Council that this site should be preserved as a village open area and potential nature reserve.

It was also agreed that a formal request should be made to Wiltshire local councillor Mr. E. Clark to have this application called in for determination by the Wiltshire Council (West) planning committee, and that a member of the Parish Council should be authorised to speak on this item if this course of action was approved.

Messrs. Jameson and Jackson returned to the meeting.

09/00702/FUL: Hilperton C of E Primary School, Newleaze
New tarmacadam surface for cycle stands and scooter rack. Extension of hard core area and new multi-use games area surface.

It was agreed that no objection would be made to this application.

The Chairman again adjourned the meeting to give Mr. England an opportunity to speak in favour of planning application 09/00958/FUL. After three minutes, the meeting was reconvened.

09/00958/FUL: Mr. K. Allberry, 110 Wyke Road

Two storey side extension and garage following demolition of existing porch and garage.

The Clerk reminded members that a recent application for a two storey side extension had been turned down by the planning authority, following objections made by the Parish Council. It appeared that this revised application attempted to address the points made, and it was therefore agreed that no objection would be made.

DECISIONS

08/03268/FUL: SPB Homes, land adjoining Hilperton Drive and Ashton Road

Erection of eighteen residential dwellings and their associated roads

Permission with conditions

09/00228/FUL: Mr. M. Oakey, Premier Training Ltd., Pound Farm House, Horse Road

Change of use from dwelling to hostel – Refusal

09/00544/FUL: Mr. and Mrs. R. Hamlen, 296 Marsh Road

Extension to bungalow – Permission with conditions

09/00577/FUL: Mr. and Mrs. Wade, 184 Devizes Road

Conservatory to rear – Permission with conditions

NOTIFICATION OF PLANNING APPEAL

Appeal lodged by Mr. A. Mabey against the refusal of WWDC to allow permission for new dormer to side extension at 19 King's Gardens, Hilperton (planning application 08/02853/FUL).

The meeting ended at 7.20 p.m.

Signed

Date

