

**MINUTES OF A MEETING OF HILPERTON PARISH COUNCIL
PLANNING COMMITTEE HELD AT THE VILLAGE HALL, WHADDON LANE,
HILPERTON, at 6.30 pm on TUESDAY, 22nd August, 2017**

There were no members of the public present.

Present: Cllr. K. Jackson (Chairman) Cllr. E. Clark
Cllr. S. Sawyer Cllr. W. Jameson
Cllr. P. Fisher. Cllr. I. Greatwood

1. APOLOGIES FOR ABSENCE

Apologies received from Cllr. Uncles.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

There were none.

3. PLANNING APPLICATIONS

17/06881/FUL: Mr. Richard Wheatley, Waterside Barn, Maxcroft Lane

Insertion of two velux windows in existing roof space

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

17/06706/FUL: Mr. and Mrs S. Dauhoo, 37 Horse Road

Single storey rear extension

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

16/00672/OUT: HGT Developments, land west of Elizabeth Way (land SW of Hilperton Marsh)

Proposed development comprising up to 180 houses with access from the newly constructed relief road, new open space and associated infrastructure. Outline application relating to principle and access – Amended plans.

After a short discussion, it was agreed that the Parish Council’s objections sent to Wiltshire Council on the 18th February, 2016, and again on the 21st September, 2016 (when amended plans were received) should remain the same. It was also agreed that the following comments should be added:-

- a) The housing market area in which Hilperton is situated already has the required five-year land supply. The proposed development is outside the settlement boundaries of Trowbridge Principal Settlement, so the Parish Council wonders why this application has not been refused.
- b) The draft Wiltshire Council Development Plan Document, currently out for consultation, is suggesting that all the other side of the relief road (i.e. the much larger area of land on the Trowbridge side) can sustain only 205 dwellings, so the proposal to develop up to 180 houses on this site must be unsustainable.
- c) The Parish Council understands that within Defra there are some concerns being raised about new development in areas adjacent to existing properties having high water tables. The construction process for the proposed development may well lead to a lowering of the existing water table to an extent that the foundations of existing properties may well be affected by subsidence. If that is the case, are the developers for this site being asked to put forward a mitigation strategy?

Planning Decisions

17/04704/FUL: Stamford House, Devizes Road

Replacement of existing rear extension with single storey rear extension and associated decking area – permission given.

The meeting ended at 6.46 p.m.

Signed

Date