



# Lyneham and Bradenstoke Parish Council

## Planning Committee Report

Date: 7<sup>th</sup> May 2022

This report does not include any applications or decisions made in the last 5 days. Verbal updates will be provided at the Parish Council Meeting, if required

The Planning Committee of Lyneham and Bradenstoke Parish Council has not had to meet over this past month

### New Applications Received in the Parish since the last meeting

These are application that have been made to and accepted as valid by Wiltshire Council, the Planning Inspectorate or the Secretary of State and are open to Consultation

[PL/2022/02224](#)

#### **Proposal**

Variation of Conditions 3 and 5 of 19/00670/FUL (Demolition of existing dwelling, garage, workshop and erection of detached two storey dwelling, garage with associated works).

#### **Site Address**

The Bungalow, The Banks, Lyneham, SN15 4NT

#### **Application Type**

Removal/variation of conditions

#### **Deadline**

21<sup>st</sup> April 2022

## Enforcement Notices

These are enforcement notices by Wiltshire Council that the Parish Council has been made aware of (Note: the portal does not currently display updates and information).

### ENF/2022/00014 **Site Address**

Land South West Of Lilybrook House, Bowds Lane, Lyneham

### **Complaint**

Unauthorised formation of track/roadway

### **Status**

Unknown (not on Portal)

### ENF/2021/01023 **Site Address**

Clackhill Yard, Bradenstoke

### **Complaint**

Unauthorised erection of fences & gates over 2 metres in height

### **Status**

Unknown (not on Portal)

## Decided Applications since the last meeting

These are applications that Wiltshire Council, the Planning Inspectorate or the Secretary of State have made a decision.

### [PL/2021/03235](#) **Site Address**

Land at Rosehill Close, Bradenstoke, SN15 4LB

### **Proposal**

Construction of four dwellings and associated works

### **Application Type**

Full Planning Permission

### **Council Response**

Object (See Meeting Minutes for full objection)

**Outcome**

Refused

[PL/2022/02216](#)

**Site Address**

Plot 2 of planning permission ref; 16/09372/FUL and on part of the garden of 79 The Green, Lyneham, SN15 4PD

**Proposal**

Erection of 2no. detached dwellings and garages (Plot A and Plot B) on Plot 2 of planning permission ref; 16/09372/FUL and on part of the garden of 79 The Green, Lyneham, Wiltshire, SN15 4PD

**Application Type**

Full Planning

**Council Response**

No Objection

**Outcome**

Approve with Conditions

[PL/2022/01779](#)

**Site Address**

MOD Lyneham,  
Calne Road, Lyneham, Chippenham  
SN15 4XX

**Proposal**

Erection of a strength and conditioning (S & C) facility contained within a single storey (sectional, removable structure) located on an existing hardstanding area.

**Application Type**

Prior approval Part 19 Class TA: Development by the Crown on a closed defence site

**Council Response**

The Council holds concern over noise issues as this proposal is close to the Bakersfield housing estate. The Council also believes there is an issue with the fact the proposal shows the existing car park is the site listed to be built upon. It is therefore unclear where a new car

park will be placed. The Council would be opposed to having a car park between the block and the Bakersfield Estate. With the planning application for two more blocks being applied for, it raises the query of where MOD staff are going to park to use this facility? If this plan is approved the Council asks that assurance is provided that appropriate car parking will be provided to facilitate the use of the building. Although not listed on this planning application the Council requests that a bund be built to deflect the noise from the Blocks. This Council has had previous complaints of noise pollution including swearing from the camp and would suggest this as a natural noise barrier to minimise ongoing issues.

### **Outcome**

Prior Approval Granted

[PL/2021/11175](#)

### **Site Address**

Land North of Webbs Court, Lyneham

### **Proposal**

Outline planning application (all matters reserved except means for access only in relation to a new point of access into the site) for residential development for up to 56 dwellings, including the creation of a new vehicular access, public open space, landscape planting, pumping station, surface water attenuation and associated infrastructure

### **Council Response**

Pound Farm Development Phase 2. This Planning application should be denied for the following reasons. In accordance with the current Wiltshire Core Strategy (WCS) this planning application fails to meet even the most basic criteria. The Parish of Lyneham and Bradenstoke is a rural community consisting of a large village and a small village (as identified in the WCS). The WCS also states that development in large villages will be of 10 units or fewer. This number can be increased if there is a 'demonstrable need' within the community for such a development. There is no such need within the community. This proposed development is also on Greenfield and is outside the existing settlement boundary. Once again, in the WCS, it states that

developments on Greenfield or developments that will expand the settlement boundary will only be allowed if there is a 'demonstrable need' in the community and the development is for Social/affordable housing only. THERE IS NO SUCH NEED. Wiltshire Council manage a list of people that are looking for housing in various areas and for our Parish, that list contains 7 names. There are plans currently in place for Green Square to redevelop St. Michael's Close. That redevelopment will more than accommodate those names. There is also no requirement from Wiltshire Council for further development in our village to meet its strategic housing aims. A number of housing surveys have been carried out and there is absolutely no demonstrable need for a development of this size. Recently planning has been granted for 50 houses at the rear of Pound Close and another 200 are planned at Green Farm. This is in direct contravention of the Wiltshire plan. A Planning Officer comment on Green Farm was that it was in breach of Wiltshire policies, but it was not valued landscape. It may not be to you but to local people it was. As is the field in question with this application. This is not only an application for just this parcel of land but a rolling attempt to totally change the village of Lyneham. As has happened in other areas of Wiltshire, one planning application follows another until we see the total change in our village. Please do not let this happen. You have a responsibility to the villagers of Lyneham and Bradenstoke to treat us fairly and not to totally disregard our request. Please maintain Lyneham and Bradenstoke so that in years to come we will still be rural villages. There is an absolute need to protect Lyneham's landscape, the distinct character of the village, and its rural spaces. This is also identified in the Wiltshire Infrastructure Delivery Plan 3 2011 – 2026 (2016) which makes it clear that where villages within the parts of the Royal Wootton Bassett Community area (in which Lyneham falls), the identity, character and settings of these settlements should be protected. There is no requirement or need for this size of development in the village. How many times must we go through this process to make this clear!

### **Outcome**

Refuse

### **Open Applications (Still awaiting Decision)**

These are application that Wiltshire Council, the Planning Inspectorate or the Secretary of State have yet to make a decision.

[PL/2021/11690](#)

**Proposal**

Development of 3 single living accommodation blocks to accommodate the relocation of personnel and operations. Brick appearance and pitched roofs with photovoltaic panels, associated cycle stores, bin stores and boot wash facilities.

**Site Address**

MOD Lyneham, Calne, Road, Lyneham, Chippenham, Wilts, SN15 4XX

**Application Type**

Full Planning Permission

**Council Response**

Comment

The Parish Council felt the following issues needed to be addressed. The Council felt that the building could be moved further back as the MOD had a lot of space. The Council queried which water service they would be connected to and what effect to the residents of L&B this would have. The Council also felt that there would be an increase in traffic to and from the site. Although the request points out the bus and train services in the area, this is unlikely considering the user types. Major McDavid from the MOD (present at the Parish Council Meeting) was asked to find out whether there was a separate water supply. The Council asked if the car park lighting could be reduced, and the car park not built behind it as it would cause light pollution into Baker's Field.

[PL/2022/00699](#)

**Site Address**

Hales Lodge, Preston Lane East, Preston, SN15 4DU

**Proposal**

Single story rear extension

**Application Type**

Householder Planning Permission

### **Council Response**

No Comment

[PL/2022/01451](#)

### **Site Address**

Solitaire, Farthing Lane, Lyneham, Chippenham, SN15 4PF

### **Proposal**

New detached dwelling on land at 'Solitaire, Farthing Lane'

### **Application Type**

Full planning permission

### **Council Response**

1. The road down Farthing Lane is in regular use by dog walkers and ramblers. Maybe the road signage would need to be changed to indicate this.
2. The road is in a poor state of repair, it would be good if this could be renewed after the construction phase. Wiltshire please note.
3. The house is of a good size, but the garden is small. The size of the garden is not in keeping with the size of a country house. Why is the original plot not being cut in half? Or does this leave it open for further development to build another house.
4. It seems strange that the rear of the property does not go to the original fence line. If this is to stop the trees from being felled, would it not be easier to put in a covenant It would be good if the applicant could revise the plans to allow for a larger garden. At least to the rear of the property if not also to the north.

[PL/2022/01787](#)

### **Site Address**

9 ARGOSY ROAD, LYNEHAM  
CHIPPENHAM, SN15 4AP

### **Proposal**

Removal of single storey flat roof garage to side. New 2 storey side extension to include garage and single storey rear extension.

### **Application Type**

Householder Planning Permission

**Council Response**

No Objection

[PL/2022/02268](#)

**Site Address**

Park Farm Bungalow  
Barton Close, Bradenstoke, Chippenham  
SN15 4EZ

**Proposal**

Demolition of existing residential dwelling, car repairs garage and associated outbuildings and the erection of two dwellings and associated works

**Application Type**

Full planning permission

**Council Response**

Public footpath as part of the entrance. The access is a single-track lane where there is also another business further down the lane gaining access from that point. This means the track will have increased traffic on the access lane and on Barton Close. The area is highly residential with children playing. Concerns over the shared access. The Council feels that one property is more advisable and would like highways to review. There is also a concern over loss of trading area

[PL/2022/02301](#)

**Site Address**

1 The Banks, Lyneham, Chippenham, SN15 4NT

**Proposal**

Ground Floor Sunroom to side of House 5,4m x 5 m

**Application Type**

Full Planning Permission

**Council Response**

No Objections

**Non-Statutory Consultations**

These are Consultations that are “voluntarily” given but are rolled out by UK Government Policies, such as Telecoms, road repairs, etc and as such we have no statutory input.



### **Withdrawn Applications in the Parish since last meeting**

These are applications that the applicant has withdrawn but may be resubmitted at a later date.

None

### **Future Applications**

These are applications that have yet to be submitted to Wiltshire Council or the Planning Inspectorate for consideration.

None