



Lyneham and Bradenstoke Parish Council

Planning Committee Report

Date: 18th July 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 did not meet over this past month due to meeting quorum for the meeting.

New Applications – Appeals 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/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

[PL/2022/04401](#)

Proposal

Change of use of outbuilding from barn to tourist accommodation (2 holiday lets)

Site Address

Badgers Rest, Preston, SN15 4DU

Application Type

Full Planning Permission

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.

Open Applications (Still awaiting Decision)

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

[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/2022/02224](#)

Site Address

The Bungalow, The Banks, Lyneham, SN15 4NT

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).

Application Type

Removal/variation of conditions

Council Response

The new build has not been erected as per the planning permission drawings. It has been built approximately 15m to the east of the original planning application. The planning portal states, "A planning breach in itself is not illegal and the council will often permit a retrospective application where planning permission has not been sought." It may not be illegal but then why do we have a planning system if its rules do not have to be followed? We do not have any legal reason to object to this retrospective planning application as the new building is not causing any obstruction or interference with its neighbours. It does however show a total disregard to the planning system and the Council wonders if they have followed any other of the conditions set out?

REASON: For the avoidance of doubt and in the interests of proper planning. 4 No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen other chemicals shall be mixed or stored, and no machinery shall be stored, within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

REASON: To ensure the safe retention of existing trees on and adjoining the site. 5 No development shall commence on site until the trees to be retained, detailed in the Arboriculture Report dated 28th April 2019 and shown on Block Plan dated 9th January 2019, have been enclosed by the protective fencing, and after it has been erected, it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s).

Have any of these conditions been adhered too?

Observationally the Council do not believe that the applicant has been genuine in following the standards set out by Wiltshire Council and equally remains disappointed that Wiltshire Planning does not have a working mechanism to track when public members do not meet the standards expected and formally stated in

the planning process. The Parish Council suggest that we send our observation to Wiltshire Council, and they can answer these questions. There is a serious issue with the B4069 that is likely to not be corrected for many months. There is no evidence that would suggest that the lack of following proper planning regulations has caused this or contributed to the issue on the B4069, but the Council is split in agreeing that retrospective planning on this application should be considered.

[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

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