

LUDGERSHALL TOWN COUNCIL



Minutes of

PLANNING COMMITTEE

Held on WEDNESDAY 23RD JANUARY 2013 in the SCOUT HALL, CHAPEL LANE at 7-00PM

1. **PRESENT:** C'llrs Cordery, Pickernell, White, Williams, Mrs White, Clerk to the Town Council with C'llr Crane in the chair. C'llr Williams (WCC) and there were 40 members of the public, two representatives from Foreman Homes and two from Fowler Architects
2. **APOLOGIES:** C'llr Downie (leave of absence)
3. **DECLARATIONS OF INTEREST:** The LTC Planning Committee declared an interest in application E/2012/1569/FUL, item
4. C'llr Crane opened the meeting and introduced the Planning Committee and C'llr Williams (WCC) he then introduced the first application and invited comments from the public, after explaining that all comments should be regarding planning issues only. He further advised the meeting that the final decision regarding all planning application rests with the appropriate office/officers of the WCC. He added that tonight's meeting is to solicit public comment to help the Town's Planning Committee's decision.
5. **APPLICATIONS:**
 - a) **E/2012/1543/OUT** – Residential development of site with up to 181 houses and Their associated car park, provision of area of public open space and play and re-use/enhancement of the existing vehicular accesses at land at Gardens, Ludgershall.
 - i. There was a long debate regarding this application with the main topic of concern being transport, access to and from the development. Other concerns regarding over-development, location of dwellings to existing housing, parking and safety were aired.
 - ii. Representatives from Foreman Homes made a presentation to provide their views of the development and to attempt to answer the main concerns.
 - iii. Following on from the public discussion the LTC Planning Committee unanimously voted to object to the application and added the following objections;
 - a. Proposal of 181 dwellings would be an over development of the site and contrary to PD1 Kennet Local Plan.
 - b. Proposal of second access road via Princess Mary Gardens is inappropriate due to the twisty nature and all traffic from the site would converge at the traffic signals. For Highway safety Simonds Road/ New Drove should be the main access with Astor Crescent being the 2nd access road.
 - c. Transport Assessment mentions the use of traffic signals at A.3026/A.342; this proposal is totally inappropriate and unacceptable as it would grid lock the centre of the town at peak periods and result in loss of retail business.
 - d. Existing residents of Lena Close, Queen's Close & Edelweiss Close along the north and east boundaries of the site will have their gardens overlooked by dwellings on the proposed new site. The new dwellings are positioned too close some of the boundaries.

- e. The formal square play area has poor pedestrian access due to the number of car parking spaces surrounding this area. This will lead to vehicle damage from ball games etc and could cause possible conflict between neighbours.
 - f. Car Parking spaces on the whole development is inadequate relating to Wiltshire Council policy and the designated visitor car parking provision is poorly located and unlikely to be used.
 - g. The four satellite car parking areas to service numbers 134-145, 146-157, 158-169 and 170-181 are of poor design and isolated which could lead to crime and anti-social behaviour.
- b) E/2012/1569/FUL** – Change of use from A1 (retail) to Community Information Hub at 22 High Street, Ludgershall. Having already recorded a declaration of interest the LTC Planning Committee were not able to discuss or vote on this application, however they noted progress of the application.
- c) E/2012/1570/FUL** – Construction of two additional one bedroom flats in roof space with external alterations and erection of bin/cycle store at Harcourt House, Tidworth Road, Ludgershall.
- i. C’lIr Crane invited representatives of the architects and property owner to speak on behalf of this application.
 - ii. After a review of the plans, and the information provided that LTC Planning Committee agreed the development of additional accommodation was acceptable, however there were reservations over the application not providing onsite parking in accordance with WCC Parking Policy.
 - iii. After a free vote it was decided 3 to 2 to approve the application with the comment that LTC objected to the suggestion of the town’s car park being used to provide off road parking for this development.
- a. Subsequent to the meeting, and after taking planning advice regarding comments added to the application, it was agreed unanimously to object to this application on the grounds of no provision for off road parking contrary to WCC Parking Policy.
 - b. Note for the future, even if a development is overall acceptable to the LTC Planning Committee, if there are concerns of a planning nature which warrant a comment, the application should be recorded as an objection with comments added, otherwise added comments may be overlooked by WCC Planning.
- d) E/2012/1560/REM** – Reserved matters application relating to K/042723/O – Phase 2 of an employment development comprising industrial units for Class B1, B2 & B8 uses with associated car parking, services areas and landscaping at Tidworth Road, Ludgershall. LTC Planning Committee –no objections

There being no further business the Chairman closed the meeting

Signed

Date