

CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning and Environment Committee held at the Town Hall, High Street, Chippenham on Thursday 31 March 2011 at 7.00pm.

PRESENT: Councillor JR Scragg (Chairman)
Councillors MC Coates, Mrs MM Fallon, Mrs SE Oakes, JA Phillips,
Mrs NM Phillips, Mrs M Pile, RHP Purdon, Mrs ME Stickland,
Ms S Veitch and WA Wood

OFFICER

PRESENT: Mrs A Chard, Office Manager

197. APOLOGIES

There were apologies for absence from Councillors Mrs SA Gibson and DLB Powell.

198. DECLARATION OF INTEREST

Councillor Mrs NM Phillips declared a personal interest in the matter referred to in Minute 206(i) and took no part in any discussion.

199. PUBLIC QUESTION TIME

There were no written or verbal questions from any member of the public.

200. MINUTES

The Minutes of the meeting held on Thursday 10 March 2011 were approved as a correct record and signed by the Chairman.

201. MATTERS ARISING

There were no Matters Arising not covered elsewhere on the Agenda.

202. CHAIRMAN'S ANNOUNCEMENTS

The Committee extended a warm welcome back to Councillor Bill Wood following his recent operation.

203. CHIPPENHAM TOWN PLANNING STEERING GROUP

A single issue meeting of the above will be held on Tuesday 12 April 2011 at 3.00pm (Minutes 175/10 and 189/10 refer). Representatives from Wiltshire Council, Chippenham Civic Society, Chippenham Chamber of Commerce, ChAP and Chippenham Vision Group will be invited to attend and an Agenda circulated in due course.

Members are reminded that membership is as follows (with Councillor JA Phillips replacing Councillor Mrs NM Phillips):-

Councillor MC Coates	Councillor Mrs ME Stickland
Councillor JA Phillips	Councillor Mrs M Pile (ex-officio)
Councillor RHP Purdon	Councillor JR Scragg (ex-officio)
Councillor Mrs SE Oakes	Councillor WA Wood (substitute)

RESOLVED that the above be noted.

204. **PROPOSED CHANGES TO BUS SERVICES**

A letter was received from the Head of Service Passenger Transport, Wiltshire Council detailing proposed changes to contracted bus services in the Chippenham area (copy in Minute Book).

Members noted that substantial reductions to bus services had been made in other counties and were please to see that changes in Wiltshire had been kept to a minimum.

RESOLVED that Wiltshire Council be informed that the Town Council is disappointed to see the need for reductions in bus services but is pleased that daytime services serving Chippenham have been unaffected.

205. **WILTSHIRE COUNCIL FEEDBACK SESSIONS**

A letter was received from the Head of Admin and Technical Support, Wiltshire Council inviting Members to attend feedback sessions on the service provided by the North Planning Team (copy in Minute Book). Members were asked to inform the Office Manager after the meeting if they wished to attend.

RESOLVED that the above be noted.

Prior to the next item Councillor Mrs NM Phillips declared a personal interest as stated in Minute 198 above.

206. **PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT/AREA BOARD ISSUES**

(i) **Lowden/Rowden Hill Refuge**

An email and plans were received from the Principal Highway Engineer, Wiltshire Council outlining proposals for pedestrian improvements at the A4 Rowden Hill/Lowden junction (copy in Minute Book).

RESOLVED that Wiltshire Council be informed that the Town Council do not want this scheme to be postponed due to lack of funding from the CATG.

It therefore recommends that if there is only sufficient funding for two refuges, the preferred option would be to install the refuge at the entrance to Lowden and the refuge in the direction of the Hospital.

- (ii) The County of Wiltshire (Chippenham and Chippenham Without) (Prohibition and Restriction of Waiting, Taxi Rank Clearways and On Street Parking) Consolidation Order 2010 (Amendment No. 1) Order 2010

An email was received from the Senior Traffic Order Technician, Wiltshire Council. A report on the above proposals was approved by the Cabinet Member for Highways and Transport with no amendments recommended to the advertised Order for Chippenham (Minute 126/10 refers).

RESOLVED that the above be noted.

207. STREET NAMING

There were no letters for consideration.

208. APPEAL NOTICES AND DECISIONS

There were no new issues relating to the above.

209. LOCAL PLAN ISSUES

The Chairman noted that in his budget speech on 23 March, the Chancellor had referred to Government proposals to change the planning system, relating in particular to house-building and localism policy. The Chairman read out the following extracts from the speech:-

“Under the new blueprint there will be a presumption in favour of development, irrespective of local house building plans. This will make it more difficult for councils or neighbourhoods to oppose developers’ applications and could lead to a greater proportion of building on greenfield or undeveloped land.

Yes, local communities should have a greater say in planning, but from today we will expect all bodies involved in planning to prioritise growth and jobs.”

The Chairman referred also to the ‘Times’ report on the Chancellor’s speech, which observed that the Government’s ‘Plan for Growth’ document suggests that the Government will remove guidelines specifying density levels of building on previously developed land, which could lead to overcrowded residential estates.

RESOLVED that the above be noted.

210. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) Where refusal is recommended the appropriate Unitary Councillor be requested to call the application to Committee.

211. PRESS RELEASE

RESOLVED that no specific press release be issued but that the Minutes be made available in the usual way.

The meeting concluded at 7.55 pm.

These Minutes are subject to confirmation at the next meeting.

PLANNING APPLICATIONS – 31 March 2011

- N.11/00441/FUL Change of use of units 9 & 10 Bath Road Industrial Estate from use class B1/B2/B8 to use class A1 (retail) for Mr Clifford.
- No objection.
- N.11/00711/FUL Rear playroom/garden room with WC at 13 Marshfield Road for Mr Yeomans.
- No objection.
- N.11/00776/CAC Demolition of existing single storey workshop building at 13 Station Hill for Causeway Developments Ltd.
- No objection.
- N.11/00837/FUL Rear garden room at 5 Lockswell Close for Mr & Mrs Elliott.
- No objection.
- N.11/00853/TPO Reduce and reshape lime tree by 20% at 102 Queens Crescent for Mr Lines.
- No objection subject to the approval of the Tree Preservation Officer.
- N.11/00886/FUL Formation of wildlife area, gazebo/outside classroom structure and ancillary works at St. Mary's RC Primary School, Rowden Hill.
- No objection.
- N.11/00897/TCA Fell six sycamore, two laurel, three Lawson cypress and one western red cedar at Jessfield House, Ivy Road for Mrs Watson.
- Recommend refusal as removing this number of trees would be detrimental to the character of the area. The Town Council recommends that if they have to be removed they are replaced with trees of a more suitable type.
- N.11/00899/TPO Fell lime tree and replace with ash tree in different position at 175 Queens Crescent for S Baker.
- No objection subject to the approval of the Tree Preservation Officer.
- N.11/00913/FUL 6 flats and associated works following demolition of existing dwelling at 93 Marshfield Road for Somer Housing Group.
- No objection.
- N.11/00914/CAC Demolition of existing dwelling at 93 Marshfield Road for Somer Housing Group.
- No objection.
- N.11/00915/FUL Extension replacing conservatory at 23 Provis Mead for Mr Brown.
- No objection.

- N.11/00933/TCA Fell 1 sycamore tree and crown reduction of 1 laurel tree at 1 Bristol Road for McFadden & Lloyd Veterinarian surgery.
- No objection subject to the approval of the Tree Preservation Officer.
- N.11/00936/FUL Loft conversion with addition of rooflights and rooflights to ground floor study at 6A Hardenhuish Lane for Mr Webber.
- No objection but it should be noted that it appears work has already commenced without planning permission in place.
- N.11/00999/LBC Alterations to first floor and loft space including new conservation rooflights at Derriads House, Derriads Lane for Mrs Pearce.
- No objection subject to the Conservation Officer's approval.
- N.11/01055/FUL Detached double garage with store/workshop over at Spindleberry, Pew Hill for Mr Kalbskopf.
- No objection.
- N.11/01070/FUL Erection of front porch at 17 Downham Mead for Mr Young.
- No objection.
- N.11/01075/FUL Replacement rear conservatory, demolition of garage and erection of front porch at 19 Downham Mead for Mr Collins.
- No objection.
- N.11/01084/TCA Fell one leylandii cypress at 23 Marshfield Road for Mr Bodmin.
- No objection subject to the approval of the Tree Preservation Officer.
- N.11/01122/FUL First floor extension and porch at 53 Yewstock Crescent West for Mr & Mrs Sims.
- No objection.