

CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning and Environment Committee held at the Town Hall, High Street, Chippenham on Thursday 5 January 2012 at 7.00pm.

PRESENT: Councillor JR Scragg (Chairman)
Councillors MC Coates, PR Darby, WJ Douglas, Mrs MM Fallon,
JA Phillips, Mrs M Pile, DLB Powell and Ms S Veitch

OFFICER

PRESENT: Mrs A Chard, Office Manager
Ms M Laing, Administrative Officer

PUBLIC

PRESENT: One Member of the public was present

142. APOLOGIES

There were apologies for absence from Councillors Mrs SA Gibson, Mrs NM Phillips, RHP Purdon, Mrs ME Stickland and WA Wood.

143. DECLARATION OF INTEREST

Councillor DLB Powell declared a personal interest, as a Governor of Queens Crescent School, in the matter referred to in Minute 152 and took no part in any discussion – application no. N/11/03998/FUL.

144. PUBLIC QUESTION TIME

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

145. MINUTES

The Minutes of the meeting held on Thursday 8 December 2011 were approved as a correct record and signed by the Chairman subject to the deletion of Councillor Fallon's name from the list of attendees.

146. MATTERS ARISING

Planning Application no. N/11/03003/FUL – land at Curlew Drive

It was noted that the above had been refused (Minute 127/11 refers). Following confirmation from the Local Planning Authority that the fence surrounding the site does require planning permission which has not been granted, it was **agreed** to check what action is being taken to secure its removal.

147. CHAIRMAN'S ANNOUNCEMENTS

- (i) It was noted that the Chairman of Chippenham Vision Board, John Clark had resigned before Christmas and the Committee expressed its appreciation for the work he had done for Chippenham Vision over the years.

- (ii) At a recent meeting of the Chippenham Vision Board's Masterplanning Sub-Group, attended by the Chairman, it was noted that developers, McCarthy and Stone would be seeking planning permission to redevelop the Hygrade site for approx. 55 retirement apartments plus car parking. The Vision Board confirmed its wish to see the development contribute to the improvement of the adjacent riverside.
- (iii) The December 2011 WALC Newsletter had been circulated to Members by the Clerk & Chief Executive. Members wishing to attend the free planning training event in Devizes on 21 February 2012 should respond directly to WALC.
- (iv) Wiltshire Council Cabinet will be considering the draft Core Strategy on 17 January 2012 and the document will be published on its website early next week.
- (v) It was noted that application no. N/11/03582/ADV for signage at Bath Road Industrial Estate had been refused.

148. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT/AREA BOARD ISSUES

Highway Improvement Requests

Members considered a request for highway improvements, received by Chippenham Area Board (copy in Minute Book).

RESOLVED that the following comments be forwarded to Wiltshire Council for consideration at the next meeting of the Community Area Transport Group:

Issue No. 2062 – the Town Council support in principle measures to improve pedestrian safety in Lowden Tunnel.

149. STREET NAMING

There were no letters for consideration.

150. APPEAL NOTICES AND DECISIONS

There were no new issues relating to the above.

151. LOCAL PLAN ISSUES

There were no new issues relating to the above.

152. 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.
- (iii) The Chairman be informed by the Office as soon as the Agenda for Wiltshire Council's Northern Area Planning Committee is received so that he can decide whether to nominate a Member to attend.

153. 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 7.55pm.

These Minutes are subject to confirmation at the next meeting.

PLANNING APPLICATIONS – 5 January 2012

- N/11/03795/FUL Change of use from office to sui-generis (dog grooming) at 4 & 5 Phoenix House, 37 Palmer Street for Groomingdales UK.
- No objection.
- N/11/03906/FUL Conversion of existing building to four flats at 9 London Road for The Ecology Building Society.
- The Town Council welcomes improvement of this site.
- N/11/03907/LBC Conversion of existing building to four flats at 9 London Road for The Ecology Building Society.
- The Town Council welcomes improvement of this site.
- N/11/03923/FUL Alterations to shop front and installation of new fascia sign at 7 Market Place for Cheque Centre Limited.
- No objection.
- N/11/03924/ADV Alterations to shop front and installation of new fascia sign at 7 Market Place for Cheque Centre Limited.
- No objection.
- N/11/03948/FUL Rear extension and erection of chimney on side elevation at 21 Matford Hill for Mr Riley.
- No objection.
- N/11/03949/FUL Erection of steel portal frame building at De Marchi Engineering, Vincients Road, Bumpers Farm Ind. Est. for Rico Properties.
- No objection.
- N/11/03950/ADV Erection of sign at De Marchi Engineering, Vincients Road, Bumpers Farm Ind. Est. for Rico Properties.
- No objection.
- N/11/03959/FUL Extension to front, side and rear of existing dwelling at 57 Chamberlain Road for Mr Harvey.
- No objection.
- N/11/03960/TPO Re-pollard two poplars; fell two poplars; reduce and re-shape three sycamore and fell one sycamore at 6 Willowbank for Mr Keohane.
- No objection subject to the approval of the Tree and Landscape Officer.
- N/11/03966/TPO Reduce one prunus by 50%; two sycamore and one beech by one third and reduce and re-shape seven sycamore by 50% at 8 Willowbank for Mr Brown.
- No objection subject to the approval of the Tree and Landscape Officer.

- N/11/03967/TPO Reduce canopy of one lime by one third and re-shape at 5 Truro Walk for Mrs Bergin.
- No objection subject to the approval of the Tree and Landscape Officer.
- N/11/03969/FUL Six dwellings, parking and associated works (following demolition of existing garages) – land at Neeld Crescent for Westlea Housing Association.
- The Town Council support this development.
- N/11/03986/FUL Erection of 3 care bungalows at 78 Bristol Road for Mrs Jobbins.
- Recommend refusal as overdevelopment of site and out of keeping with the area.

Prior to the next item Councillor DLB Powell declared a personal interest in application no. N/11/03998/FUL as stated in Minute 143 above.

- N/11/03998/FUL Installation of activity footpath and play equipment at Queens Crescent Primary School, Windsor Close, Queens Crescent.
- No objection.
- N/11/04008/FUL Erection of single storey rear extension at 10 Brittain Close for Mr & Mrs Beresford-Smith.
- No objection.
- N/11/04021/FUL Single storey extension to rear at 12 Pembroke Road for Mr Ponting.
- No objection.
- N/11/04028/FUL Porch extension and garage conversion at 19 Wolverton Close for Mr Moore and Ms Harris.
- No objection.
- N/11/04040/FUL Erection of temporary canopy and installation of one, one-storey modular office unit – land at Bath Road for Mr Mena.
- Recommend refusal due to the possible increase in traffic accessing the site, the potential for pollution of neighbouring water courses and detrimental effect on the character of the area.
- N/11/04045/FUL Conservatory at 38 Webbington Road for Mr & Mrs Davis.
- No objection.
- N/11/04050/FUL Single storey extension at 127 Ladyfield Road for Mrs Giles.
- No objection.

- N/11/04067/TCA Removal of large limbs to ash and willow, and fell one ash sapling and one willow at the Chippenham Depot, Westmead Lane for Wessex Water.
- No objection subject to the approval of the Tree and Landscape Officer.
- N/11/04075/FUL Two storey rear extension at 56 Andrews Close for Mr Cleaver.
- No objection.
- N/11/04077/FUL Two storey rear extension at 253 London Road for Mrs Harris.
- No objection.
- N/11/04095/S73 Variation of condition 2 of N/11/00366/FUL relating to opening hours at 15-17 The Bridge for Mr Singh.
- No objection.
- N/11/04113/FUL Proposed stand alone car park. Change of use to operational railway land (resubmission of 11/03080/FUL) – land at Chippenham Railway Station, Cocklebury Road for Network Rail.
- No objection in principle. However, the Town Council has the following comments:
- The proposed stand-alone car park will require a new, separate, entrance/exit and considers this is unnecessary and will be potentially detrimental to the sound management of traffic flows in Cocklebury Road, adding to the conflicts that already exist between vehicles exiting railway premises and through traffic. The Council considers that the respective owners of the car parks, both of which are in the railway business, should seek an arrangement to ensure an integrated approach for car parking at the station.
 - The Town Council is mindful of the potential increase in traffic in Cocklebury Road over the next few years resulting from potential housing development in the area, including Rawlings Green and on the north side of the railway, with the possibility of a new link across the railway to Monkton Park and Cocklebury Road. It notes that there is potential for an extension of National Cycle Route 4 in this area which would provide separation for cyclists accessing the station and town centre from motor traffic on Cocklebury Road. Consideration should be given to making provision for the cycle route alongside the railway, and plans for existing and future railway car parks should facilitate this, in conjunction with Sustrans and the Highway Authority.

- The Council is concerned that if the new car park is designated 'operational railway land' the Planning Authority would then have no powers over any additional development on the site. This area of land is identified in the Core Strategy Consultation Document as part of the central area of opportunity in Chippenham for redevelopment and regeneration. The ability to ensure that development on this site in the future is in line with these regeneration objectives could be severely compromised.