

CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 3 August 2017 at 7.00pm

COUNCILLORS

PRESENT: James Adman Richard Bambury
Pete Bishop Jenny Budgell
Bill Douglas Peter Hutton (Chair)
Michael Merry Mary Norton
Michelle Pearce Andy Phillips
Nina Phillips

ALSO

PRESENT: Councillors Teresa Hutton and John Scragg

OFFICER

PRESENT: Mark Smith (Chief Executive)
Adrian Jones (Deputy Chief Executive)
Ann Chard (Administrative Services Officer – Planning)

PUBLIC

PRESENT: Mr Chris Gale
Mr Richard Stephens (GreenSquare)
Mr Laurence Clarke (GreenSquare)
Mr Ian O’Gorman (Lidl)
Mr Luke Craddy (WYG)

PUBLIC QUESTION TIME

A copy of comments/questions asked is included as an Appendix to these Minutes.

43. APOLOGIES

There were no apologies for absence.

44. DECLARATION OF INTEREST

No declaration of interest as defined by the latest approved Code of Conduct in the current approved Standing Orders was received.

45. MINUTES

The Minutes of the meeting held on Thursday 13 July 2017 were approved as a correct record and signed by the Chairman.

46. CHAIRMAN’S ANNOUNCEMENTS

- (i) The Chairman thanked those Members who attended the Planning Training Session on 18 July 2017 which was attended by approx. 80 delegates from Chippenham and surrounding parishes.

The Head of Planning at Wiltshire Council was there and spoke regarding neighbourhood plans. The Town Council will consult on whether or not to proceed with a plan for Chippenham later in the year and this will be decided by PET and ultimately by full Council.

- (ii) There had been some confusion regarding the planning application for Chippenham Town Football Club and the Chairman read out the following statement:-

“Members of the committee may be aware of a media article with regard to a Community Asset Transfer which was recently approved by the Chippenham Area Board, this transfer relates to land adjacent to the Chippenham Town Football Club, being transferred to the Football Club.. It is understood that the transfer is subject to a planning proposal by the football club to create 40 parking spaces. The application will be considered by this committee at Agenda item no.6, as the Town Council are statutory consultees. The media article talks of Chippenham Town creating 40 spaces, this is clearly the Town ‘Football club’ NOT the Town ‘Council’.”

- (iii) The previous PET meeting had been held at the Museum and positive feedback had been received from the public attending. The more compact room layout worked very well and the meeting setup of future meetings is being considered. The Chairman also reminded Members that anything said at a public meeting must be factual.

47. PRESENTATION ON THE DEVELOPMENT OF MIDDLEFIELD

Members received a presentation from representatives from Green Square and Lidl on the proposed development of the Middlefield site. Proposals are for three quarters of the site. The remaining quarter is owned by Wiltshire Council who has plans to build a care home. There are plans to submit a joint planning application between Lidl and GreenSquare for a food store and affordable housing. Proposals include 35 new dwellings accessed off Bristol Road/Middlefield Road and a Lidl store located on the corner plot with access off Hungerdown Lane via a right turn lane, 100+ car parking spaces (including 10 disabled and 10 parent and child), pedestrian access points and walkways. Lighting will be LED with instore motion sensors. Waste will be recycled and the car park will have a dedicated caretaker. The store will be single storey and will employ 35-40 permanent staff, sourced locally. The retail assessment has not been returned yet but it is estimated that only 20% of Lidl’s range has the potential to impact on other traders.

Members raised concerns regarding whether the width of existing estate roads would be sufficient to take increased traffic, the lack of provision of security gates on site and suggested a pedestrian crossing on the A420.

48. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.

- (ii) It was noted that under the Town and Country Planning Act 1990 an application to the Planning Inspector for 9 London Road, Chippenham SN15 3AJ, planning application 16/08479/OUT the appeal had been dismissed.
- (iii) It was noted that under the Town and Country Planning Act 1990 an appeal on behalf of Robert Hitchins Ltd. for land north and east of Barrow Farm had been withdrawn.
- (iv) No objection be raised to the Tree Preservation Orders for Wiltshire College and former Wiltshire College, Cocklebury Road (Ref. 2017/00015/IND & 2017/00018/IND)
- (v) Members noted that as from the end of July 2017 Wiltshire Council will no longer issue paper plans to parish and town councils for planning applications. Members should contact the relevant Case Officer at Wiltshire Council if they have any questions on applications.

49. HIGH STREET WORKING PARTY

Members received the Minutes of the High Street Working Party meeting held on 27th July 2017.

50. STREET NAMING – PHASE 1, LAND AT HUNTERS MOON, EASTON LANE

Members were asked to consider a request from Bloor Homes regarding seven street names for the above development (six plus one spare).

RESOLVED that the Town Council recommends the names Harvest Place, Hunters Field, Herdsman Close and Wheatfield Avenue and the developer be requested to link any future street names to agriculture bearing in mind the name of the site and its position near to the countryside.

51. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG)

Members received a report from the Administrative Services Officer – Planning (copy in Minute Book). The Chairman expressed concerns regarding the lack of information the Town Council receives from Wiltshire Council on these requests and confirmed that the Chief Executive would be writing to Wiltshire Council regarding the future of CATG and would report back.

RESOLVED that the following comments be forwarded to Wiltshire Council for consideration by the Community Area Transport Group:-

- 4703 – Request for zebra crossing outside St. Peters School on Frogwell.
 - Recommend Wiltshire Council contact the school to suggest it update its travel plan and seek an assessment through the TAOSJ initiative.
- 4704 – Request for zebra crossing Wedmore Avenue and Malmesbury Road.
 - Recommend that a pedestrian survey is carried out. The Town Council agrees a contribution of £200 (25% of the cost advised).

- 5246 – Speeding vehicles Malmesbury Road.
- Recommend this is referred to Speedwatch and the Police.
- 5263 – Lack of parking restrictions Frogwell.
- The Town Council is aware that a WR1 form has been completed for Lords Mead and recommends that Frogwell be looked at in conjunction with this form and a site visit arranged to look at the whole area.
- 5268 – Safety of children on Queens Crescent.
- The Town Council understands that this is being pursued through TAOSJ so no further action is required.
- 5278 – Improved safety pedestrian crossing Malmesbury Road near John Coles Park.
- This is linked to 4704.
- 5311 – Size and placement of no through road sign St. Mary Street.
- The Town Council understands that CATG is repositioning the sign.
- 5329 – Inconsiderate parking blocking access and egress to private driveways Allington Way.
- The Town Council understands CATG is unable to get involved. The Town Council would support Highways installing an 'H' bar making.
- 5405 – Military lorry driver training on Pewsham estate.
- CATG be informed that the statement contained on the Issue Sheet is incorrect – at a previous Town Council meeting residents were not informed this activity would cease. An application for a weight restriction will be considered at a future PET meeting.
- 5428 – Vehicles jumping lights near Bridge Centre.
- Recommend this is referred to the Police.
- 5475 – Speed of traffic Langley Road.
- Support a metro count.
- 5489 – Vehicles driving across green open space, Derriads Lane.
- Support 2 additional bollards.
- 5499 – Inconsiderate parking causing access issues, Lordsmead.
- The Town Council understands a WR1 form has been submitted for consideration under the Chippenham Parking Review.
- 5524 – Inconsiderate parking causing obstruction to driveway, Ladyfield Road.
- Recommend this is referred to the Police.
- 5557 - Lack of signage Chippenham North Bowls Club.
Support improved signage subject to applicant paying for it.

The Chairman requested that members consider if the meeting could continue beyond 9pm. Members agreed.

52. WASTE BIN (DOG) AT GREENWAY AVENUE

Members received a report on the above from the Deputy Chief Executive (copy in Minute Book).

RESOLVED that Wiltshire Council be requested to move the dog waste bin in Greenway Avenue to the lamp-post on Malmesbury Road, opposite Greenway Avenue subject to the agreement of the Streetscene Engineer at Wiltshire Council and Councillor Melody Thompson.

53. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The temporary closure of C182 Hill Corner Road (part) from its junction with Birds Marsh View from 28 August to 1 September 2017 was noted.

54. LOCAL PLANS

(i) Bremhill Parish Neighbourhood Plan Examination – Additional Consultation

Members noted an email received from Wiltshire Council (copy in Minute Book) regarding the above consultation which ran from 17 July to 3 August 2017.

(ii) Wiltshire Housing Site Allocations Plan

Councillor John Scragg reminded Members that Wiltshire Council's recent Housing Site Allocations consultation referred to villages surrounding the Town and not to Chippenham.

55. ITEMS FOR FUTURE AGENDA

- Report on the proposal to request a 7.5 ton weight limit on Pewsham.
- Update on benches.
- Update on Gladstone Bridge.
- Electrification update if available in time.

The next meeting will take place on 24 August 2017
The meeting concluded at 9.17pm

These Minutes are subject to confirmation at the next meeting
Signed on behalf of the Committee as a true record of the meeting

Chairman:

Date:

PLANNING APPLICATIONS – 3 August 2017

| Application | Ward | Description |
|--------------------|---------------|--|
| 17/04885/FUL | Pewsham | Erection of Wooden Fence at 15 Fitzwarren Close. Cllrs Richard Bambury & Clare Cape consulted: - No objection. |
| 17/05523/FUL | Hardenhuish | Change of use of land to allow the extension of the existing car park by 40 additional parking spaces on land which is at present used as recreational park land at Chippenham Town Football Club, Bristol Road. Cllr Michelle Pearce consulted, a proposal put forward and a vote was taken: - The Town Council supports this application. However, it would like to see an ecological survey and tree assessment carried out, would suggest that the applicant liaise with the adjacent schools regarding use of their car parks and consider making the proposed car park available for public use on non-match days. |
| 17/05998/FUL | Monkton | Demolition of existing garages and creation of two parking spaces, block up second front door to 49 Tugela Road, paint front and rear elevations and erection of black metal railings at 48 and 49 Tugela Road. Cllr Pete Bishop consulted: - No objection. |
| 17/06054/FUL* | Hardenhuish | Two storey side extension and single storey rear extension at 25 Long Ridings. Cllr Michelle Pearce consulted: - No objection. |
| 17/06071/FUL | CP & Derriads | Proposed single storey porch extension at 22 Cheltenham Drive. Cllrs Peter Hutton & Michael Merry consulted: - No objection. |
| 17/06157/FUL | Monkton | Single storey rear extension at 10 Avonmead. Cllr Pete Bishop consulted: - No objection. |
| 17/06222/AVR | Hardenhuish | Removal of condition 7 of 15/11989/FUL relating to parking provision at Gratton House, Hardenhuish Lane. Cllr Michelle Pearce consulted: - The Town Council does not approve the removal of this condition and recommends that the garage be tied to the property. |
| 17/06293/FUL | Hardenhuish | Change of use from commercial to residential including demolition of existing shop front, creation of parking spaces, construction of garage, creation of new access, construction of walls and associated works at 32a/33 park Lane. |

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| | | <p>Cllr Michelle Pearce consulted:</p> <ul style="list-style-type: none"> - No objection subject to the garage being tied to the property and the materials used being sympathetic to the house. |
| 17/06371/FUL | Monkton | <p>Erection of 8 flats (C2 – residential institution) and first floor extension above existing gym (D2 – assembly and leisure) – land rear of 56-58 New Road.</p> <p>Cllr Pete Bishop consulted, a proposal put forward and a vote was taken:</p> <ul style="list-style-type: none"> - Recommend refusal. It is not in keeping with surrounding historic buildings and the grade II listed railway viaduct within the conservation area, the proposed materials are inappropriate and there is a lack of parking provision. <p>It is contrary to Core Policy 57(iii) (<i>responds positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines to effectively integrate the building into its setting</i>). It is contrary to Core Policy 57 (iv) (<i>being sympathetic to and conserving historic buildings and historic landscapes</i>) and it is contrary to Core Policy 57 (vii) (<i>having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including consideration of privacy, overshadowing, vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)</i>).</p> |
| 17/06378/FUL | Monkton | <p>Installation of Automatic Ticket Gates to the New Footbridge and North Car Park adjacent to the Base of the Historic Footbridge stairs at Chippenham Railway Station, Cocklebury Road.</p> <p>Cllr Pete Bishop consulted:</p> <ul style="list-style-type: none"> - No objection subject to the approval of the Conservation Officer. The Town Council requests that consideration is given to the provision of an additional ticket machine/s to assist with peak time congestion. |
| 17/06447/FUL | CP & Derriads / CP & Redlands | <p>Erection of single storey industrial building ancillary to existing operations at Graham and Green Limited, The Hub, Bumpers Way, Bumpers Farm.</p> <p>Cllrs Peter Hutton, Michael Merry, Andy Phillips & Nina Phillips consulted:</p> <ul style="list-style-type: none"> - No objection. |

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| 17/06456/FUL | CP & Redlands | Single storey orangery to rear elevation at 26 Willowbank. Cllrs Andy Phillips & Nina Phillips consulted: - No objection. |
| 17/06473/ADV | Hardenhuish | Change of use from door outlet store to vehicle hire branch at Door World, Bristol Road. Cllr Michelle Pearce consulted: - No objection. |
| 17/06516/FUL | Hardenhuish | Single storey rear extension at 9 Elmwood. Cllr Michelle Pearce consulted: - No objection. |
| 17/06576/FUL and 17/06586/LBC | CP & Redlands | Velux window, 3 light tubes, flue pipe and internal alterations at Haywain Barn, Hardenhuish Lane. Cllrs Andy Phillips & Nina Phillips consulted: - No objection but the Town Council has concerns regarding the flue pipe and would welcome a more sympathetic design. |
| 17/06717/FUL | Hardens & England | Proposed two storey rear extension at 2 Claypole Mead. Cllrs James Adman & Bill Douglas consulted: - No objection. |
| 17/06767/TPO | Lowden & Rowden | 5% crown reduction of Yew Tree at 4 St Teresa's Drive. Cllr Jenny Budgell consulted: - The Town Council is happy to delegate authority to the Arboriculturist & Landscape Officer at Wiltshire Council. |
| 17/06919/TPO | Pewsham | Reduce oak tree back to previous pruning points and remove epicormic growth at The Burrow, 74 Buckingham Road. Cllrs Richard Bambury & Clare Cape consulted: - The Town Council is happy to delegate authority to the Arboriculturist & Landscape Officer at Wiltshire Council. |
| 17/07079/FUL | Hardens & England | First floor extension over existing and proposed conservatory at 14 Cricketts Lane. Cllrs James Adman & Bill Douglas consulted: - No objection. |
| 17/07149/TPO | Pewsham | Crown reduction to Oak tree back to previous pruning points, approx. 2.5m (25%) at 2 Danes Close. Cllrs Richard Bambury & Clare Cape consulted: - The Town Council is happy to delegate authority to the Arboriculturist & Landscape Officer at Wiltshire Council. |
| Amended Plans | | |
| 16/06790/FUL* | Corsham | Proposed erection of 66 dwellings, formation of access road, open space, landscaping & associated works – land at Methuen Park. |

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| | | <p>- The Town Council reiterates its comments submitted on 17 March 2017 as follows:-</p> <p>“Chippenham Town Council continues to promote developments on brownfield land, however the Council would not object to housing on this site subject to proven evidence that the land has been widely advertised for <u>employment use</u> for some considerable time and there has subsequently been no interest in the site for such use.</p> <p>The Council is aware that this specific site has remained underdeveloped for some many years (20+) and would respectfully expect there to be a strong evidence based case for refusing the application, rather than basing any refusal on a land classification (i.e. employment use) made some years ago.</p> <p>The Town Council would not object to this application subject to the above and appropriate design considerations and respect for the character of the area”.</p> |
| 17/00880/FUL | Hardens & England | <p>Creation of new parking area at 18 Little Englands.</p> <p>Cllrs James Adman & Bill Douglas consulted, a proposal put forward and a vote was taken:</p> <ul style="list-style-type: none"> - No objection but the Town Council has concerns over the loss of amenity space. |
| 17/04087/FUL* | Hardens & England | <p>Two storey extension to existing dwelling with internal alterations and refurbishment at 9 Humbolts Hold.</p> <p>Cllrs James Adman & Bill Douglas consulted:</p> <ul style="list-style-type: none"> - No objection. |

PUBLIC QUESTION TIME

At the invitation of the Chairman Mr Chris Gale addressed the Committee with reference to Minute 48 (planning application 17/05523/FUL).

He expressed concerns that the proposals were not sustainable and in his opinion would encroach on and have an adverse effect on green space, birds and wildlife. He added that there was enough parking available at nearby schools and this should be taken into consideration.

DRAFT