

CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 7 December 2017 at 7.00pm

COUNCILLORS

PRESENT:

Richard Bambury	Jenny Budgell
Clare Cape	Bill Douglas
Peter Hutton (Chair)	Michael Merry
Mary Norton	Nick Murry (substitute)
Michelle Pearce	Andy Phillips
Nina Phillips	

ALSO

PRESENT: Councillor John Scragg

OFFICER

PRESENT: Ann Chard, Administrative Services Officer - Planning

PUBLIC

PRESENT: Three members of the public were present

PUBLIC QUESTION TIME

A copy of comments made is included as an Appendix to these Minutes.

109. APOLOGIES

There were apologies for absence from Councillor James Adman. Councillor Pete Bishop was substituted by Councillor Nick Murry.

110. DECLARATION OF INTEREST

Councillor Jenny Budgell declared a non-pecuniary interest in the matter referred to in Minute 113 (application 17/11488/TCA) as an Ivy Lane School Governor.

111. MINUTES

The Minutes of the meeting held on Thursday 16 November 2017 were approved as a correct record and signed by the Chairman.

112. CHAIRMAN'S ANNOUNCEMENTS

- (i) It was noted that Wiltshire Council's Area Highway Manager and the Lead Officer for its Winter Service would attend the PET meeting on 25 January 2018. Councillors were asked to send the Administrative Services Officer, Planning any highway/street scene related questions they would like answered prior to this meeting.

- (ii) The next PET meeting is scheduled for 4 January 2018. The Chairman reported that to date there is little business for discussion at that meeting and proposed that if no significant business is received, the meeting be cancelled and any decisions be delegated to the Chief Executive. Councillors agreed.
- (iii) Plans to improve Chippenham Railway Station were on display before and after the meeting but Councillors were reminded the deadline for comments was imminent.

Prior to the next item Councillor Jenny Budgell declared a non-pecuniary interest in application 17/11488/TCA as referred to in Minute 110 above.

113. PLANNING APPLICATIONS

With reference to planning application 17/11232/FUL (25 The Tinings), it was agreed to submit Councillor Bishop's comments to Wiltshire Council as the local Member's comments.

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (i) It was noted that the following planning applications had been refused by the Local Planning Authority:-
 - 17/09060/FUL (extension of porch and new garage at 15 Coniston Road).
 - 17/09548/TPO (fell 1 Black Pine at West Winds, 7 Sandes Close).

114. WAITING RESTRICTION REQUESTS

Councillors considered a report on the above from the Administrative Officer – Planning (copy in Minute Book). After careful consideration, it was agreed that all five requests for waiting restrictions be supported. The Chairman proposed wording for a letter to accompany the WR2 forms. The letter would request that prior to the introduction of any new schemes, site meetings are held with both the concerned residents and local Councillors to ensure the correct scheme goes ahead and to ensure there is no negative impact on the current locality or neighbourhood. This was agreed. Councillors were reminded that WR1 forms were available from the Administrative Services Officer, Planning and Councillors asked that this form be made available on the website.

It was noted that Councillor Merry had been contacted by Wiltshire Council regarding the request for Ashfield Road.

RESOLVED that

- (i) All five requests for waiting restrictions be supported.
- (ii) Completion of WR2 forms for each request received be delegated to the Chairman and the Administrative Services Officer – Planning. Completed forms to be submitted to Wiltshire Council with a covering letter.
- (iii) WR1 forms be made available on the Town Council's website.

115. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following closure was noted and updates were available on the website:

Temporary closure to all traffic of the A350 (part) West Cepen Way, between the Badger (Morrisons) roundabout and Lackham roundabout from 11 December for three nights between the hours of 20.00 and 06.00.

116. ITEMS FOR FUTURE AGENDA

- GWR Franchise Public Consultation.
- Following a presentation by a local resident on cycle path networks in Chippenham, received in advance of the meeting, to receive information on cycle storage. Councillor Murry is working with Wiltshire Council Officers to reconvene the (Wiltshire Council) Chippenham Sustainable Transport Working Group (focusing on cycle paths and parking) – this could present plans to the PET Committee at a future meeting.

The next meeting is scheduled to take place on 4 January 2018 (please see Minute 112(ii) above).

The meeting concluded at 8.05pm

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 – 7 December 2017

Application No.	Ward	Description
17/10630/FUL	Lowden & Rowden	Proposed single storey rear extension at 36 Dallas Road. Cllr Jenny Budgell consulted: - No objection.
17/10696/ADV	Hardenhuish	2 x non-illuminated fascias, 2 x fascia only logo illuminated, 1 x internally illuminated projector and 3 x non-illuminated wall mounted aluminium panels at the Co-op, 93 Greenway Lane. Cllr Michelle Pearce consulted: - No objection.
17/10723/FUL	CP & Redlands	Single and double storey extensions at 62 Bristol Road. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.
17/10776/FUL	Monkton	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. Cllr Nick Murry consulted: - No objection but the ticket barrier needs to be adaptable for the future growth to the north and ticket machines need to accept new technology.
17/10830/FUL	Lowden & Rowden	Proposed single storey rear extension at 7 Plantation Road. Cllr Jenny Budgell consulted: - No objection.
17/10901/TCA*	Hardens & England	T1 Lime crown reduction at 7 Fuller Close. Cllr Bill Douglas consulted: - No objection.
17/10934/FUL	CP & Derriads	Loft conversion with front and rear roof lights at 38 Moss Mead. Cllrs Peter Hutton & Michael Merry consulted: - No objection but the Town Council has concerns regarding the size and number of roof lights with regard to privacy.
17/10939/FUL	Lowden & Rowden	Two storey rear extension at 37 Lowden Avenue. Cllr Jenny Budgell consulted: - No objection.
17/10941/FUL	CP & Derriads	Alterations and single storey extension to existing dwelling at 8 Frogwell Park. Cllrs Peter Hutton & Michael Merry consulted: - No objection.

17/11031/ADV	CP & Redlands	1 x internally illuminated folded aluminium tray sign, 2 x sign flat cut aluminium lettering signs, 1 x folder aluminium pan sign, 2 x vinyl overlays to existing double sided estate panels, 2 x A0 poster frames and 2 x external advertising banners and frames at Unit 1 Chippenham Retail Park, Bumpers Way. Cllrs Andy Phillips & Nina Phillips consulted: - No objection. However, the Town Council has concerns regarding the advertising banners and request that the applicant ensures that the integrity of the bank is maintained.
17/11071/FUL	Monkton	Front and rear extensions to bungalow and enlargement of garage at 1 Montague Close. Cllr Nick Murry consulted: - No objection.
17/11178/FUL & 17/11526/ADV	Monkton	Change of use from an amusement arcade to a martial arts and fitness studio at 40 Foghamshire. Cllr Nick Murry consulted: - No objection. However, the Town Council wishes to highlight that this is a residential area. It has concerns regarding where customers will park and recommends the installation of cycle racks and the promotion of cycling.
17/11186/FUL	Hardens & England	The provision of 15 car parking spaces for the sole use of GreenSquare residents of the flats and bungalows at Little Englands. Cllr Bill Douglas consulted: - The Town Council welcomes additional parking for residents but has concerns regarding the loss of open space.
17/11197/FUL	CP & Derriads	New Juliet balcony to front elevation at 4 Catterick Close. Cllrs Peter Hutton & Michael Merry consulted: - No objection.
17/11203/VAR	Hardens & England	Variation of condition 3 pursuant to planning application 17/04087/FUL (two storey extension to existing dwelling with internal alterations and refurbishment) reduction in roof size at 9 Humbolts Hold. Cllr Bill Douglas consulted: - No objection.
17/11232/FUL	Monkton	Extensions and alterations and creation of new vehicular access (resubmission of 17/00218/FUL) at 25 The Tinings. Cllr Nick Murry consulted:

		- The Town Council is disappointed that this is a retrospective application. The plans show the original boundary and do not take into account proposals to build in the garden of this property. It does not support the subdivision of the plot and requests that the removal of the wall, trees and bushes be taken into account when considering this application.
17/11325/FUL	Pewsham	Extension and conversion of garage into granny annexe at 74 Buckingham Road. Cllrs Richard Bambury & Clare Cape consulted: - No objection subject to the extension being tied to the property. The Town Council would prefer to see on-site parking provided.
17/11328/LBC	Monkton	Re-pointing of stonework to front of cottage at 17 The Hamlet. Cllr Nick Murry consulted: - No objection subject to the approval of the Conservation Officer.
17/11434/FUL	Hardens & England	The removal of existing timber bin store and extension of existing double parking bay to provide additional 2 parking spaces at Popham Court, Wood Lane. Cllr Bill Douglas consulted: - No objection.
17/11488/TCA	Monkton	Reduce height of Acer by 5m and laterally by 2.5m (T2) at Ivy Lane Primary School. Cllr Nick Murry consulted: - No objection.
17/11491/TCA	Monkton	Fell 1 Ash tree at 1 Ivy Road. Cllr Nick Murry consulted: - The Town Council is happy to delegate authority to the Arboriculturist & Landscape Officer at Wiltshire Council. However, the Town Council requests that the applicant be asked to consider planting an appropriate species to replace the felled tree, if possible.
17/11502/TPO	Monkton	30% crown reduction incorporating a 3m height reduction to 3 Yew trees at 1 Pew Hill. Cllr Nick Murry consulted: - The Town Council is happy to delegate authority to the Arboriculturist & Landscape Officer at Wiltshire Council.
17/11536/FUL	Pewsham	Single storey rear extension at 4 Blackthorn Mews. Cllrs Richard Bambury & Clare Cape consulted: - No objection.

17/11553/FUL	Monkton	Proposed additional storey above kitchen to rear, together with additional external alterations at 6 Bayliffes Close. Cllr Nick Murry consulted: - No objection.
17/11568/FUL	Pewsham	Proposed single storey rear extension and second storey side extension at 19 Danes Close. Cllrs Richard Bambury & Clare Cape consulted: - No objection.
17/11577/FUL	CP & Derriads	Demolition of double garage and construction of two storey side and front extension at 6 Wolverton Close. Cllrs Peter Hutton & Michael Merry consulted: - No objection.
17/11683/FUL	Hardenhuish	First floor side extension to form bedroom and bathroom at 25 East Yewstock Crescent. Cllr Michelle Pearce consulted: - No objection.
17/11684/FUL	CP & Derriads / Queens & Sheldon	Proposed single storey extension to rear at 8 Salisbury Close. Cllrs Peter Hutton, Michael Merry and Mary Norton consulted: - No objection.
17/11693/FUL	Monkton	Rear single storey extension to form kitchen at 28 Hawthorn Road. Cllr Nick Murry consulted: - No objection.
Amended Plans		
17/07413/REM*	Hardenhuish (& Kington, Langley Burrell)	Reserved matters for development comprising the erection of 60 dwellings and associated landscaping, access and drainage infrastructure – land at North Chippenham (Parcel B1A), following outline planning consent 12/00560/OUT. Site address: Land north of Hill Corner Road and west of B4069, land parcel B1A. Cllr Michelle Pearce consulted: - No further comments.
17/07793/FUL	Monkton (& Kington, Langley Burrell)	Works to existing road to provide new road link connecting B4069 Langley Road and Parsonage Way, including the provision of a footway/cycleway and new landscaping. Construction of new gyratory junction on Langley Road. Stopping up of existing section of Parsonage Way and change of use to provide storage area. Construction of link to existing storage area and provision of security fencing at Wavin Ltd., Parsonage Way.

		Cllr Nick Murry consulted: - No further comments.
17/10941/FUL	CP & Derriads	Alterations and single storey extension to existing dwelling at 8 Frogwell Park. Cllrs Peter Hutton & Michael Merry consulted: - No further comments.

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PUBLIC QUESTION TIME

At the invitation of the Chairman a resident addressed the Committee with reference to planning application 17/11232/FUL. The resident objected to this application as it conflicts with the original conditions for consent.

The original was for a single storey extension with the garden remaining the same size but then the applicant applied to build in the garden. Plans to build in the garden have now been submitted but the site plan for 17/11232/FUL shows the original boundary. In the detailed plans, the garden is sub-divided again. They added that they had no objection in principal to this application but should the plans go ahead, it would go through as a divided plot and she wanted a condition in place so that the garden is reinstated to its original size with no prospect of being developed.

The Chairman agreed that it was disappointing to see a retrospective application but that planning enforcement was an issue for Wiltshire Council.

At the invitation of the Chairman, another resident addressed the Committee with reference to planning application 17/11232/FUL. The resident agreed with the previous comments made on this application. They then highlighted a number of inaccuracies in the application such as the number of windows shown. They suggested that if approval is given it should be subject to the current sub-division of the plot (which is not represented in the plans submitted) being removed, the hardstanding/garage being reinstated to the original position and the plot not being subject to future sub-division.

The Chairman commented that some of the points raised were also included in comments made by Councillor Bishop and that Councillor Bishop's comments would be submitted to Wiltshire Council as those of the local Member.