

CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 9 August 2018 at 7pm

COUNCILLORS

PRESENT: Richard Bambury Jenny Budgell
Bill Douglas Nick Murry
Mary Norton Michelle Pearce (Chairman)
Andy Phillips Nina Phillips
John Scragg Sandie Webb

OFFICER

PRESENT: Ann Chard, Administrative Services Officer – Planning
Andy Conroy, Planning Officer

PUBLIC

PRESENT: No public were present

PUBLIC QUESTION TIME

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

47. APOLOGIES

There were apologies for absence from Councillors Peter Hutton and Michael Merry.

48. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

49. DECLARATION OF INTEREST

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

50. MINUTES

The Minutes of the meeting held on Thursday 19 July 2018 were approved as a correct record and signed by the Chairman.

51. CHAIRMAN'S ANNOUNCEMENTS

- (i) Councillors received feedback from the Sadlers Mead Car Park Consultation event held at Monkton Park Offices on 25 July 2018. It was **agreed** to invite representatives from Wiltshire Council and GVA Grimley to present to the Committee once planning permission had been applied for.

- (ii) It was noted that Councillor Nick Murry would chair the next meeting on 30 August 2018.

52. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) It be noted that an appeal against refusal of planning application 18/01084/FUL (31 Market Place) had been allowed and planning permission granted.

53. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG) HIGHWAY IMPROVEMENT REQUESTS

Members received a report from the Administrative Services Officer – Planning (copy in Minute Book).

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

The Town Council supports Issue No. 5734 (emergency vehicles unable to park at front of Croft Court Residential Care Home) and agrees a 25% contribution of £125 towards the cost.

54. LICENSING

New Premises Licence application for Lidl, Hungerdown Lane SN14 0JW

Councillors considered a New Premises Licence application as received by Wiltshire Council made by Lidl, Hungerdown Lane for the sale of alcohol (off sales) daily 07:00 – 23:00.

RESOLVED that no objection be raised to this application.

55. GREAT WESTERN RAILWAY ELECTRIFICATION

Councillors thanked Councillor John Scragg for his comprehensive report on the Great Western Railway Electrification (Copy in Minute Book).

56. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following were noted:-

- Temporary closure of A4 Bath Road (part) from its junction with Chippenham Road/Chequers roundabout to its junction with Methuen Park from 6 – 31 August 2018.

- Temporary closure of Brook Street and Woodlands Road from 26 July 2018 for approx. 7 weeks.
- Essential improvement work by Network Rail on the Chippenham Viaduct taking place from 6 August until November 2018 (no times given).

Councillors were disappointed that so many road closures were currently in place at the same time and causing chaos in the Town and affecting businesses and buses.

RESOLVED that

- (i) A letter be written to Wiltshire Council requesting that at least 3 months' notice is given for major road closures.
- (ii) Network Rail be asked to provide road closure times for the work to the viaduct.

57. PRESS RELEASE

It was agreed to issue a press release regarding the work being done by Network Rail to the viaduct which is welcomed by the Town Council.

Councillors noted an article in the local press regarding safety concerns over training lorries using the roads in Pewsham and thanked Councillor Richard Bambury for his continued work on this.

58. DATE OF NEXT MEETING

The next meeting will take place on Thursday 30 August 2018

The meeting concluded at 8.20pm

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 – 9 August 2018

Application No.	Address/Description	Ward
18/04925/LBC	<p>Monkton Cottage, Monkton Hill SN15 1EP Proposed re-roofing, re-building of existing front wall to lean-to, re-pointing of south, east and west elevations & changing of front elevation windows to metal frame from existing timber frame within existing stone mullions, removal of modern blockwork chimney and re-building of unstable chimney. Cllr Nick Murry consulted, a vote was taken and the following agreed:</p> <ul style="list-style-type: none"> - Objection. The Town Council welcomes the repairs and removal of the modern blockwork chimney at this early 18th Century Grade II Listed cottage, located in Chippenham Conservation Area. However, there is not sufficient research and justification to support the removal of existing timber, single glazed windows on the front elevation and replacement with new metal, double glazed windows. The proposed change in window material and type would harm the significance of this listed building and the Chippenham Conservation Area, both designated heritage assets. As such the proposal would be contrary to Core Policy 58 of the Wiltshire Core Strategy, the Chippenham Conservation Area Management Plan SPG and the National Planning Policy Framework. 	Monkton
18/05675/FUL	<p>18B Station Hill SN15 1EG Change of use from A3 to A5. Cllr Nick Murry consulted:</p> <ul style="list-style-type: none"> - No objection 	Monkton
18/06320/TPO*	<p>6 Kilverts Close SN14 0PU Fell 1 Beech tree. Cllr Mary Norton consulted:</p> <ul style="list-style-type: none"> - No objection. However the Town Council requests that the applicant be asked consider planting a tree to replace the felled tree if possible 	Queens & Sheldon
18/06392/FUL	<p>5 Hawkins Close SN15 3SJ Erection of conservatory to rear of property. Cllr Richard Bambury consulted:</p> <ul style="list-style-type: none"> - No objection 	Pewsham
18/06494/FUL	<p>79 Malmesbury Road SN15 1PX Single storey outbuilding in rear garden. Cllr Michelle Pearce consulted:</p> <ul style="list-style-type: none"> - Objection. On balance, it is considered that the proposed development would offer poor quality living conditions for its future occupier - being divorced from the main building and its facilities, being single aspect, 	Hardenhuish

	and having limited privacy with bedroom doors on to the shared garden. The design of the extension is rather utilitarian, and the increase in height of the boundary fence (in order to hide the building from the street) constitutes poor boundary treatment to the public realm. A modest, and sympathetic extension to the property in order to accommodate the additional resident would be preferable. As such the proposal would be contrary to Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.	
18/06510/FUL	<p>Land adjacent to Queens Crescent Demolition of 5 redundant garages, construction of 2 x 3 bedroom, 1 x 2 bedroom houses with off street parking.</p> <p>Cllr Mary Norton consulted: - Objection. The loss of available on-street parking for residents, together with the removal of a turning head and being located adjacent to an existing vehicular access for a school, would result in traffic congestion and would compromise pedestrian and highway safety. This would be contrary to Core Policies 57, 61 and 62 of the Wiltshire Core Strategy and the National Planning Policy Framework.</p> <p>In addition, the design of the proposed development is poor – it does not follow the existing built form at Queen’s Crescent in terms of building lines and orientation, and the design of the Plot 1 dwelling is contrived (with no first floor windows on its rear elevation) and squeezed on to the site. The loss of green amenity space in order to provide six car parking spaces would be harmful to the visual amenity of the area. The proposal would therefore also be contrary to Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.</p>	Queens & Sheldon
18/06611/FUL	<p>38 Danes Close SN15 3UH Proposed single story front extension.</p> <p>Cllrs Bill Douglas & Richard Bambury consulted: - No objection</p>	Hardens & England/Pewsham
18/06658/FUL	<p>37 Marshfield Road SN15 1JT Erection of garden lodge.</p> <p>Cllr Michelle Pearce consulted: - No objection</p>	Hardenhuish
18/06753/ADV	<p>Hathaway Retail Park, Unit 4, Foundry Lane SN15 1JG Consent to display 3 replacement high level graphics, 2 illuminated and 1 non illuminated.</p> <p>Cllr Nick Murry consulted: - No objection</p>	Monkton

18/06762/FUL	128 London Road SN15 3BA Replacement of existing roof lights and inclusion of new roof lights within existing roof plane. Cllr Bill Douglas consulted: - No objection	Hardens & England
18/06771/ADV	Land off Easton Lane Erection of sales signage to advertise Bloor Homes at Chippenham development soon to commence on site works. No Ward Councillors present: - No objection	CP & Derriads
18/06793/FUL	23 Cranwell Close SN14 0QG Front porch extension. Cllr Mary Norton consulted: - No objection	Queens & Sheldon
18/06799/TPO*	18 Lanhill View SN14 6XS Two metre reduction to Oak tree towards garden boundary. Cllrs Andy Phillips & Nina Phillips consulted: - No objection	CP & Redlands
18/06820/FUL	Land at former Causeway Garage, 16-17 The Causeway SN15 3DA Redevelopment to form 46 apartments for the elderly. Guest apartment, communal facilities, access, car parking and landscaping. Cllr Bill Douglas consulted: - No objection	Hardens & England
18/06837/FUL	8 Fox Croft Walk SN15 3YB Erection of a 6ft gate to driveway. Cllr Richard Bambury consulted: - No objection	Pewsham
18/06850/TPO*	8 Sandes Close SN15 2NH Re-pollard 1 Lime tree back to previous pruning points. Cllrs Jenny Budgell, John Scragg & Sandie Webb consulted: - No objection	Lowden & Rowden
18/06866/TPO	64 Sutherland Crescent SN14 6RS One metre crown reduction to 1 Oak tree (T1) Cllrs Andy Phillips & Nina Phillips consulted: - No objection	CP & Redlands
18/06945/FUL	47 The Causeway SN15 3DD Retrospective planning application for garden office. Cllr Bill Douglas consulted: - No objection. However, the Town Council requests that if consent is granted, a condition is attached that the works are fully completed within 6 months of the date of the permission.	Hardens & England

18/07035/FUL	<p>Monkton Park School, Sadlers Mead SN15 3PN Outdoor classroom – open wood clad structure to be used for outdoor learning. Cllr Nick Murry consulted: - No objection. The Town Council welcomes this addition to the school.</p>	Monkton
18/07039/FUL	<p>47 The Causeway SN15 3DD Retrospective application for loft conversion. Cllr Bill Douglas consulted: - No objection</p>	Hardens & England
18/07122/ADV	<p>Lidl SN14 0JP One totem sign. Cllrs Andy Phillips & Nina Phillips consulted: - Objection. At 7.4m in height the proposed internally illuminated totem sign would appear unduly prominent in the low rise, suburban, residential setting and would have a detrimental impact on the visual amenity of the area. There are no similar such commercial elements in the vicinity of the site. The proposal would be contrary to Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework. The Town Council would support a smaller sign of 4m-5m in height in this location subject to it being illuminated only during store opening times.</p>	CP & Redlands
18/07124/ADV	<p>Lidl SN14 0JP Three fascia signs, 3 wall mounted billboards, 1 poster display unit. Cllrs Andy Phillips & Nina Phillips consulted: - Objection. The two large internally illuminated fascia signs would each extend above the roof height of the building. As such they would appear as unduly prominent high level features on the building and would have a detrimental impact on the visual amenity of the surrounding residential area. The proposal would be contrary to Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework. The Town Council would support slightly smaller signs in this location subject to them being illuminated only during store opening times.</p>	CP & Redlands
18/07186/LBC	<p>Mill House, 1 New Road SN15 1EJ Proposed internal alterations and introduction of new exterior door. Cllr Nick Murry consulted: - No objection.</p>	Monkton