

# CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 30 August 2018 at 7pm

## COUNCILLORS

**PRESENT:** Richard Bambury Jenny Budgell  
Bill Douglas Peter Hutton (Chairman)  
Mary Norton Andy Phillips (from 7.05pm Public QT)  
Nina Phillips John Scragg

## OFFICER

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

## PUBLIC

**PRESENT:** Wiltshire Councillor Ross Henning

### 59. ELECTION OF CHAIRMAN

In the absence of the Chairman and Vice-Chairman, the Officer asked for nominations for a Chairman for the meeting. Councillor Peter Hutton was nominated and seconded.

**Councillor Peter Hutton in the Chair**

### PUBLIC QUESTION TIME

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

### 60. APOLOGIES

There were apologies for absence from Councillors Michael Merry, Nick Murry, Michelle Pearce and Sandie Webb.

### 61. NOTIFICATION OF SUBSTITUTION

Notification was received that Councillor Raj Gill would substitute for Councillor Nick Murry but she was not present at the meeting.

### 62. DECLARATION OF INTEREST

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

### 63. MINUTES

The Minutes of the meeting held on Thursday 9 August 2018 were approved as a correct record and signed by the Chairman.

**64. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's Announcements.

**65. PLANNING APPLICATIONS**

**RESOLVED** that the attached list of observations on planning applications be submitted to the Local Planning Authority.

**66. WAITING RESTRICTIONS**

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

**RESOLVED** that

- (i) Wiltshire Council be informed that the Town Council supports all draft proposals for waiting restrictions received, prior to them proceeding to public consultation stage.
- (ii) The Town Council conduct its own consultation on the proposals for Lords Mead with allotment members and the proposals for the Market Place.

**67. LICENSING**

Councillors considered the following New Premises Licence applications received by Wiltshire Council:-

- (i) New Premises Licence Application for B&M Retail Ltd., Hathaway Retail Park, Foundry Lane SN15 1LG for the sale of alcohol (off sales) daily 07:00 – 22:00 hours.
- (ii) New Premises Licence Application for Reel Cinemas Ltd., 91 Marshfield Road SN15 1JR for the following activities:-
  - Films – Daily, unrestricted timings
  - Recorded Music – Daily 09:00 -02:30
  - Late Night Refreshment – Daily 23:00 – 02:30 (only licensable after 23:00)
  - Sale of Alcohol – Daily 11:00 – 00:00

**RESOLVED** that no objections be raised to (i) and (ii) above.

**68. STREET NAMING – NEW DEVELOPMENT AT HUNTERS MOON**

Councillors were asked to consider a request from Bloor Homes regarding 6 street names (four plus two spare) for Phase 2 of the Hunters Moon development at Easton Lane (copy of map in Minute Book).

**RESOLVED** that the following street names are proposed for Phase 2 of the Hunters Moon development:-

Parlour Mead	Haystack Close
Homestead Close	Baler Court
Furrow Grove	Bushel Street
Acre Rise	Arable Road

**69. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT**

- (i) Town and Country Planning Act 1990 – Section 257 The Proposed Diversion of Footpath Langley Burrell No. 34 and Footpaths Langley Burrell No. 42 and Chippenham No. 27

Councillors considered a letter and plans received from Wiltshire Council (copies in Minute Book) regarding proposals to divert footpaths Langley Burrell no. 34, Langley Burrell no. 42 and Chippenham no. 27.

**RESOLVED** that no objection be raised to this footpath diversion.

- (ii) The temporary closure of Footpath 1 (part) from Ivyfields Water Treatment Works from 1 October 2018 for 6 months was noted.

**RESOLVED** that Wiltshire Council be asked to request that Wessex Water provide appropriate signage.

**70. PRESS RELEASE**

No press release was considered necessary.

**71. DATE OF NEXT MEETING**

The next meeting will take place on 20 September 2018

The meeting concluded at 7.50pm

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 – 30 August 2018

<b>Application No.</b>	<b>Address/Description</b>	<b>Ward</b>
18/06422/FUL	<p>1 The Tinings SN15 3LX</p> <p>Front single storey extension, new pitched roof to existing rear extension and new rear conservatory.</p> <p>No Ward Councillors present:</p> <p>- No objection</p>	Monkton
18/07055/VAR	<p>Langley Park SN15 1GE</p> <p>Variation of condition 3 (amendments to previously approved scheme) and removal of condition 24 (energy performance) to planning application 16/04273/FUL. The demolition of existing buildings and redevelopment to provide a 69 bed hotel with café (A3) of 199 square metres and 22 residential units (class C3), car parking, Foundry Lane access works and other associated works.</p> <p>No Ward Councillors present:</p> <p>- No objection. Variation of Condition 3 (to amend the approved plans) - It is disappointing to note that the revised scheme appears dumbed down in terms of design quality when compared to the approved scheme i.e. stepping forward of corner building, too much solid between eaves and fourth floor windows (better to have fifth floor), more solid introduced in favour of glazing/active elements, green corner building elements not grounded, blank solid panel at ground floor to enclose cycle store instead of railings. It is hoped that plans could be revised to improve design quality.</p> <p>Removal of Condition 24 (energy performance) – Whilst there is no objection to the removal of Condition 24 given the Code for Sustainable Homes was abolished by the Government in 2016, it is disappointing that the Applicant is not seeking to vary the condition (rather than remove it) to meet similar such equivalent energy performance standards as deemed appropriate by Wiltshire Council.</p> <p>The Town Council expects all new developments to be as energy efficient as possible and is disappointed yet again to receive an application seeking to remove this condition.</p> <p><i>(The Planning Officer to create a form of wording in due course that PET Committee can use for similar such applications where the Applicant is applying to remove an energy performance condition)</i></p>	Monkton

18/07063/FUL & 18/07410/ADV	<p>5 Market Place SN15 3HD</p> <p>Existing vacant unit to be stripped back where applicable and existing ground floor shopfront to be removed. New Savers internal fit out to include shelving, lay in grid ceiling, vinyl floor, new shopfront and signage. New shopfront to sit in line with fascia and first floor above. Shopfront to have double doors to left hand side with glazing frames set out to sit central to windows above. New door to right hand side to access first floor to match existing door but sit in line with new shopfront. New signage as per Savers national fit out specification and projecting sign, all non-illuminated.</p> <p>Cllr Bill Douglas consulted: 18/07063/FUL - No objection. The Market Place is a sensitive, historic area and is also designated as an 'Area of Special Advertisement Control'. In this area the Town Council seeks to protect existing quality shop-fronts, encourage replacements to be of a higher quality, better control incremental and unauthorised advertising, and ensure shop-fronts are not altered in any unsympathetic manner in future by new tenants.</p> <p>It requests that as much of the original, historic fabric of the building as possible be maintained. The applicant could incorporate some historic shopfront features into their shopfront design e.g. increased height of stallriser, additional mullion to break up glazing, use of timber in stallriser and pilasters, recessed shop entrance.</p> <p>18/07410/ADV – No objection.</p>	Hardens & England
18/07185/FUL*	<p>Reel Cinema, 91 Marshfield Road SN15 1JR</p> <p>Five proposed ground level air handling units including associated ducting to be installed on existing cinema. Cllrs Jenny Budgell &amp; John Scragg consulted. A vote was taken and the following agreed: - No objection. The Town Council continues to support the redevelopment of the Cinema but raises the following concerns:-</p> <p>In the absence of any Noise Assessment to prove otherwise, there is the potential for harm to the amenity of the neighbouring residential occupiers as a result of noise and disturbance from the air handling units, which are located very close to neighbouring windows and rear gardens. The air handling units and ducting are visually intrusive elements on the side of the building, when viewed from Dallas Road and a more suitable location should be explored to lessen the impact on the neighbouring residents and methods of</p>	Lowden & Rowden

	<p>soundproofing considered.</p> <p>Fire safety concerns should be addressed with the Fire Authority as the air handling units may make evacuation of the building difficult in the event of a fire.</p>	
18/07250/FUL	<p>15 Fitzwarren Close SN15 3UF</p> <p>Resubmission of planning permission 17/04885/FUL to change the permitted wooden boundary fence to metal railings.</p> <p>Cllr Richard Bambury consulted:</p> <p>- No objection</p>	Pewsham
18/07317/FUL	<p>17 Hardens Mead SN15 3AE</p> <p>Two storey extension to side/front with porch.</p> <p>Cllr Bill Douglas consulted:</p> <p>- Objection. The principle of a two storey side extension would be supported. However, the two storey side extension as proposed would sit forward of the main building and would include an uncharacteristic gable feature. This would appear as an overly dominant addition to the building and would be out of character with the surrounding area/street scene and contrary to CP57 of the Wiltshire Core Strategy, and the NPPF.</p> <p>If the Applicant were to apply for a more characteristic two storey side extension over the garage, as is prevalent elsewhere along Hardens Mead (possibly extending further out to the rear as opposed to the front), it may be that an amended/revised application could be supported.</p> <p>The Town Council requests that if approved, the extension be tied to the host dwelling.</p>	Hardens & England
18/07381/FUL	<p>Former Divisional Police Headquarters, Wood Lane SN15 3DH</p> <p>Demolition of former Police Station and Westmead School and the erection of a 66 bed care home for the elderly.</p> <p>Cllr Bill Douglas consulted:</p> <p>- No objection. Whilst the loss of a non-designated heritage asset (Infant School) on the site is regrettable, the proposal would be sustainably located on a brownfield site close to the Town Centre and is welcomed by the Town Council. The proposed building has been thoughtfully designed with regards to its scale, massing and appearance so as to respect the character and appearance of Chippenham Conservation Area. The Town Council requests that any historical artefacts found on site are preserved by offering them to the Chippenham Museum or the Wiltshire &amp; Swindon History Centre.</p>	Hardens & England

	<p>In order to further improve the submission the Town Council would suggest the following:</p> <ul style="list-style-type: none"> <li>• Substation be relocated, so that it is not adjacent to the road frontage</li> <li>• More room to plant hedge along front boundary to soften car park area</li> <li>• Bats are present on the site, and ecological enhancements should mitigate for such</li> <li>• Lighting should be sympathetic to surroundings</li> <li>• A litter and waste management plan</li> <li>• Allocated car parking for doctors/carers (including out of hours)</li> <li>• Mobility scooter parking and storage</li> <li>• Need to ensure that any development of the adjacent car park site to the rear is not prejudiced by this proposal</li> </ul>	
18/07419/LBC	<p>Kingston House, 13 The Causeway SN15 3BT Repairs and underpinning works to front garden stone walls, and removal and rebuilding of the front garden side brick wall. Cllr Bill Douglas consulted: - No objection</p>	Hardens & England
18/07470/ADV	<p>16-17 New Road SN15 1HJ Two externally illuminated fascia signs. No Ward Councillors present: - No objection</p>	Monkton
18/07471/LBC	<p>16-17 New Road SN15 1HJ Repainting of existing shopfronts, entrance door and fascias. Replacement fascia signs to front elevation. No Ward Councillors present: - No objection</p>	Monkton
18/07491/FUL	<p>23 Greenway Avenue SN15 1AH Wooden shed on side of house (retrospective). No Ward Councillors present: - No objection. However, the Town Council is disappointed that this application is retrospective.</p>	Hardenhuish
18/07542/TCA*	<p>26 Marshfield Road SN15 1JX T1 – 3m height and side reduction to Conifer tree, T2 – 2.5m crown reduction to Cherry tree. No Ward Councillors present: - No objection</p>	Hardenhuish
18/07669/FUL	<p>3 Hardens Close SN15 3AA Double storey side and rear extension and single storey extension to rear. Cllr Bill Douglas consulted: - No objection subject to the proposal not resulting in any loss of light to side windows on the neighbouring property at No. 5 Hardens Close, and rear windows on the neighbouring property at No. 1 Hardens Close.</p>	Hardens & England

18/07671/FUL & 18/07707/LBC	<p>41 New Road SN15 1HL Change of use from offices (class B1) to veterinary practice (class D1). Alterations to existing building including: demolition of internal ground floor wall and removal of partitions to ground floor. Opening up existing doorways to north and west elevations. Replacement of existing door to south elevation. Repair work to windows, chimneys and front boundary wall. Internal redecoration throughout. Existing signage to front door replaced with new. No Ward Councillors present: - No objection. The Town Council welcomes the re-use of this listed building, located within Chippenham Conservation Area, subject to the Conservation Officer raising no concerns over the installation of suspended ceilings and mechanical ventilation throughout. It would suggest a brass plaque on front elevation adjacent to the door, instead of small advertisement on front door.</p>	Monkton
18/07687/FUL	<p>41 Yewstock Crescent SN15 1QX Single storey rear extension and 2 storey side extension with internal remodelling and refurbishment to existing dwelling. No Ward Councillors present: - No objection subject to the proposal not resulting in any loss of light or outlook to rear windows on the neighbouring property and/or garden shading at No. 43 Yewstock Crescent. The Town Council requests that the extension be tied to the host dwelling.</p>	Hardenhuish
18/07690/FUL	<p>14 Holmes Close SN15 3FQ Double storey extension to rear and new porch to front elevation. Cllr Richard Bambury consulted: - No objection</p>	Pewsham
18/07719/FUL & 18/07819/LBC	<p>The Stable House, Rowden Lane SN15 2NN Extension and alterations to dwelling. Cllrs Jenny Budgell &amp; John Scragg consulted: - No objection subject to the approval of the Conservation Officer.</p>	Lowden & Rowden
18/07826/REM	<p>Land north of Hill Corner Road, land parcel B3 &amp; B5 Reserved matters for development comprising the erection of 152 dwellings and associated landscaping on the land at North Chippenham, parcels B3 and B5 following outline planning consent ref. 12/00560/OUT. No Ward Councillors present: - No objection. The design quality of the scheme could be improved through the following amendments:</p>	Hardenhuish



	<ul style="list-style-type: none"> <li>• Expanse of car parking spaces in some areas (10 side by side in one instance) should be broken up with soft landscaping.</li> <li>• 2.5 storey buildings – Roofs are too tall and eaves need to be lowered. Dormers could be better positioned on roof. 2.5 storey buildings would be better placed on corners for legibility, rather than randomly scattered along the street which creates discordant rooflines</li> <li>• Affordable housing should be spread out over the site rather than clustered together</li> <li>• Trees could be planted in rear gardens (smaller growing species)</li> <li>• Re-constituted stone should be used on returns, not just on front elevations</li> <li>• Driveways should be of block paving, rather than tarmacadam</li> <li>• Greater use of ‘corner turner’ houses, rather than standard square houses at corners</li> <li>• Plots 7, 8 and 9 – too far forward of building line</li> </ul>	
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**PUBLIC QUESTION TIME**

At the invitation of the Chairman, Wiltshire Councillor Ross Henning addressed the Committee regarding planning application 18/07185/FUL (Reel Cinema):

Councillor Henning had received a number of complaints about potential noise from the air conditioning units which were next to their properties. He had made a site visit and spoken to an engineer and architect regarding these concerns. He had also spoken to the Case Officer at Wiltshire Council. He informed the Committee that the noise assessment had not been submitted yet and that the Fire Service had concerns regarding the units making evacuation of the building difficult.

He suggested that the application should be subject to some conditions regarding the lack of a noise assessment, the addition of soundproofing and fire safety concerns being addressed.

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