

CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 11 October 2018 at 7.15pm

COUNCILLORS

PRESENT: Richard Bambury Jenny Budgell
Raj Gill Peter Hutton
Michael Merry Nick Murry
Mary Norton Michelle Pearce (Chairman)

OFFICER

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

PUBLIC

PRESENT: No public were present

In advance of the meeting Councillors received a presentation by representatives from Wiltshire Council and GVA Grimley on Phase Two of the Chippenham Railway Station Development.

To allow time for questions, Standing Orders were suspended and the meeting started at 7.15pm.

PUBLIC QUESTION TIME

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

84. APOLOGIES

There were apologies for absence from Councillors Bill Douglas, Andy Phillips, Nina Phillips and John Scragg.

85. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

86. DECLARATION OF INTEREST

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

87. MINUTES

The Minutes of the meeting held on Thursday 20 September 2018 were approved as a correct record and signed by the Chairman.

88. CHAIRMAN'S ANNOUNCEMENTS

- (i) The Chairman Welcomed Councillor Raj Gill who replaced Councillor Sandie Webb on the PET Committee with immediate effect. Councillors requested that the Chief Executive confirm what the process is for replacing someone on a committee.
- (ii) Following the Chairman's Announcement at the last meeting, it was confirmed that the Planning Officer and Councillors Nick Murry and Chris Ruck would attend the Wiltshire Local Plan Workshop on 25 October 2018 and report back.

89. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) The Planning Officer provide some wording on totem signs for future use by the Committee.
- (iii) The Following were noted:-
 - The dismissal of an appeal in respect of planning application 16/06790/FUL (erection of 66 dwellings, formation of access road, open space, landscaping and associated works on land at Methuen Park).
 - An appeal in respect of planning application 17/10136/FUL (change of use of old persons home to create 2 residential units at 150 Sheldon Road) has been allowed and planning permission granted. Councillors expressed their disappointment with this decision.

90. NEW PREMISES LICENCE APPLICATION FOR THE CHIPPENHAM CHRISTMAS LIGHTS EVENT

Councillors considered a New Premises Licence application received by Wiltshire Council made by Chippenham BID for the Christmas Lights event on Saturday 24 November 2018 for Live Music, Recorded Music & Performances of Dance - 17:00 to 18:30 in the Market Place and High Street.

RESOLVED that no objection be raised to this application.

91. **CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG): ANNUAL DROPPED KERBS EXERCISE 2018/19**

In response to a question raised at the PET meeting held on 20 September 2018 regarding proposals for dropped kerbs submitted by the Town Council to Wiltshire Council (Minute 81 refers) it was noted that Wiltshire Council had sufficient funding to pay for only three out of the six proposals submitted and that if the remaining three were to go ahead, they would need to be fully funded by the Town Council.

Chairman proposed that the Town Council fully fund the schemes not funded by Wiltshire Council. This was seconded and a vote was taken which was unanimous.

RESOLVED that Wiltshire Council be informed that the Town Council agrees to fully fund the remaining 3 pairs of dropped kerbs (Whittle Close, Awdry Close and Bruges Close).

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

The temporary closure of The Hamlet (part) from 29 - 31 October 2018 to enable Wessex Water to complete company pipe supply separation was noted.

RESOLVED that Wessex Water be ask whether they distribute leaflets to residents regarding work such as this and if not, requesting that they do so in future.

93. **PRESS RELEASE**

It was agreed to issue a press release regarding the six proposals submitted by the Town Council for dropped kerbs as part of Wiltshire Council's Annual Dropped Kerbs Exercise.

94. **DATE OF NEXT MEETING**

The next meeting will take place on 1 November 2018

The meeting concluded at 8.00pm

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 - 11 October 2018

Application No.	Address/Description	Ward
18/03298/LBC	<p>6/7 High Street SN15 3ER Refurbishment of 4 no. flats, including installation of new plasterboard to ceilings of flats 1 & 4 and new gas boiler and associated pipework, radiators, boiler and flue to flats 2 & 4. No Ward Councillors present: - No objection subject to the Conservation Officer having no concerns.</p>	Hardens & England
18/07857/FUL	<p>Land at 32a and 33 Park Lane SN15 1LN Resubmission of planning application 17/06293/FUL for proposed reduction in height of proposed garage. Cllr Michelle Pearce consulted: - No objection.</p>	Hardenhuish
18/08316/REM	<p>Land at North Chippenham, Hill Corner Road Reserved matters for the erection of 132 dwellings and associated landscaping and infrastructure (Parcels P1C and P1D) following outline planning consent 12/00560/OUT. Cllr Michelle Pearce consulted: - No objection. It is disappointing that the proposal does not adhere to the approved masterplan in terms of having strong building lines. Some buildings have been randomly set back from the building line in order to accommodate frontage parking. There are also the following concerns:</p> <ul style="list-style-type: none"> • Expanse of car parking spaces in some areas (10 side by side in some instances) should be broken up with soft landscaping. Some of this frontage parking could be relocated on-street (with or without allocated parking bays). • Trees could be planted in rear gardens (smaller growing species) • Greater use of 'corner turner' houses e.g. Plot 227/197, Plot 240 terminates the street with a side elevation • Reduction in use of red brickwork as this is not a material consistent with the local vernacular. For example side elevations are often faced in red brickwork, and with buildings often being staggered will be visible in the street scene. Reconstituted stone should be used for all brick walls rather than red brickwork. • Driveways should be of block paving, rather than tarmacadam 	Hardenhuish (& Langley Burrell Kington)

	<ul style="list-style-type: none"> • There is some logic in trying to create a courtyard parking area to the rear of Plots 232-235 to reduce frontage parking, but it needs to be demonstrated how this area would be secured e.g. gated to prevent access for anti-social behavior/opportunities to climb into rear gardens <p>The revised NPPF places greater emphasis on achieving high quality design, and as such plans should be amended to address the above concerns.</p>	
18/08446/REM	<p>Land south-east of Junction 17 of M4 Motorway, Kington Langley</p> <p>Approval of all matters reserved by Condition 2 attached to 17/03417/OUT including appearance, landscaping, layout and scale for 'phases 1 & 2' and the 'strategic landscaping' element at the boundaries of the site.</p> <p>- No objection. The proposed car parking provision would be well above Wiltshire Council's maximum car parking standards (132% and 179% respectively). Whilst it is acknowledged that the vast majority of travel to/from the site will be by car, plans should be amended to provide the following:</p> <ul style="list-style-type: none"> • Internal road layout within the site should be modified to incorporate bus stops/laybys for the shuttle bus to/from Chippenham • Greater amount of cycle parking provision. 10 spaces per unit would be insufficient • Clearly defined cycle ways with a surface treatment different to tarmacadam • More direct pedestrian route leading to Unit 2 entrance from the highway, rather than it skirting around the car park. <p>2.4m high black palladin fencing would be an inappropriate form of boundary treatment where it fronts on to the public realm/highway e.g. Unit 2. This should be substituted by a lower, less utilitarian form of boundary treatment.</p> <p>No details of the stock proof boundary fencing surrounding the wider site have been submitted. The materials, height and design of this boundary fencing should be sympathetic to the adjacent rural landscape in order to protect wider views of the landscape.</p>	Langley Burrell / Sutton Benger (Kington)

18/08564/FUL	205 Wood Lane SN15 3EB Demolition of attached structure at side of house and replace with garage and two parking spaces. Cllr Richard Bambury consulted: - No objection subject to the garage being tied to the host dwelling.	Hardens & England / Pewsham
18/08584/FUL	Unit 1, Bath Road Retail Park SN14 0FJ Installation of 1 no. 40ft storage container from 1 November to 31 January annually. Cllrs Peter Hutton & Michael Merry consulted: - The Town Council welcomes this.	CP & Derriads
18/08590/FUL	Land south of Paddock House, The Paddocks SN15 5DN Erection of new dwelling. No Ward Councillors present: - Objection. This proposal follows two dismissed appeals at this site for a new house, the last being in 2012. The Inspector dismissed the appeal on design grounds (cramped appearance, awkward in street scene, design doesn't reflect local vernacular) and the fact that it would create poor living conditions for future occupiers (noise, loss of privacy, limited amount of private amenity space). The proposed development does not sufficiently overcome previous refusal reasons relating to design and would appear cramped on site; be single aspect; have an incoherent architectural style with too much horizontal massing and dominant dormer windows; and would have its windowed elevation facing the highway, yet hidden behind tall boundary close boarded fencing. As such the proposed development would appear incongruous and out of character with the surrounding area and contrary to CP58 of the Wiltshire Core Strategy and the NPPF. Poor private amenity space would be afforded to any future occupiers given its limited size and level differences. The single aspect nature of the dwelling, and the nearness of close boarded fencing to windows, would make for a cramped, enclosed experience for any future occupiers. These factors when combined would create poor living conditions for any future occupiers, contrary to CP58 of the Wiltshire Core Strategy and the NPPF.	Hardens & England
18/08745/LBC	Avonbridge House, Bath Road SN15 2BB Internal alterations to office suites B and D (first floor) including removal and alteration of existing C20th internal partitions, suspended ceilings and floor finishes. Alterations to building services. External	Monkton

	alterations within covered archway area (ground floor) associated with provision of new ventilation plant. Cllrs Raj Gill & Nick Murry consulted: - No objection subject to the Conservation Officer having no concerns. However, the Town Council would like to see external archway elevations please.	
18/08759/FUL	11 Danes Close SN15 3UH Extending driveway using non permeable block paving. Raised garden area to the right hand side. Eco drain at bottom of drive to collect surface water. Cllr Richard Bambury consulted: - No objection.	Pewsham
18/08790/TPO	181 Queens Crescent SN14 0NW Re-pollard 1 Lime tree and reduce branches overhanging 179 Queens Crescent by 1 metre. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
18/08793/FUL	58 Langley Road SN15 1DB Demolition of pre-fabricated garage and out buildings, erection of rear and side extensions. Cllrs Raj Gill & Nick Murry consulted: - No objection.	Monkton
18/08846/TCA	19 St. Mary Street SN15 3JN 30% crown reduction to Cherry tree. No Ward Councillors present: - No objection.	Hardens & England
18/08880/ADV	Avonbridge House, Bath Road SN15 2BB 4 no. non-illuminated fascia signs. Cllrs Raj Gill & Nick Murry consulted: - No objection.	Monkton
18/09059/FUL	Tanks 9m from Watson Petroleum Ltd., Bumpers Way SN14 6LH Replacement of 3 no. 55K litre horizontal storage tanks with 5 no. 100k litre vertical tanks and reposition lube storage container over new bund. Cllrs Peter Hutton & Michael Merry consulted: - No objection subject to robust health and safety measures and traffic management during replacement.	CP & Derriads
18/09075/ADV	Langley Park, Aldi Stores Ltd., / Travelodge, Foundry Lane SN15 1JB Installation of illuminated and non-illuminated signs to the new build Travelodge. Cllrs Raj Gill & Nick Murry consulted: - No objection. The Town Council would prefer to see a shorter totem sign here e.g. there are shorter Travelodge signs that have recently been approved elsewhere, including Melksham. It would also welcome appropriately sized signage on the main	Monkton

	road at the entrance to Hathaway Retail Park, in order to direct visitors to the premises.	
18/09187/FUL	170 Sheldon Road SN14 0BZ Single storey rear extension Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
18/09192/FUL	7 St. Josephs Drive SN15 2AZ Retrospective permission for extension to existing detached garage to convert from a double to triple garage. Cllr Jenny Budgell consulted: - No objection subject to the garages being tied to the host dwelling.	Lowden & Rowden
Amended/Revised Plans		
18/01383/REM (revised plans)	Rowden Park, Patterdown Road Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 152 dwellings, public open space, play space and associated infrastructure in relation to outline planning permission 14/12118/OUT. Cllr Jenny Budgell consulted: - No further comments.	Lowden & Rowden
18/07122/ADV (amended plans)	Lidl, Hungerdown Lane SN14 OJP 1 no. totem sign. No Ward Councillors present: - Objection. The Town Council retains its objection and does not consider the slight reduction in height of the proposed sign overcomes its previous concerns. It considers that the proposed internally illuminated totem sign would still appear unduly prominent in the low rise, suburban, residential setting and would have a detrimental impact on the visual amenity of the area. It previously recommended that a sign of 4m-5m in height could be supported in this location. The proposal would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF. It reiterates its comment regarding the totem sign only being illuminated during store opening times.	CP & Redlands