



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 1 November 2018 at 7pm

**Councillors present:**

Richard Bambury	Jenny Budgell
Bill Douglas	Raj Gill
Peter Hutton	Ruth Lloyd (substitute)
Nick Murry (Chairman)	Mary Norton
Andy Phillips	John Scragg

**Officers present:** Ann Chard, Administrative Services Officer - Planning  
Andy Conroy, Planning Officer

**Public present:** Three members of the public were present

In the absence of the Chairman, the Vice-Chairman took the Chair.

**Councillor Nick Murry in the Chair.**

**PUBLIC QUESTION TIME**

Three residents spoke regarding planning application 18/09703/FUL. They expressed concerns including over development of the site, the proposed development being out of character with the area, potential loss of light to neighbouring properties, overshadowing, privacy issues and the lack of car parking provision.

**95. APOLOGIES**

There were apologies for absence from Councillors Michelle Pearce, Michael Merry and Nina Phillips.

**96. NOTIFICATION OF SUBSTITUTION**

Councillor Ruth Lloyd substituted for Councillor Michelle Pearce.

**97. DECLARATION OF INTEREST**

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

98. **MINUTES**

The Minutes of the meeting held on Thursday 11 October 2018 were approved as a correct record and signed by the Chairman.

99. **CHAIRMAN'S ANNOUNCEMENTS**

- (i) The Chairman proposed that with reference to the next agenda item, planning application 18/09703/FUL be discussed first and this was agreed.
- (ii) It was noted that planning application 18/10267/FUL, for the development of Sadlers Mead Car Park, was now on line.

100. **PLANNING APPLICATIONS**

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

101. **PROPOSED BUDGET FOR 2019/20**

Members received a report from the RFO and the Administrative Services Officer - Planning on the above (copy in Minute Book). The budget was approved.

The acting Chairman stressed that he and the Chairman felt that going forward, the Committee could be more proactive regarding future projects such as commissioning studies, for example, a study on electrical car charging points in the Town. A recent study on leisure facilities at Stanley Park had proved very useful.

It was noted that the Sustainable Transport & Environmental Projects budget currently had a balance of £5,700 which could be used to fund such projects, with the possibility of some funding coming from other budgets under the heading of 'Public Realm'. It was suggested that an item be included on the next agenda to discuss proposals and that Committee members send their suggestions to the Chairman.

**RESOLVED** that

- (i) The PET Committee recommend that the proposed budget for 2019/20 as presented is forwarded for approval to Strategy & Resources Committee at its meeting on 12 December 2018 for final approval, as summarised below:-  
  
£12,000 be included in the Sustainable Transport & Environmental Projects capital budget.
- (ii) That Committee members send suggestions for projects to the Chairman and an item be included on the next agenda.

## 102. WILTSHIRE LOCAL PLAN WORKSHOP

On 25 October 2018, the Planning Officer and Councillors Nick Murry and Chris Ruck attended the Wiltshire Local Plan Workshop at Monkton Park. The Workshop had looked at planning for new homes to 2036. Wiltshire Council had explained how the new housing formula would work and that more houses would likely be allocated in Chippenham. It was noted that there has been a low rate of housing delivery in Chippenham. It was stressed that employment and transport infrastructure investment should be delivered prior to houses being built.

Councillors stressed the importance of redeveloping the High Street, even if this meant the inclusion of housing. The Planning Officer added that the emerging Neighbourhood Plan may be able to allocate small housing sites in the Town.

**RESOLVED** that the Planning Officer produce a form of wording regarding the Town Council supporting the redevelopment of the High Street, including new housing.

## 103. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following were noted:-

- Implementation of sealed map based Traffic Regulation Orders and a 20mph Speed Limit Zone Order on 22 October 2018.
- Temporary closure of Footpath 27, Chippenham and Footpaths 34, 42 and 51 Langley Burrell on 19 November 2018 for six months.
- Temporary closure of C170 Lowden Hill from 3 to 21 December 2018.

## 104. PRESS RELEASE

No press release was considered necessary.

## 105. DATE OF NEXT MEETING

The next meeting will take place on Thursday 22 November 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 - 1 November 2018**

Application No.	Address/Description	Ward
18/09293/ADV	Land south of J17 M4, Chippenham Gateway SN14 6BD Site board. - No objection subject to the proposed site board being robust enough to withstand high winds for safety reasons.	Kington Langley / Stanton St. Quintin / Sutton Benger (Kington)
18/09329/FUL	Garden View, 37 Birch Grove SN15 1DE Addition of single-storey glass canopy to rear elevation of property. Councillor Ruth Lloyd consulted: - No objection.	Hardenhuish
18/09385/FUL	Nos 26 to 72 evens, Wessex Road SN14 0LR The provision of 4 no. bespoke bin stores to the front of the two blocks of flats to service residents and enable refuse collectors ease of action to carry out collection duties. Cllrs Andy Phillips & Ruth Lloyd consulted: - No objection. Whilst the utilitarian design and location of the proposed bin stores in the middle of the frontage of this block of flats has a somewhat negative impact on the streetscene and general public realm, it is acknowledged that it might be difficult operationally to locate the bin stores elsewhere on the site, or provide the necessary funds to make them a design feature. It is recommended that a condition be attached to any consent requiring submission of a planting scheme (comprising of evergreen hedging, shrubs or climbers) to help screen the timber fencing of the bin structures from public view.	CP & Redlands
18/09509/FUL	87 Derriads Lane SN14 0PF Replacement of existing conservatory to the rear elevation with a purpose built extension with pitched roof. Cllr Peter Hutton consulted: - No objection.	CP & Derriads
18/09513/LBC	21 St. Mary Street SN15 3JW Replacement of existing garage door. Addition of glazed French doors to rear elevation of the garage. Cllr Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns.	Hardens & England
18/09528/FUL	31 Broomfield SN15 1DZ Provide ground floor bedroom and shower room facility by converting outhouse and extending to the rear of the property.	Hardenhuish

	Councillor Ruth Lloyd consulted: - No objection.	
18/09600/FUL	15 Boundary Road SN15 3NN Single storey extension to existing dwelling and new detached garage. Cllrs Raj Gill & Nick Murry consulted: - No objection subject to the garage being tied to the host dwelling.	Monkton
18/09611/FUL	70 Ladyfield Road SN14 0AN Single storey extension to rear elevation. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
18/09640/LBC & 18/07256/ADV	11-12 High Street SN15 3ER Re-brand of signage. Cllr Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns.	Hardens & England
18/09681/FUL	162 London Road SN15 3BD Single storey rear extension. Cllr Bill Douglas consulted: - No objection.	Hardens & England
18/09688/FUL	22 Burleaze SN15 2AY Single storey rear extension including demolition of an existing extension; new front porch; enlargement of existing garage including new pitched roof and modifications to existing attic. Cllrs Jenny Budgell & John Scragg consulted: - No objection subject to the garage being tied to the host dwelling.	Lowden & Rowden
18/09703/FUL	Matrix House, Hawthorn Road SN15 1FB Construction of three new second floor flats. Cllrs Raj Gill & Nick Murry consulted: - Object. The proposed development, which falls within the Chippenham Conservation Area, is considered to be out of character with the surrounding area and over development of the site.  The proposed development would result in the loss of light and outlook to/from rear habitable room windows and the rear garden, as well as loss of privacy to the rear garden, of the neighbouring occupier at No. 1 Hawthorn Road. It would also result in loss of privacy to the rear garden of the neighbouring occupier at No. 43 Langley Road. This would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF.  The proposed development, with no additional off-street parking being offered would, when combined	Monkton

	with the existing parking offer on the site, have a cumulative detrimental impact on on-street parking congestion in the immediate vicinity of the site. This would be contrary to CP61 and CP62 of the Wiltshire Core Strategy and the NPPF.	
18/09782/FUL	The Orchids, 1 Hill Corner Road SN15 1FD Proposed rear and side single storey extensions. Councillor Ruth Lloyd consulted: - No objection.	Hardenhuish
18/09792/TPO	6 Maur Close SN15 2NJ Remedial work to Oak trees due to fungal infections. Cllrs Jenny Budgell, John Scragg, Raj Gill & Nick Murry consulted: - No objection subject to the approval of the Arboriculturist & Landscape Officer at Wiltshire Council.	Lowden & Rowden / Monkton
18/09796/FUL	50 Ashe Crescent SN15 1RL Single storey rear extension and associated internal alterations. Councillor Ruth Lloyd consulted: - No objection subject to the Case Officer checking that there will be no loss of light to neighbouring properties.	Hardenhuish