

CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 4 January 2018 at 7pm

COUNCILLORS

PRESENT: James Adman Richard Bambury
Pete Bishop Jenny Budgell
Clare Cape Bill Douglas
Peter Hutton (Chair) Michael Merry
Mary Norton

ALSO

PRESENT: Councillor John Scragg

OFFICER

PRESENT: Ann Chard, Administrative Services Officer - Planning

PUBLIC

PRESENT: Two members of the public were present

PUBLIC QUESTION TIME

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

117. APOLOGIES

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

118. DECLARATION OF INTEREST

Councillor Mary Norton declared a non-pecuniary interest in the matter referred to in Minute 121 – application 17/11932/FUL, as a neighbour.

Councillor Richard Bambury declared a non-pecuniary interest in the matter referred to in Minute 121 – application 17/10136/FUL, as a relative of residents living close to this development.

Councillor James Adman declared a non-pecuniary interest in the matter referred to in Minute 121 – application 17/11886/TCA, as a neighbour.

Councillor Jenny Budgell declared a non-pecuniary interest in the matter referred to in Minute 121 – application 17/11618/FUL, as the applicant's accountant.

119. MINUTES

The Minutes of the meeting held on Thursday 7 December 2017 were approved as a correct record and signed by the Chairman.

120. CHAIRMAN'S ANNOUNCEMENTS

- (i) It was noted that three Officers from Wiltshire Council's Highways Team would attend the PET meeting on 25 January 2018 to talk about its Winter Service (as part of the agenda). 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) With reference to agenda item 6 (Minute 122), the Chairman recommended this item be deferred until the next meeting on 25 January 2018. He had been made aware that members of the public wished to attend with regard to CATG Issue 5753. With regard to CATG Issue 5845, the local Ward Councillors were not present at this meeting and the issue of signage would be best discussed at the next meeting when Officers of Wiltshire Council were present.

Prior to the next item Councillors Mary Norton, Richard Bambury, James Adman and Jenny Budgell each declared a non-pecuniary interest, as stated in Minute 118 above.

121. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) The decision of Wiltshire Council's Northern Area Planning Committee to approve planning application 17/09830/FUL (1 Dummer Way, Pewsham) be noted.
- (iii) The decision of Wiltshire Council's Northern Area Planning Committee to refuse planning application 17/10568/FUL (25 The Tinings) be noted.

122. 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 this item be deferred until the meeting on 25 January 2018.

123. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

Town and Country Planning Act 1990 – Section 257

The Proposed Diversion of Footpaths Chippenham 29 and Langley Burrell 28 and Footpaths Chippenham 28 and Langley Burrell 36 at Hill Corner Road

Councillors considered a revised plan received from Wiltshire Council (copy in Minute Book) for the above diversion (Minute 106 of 16 November 2017 refers).

RESOLVED that no objections be raised to this revised plan.

124. GREAT WESTERN RAIL FRANCHISE PUBLIC CONSULTATION

Councillors were asked to consider an email from the Managing Director of Great Western Railway, Swindon regarding the above consultation (copy in Minute Book). It was noted that Councillor Scragg would be attending a meeting of the Chippenham Rail Users Group on 11 January.

RESOLVED that Councillors submit any comments they have to the Administrative Services Officer – Planning by Friday 12 January 2018 for collation. The final response to the consultation to be delegated to the Chief Executive, Chairman and Administrative Services Officer, following circulation to the Committee.

125. LOCAL PLAN ISSUES

Calne Community Neighbourhood Plan Decision Statement

It was noted that a draft neighbourhood plan for Calne Town and Calne Without had been independently examined and a report submitted to Wiltshire Council. Modifications, as recommended by the Examiner in his report are to be made to the Plan which can then proceed to referendum.

RESOLVED that local parishes be informed that Chippenham Town Council has agreed to produce a Neighbourhood Plan.

126. ITEMS FOR FUTURE AGENDA

No future items were proposed. However, Councillors raised concerns regarding the CATG system and it was agreed that this could be discussed at the next meeting. It was agreed that the Administrative Services Officer would circulate the Cost of Highway Works List to the Committee for information. It was also agreed that information on the fund for projects which are too large for CATG be requested from Wiltshire Council and circulated to the Committee.

127. PRESS RELEASE

No press release was proposed.

The next meeting will take place on 25 January 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 – 4 January 2018

Application No.	Ward	Description
17/10488/FUL	CP & Redlands	Change of surface structure from grass to sports tarmac at the children's play area, Barken Road. No Ward Councillors present: - Unable to comment.
17/11352/FUL*	Corsham Town	Proposed conversion of existing depot building into office accommodation including the construction of a new first floor, demolition of existing extension and the provision of existing parking spaces at GreenSquare Group, Methuen Park. - No objection.
17/11411/FUL	Hardenhuish	Erection of conservatories to flats 1 & 2, new refuse enclosure, associated external works and landscaping details at former Parklands, Malmesbury Road. No Ward Councillors present: - No objection subject to the approval of the Conservation Officer.
17/11565/ADV	Corsham Town	Marketing boards advertising major employment and distribution development land opportunities at Showell Business Park – land at Showell Farm. - No objection.
17/11618/FUL*	Monkton	Conversion of existing redundant telephone repeater station to 1 bedroom dwelling at Pew Hill. Cllr Pete Bishop consulted: - No objection subject to measures being taken to ensure the Oak tree is not damaged during this work.
17/11667/FUL	Lowden & Rowden	Widening of existing access, laying of hardstanding and localised regrading of levels to facilitate safe use of the existing access by construction vehicles for a temporary period during the construction of the initial phases of development approved under planning permission 14/12118/OUT and 17/07443/REM – land at Patterdown Road. Cllr Jenny Budgell consulted: - No objection. However, the Town Council would like to see replanting carried out where possible and a traffic management plan to ensure roads are kept clean.

17/11742/LBC	Hardenhuish	Erection of conservatories to flats 1 & 2 at former Parklands, Malmesbury Road. No Ward Councillors present: - No objection subject to the approval of the Conservation Officer.
17/11759/TCA*	Hardens & England	Fell 1 Fir tree at 38 Webbington Road. Cllrs James Adman & Bill Douglas consulted: - No objection.
17/11867/FUL	CP & Derriads	Two storey single extension at 5 Ascot Close. Cllrs Peter Hutton & Michael Merry consulted: - No objection.
17/11886/TCA*	Hardens & England	30% crown reduction to 1 Mulberry tree at The Old Vicarage, 54 St. Mary Street. Cllrs James Adman & Bill Douglas consulted: - No objection.
17/11932/FUL	Queens & Sheldon	Alterations and extensions to existing dwelling at 153 Queens Crescent. Cllr Mary Norton consulted: - No objection. However, the Town Council wishes to point out that it has received reports of difficulty viewing this application on-line.
17/12032/FUL	Hardens & England	Proposed development to provide a terrace of 5 three storey dwellings, access road and parking – land south of 9 London Road. Cllrs James Adman & Bill Douglas consulted: - No objection. The Local Ward Councillor raised concerns and may call this application in following discussions with the Case Officer. Concerns raised include waste management, bin storage, possible impact on the local area and on highways.
17/12056/FUL	CP & Redlands	Lounge and kitchen extension at 2 Redwing Avenue. No Ward Councillors present: - No objection.
17/12121/FUL	Lowden & Rowden	Remove existing timber built garage and build a new double garage with access for two cars at 34 Audley Road. Cllr Jenny Budgell consulted: - No objection subject to a condition on its usage and what is stored.
17/12184/TCA	Monkton	Reduce branches of group of Sycamore trees overhanging neighbouring properties back to boundary at Hathaway Retail Park, Foundry Lane. Cllr Pete Bishop consulted: - No objection subject to pruning not being too harsh (over pollarding).

Amended Plan		
17/10136/FUL	Queens & Sheldon	<p>Change of use of old persons' home (class C2) to create 2 cluster flats (class C4) at 150 Sheldon Road.</p> <p>Cllr Mary Norton consulted:</p> <ul style="list-style-type: none"> - The Town Council reiterates its previous comments that it objects on the grounds of over development of the site and traffic concerns regarding the impact onto the highway network. At its meeting held on 4 January 2018, further representations were received regarding local concerns.

PUBLIC QUESTION TIME

At the invitation of the Chairman, a resident of Sheldon Road addressed the Committee with reference to Minute 121 – application 10136/FUL. The resident said that although the plans for change of use had been modified, issues still remained. These included the layout of parking spaces for seven vehicles not being practical, possible traffic problems, one bedroom having no WC or shared facilities and no mention of the front bedroom in the plans. He asked Councillors to object to the application.

The Chairman explained that this application was an amended plan so the Committee's original comments would remain but that additional comments could be added.