

CHIPPENHAM TOWN COUNCIL

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

COUNCILLORS

PRESENT: Richard Bambury Jenny Budgetell
Michael Merry Nick Murry
Mary Norton Michelle Pearce (Chair)
Andy Phillips John Scragg

OFFICERS

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

PUBLIC

PRESENT: Four members of the public were present

In advance of the meeting Councillors received a presentation by representatives from Tetlow King Planning/Grant Taylor on proposals to provide a care home on land at Showell Farm.

PUBLIC QUESTION TIME

A copy of comments/questions asked is included as an Appendix to these Minutes. It was agreed to discuss planning applications 18/03954/VAR and 18/04123/106 first under Minute 20.

15. APOLOGIES

There were apologies for absence from Councillors Bill Douglas, Peter Hutton, Nina Phillips and Sandie Webb.

16. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

17. DECLARATION OF INTEREST

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

18. MINUTES

The Minutes of the meeting held on Thursday 17 May 2018 were approved as a correct record and signed by the Chairman.

19. **CHAIRMAN'S ANNOUNCEMENTS**

- (i) The Chairman welcomed a new member of staff, Andy Conroy, Planning Officer to the meeting. Andy would mainly be working on the Neighbourhood Plan for the Town but would also be advising on planning matters.
- (ii) When Permission in Principal (PiP) applications are dealt with under Delegated Authority in future, an item will be included on the agenda for the next meeting updating the Committee (this currently happens when standard applications fall between meetings of PET).
- (iii) Councillors were reminded that a Guide to Material Considerations was available at all PET meetings.
- (iv) Councillor Nick Murry updated the Committee on the Bridge Centre site. He had attended a meeting on the short term improvement of the site. Top soil had been added to part of the site and been seeded. The Town Council had agreed to maintain this area. Councillors suggested a watching brief on this as it was only a short term solution.

20. **PLANNING APPLICATIONS**

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) That planning application 18/03954/VAR be called to Committee by Councillor Andy Phillips who is given approval to attend the Northern Area Planning Committee on behalf of the Town Council.
- (iii) Appeals in respect of application numbers 17/10136/FUL (150 Sheldon Road) and 18/01084/FUL (31 Market Place) were noted.

21. **LICENSING**

Councillors considered the following licence applications as received by Wiltshire Council:-

- (i) **New Premises Licence application for The Island, Monkton Park**

A new premises licence from Chippenham BID for The Island, Monkton Park for live music/recorded music/performance of dance – Outdoors 12:00 to 18:00 hours on 14 July 2018 for the Chippenham Vintage Carnival.

RESOLVED that no objections be raised.

- (ii) **New Premises Licence application for 8 Station Hill**

A new premises licence for 8 Station Hill (new micro pub) for the sale of alcohol – ON and OFF sales – Sunday to Thursday 12:00 – 23:00 hours, Friday and Saturday 12:00 – 23:30 hours.

RESOLVED that no objections be raised.

22. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

(i) The following closures were noted:-

- A420 New Road (part) from its junction with A420 Park Lane for c70m in a southerly direction on 18 June 2018 for 4 days.
- High Street (part) and Market Place (part) on 20 June 2018 from 19:30 – 21:30 hours.
- A4 Bath Road (part) Chippenham Without and Chippenham from its junction with Chippenham Road/Chequers Roundabouts to its junction with Methuen Park from 2 – 14 July 2018 between the hours of 20:00 and 06:00.

With regard to work on New Road, Councillor Nick Murry requested that the contractors make good after the work is finished.

(ii) Vintage Carnival Procession

Councillors considered an application from Chippenham BID, received by Wiltshire Council, for a temporary road closure for various roads in the Town on Saturday 14 July 2018 from 19:00 – 20:00 for a Vintage Carnival.

Councillor Nick Murry had concerns regarding access to Monkton Park for residents and emergency vehicles and said he would be contacting Wiltshire Council to clarify.

RESOLVED that no objections be raised to this application.

23. PRESS RELEASE

No press release was considered necessary.

24. DATE OF NEXT MEETING

The next meeting will take place on 28 June 2018.

The meeting concluded at 8.15pm
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 – 7 June 2018

Application	Ward	Description
17/12167/LBC	Hardens & England	Replace two first floor windows like for like and repaint front of property at 17/17a Market Place SN15 3HW. No Ward Councillors present: - The Town Council welcomes these improvements.
18/02713/FUL	Hardenhuish	Erect a wooden car port structure at the front of the property at 135 Malmesbury Road SN15 1PZ. Cllr Michelle Pearce consulted: - No objection subject to a condition regarding the use of good quality materials.
18/03158/FUL	CP & Derriads	Single storey extension to rear of house at 14 Cheltenham Drive SN14 0SE. Cllr Michael Merry consulted: - No objection.
18/03954/VAR	CP & Redlands	Variation of condition 5 of planning permission 06/02656/FUL to amend the delivery hours to be between 05:00 and 23:00 Monday to Saturday and 07:00 and 23:00 Sundays and Bank Holidays at Morrisons, West Cepen Way SN14 6UZ. Cllr Andy Phillips consulted: - Recommend refusal on grounds of adverse impact on amenity of local residents as a result of noise and disturbance during early morning hours, which would be contrary to Core Policy 57 of the Wiltshire Core Strategy. At its meeting on 7 June 2018 the Town Council received representations from residents regarding this application. In particular issues regarding noise levels at night time causing disturbance to sleep and the lack of monitoring. The original planning consent (for Safeway) restricted deliveries to between 7am and 10pm due to the store being in a residential area. Morrisons were then granted temporary permission with conditions to enable deliveries between 5am and 11pm. Morrisons have not adhered to the conditions relating to the installation of acoustic barriers and the Local Planning Authority has failed to enforce these conditions. The local Ward Member will be calling in this application.
18/03992/LBC	Monkton	Internal alterations to office suites C and D. Ground floor: removal and alteration of existing C20th internal partitions and ceilings. Installation of new staircase, kitchen and WC areas. Alterations to building services. Replacement of existing floor and fall finishes. First floor: balustrading to new floor void perimeter. At Avonbridge House, Bath Road SN15 2BB.

		Cllr Nick Murry consulted: - No objection subject to the approval of the Conservation Officer.
18/04123/106	CP & Redlands / Lowden & Rowden	Modification of clause 3 of section 106 agreement relating to 11/00134/FUL at the former Westinghouse Recreation Ground, Park Avenue. Cllrs Andy Phillips, Jenny Budgell and John Scragg consulted: - The Town Council strongly objects. The application seeks to remove the timescale for building new sports facilities but offers no alternatives. If approved, there is the possibility that new sports facilities will be lost, which would be contrary to Core Policy 3 of the Wiltshire Core Strategy.
18/04187/FUL	Monkton	Erection of conservatory at 47 Esmead SN15 3PR. Cllr Nick Murry consulted: - No objection.
18/04229/VAR	Hardenhuish	Variation of condition 2 of planning permission 16/06388/FUL to allow minor change to one window at 9 Hardenhuish Lane SN14 6HS. Cllr Michelle Pearce consulted: - No objection.
18/04230/FUL	CP & Redlands	First floor rear extension at 41 Oak Road SN14 0XJ. Cllr Andy Phillips consulted: - No objection.
18/04305/FUL	Hardenhuish / Monkton	Single storey front and rear extension and detached garage with conversion of garage to habitable accommodation at 12 Murrayfield SN15 1TG. Cllrs Michelle Pearce & Nick Murry consulted: - The Town Council objects to this application due to the design being contrary to Core Policy 57. It is out of keeping with the surrounding area, will have a negative visual impact and may set a precedent. Due to the size of the proposed garage, there are concerns regarding its possible use in the future for residential purposes.
18/04483/FUL	Lowden & Rowden	Double storey side extension to first floor at 8 Rowden Road SN15 2AU. Cllrs Jenny Budgell and John Scragg consulted: - The Town Council recommends refusal due to the poor design being contrary to Core Policy 57.
18/04511/ADV	CP & Derriads / Corsham	Erection of three free standing internally illuminated totem signs – land off Bath Road, near junction with West Cepen Way SN14 0UL. Cllr Michael Merry consulted: - The Town Council has no objections to totem sign 1 on the A350 West Cepen Way and totem sign 2 on the A4 Bath Road. However it recommends that totem sign 3 on the roundabout is removed. It does not appear to serve any purpose and could be a distraction to motorists.

18/04512/FUL	CP & Redlands / Lowden & Rowden	Proposed first floor rear extension above existing single storey structure and insertion of dormers at 36 Bristol Road SN15 1NR. Cllrs Andy Phillips, Jenny Budgell and John Scragg consulted: - No objection.
18/04560/FUL	Queens & Sheldon	Retention of double mobile with toilets at Queens Crescent Primary School, Windsor Close SN14 0QT. Cllr Mary Norton consulted: - No objection.
18/04700/CLE	Hardens & England	Certificate of Lawfulness for the existing use as residential and beauty treatment and for the conversion of loft space at 47 The Causeway SN15 3DD. No Ward Councillors present: - No objection.
18/04701/FUL	Hardens & England	Retrospective planning application for garden office at 47 The Causeway SN15 3DD. No Ward Councillors present: - The Town Council strongly recommends refusal of this application as being contrary to Core Policies 57 and 58. The structure has a negative impact on the Conservation Area and to neighbouring listed buildings due to its excessive height, its design which is out of character and domineering views from neighbouring gardens.
18/04920/TCA	Hardens & England	Fell 1 Leylandii, 1 Holly and 50% reduction to Pine tree at 20 St. Mary Street SN15 3JN. No Ward Councillors present: - No objection. However, the Town Council would wish the applicant to replace the felled trees with appropriate shrubs, as proposed in the site plan.
Amended Plan		
18/00422/FUL	Hardenhuish	Detached house and garage in grounds of existing at 6 Greenway Park SN15 1QG. Cllr Michelle Pearce consulted: - The Town Council reiterates its previous comments made at its meeting on 29 March 2018 – “No objection subject to the garage being tied to the host dwelling”.

PUBLIC QUESTION TIME

At the invitation of the Chairman a resident addressed the Committee with reference to planning application 18/04123/106 for the former Westinghouse Recreation Ground, Park Avenue site. The resident explained that the applicant had requested the removal of Annex A which, if granted, the mechanism by which the replacement sports facilities are seen to be delivered would have no end date. This sends a clear signal to other developers that sports grounds are available for development as the need to replace them would no longer be necessary. Developers would simply have to promise to replace them (as in Annexe B) as they would know that they could come back at a later date to remove the various triggers and timetables to deliver the replacement sports facilities (Annexe A). The resident added that if removed, it is unlikely that these facilities will be delivered.

At the invitation of the Chairman, two residents addressed the Committee with reference to Planning application 18/03954/VAR for Morrisons. The residents expressed concerns regarding noise levels at night time which was causing disturbance to sleep and affecting residents' health. The original planning consent contained restrictions which Morrisons had not adhered to. Wiltshire Council had failed to enforce conditions regarding monitoring and no inspections had been carried out. Morrisons had not adhered to the conditions relating to the installation of acoustic barriers.