

CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 8 March 2018 at 7pm

COUNCILLORS

PRESENT: James Adman Richard Bambury
Pete Bishop Jenny Budgell
Bill Douglas (part) Peter Hutton (Chair)
Michael Merry Mary Norton
Michelle Pearce Andy Phillips
Nina Phillips

ALSO

PRESENT: Councillor John Scragg

OFFICER

PRESENT: Ann Chard, Administrative Services Officer - Planning

PUBLIC

PRESENT: Unitary Councillor Ross Henning
Three further members of the public

PUBLIC QUESTION TIME

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

150. APOLOGIES

There were apologies for absence from Councillor Clare Cape.

151. DECLARATION OF INTEREST

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

152. MINUTES

The Minutes of the meeting held on Thursday 15 February 2018 were approved as a correct record and signed by the Chairman.

153. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded Councillors that the next meeting (on 29 March) would take place at the Chippenham Museum.

Councillor Bill Douglas joined the meeting at 7.15pm

154. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) The following were noted:
 - Refusal of planning application 17/12043/FUL (erection of 66 dwellings, formation of access road, open space, landscaping and associated works – land at Methuen Park).
 - Approval of planning application 17/03417/OUT (outline planning for the erection of up to 1,000,000 sq ft of class B8 storage and distribution, employment space and associated infrastructure – land south east of Junction 17 of M4 Motorway).
 - The dismissal by the Planning Inspectorate of the appeal against refusal of planning permission for 17/01407/FUL (conversion of existing offices into 5 flats, including rear extension and raising the roof at 1 Langley Road).

155. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG)

- (i) Councillors received a report on new requests for Highway improvements from the Administrative Services Officer – Planning (copy in Minute Book).

A proposal to support CATG Issues 6063, 5886 and 5942 was put forward and a vote was taken. The motion was carried.

RESOLVED that the following comments be forwarded to Wiltshire Council for consideration by the Community Area Transport Group:-

Issue 5734 – emergency vehicles unable to park at front of Croft Court Residential Care Home.

- The Town Council does not support this request, in line with the recommendations made by the local Councillor at the CATG meeting on 27 February 2018.

Issue 6063 – need for safe drop off zone outside Nursery in Lowden Avenue.

- The Town Council supports the Highway Officers recommendation for a time limited bay to be installed and agree a contribution of £750 towards the cost. However, there were some concerns raised regarding future enforcement. Councillors suggested this request could possibly be combined with a future request to reduce the cost.

Issue 5886 – replace advisory crossing point near St. Peter’s School with zebra crossing.

- The Town Council supports the Highway Officers recommendation for a formal assessment and agrees a contribution of £250 towards the cost of a pedestrian count.

Issue 5942 – vehicles misdirected by sat nav. causing damage and disturbance, the Cloisters, Gypsy Lane.

- The Town Council supports this request and is happy for the Highway Officer to decide which of the two options suggested would be best. It agreed to a contribution of £62.50 towards the cost.

- (ii) On 22 June 2017 the PET Committee gave approval for the Town Council to investigate the process for a 20mph limit and static signage in the High Street via. CATG. Councillors received a verbal update requesting final approval to progress with this request from the Chairman. A proposal to support this request was put forward and voted upon. The motion was carried.

RESOLVED that the Town Council supports requesting a 20mph speed limit in the High Street made via the CATG process.

- (iii) The Chairman reported that the CATG Workshop held on Tuesday 6 March 2018 in the Town Hall had been well attended.
- (iv) Councillors received a report on the CATG meeting held on 27 February 2018 from Councillor John Scragg, the Town Council’s appointed representative (copy in Minute Book).

156. LICENSING

Variation of a Premises Licence – Tesco Express, Hungerdown Lane SN14 0JH

Councillors gave consideration to the above Variation of Premises application received by Wiltshire Council to vary the Licence for the sale of alcohol (OFF sales) – 06:00 to 00:00 daily and the removal of embedded restricted hours on Christmas Day and Good Friday.

RESOLVED that no objections be raised to this application.

157. STREET NAMING – NEW DEVELOPMENTS AT NORTH CHIPPENHAM

Councillors were asked to consider requests from developers of land at North Chippenham for street names. The first request was from Persimmon Homes asking for four street names and the second from Barratt Homes asking for two street names. Councillors were provided with a plan showing the proposed developments (copy in Minute Book).

RESOLVED that the following street names be submitted for consideration by the respective developers:-

Persimmon Beech Close
 Hazel Crescent
 Almond Close
 Hickory Close/Way
 Butternut Close/Way

Barratt Walnut Drive
 Filbert Street

158. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

- (i) The County of Wiltshire (Easton Lane, Chippenham) (Prohibition of Driving) Order 2018 and The County of Wiltshire (Byway 108, Chippenham) (Prohibition of Driving) Order 2018

Councillors gave consideration to the above proposed Traffic Regulation Orders (copies in Minute Book).

RESOLVED that no objections be raised but consideration be given to imposing a weight restriction.

- (ii) The following were noted:-

- Temporary Closure of Easton Lane (part) and Unclassified Footpath on 19 March 2018 for 18 months.
- Chippenham Footpaths 28 and 29 and Langley Burrell Footpaths 28 and 36 Diversion and Definitive Map Modification Order 2018 was made by Wiltshire Council on 1 February 2018.

159. PRESS RELEASE

No press release was considered necessary.

The next meeting will take place on 29 March 2018 and will be held at the **Chippenham Museum**

The meeting concluded at 8.40pm

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 – 8 March 2018

Application No.	Ward	Description
18/01188/FUL	CP & Redlands	Proposed change of use to A1 retail for fishing tackle retail business at Unit M Chippenham Trade Centre, Bumpers Farm SN14 6NQ. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.
18/01202/FUL	Hardens & England	Redevelopment to form 46 apartments for the elderly (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping – land at Former Causeway Garage, 16-17 The Causeway SN15 3DA. Cllrs James Adman & Bill Douglas consulted: - The Town Council welcomes development of this site. However it wishes to raise the following concerns: <ul style="list-style-type: none"> • Materials to be used are not particularly sympathetic to the area. • The height of the building seems quite imposing. • Parking facilities are limited and should also include parking for staff, doctors and emergency vehicles. • The design could be more in keeping with the neighbouring properties. The site is a key entryway into the Town and part of the conservation area so a design that blends into the current design of this historic street would be best. • Visibility of the planned access from the Causeway is a concern – access from the rear of the site should be considered. • The existing railings have historic value – can these be offered to the Museum or to the community please.
18/01230/FUL	Pewsham	Proposed extension to boundary fence and erection of new boundary fence to be constructed using timber feather edge on timber rails attached to concrete posts at 16 Buckingham Road SN15 3TF. Cllr Richard Bambury consulted: - The Town Council objects to this application. It could have a detrimental effect on highway visibility and a negative impact on the area.

18/01265/FUL	CP & Redlands	Conversion of existing garage to guest bedroom/gym and storage at 2 Curlew Drive SN14 6YQ. Cllrs Andy Phillips & Nina Phillips consulted: - No objection subject to the conversion being tied to the host dwelling and a condition on its usage/what is stored.
18/01277/TPO	CP & Derriads	30% crown reduction to Silver Birch at 44 Frogwell Park SN14 0RB. Cllrs Peter Hutton & Michael Merry consulted: - The Town Council is happy to delegate authority to the Arboriculturist & Landscape Officer at Wiltshire Council.
18/01290/FUL	Lowden & Rowden	Single storey rear extension at 53 Brooklands SN15 2FH. Cllr Jenny Budgell consulted: - No objection.
18/01294/TPO	Monkton	Reduce Yew hedge by 50% and reduce sides by up to 0.5m at Clift House, Langley Road SN15 1DS. Cllr Pete Bishop consulted: - The Town Council is happy to delegate authority to the Arboriculturist & Landscape Officer at Wiltshire Council.
18/01303/TPO	Queens & Sheldon	30% crown reduction to 3 Beech trees at 6 Kilverts Close SN14 0PU. Cllr Mary Norton consulted: - The Town Council is happy to delegate authority to the Arboriculturist & Landscape Officer at Wiltshire Council.
18/01305/TPO	Queens & Sheldon	30% crown reduction to Lime tree at 127 Queens Crescent SN14 0NW. Cllr Mary Norton consulted: - The Town Council is happy to delegate authority to the Arboriculturist & Landscape Officer at Wiltshire Council.
18/01374/FUL	Lowden & Rowden	Convert part of former West End Social Club to accommodate 5 new flats at former West End Social Club, Audley Road SN14 0EP. Cllr Jenny Budgell consulted: - The Town Council has no objection but is mindful of the accumulation of different types of buildings, traffic movement, inadequate parking and the design being unsympathetic to the area.
18/01381/FUL	Monkton	Single storey timber building for use as a garden room at 4 Lowden Hill SN15 2BY. Cllr Pete Bishop consulted: - No objection subject to a condition on its usage/what is stored.

18/01383/REM	Lowden & Rowden	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 at Rowden Park, Patterdown Road. Cllr Jenny Budgell consulted: - The Town Council welcomes the provision of play areas and recreation space in this development and given its current role in managing the majority of play areas in the town, would welcome the opportunity to discuss at an early stage future designs and management of play areas/open spaces.
18/01386/FUL	Pewsham	Proposed demolition of existing garage and erection of two storey side and rear extensions at 45 Danes Close. Cllr Richard Bambury consulted: - No objection.
18/01390/FUL	Lowden & Rowden	Change of use of dwelling house to children's nursery at 24D Lowden Avenue SN15 1LH. Cllr Jenny Budgell consulted: - No objection subject to highway concerns in this area being taken into consideration.
18/01392/ADV	Corsham Town	Installation of replacement illuminated and non-illuminated signs to the exterior of the building at Mill House, Bath Road, Methuen Park SN14 0UL. - No objection.
18/01460/FUL	Queens & Sheldon	Installation of wooden stage on school field with amphitheatre seating at Queens Crescent Primary School, Windsor Close SN14 0QT. Cllr Mary Norton consulted: - The Town Council welcomes this new facility.
18/01461/FUL	Queens & Sheldon	Alterations and extensions to existing dwelling at 21 Orchard Road SN14 0BE. Cllr Mary Norton consulted: - No objection.
18/01596/FUL	Monkton	Hipped roof conservatory to rear with open canopy area at 34 Boundary Road SN15 3NN. Cllr Pete Bishop consulted: - No objection.
18/01610/REM	Hardenhuish & L. Burrell Kington	Development comprising the erection of 51 dwellings and associated landscaping and infrastructure at land at North Chippenham (Parcel P1B) (reserved matters application pursuant of outline application 12/00560/OUT relating to appearance, scale, layout and

		landscaping) – land at North Chippenham. Cllr Michelle Pearce consulted: - The Town Council has no objection to this application. It would however mention that a resident has contacted the Ward Councillor to raise concerns regarding the boundary of his property in relation to the site boundary.
18/01624/FUL	CP & Derriads	Installation of an ANPR camera at McDonalds, Bath Road SN14 0AF. Cllrs Peter Hutton & Michael Merry consulted: - No objection.
18/01664/FUL	Hardens & England	Erection of 3 dwellings – land at Baydons Lane SN15 3JX. Cllrs James Adman & Bill Douglas consulted: - The Town Council welcomes the reduction in the number of dwellings and engagement with the community. It would like to see the drystone wall retained and the ancient hedge restored. This site is in a conservation area, adjacent to Baydon's wood and very visible from the riverside, including the new riverside walkway by the golf course so it is important that the Conservation Officer checks materials to be used to ensure they are in keeping with the area.
18/01671/FUL	Hardenhuish	Removal of rear conservatory and covered area, replace with single storey rear extension, new front boundary wall and associated works at 112 Malmesbury Road SN15 1QE. Cllr Michelle Pearce consulted: - No objection.
18/01718/FUL	Hardens & England	Proposed extension to rear of property and loft conversion including raising of roof height at 31 The Paddocks SN15 3DN. Cllrs James Adman & Bill Douglas consulted: - No objection.
18/01888/TCA	Monkton	Fell 2 Lilac trees at 9 The Hamlet SN15 1BY. Cllr Pete Bishop consulted: - No objection.