

CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 15 February 2018 at 7pm

COUNCILLORS

PRESENT: James Adman Richard Bambury
Pete Bishop Clare Cape
Bill Douglas Peter Hutton (Chair)
Mary Norton Michelle Pearce
Andy Phillips Nina Phillips

OFFICER

PRESENT: Ann Chard, Administrative Services Officer – Planning
Adrian Jones, Deputy Chief Executive

PUBLIC

PRESENT: No public were present

PUBLIC QUESTION TIME

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

140. APOLOGIES

There were apologies for absence from Councillors Jenny Budgell and Michael Merry.

141. DECLARATION OF INTEREST

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

142. MINUTES

The Minutes of the meeting held on Thursday 25 January 2018 were approved as a correct record and signed by the Chairman.

143. CHAIRMAN'S ANNOUNCEMENTS

(i) Operational Flood Working Group

Councillors were reminded that Councillor Clare Cape and the Service Delivery Manager will attend a meeting of the above on 14 March 2018 and report back.

(ii) CATG Process Workshop

A Workshop on the CATG process, run by Wiltshire Council will take place at 2pm on Tuesday 6 March in the Town Hall. All Councillors will be invited to attend.

(iii) Wessex Water Presentation

Wessex Water will give a presentation to Councillors on engaging with the community and working in partnership on projects to help with water and improving the environment. This will be at 6.30pm in advance of the PET meeting on 8 March 2018.

(iv) Salt Bins

Following the presentation to PET by Wiltshire Council Highway Officers on 25 January, Councillors were emailed a copy of salt bin locations within Chippenham. Councillors were asked to check if the bins in their Ward were still there and being used. Feedback will then be taken to a future PET meeting.

144. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) No objection be raised to the Tree Preservation Order for 1 Copper Beech, 1 Walnut and 2 Norway Maple trees on land at Showell Nursery (ref: 2018/00002/IND).

145. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

(i) Consultation: Proposed Pedestrian Crossing at Lodge Road, Pewsham

Councillors considered proposals received from Wiltshire Council to install a zebra crossing at Lodge Road, Pewsham (copy in Minute Book) and were reminded that at a meeting held on 6 October 2016 the Town Council agreed to support this project (CATG Issue 3013) and to contribute £2,000 towards the cost.

RESOLVED that the Town Council continues to support this proposal.

(ii) Pre-consultation - Extension of current 40mph limit Patterdown Road

Councillors considered proposals received from Wiltshire Council to revoke the current 50 mph limit and extend of the existing 40 mph limit on Patterdown from its current termination point (a point 95m south of the southern access to the layby adjacent to number 1 Patterdown) to a point approx. 355m to the South .

RESOLVED that the Town Council supports these proposals.

(iii) The following temporary closures were noted:-

- Lowden (part) from its junction with Palmer Street from 15–17 March 2018.
- Ripon Close from its junction with Minster Way from 9–12 March 2018.
- Spinney Close from its junction with Queens Crescent to its junction with The Firs and The Firs (part) from its junction with Spinney Close from 11–13 March 2018.

146. STREET TRADING CONSENT: NINJO NOODLE BAR

Councillors considered a Street Trading application received by Wiltshire Council, for Ninjo Noodle Bar to trade on the High Street from 08:00 – 17:00 on Tuesdays, Wednesdays and Thursdays from 27 February to 28 March, 2018 inclusive.

RESOLVED that the Town Council does not support this application for the following reasons:

- The trading days are outside the scheduled market days
- Negative impact on current traders
- Causing an accumulative effect/setting a precedent

It was suggested that the trader may wish to look at alternative sites off the High Street such as the area in Monkton Park to the side of Wilkinsons.

147. STREET NAME SIGNS

Councillors received a report from the Deputy Chief Executive on the above (copy in Minute Book). The report covered two issues, the first being whether the Council should support CATG Issue 5845 to change the street nameplate at the eastern end of Wessex Road to read “Wessex Road (leading to Wessex Close & Saxon Street)”. A proposal to support this request was put forward, a vote was taken and the motion carried.

The second issue for discussion was that Wiltshire Council were no longer funding the replacement of missing street name signs (which cost £250 each). It was noted that there had been instances of ambulances not being able to locate addresses due to street name signs being missing.

A proposal was put forward that Councillors provide ‘evidenced based’ information on missing signs in their Wards and this information go forward to the PET Committee meeting on 29 March 2018 for discussion and prioritisation. A vote was taken and the motion carried.

RESOLVED that

- (i) The Town Council supports CATG Issue 5845 – improved street name signage at Wessex Road and agrees a contribution of £62.50 (25%) towards the cost.

- (ii) All Councillors be asked to provide 'evidenced based' information on missing street name signs in their Wards to the Administrative Services Officer – Planning.
- (iii) Following an email sent to all Councillors on 6 February containing the locations of salt bins within Chippenham, Councillors be asked to check if salt bins in their Ward are still there and are being used and to send this information to the Administrative Services Officer – Planning.
- (iv) Information on street name signs and salt bins go forward to the PET Committee meeting on 29 March 2018 for discussion and prioritisation.

148. LICENSING

Variation of a Premises Licence application for McDonalds, Bath Road

Councillors noted that the above licensing application was dealt with under 'delegated powers' due to the deadline for comments (15 February 2018) falling between meetings of the Committee. The application was for the premises to be open to the public 24hrs. No comments were received from the public or Councillors within the period given and therefore Wiltshire Council had been informed that the Town Council had no objection to this application.

149. PRESS RELEASE

No press release was considered necessary.

Councillor Bill Douglas requested information on any plans to redevelop the former Police Station. It was agreed that Councillor Douglas would email the Chairman and the Administrative Services Officer – Planning with his questions and clarification would be sought.

The next meeting will take place on 8 March 2018

The meeting concluded at 8.20pm

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 – 15 February 2018

Application	Ward	Description
17/10772/TPO	Queens & Sheldon	Re-pollard Sycamore at 66 Queens Crescent. Cllr Mary Norton consulted: - No objection.
17/12400/TPO	Lowden & Rowden	Reduce upper crown of Lime tree by 3m and the remaining crown by 2m, reduce upper crowns of 5 Lime trees, alongside fence, by 3m and sides by 3m, also reducing back from street light by 2m at 18 St. Margarets Gardens. No Ward Councillors present: - No objection.
18/00137/FUL	Pewsham	Amendment to approved 16/04316/FUL to include a dormer window to the rear of the property at 32 Sheppard Close. Cllrs Richard Bambury & Clare Cape consulted: - No objection.
18/00243/FUL	CP & Redlands Langley Burrell Kington	Alterations to pedestrian footpath and landscaping, installation of zebra crossing and associated works at Chippenham Service Station, Malmesbury Road. Cllrs Andy Phillips & Nina Phillips consulted: - The Town Council welcomes these improvements.
18/00299/FUL	Queens & Sheldon	The provision of a purpose built mobility scooter store for the storage of 4 mobility scooters at Croft Court, Westcroft. Cllr Mary Norton consulted: - The Town Council welcomes this improvement.
18/00349/FUL	CP & Derriads	Proposed detached dwelling with garden store – land between 78 – 80 Derriads Lane. Cllr Peter Hutton consulted: - No objection. However the Town Council has concerns regarding privacy and requests a condition on usage/what is stored in the garden store.
18/00354/FUL	Hardenhuish	Conversion of existing garage to hair salon (retrospective) at Gratton House, Hardenhuish Lane. Cllr Michelle Pearce consulted: - The Town Council does not support this retrospective application for the garage to be used as a hair salon due to concerns over highway safety. It reiterates its previous comments made on 3 August 2017 that it did not approve the removal of condition 7 of 15/11989/FUL relating to parking provision and it recommended that the garage be tied to the property.
18/00393/FUL	Queens & Sheldon	Extensions and alterations at 23 Parliament Street. Cllr Mary Norton consulted: - No objection. However the Town Council has concerns regarding possible overbearing and impact on neighbouring properties.

18/00401/REM	Corsham Town	Reserved matters application for development of 72 homes forming phase 2 of Hunters Moon. Consent is sought for all outstanding matters relating to this area, comprising layout, scale, appearance, materials and landscaping – land at Hunters Moon. - No objection.
18/00422/FUL	Hardenhuish	Detached house and garage in grounds of existing at 6 Greenway Park. Cllr Michelle Pearce consulted: - No objection.
18/00517/FUL	Monkton	Part two storey side and rear extension, including garage, with a single storey rear extension at 8 Martins Close. Cllr Pete Bishop consulted: - No objection subject to the approval of the Planning Officer with regard to parking arrangements.
18/00520/TPO	Lowden & Rowden	1m reduction to Scots Pine, 2m reduction to 2 Lime trees and remove large sucker growth. 2m reduction to top of fence, to Maple tree at 20 St. Margaret's Gardens. No Ward Councillors present: - No objection.
18/00547/FUL	Hardens & England	Proposed single and two storey extension to dwelling, existing garage roof lifted to allow for accommodation at ground floor and first floor at 23 The Paddocks. Cllrs James Adman & Bill Douglas consulted: - No objection subject to the extension being tied to the host dwelling.
18/00604/FUL	Hardenhuish	Replacement of 2 small UPVC windows with 1 full height feature white powder coated curtain wall to school library at Sheldon School. Cllr Michelle Pearce consulted: - No objection.
18/00668/FUL	Hardenhuish	A joint names application for rear two storey extension to 37 & 39 Deansway. Cllr Michelle Pearce consulted: - No objection.
18/00725/FUL	Pewsham	Proposed single storey side extension at 2 Danvers Mead, Pewsham. Cllrs Richard Bambury & Clare Cape consulted: - No objection.
18/00767/FUL	CP & Redlands	Proposed two storey side extension at 58 Bristol Road. Cllrs Andy Phillips & Nina Phillips consulted: - The Town Council has concerns regarding possible overbearing, impact on neighbouring properties and the lack of adequate parking provision.
18/00809/FUL	Hardenhuish	Erection of single storey dwelling and access – land to the rear of 46 Greenway Lane. Cllr Michelle Pearce consulted: - No objection.

18/00814/TPO	Monkton	2.5m (20%) crown reduction to Ash tree and crown clean incorporating the removal of epicormic growth and crossing/rubbing branches at 6A Bruges Close. Cllr Pete Bishop consulted: - No objection.
18/00815/FUL	Hardens & England	Demolition of existing derelict outbuildings and erection of new dwelling along with garage (resubmission of 17/05775/FUL) – land east of Common Slip. Cllrs James Adman & Bill Douglas consulted: - No objection subject to the approval of the Conservation Officer.
18/00902/FUL	Lowden & Rowden	Change of use from care institution to HMO at 38 Rowden Hill. No Ward Councillors present: - The Town Council has concerns regarding highway safety and the lack of parking spaces.
18/00950/FUL	Hardenhuish	Two-storey pitched roof and flat green roof single storey rear extension with internal layout changes at 19 East Yewstock Crescent. Cllr Michelle Pearce consulted: - No objection subject to the extension being tied to the host dwelling.
18/01010/FUL	Hardens & England	Remodel internally, replace single storey rear extension, remove recessed section at rear, replace windows at 20 St. Mary Street. Cllrs James Adman & Bill Douglas consulted: - No objection.
18/01053/FUL	Lowden & Rowden	Erection of single storey side extension at Warwick House, Melksham Road, Patterdown. No Ward Councillors present: - No objection. However with regard to the proposed decorative trellis being used to soften the front wall, the Town Council would wish to see a more permanent feature.
18/01084/FUL	Hardens & England	Front and rear dormer roof extensions to existing office loft spaces at 31 Market Place. Cllrs James Adman & Bill Douglas consulted: - No objection.
18/01088/FUL	Hardenhuish / Monkton	Erection of single storey extension to rear of house with balcony over at Rosteage, Pew Hill. Cllrs Michelle Pearce & Pete Bishop consulted: - No objection.
18/01102/REM	CP & Redlands / Hardenhuish / Langley Burrell Kington	Phase 2 infrastructure: vehicular, cycle and pedestrian connections, public open space including a village green, a NEAP, allotments, landscaping, suDS and ancillary infrastructure across the Phase 2 infrastructure area. Following outline permission 12/00560/OUT. Land north of Hill Corner Road and west of B4069.

		<p>Cllrs Andy Phillips, Nina Phillips and Michelle Pearce consulted:</p> <ul style="list-style-type: none"> - The Town Council welcomes this infrastructure. It requests that the developer engage with the Town Council, Wiltshire Council and local residents at an early stage regarding the design of the play area and allotments. It also requests that the developer engage with the Town Council regarding the future management of these facilities.
18/01127/LBC & 18/01128/FUL	Hardens & England	<p>Proposed change of use of part ground floor from A1 shops to C3 (a) one bedroom apartment and alterations to retained shop to frontage of building (resubmission of 18/00231/FUL) at 62 St. Mary Street.</p> <p>Cllrs James Adman & Bill Douglas consulted:</p> <ul style="list-style-type: none"> - The Town Council regrets the loss of retail property but welcomes increased residential property in the Town centre. It asks that consideration be given to issuing more residents parking permits in the Town centre.
18/01164/FUL	CP & Derriads	<p>Enlargement of existing goods online distribution hub and associated alterations to service yard and customer car park including the erection of a new loading canopy, relocation of grocery 'click and collect' point and relocation of existing building fire escape at the Sainsbury store, Bath Road.</p> <p>Cllr Peter Hutton consulted:</p> <ul style="list-style-type: none"> - No objection. However the Town Council has concerns regarding the loss of parking spaces, requests that the rural buffer between the residential properties and the site be retained and there be a condition to control lighting and litter.
18/01172/FUL	Queens & Sheldon	<p>Alterations to existing dwelling at 12 Farleigh Close.</p> <p>Cllr Mary Norton consulted:</p> <ul style="list-style-type: none"> - No objection.