

CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 17 May 2018 at 7pm

COUNCILLORS

PRESENT: Richard Bambury Jenny Budgell
Bill Douglas Peter Hutton
Michael Merry Nick Murry
Mary Norton Michelle Pearce
Andy Phillips John Scragg
Sandie Webb

ALSO

PRESENT: Councillor Clare Cape

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.

1. APOLOGIES

There were apologies for absence from Councillor Nina Phillips.

2. DECLARATION OF INTEREST

- (i) Councillor Peter Hutton declared a non-pecuniary interest in the matter referred to in Minute 7 – application 18/04013/FUL as a family member has an interest in a neighbouring property.

Councillor Peter Hutton declared a non-pecuniary interest in the matter referred to in Minute 9 as the Chairman of Wiltshire Council's Licensing Committee.

Councillor Jenny Budgell declared a non-pecuniary interest in the matter referred to in Minute 10(ii) as being acquainted with a resident through her profession.

- (ii) Councillors Bill Douglas, Peter Hutton, Nick Murry and Andy Phillips each declared a non-pecuniary interest as members of the Local Planning Authority for the Municipal Year 2018-2019.

3. ELECTION OF CHAIRMAN

The Mayor, Councillor Andy Phillips took the Chair and invited nominations for the post of Chairman of the Planning and Environment Committee for the ensuing Municipal Year.

Councillor Peter Hutton was proposed by Councillor Mary Norton and seconded by Councillor Richard Bambury.

Councillor Michelle Pearce was proposed by Councillor Jenny Budgell and seconded by Councillor Bill Douglas.

A vote was taken with six votes being cast in favour of Councillor Michelle Pearce, four in favour of Councillor Peter Hutton and one abstention.

RESOLVED that Councillor Michelle Pearce be Chairman of the Planning and Environment Committee for the ensuing Municipal Year.

Councillor Michelle Pearce took the Chair and thanked the outgoing Chairman.

4. ELECTION OF VICE-CHAIRMAN

The Chairman invited nominations for the post of Vice-Chairman of the Planning and Environment Committee for the ensuing Municipal Year.

Councillor Nick Murry was proposed by Councillor Bill Douglas and seconded by Councillor Jenny Budgell. There were no other nominations.

RESOLVED that Councillor Nick Murry be Vice-Chairman of the Planning and Environment Committee for the ensuing Municipal Year

5. MINUTES

The Minutes of the meeting held on Thursday 19 April 2018 were approved as a correct record and signed by the Chairman.

6. CHAIRMAN'S ANNOUNCEMENTS

Councillor Clare Cape updated the Committee on the Operational Flood Working Group meeting held on 16 May 2018. It was **agreed** that Councillor Cape continue to attend these meetings and provide future updates to this Committee. The Deputy Chief Executive had emailed Councillors to check if there were any gullies in need of clearing and it was **agreed** to write to Wiltshire Council requesting that gulley clearing is carried out.

Prior to the next item Councillors Jenny Budgell and Peter Hutton each declared a non-pecuniary interest as stated in Minute 2 above.

7. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) Refusal of planning application 18/01305/TPO (30% crown reduction to Lime tree at 127 Queens Crescent) was noted.

8. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG) HIGHWAY IMPROVEMENT REQUESTS

Councillors received a report from the Administrative Services Officer – Planning (copy in Minute Book).

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

Issue No. 5311 – size and placement of no through road sign, St. Mary Street
- The Town Council supports this request and agrees a 25% contribution of £100. It requests the removal of signage for the United Reformed Church on St. Mary Street.

Prior to the next item Councillor Peter Hutton declared a non-pecuniary interest as stated in Minute 2 above.

9. MARKET PLACE TAXI RANK

Councillors received a report from the Deputy Chief Executive (copy in Minute Book). Councillor Hutton stressed the importance of consultation with taxi drivers regarding any changes. He also suggested that the time limit for the disabled parking bays be considered.

RESOLVED that the Town Council agrees to formally apply to Wiltshire Council via the submission of the appropriate forms to swop the disabled bays in the Market Place with the taxi rank.

Prior to the next item Councillor Jenny Budgetell declared a non-pecuniary interest as stated in Minute 2 above.

10. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

- (i) Proposed Traffic Regulation Order for Consultation – Various Orders, Wiltshire

Councillors received Wiltshire Council's Traffic Regulation Order which included The County of Wiltshire (Northern Wiltshire) (off Street Parking Places) Order 2018. It was noted that consultation was on the actual TRO rather than the decisions regarding charging policies.

RESOLVED that the comments made at the Town Council's Car Park Charges Consultation Working Party which were included in a letter to Wiltshire Council, be noted (i.e. that the Town Council agreed to the option of implementing Sunday and Bank Holiday charges for all Wiltshire Council Car Parking to raise £78,000 per year).

(ii) Wildlife and Countryside Act 1981 – Section 53 Application to Upgrade Bridleway No. 7 Chippenham (part) to a Byway Open to All Traffic

Councillors considered a letter and plan received from the Rights of Way Officer, Wiltshire Council regarding the above (copy in Minute Book).

RESOLVED that no objection be raised to the above.

(iii) The following temporary closures were noted:-

- The A350 (part) West Cepen Way and the temporary suspension of weight restriction on the B4528 Hardenhuish Lane from 21 – 31 May 2018.
- Hill Corner Road (part) from property no. 1 for approx. 50m south from 18 – 25 June 2018.

11. CHANGES TO PLANNING LEGISLATION – PERMISSION IN PRINCIPAL (PiP)

Councillors received a Briefing Note from Wiltshire Council regarding the above (copy in Minute Book).

RESOLVED that

- (i) Due to the 14 day consultation period for PiP requests and the fact that the PET Committee meets every 21 days, these be dealt with under delegated authority, i.e. delegated to the Chief Executive (in consultation with the Chairman and Vice Chairman of the PET Committee together with the PET Councillor(s) representing the Ward the application is in and/or neighbouring wards and the Town Council Administrative Services Officer – Planning).
- (ii) Wiltshire Council be asked for clarification regarding the procedure/timescale for dealing with a developer submitting a PiP application followed by subsequent PiP applications.

12. LOCAL PLANS

Corsham Neighbourhood Plan Regulation 16 Consultation

It was noted that Corsham Town Council had submitted its Neighbourhood Plan to Wiltshire Council and that Wiltshire Council was now coordinating a public consultation on this document. Councillors remarked that they were impressed with the presentation of Corsham's Neighbourhood Plan.

13. GREAT WESTERN RAILWAY

Councillors received an update from Councillor John Scragg on the above (copy in Minute Book). Councillor Nick Murry stated he was a member of the Chippenham Rail Users Group and was happy to relay any questions Councillors might have.

14. PRESS RELEASE

No press release was considered necessary.

The next meeting will take place on 7 June 2018

The meeting concluded at 8.10pm

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 – 17 May 2018

Application No.	Ward	Description
18/01891/FUL	CP & Redlands	Two storey extension to side of property (RHS as viewed from street) continuing approx. 60% across rear elevation with remaining approx. 40% as single storey. Included within proposed build: ground floor - porch, integrated garage, WC, utility room and new kitchen/diner. 1st floor - 2 no. additional double bedrooms (1 ensuite) and 1 family bathroom at 57 Park Avenue SN14 0HB. Cllr Andy Phillips consulted: - No objection.
18/02174/FUL	Pewsham	Proposed compound to house skips and erection of a close board fence (resubmission of 17/05762/FUL) at London Road Cemetery SN15 3RD (for Chippenham Town Council). - Unable to comment.
18/03007/FUL	Kington Langley / Sutton Benger	Full planning permission for groundworks and drainage proposals (to facilitate the delivery programme of outline application 17/03417/OUT) – land south-east of J17 of M4 motorway, Kington Langley. - No comment.
18/03319/FUL	CP & Derriads	Two storey side extension and single storey rear extension at 6 Epsom Close SN14 0FB. Cllrs Peter Hutton & Michael Merry consulted: - No objection.
18/03394/FUL	Hardenhuish	First floor extension and dormer to rear and loft conversion at 15 Ashe Crescent SN15 1RN. Cllr Michelle Pearce consulted: - No objection.
18/03415/FUL	Monkton	Addition of second storey to accommodate 2 apartments (C3) off of existing in-situ staircase to second floor, together with conversion of redundant rear to No. 8 Station Hill to form 2 maisonettes (C3) and change of use of No.8 from shop (A1) use to micro pub (A4) use at 8 Station Hill SN15 1EG. Cllr Nick Murry consulted: - The Town Council welcomes the additional accommodation on this site. It requests clarification on whether this will be a micro pub or microbrewery as the application states it will be a micro pub but the plans state it will be a microbrewery.

18/03438/TCA	Hardenhuish	Fell 2 Pine trees at former St. Pauls Church Hall, Malmesbury Road SN15 1PS. Cllr Michelle Pearce consulted: - No objection.
18/03493/FUL	CP & Redlands	Single and double storey extensions at 62 Bristol Road SN15 1NS. Cllr Andy Phillips consulted: - No objection. However the Town Council has concerns regarding the single storey side extension to the east of the property. It is unclear what this will be used for, it is very close to the boundary line and its sloping roof could cause outfall into the neighbour's garden. An inward sloping roof/guttering is suggested.
18/03644/TCA	Lowden & Rowden	Re-pollard 20 Lime trees at West Wing, The Ivy, Bath Road SN15 2AE. Cllrs Jenny Budgell, John Scragg & Sandie Webb consulted: - No objection.
18/03652/FUL	Queens & Sheldon	Erection of rear conservatory at Miribel, Bath Road SN14 0AD. Cllr Mary Norton consulted: - No objection.
18/03705/FUL	Hardenhuish	Single storey garden room in the back garden at 41 King Alfred Street SN15 1NP. Cllr Michelle Pearce consulted: - No objection.
18/03772/FUL & 18/04080/LBC	Lowden & Rowden	Redevelopment of former farmyard and buildings at Patterdown Farm to provide 3 new dwellings (alternative to 17/00113/FUL) at Patterdown Farm, Melksham Road south B4643 to junction with Saltersford Lane, Patterdown SN15 2NP. Cllrs Jenny Budgell, John Scragg & Sandie Webb consulted: - No objection.
18/03806/TCA	Hardens & England	Tree 1 (Sycamore) – reduce in height and spread by a third. Tree 2 (Cypress) – fell. Tree 3 (Sycamore) – reduce by 3m in height and 2m in spread. Location – Ronstone, Burlands Road SN15 3DG. Cllr Bill Douglas consulted: - No objection. However the Town Council requests that the applicant be asked to consider planting a tree to replace the felled tree if possible.

18/03815/FUL	CP & Redlands / Lowden & Rowden	Alterations and extension to existing dwelling at 32 Plantation Road SN14 0EX. Cllrs Andy Phillips, Jenny Budgell, John Scragg & Sandie Webb consulted: - No objection.
18/03845/FUL	CP & Redlands	Single storey rear, side and front extensions at 8 Boothmead SN14 0HU. Cllr Andy Phillips consulted: - No objection subject to the extensions being tied to the host dwelling.
18/03853/TPO	Queens & Sheldon	Lime tree (T34 of N TPO 62) – reduce back by 1.5m from last cut points and shape. Location – 92 Queens Crescent SN14 0NP. Cllr Mary Norton consulted: - The Town Council welcomes this work.
18/03908/FUL & 18/04206/LBC	Monkton	Replacement fenestration/curtain wall to front elevation and internal non-structural alterations at Akash Tandoori, 19 The Bridge SN15 1HA. Cllr Nick Murry consulted: - No objection.
18/04005/ADV	Queens & Sheldon	New corporate image signage to include fascia and freestanding sign at both non-illuminated and illuminated at B&Q, Bath Road SN14 0AT. Cllr Mary Norton consulted: - No objection.
18/04013/FUL	Monkton	Demolish rear garage and extension and replace with new, infill extension to front at 31 Sadlers Mead SN15 3PB. Cllr Nick Murry consulted: - No objection. However the Town Council has been made aware that residents have expressed concerns regarding the close proximity of the building/windows to the neighbouring property and the raised roof line which could affect the amenity of the neighbouring property by blocking sunlight.
18/04176/FUL	Queens & Sheldon	Two storey side extension and single storey rear extension at 1 Kent Close SN14 0QE. Cllr Mary Norton consulted: - No objection subject to the extensions being tied to the host dwelling.
18/04224/REM	Hardenhuish / Langley Burrell Kington	Reserved matters for development comprising the erection of 212 dwellings and associated landscaping and drainage infrastructure – land at North Chippenham (Parcels B2-5) following outline planning consent 12/00560/OUT. Cllr Michelle Pearce consulted: - No objection.

Amended Plans		
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. - The Town Council is disappointed by the reduction in energy efficiency on the site.