

CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 19 April 2018 at 7pm

COUNCILLORS

PRESENT: James Adman Richard Bambury
Jenny Budgell Clare Cape
Bill Douglas 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: One member of the public was present

(In advance of this meeting, at 6.30pm, a presentation by Crest Nicholson South West on proposals to develop land to the south west of Chippenham took place)

PUBLIC QUESTION TIME

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

170. APOLOGIES

There were apologies for absence from Councillor Pete Bishop.

171. DECLARATION OF INTEREST

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

172. MINUTES

The Minutes of the meeting held on Thursday 29 March 2018 were approved as a correct record and signed by the Chairman.

173. CHAIRMAN'S ANNOUNCEMENTS

(i) Rowden Park Development – Public Art Plan

The Town Council had been contacted by a freelance public art consultant undertaking a Public Art Plan for the Rowden Park development on behalf of Crest Nicholson and Recliffe Homes.

Once the plan has been drafted and the budget and broad remit agreed by the commissioners and the local authority, they would like to consult with relevant local organisations, agencies and community representatives when they are developing the commissions. The Town Council had confirmed it would like to take part in this consultation and offered to assist by including information on its website.

(ii) Land at Showell Farm

A letter had been received from Tetlow King Planning (circulated to all councillors) informing the Town Council that their clients Amber Grant Taylor intend to make a planning application in the near future to build a care home on land at Showell Farm.

- (iii) The Chairman reminded Councillors that the next meeting was on the 17 May 2018 when the PET Chairman would be selected, following Committee selection at the Annual Town Council meeting on 16 May 2018. He thanked the Committee members for their attendance and input over the past year and also the Administrative Services Officer – Planning.

174. 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 18/01084/FUL (31 Market Place).
 - Refusal of planning application 18/00135/FUL (32 Sheppard Close).
 - An appeal against refusal of planning application 17/10658/FUL (25 The Tinings).
 - An appeal against refusal of planning application 17/05672/FUL (land to the west of Forest Lane).
 - An appeal against refusal of planning application 16/06790/FUL (land at Methuen Park).

175. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG)

Highway Improvement Requests

Members received a report from the Administrative Services Officer – Planning (copy in Minute Book). Councillors considered two CATG requests and a proposal to support both was put forward and was seconded. A vote was taken and the motion was carried.

RESOLVED that

- (i) The following comments be forwarded to Wiltshire Council for consideration by the Community Area Transport Group:

Issue 5829 - Vehicles ignoring No Entry and No Right Turn signs and using Rowden Lane as a short cut.

- The Town Council supports this request and agrees a contribution of £100 towards the cost.

Issue 4704 – Request for a Zebra Crossing Wedmore Avenue/Malmesbury Road.

- The Town Council agrees to contribute an additional £175 towards this project (total contribution £375).

- (ii) An update on the 2018/2019 budget for the PET Committee be included on the next agenda.

176. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following closures were noted:-

- Temporary closure of Windsor Close on 26 April 2018 for one day.
- Temporary closure of Hill Corner Road (part) on 15 May 2018 for two days.

177. PRESS RELEASE

No press release was considered necessary.

On behalf of the Committee, Councillor Andy Phillips thanked the Chairman for the professional way he had chaired the PET Committee during the past year.

The next meeting will take place on 17 May 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 – 19 April 2018

Application No.	Ward	Description
18/02225/FUL	CP & Redlands	Single storey side and rear extension and front porch extension at 7 Manor Road SN14 0LQ. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.
18/02459/FUL	CP & Derriads	Single storey rear extension with part glazed roof, underfloor heating and log burner. Front single storey extension with new entrance to property and ground floor WC at 27 Turpin Way SN14 0UF. Cllrs Peter Hutton & Michael Merry consulted: - No objection. However the Town Council has concerns regarding the siting of the flue and would welcome improvements to improve its appearance.
18/02508/FUL	Pewsham	Installation of a twin wall flue in recently erected single storey extension at 23 Brewer Mead SN15 3FB. Cllrs Richard Bambury & Clare Cape consulted: - No objection. However the Town Council has concerns regarding the emissions from the flue which vents at the height of the second story.
18/02702/FUL	Monkton	Change of use from A1 to Sui Generis for proposed tattoo studio, art gallery and sub-let of premises to tradition Thai massage at 10-14 Station Hill SN15 1EG. No Ward Councillors present: - No comment.
18/02873/FUL	CP & Redlands	Change of use land abutting footpath into garden or domestic curtilage and moving boundary fence (2m close board fence) to path edge at 47 Sutherland Crescent SN14 6RS. Cllrs Andy Phillips & Nina Phillips consulted: - No objection. However the Town Council has concerns regarding the possible impact on the neighbourhood.
18/02973/106	CP & Redlands / Hardenhuish / Monkton / Langley Burrell Kington	Modification of S106 agreement attached to 12/00560/OUT to increase number of dwellings which can be occupied prior to various elements of highway works being carried out and to vary the details of the intermediate housing element to be either DMU or shared ownership. Lane at Hill Corner Road.

		<p>Cllrs Andy Phillips, Nina Phillips and Michelle Pearce consulted. Councillor Nina Phillips requested that her objection to this application be noted:</p> <p>- The Town Council considered this application at its meeting on 19 April 2018 and the committee were in total agreement to object for the following reasons:</p> <ul style="list-style-type: none"> • The S106 agreement is an integral element of the original approval and states that the development shall be completed in accordance with the approved phasing plan to ensure a balanced development for the benefit of future residents and Chippenham as a whole. • This proposed S106 modification seeks to delay the implementation of various elements of highway works so by implication will be to the detriment of existing and future residents and Chippenham as a whole. • The link road is essential for the Rawlings Green development. • Concerns are raised by the delay having an impact on the current condition of the local highway network, both rural and in the immediate area and also onto pavement and kerbing. • The Town Council requests that the affordable housing units be maintained as originally agreed. • The Town Council is continually disappointed to see requests to vary S106 agreements once they have been agreed.
18/02980/FUL & 18/03032/LBC	Monkton	<p>Change of use to 3 dwellings, rear extension and associated works at 19 New Road SN15 1HJ.</p> <p>No Ward Councillors present:</p> <p>- The Town Council has concerns regarding the amount of accommodation being proposed and the lack of off street parking. It requests that the provision of on-site parking be explored. The Town Council requests that consideration be given to issuing more residents parking permits in this area.</p>
18/03087/FUL	Hardens & England	<p>Proposed side extension above garage to provide new master bedroom at 35 Webbington Road SN15 3GB.</p> <p>Cllrs James Adman & Bill Douglas consulted:</p> <p>- No objection.</p>

18/03089/FUL	Hardenhuish	Proposed single storey rear extension together with loft conversion and internal alterations at 23 Ashe Crescent SN15 1RN. Cllr Michelle Pearce consulted: - No objection subject to there being no objections from neighbours regarding the size of the proposed extension and to the extension being tied to the host dwelling.
18/03116/FUL	Pewsham	Proposal for two new 2 Bedroom properties on land adjacent to 3 Centurion Close SN15 3TQ. Cllrs Richard Bambury & Clare Cape consulted: - The Town Council objects to this application for safety reasons based on information given in the letter from Fisher German LLP regarding the CLH pipeline. It would consider this application again if it were re-drawn.
<p>Amended Plans Members are asked to consider if they wish to make any further comments on the following amended plans.</p>		
17/07793/FUL	Monkton / Langley Burrell Kington	Works to existing road to provide new road link connecting B4069 Langley Road and Parsonage Way, including the provision of a footway/cycleway and new landscaping. Construction of new gyratory junction on Langley Road. Stopping up of existing section of Parsonage Way and change of use to provide storage area. Construction of link to existing storage area and provision of security fencing at Wavin Ltd., Parsonage Way. No Ward Councillors present: - The majority of concerns with the Rawlings Green development relate to traffic congestion, particularly with regard to Station Hill itself and the junction with New Road. It is noted that the Rawlings Green application states that the bridge (18/02037/FUL) will be completed May 2019 and that House Works start June 2019. If this bridge application (17/07793/FUL) is implemented instead, It is requested that the stated construction sequence is made an absolute, non-negotiable condition i.e. that no House Works commence until the Rawlings Bridge is complete.
18/00902/FUL	Lowden & Rowden	Change of use from care institution to HMO at 38 Rowden Hill SN15 2AR. Cllr Jenny Budgell consulted: - No further comments.

PUBLIC QUESTION TIME

At the invitation of the Chairman a resident of Hill Corner Road addressed the Committee with reference to planning application 18/02973/106.

The resident spoke of the damage already done to existing roads by construction traffic. They expressed concerns regarding up to 450 houses being built without an exit from the estate except by way of the existing, small roads. They added that modelling carried out had looked at the situation 10 years ago but not the period when the 450 houses would be built. They stressed that residents accept homes will be built but that respect should be given to the existing community.