

# CHIPPENHAM TOWN COUNCIL

Minutes of a meeting of the Planning, Environment & Transport Committee held at the Chippenham Museum, Market Place, Chippenham on Thursday 29 March 2018 at 7pm

## COUNCILLORS

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

## ALSO

**PRESENT:** Councillor John Scragg

## OFFICER

**PRESENT:** Ann Chard, Administrative Services Officer - Planning

## PUBLIC

**PRESENT:** Two members of the public were present

## PUBLIC QUESTION TIME

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

### 160. APOLOGIES

There were apologies for absence from Councillors James Adman and Michael Merry.

### 161. DECLARATION OF INTEREST

Councillor Clare Cape declared a non-pecuniary interest in matters referred to in Minute 164 as knowing the residents concerned, applications 18/02037/FUL, 15/12351/OUT and 18/02340/FUL.

### 162. MINUTES

The Minutes of the meeting held on Thursday 8 March 2018 were approved as a correct record and signed by the Chairman.

### 163. CHAIRMAN'S ANNOUNCEMENTS

- i) It was noted that the Transport and Development Manager (North and East), Sustainable Transport, Wiltshire Council (Spencer Drinkwater) would be attending the PET Committee meeting on 19 April 2018 to give a presentation on the relative benefits of a Chippenham Cycle Forum and the benefits of the Town Council becoming involved.

- ii) It was agreed to write a letter of thanks to the Head of Service – Local Highways (North & Central), Wiltshire Council (Bill Parks) for the yellow lines which had been installed in the High Street but highlighting that the reinstatement and repainting of the zebra crossing in the High Street was still outstanding.
- iii) It was agreed that under agenda item 5 (Minute 164) planning applications 18/02037/FUL and 15/12351/OUT would be considered first.

Prior to the next item Councillor Clare Cape declared a non-pecuniary interest in planning applications 18/02037/FUL, 15/12351/OUT and 18/02340/FUL as stated in Minute 161 above.

#### **164. 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 17/11618/FUL.
  - Non-confirmation of Tree Preservation Order Ref: 2017/00011/MIXED.
  - Confirmation of Tree Preservation Order Ref: 2017/00021/MIXED.

#### **165. SALT BINS/MISSING STREET NAME SIGNS**

At the PET Committee meeting on 15 February 2018 Councillors were asked to provide evidence based information on missing street name signs in their Wards and also to check if the salt bins in their Wards were still in situ and being used (Minute 147 refers). Councillors were asked to consider responses received which included four missing signs and five suggestions for additional salt bins (copy in Minute Book). One additional missing street sign at the cul de sac off Hill Corner Road was put forward by Councillor Michelle Pearce.

**RESOLVED** that

- i) The Head of Service – Local Highways (North & Central), Wiltshire Council (Bill Parks) be written to regarding the lack of salt bins in Cepen Park South & Derriads and requesting that Wiltshire Council consider future funding/re-allocation of salt bins to the following locations:-
  - Either end of Sandown Drive.
  - Goodwood Way Play area – roadside by Goodwood Way.
  - Bottom turning circles of both Barons Mead cul de sacs.

- ii) Wiltshire Council be asked to provide timings for the refilling of salt bins in Chippenham.
- iii) The Deputy Chief Executive be requested to consider, as budgets allow, providing additional salt bins at the following Town Council locations:-
  - Derriads Pond.
  - Lords Mead Allotments.
- iv) The following street name signs be ordered and installed:-
  - Page close, left hand side on entry - two stakes in place
  - Chamberlain Road, midway on road opposite Ryan Avenue junction - base board in place
  - Sandown Drive, evens 18 20 22 - one stake in place. Right Hand Side of Sandown Drive opposite Sedgefield Way junction
  - Clover Dean off Queens Crescent.
  - At the cul de sac off Hill Corner Road (Councillor Pearce to supply detailed information of location).

#### **166. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG)**

On occasion the Town Council is consulted on a CATG Issue but has not been provided with specific recommendations/costings by the Highway Authority. Councillors were asked to consider the following wording for use in such cases:-

*The PET Committee on behalf of Chippenham Town Council supports in principle Chippenham CATG Issue Number.... However, no financial commitment or prioritisation of any Highway improvements can be made at this time. This 'in principal' acceptance is made subject to a formal recommendation being made by Wiltshire Council Highway officers and a fully costed report being submitted and is subject to further debate and decision at a future PET Committee meeting.*

**RESOLVED** that the above wording be approved.

#### **167. OPERATIONAL FLOOD WORKING GROUP**

Councillor Clare Cape updated the Committee on the Operational Flood Working Group meeting held on 14 March 2018. Wiltshire Council was pleased to see the Town Council represented at the meeting. The meeting was attended by representatives from all over Wiltshire and there were updates from Wessex Water, Thames Water and Highways. There was also a presentation from the Country, Land and Business Association and reference was made to a report on farming (available on its website). There was also a discussion on dew ponds. It was noted that currently Chippenham does not have a flood plan and Councillor Cape had offered to push this forward and report back to the PET Committee. The next meeting will be held in Chippenham in May (more details to follow).

**168. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT**

The following temporary closures were noted:-

- A4 Chequers roundabout (part), Bath Road from its junction with A350 West Cepen Way southbound carriageway to its junction with A350 West Cepen Way northbound carriageway on 3 April 2018 for four days.
- Windsor Close from its junction with Queens Crescent for its entire length on 13 April 2018 for one day.
- Common Slip from its junction with The Butts for its entire length on 16 April 2018 for one day between the hours of 0930 and 1230.
- A4 (part) from its junction with A342 Old Derry Hill to its junction with London Road from 18 – 27 April 2018, nightly between the hours of 1900 and 0600.

**169. PRESS RELEASE**

No press release was considered necessary.

The next meeting will take place on 19 April 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 – 29 March 2018

<b>Application No.</b>	<b>Ward</b>	<b>Description</b>
18/00860/VAR	Corsham Town	Removal of condition 35 of planning application 16/12493/FUL to remove the requirement for all homes to achieve a level of energy performance at or equivalent to level 4 of the Code for Sustainable Homes – Land at Hunters Moon. - No comment.
18/01761/ADV & 18/01762/LBC	Hardens & England	Colour change of existing fascia signage letters from bronze to blue at Nationwide Building Society, 50 Market Place SN15 3HU. Cllr Bill Douglas consulted: - No objection.
18/01825/FUL	CP & Derriads / CP & Redlands	Change of use of land to create additional parking at Units 5 and 6 Westpoint Business Park, Vincients Road, Bumpers Farm SN14 6RB. Cllrs Peter Hutton, Andy Phillips & Nina Phillips consulted: - No objection.
18/01878/FUL	CP & Redlands	Provision of 3 purpose built bin stores for the storage of domestic waste bins – Nos 13 to 43 odds, Neeld Crescent SN14 0HT. Cllrs Andy Phillips & Nina Phillips consulted: - The Town Council welcomes these improvements.
18/01886/FUL & 18/02149/LBC	Hardens & England	External repairs to side wall, including rendering at 1 The Causeway SN15 3BT. Cllr Bill Douglas consulted: - No objection.
18/01890/FUL	Queens & Sheldon	Proposed two storey rear/side extension detached garage/workshop at 130 Sheldon Road SN14 0BZ. Cllr Mary Norton consulted: - No objection subject to the garage/workshop being tied to the host dwelling.
18/01946/FUL	CP & Derriads	Attic extension at 5 Kempton Park Court SN14 0FD. Cllr Peter Hutton consulted: - No objection.
18/01948/FUL	Monkton	First floor extensions to side and rear and associated alterations at 27 Esmead SN15 3PR. Cllr Pete Bishop consulted: - No objection.

18/01985/LBC	Hardenhuish	<p>Formation of new window opening to existing lean-to and block in existing external door opening at the Former Parklands, Malmesbury Road SN15 1PR.</p> <p>Cllr Michelle Pearce consulted: - No objection.</p>
18/02037/FUL	Langley Burrell Kington	<p>Construction of bridge over the Great Western Railway and accommodation works, including temporary haul road from Upper Peckingell Farm; construction compound; bridge beam storage compound; Cocklebury link road (phase 1), and associated drainage arrangements; highway and associated landscaping - Land at Rawlings Farm and Upper Peckingell Farm.</p> <p><b>1) Observations:</b></p> <p>a) Noted that Planning application 15/11886/FUL was approved on 19<sup>th</sup> July 2017 and included 9 conditions.</p> <p><b>2) Comments:</b></p> <p>a) One of the conditions mentioned above requests details of the access haul routes to the eastern side of the railway line. This latest application includes an option for a temporary haul road from Peckingell to expedite construction. There are a number of strong objections from residents in and around Langley Burrell regarding this haul road option. It is requested that the Planning Officers give thorough, sensitive and balanced consideration to these objections.</p> <p>b) 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 and indeed this one, states that the bridge will be completed May 2019 and that House Works start June 2019. It is requested that this sequence is made an <b>absolute, non-negotiable condition</b> i.e. that no House Works commence until the Rawlings Bridge is</p>

		<p>complete.</p> <p>c) The developer be asked to provide a robust site traffic management plan during construction taking into consideration local villages and update the Town Council, Langley Burrell and surrounding parishes.</p> <p><b>3) Recommendation:</b> No Objection, subject to the above comments.</p>
18/02103/FUL	CP & Derriads	Relocation of approved remote patio area under 17/05658/FUL to include new furniture and associated barriers at McDonald's Restaurant, Bath Road SN14 0AF. Cllr Peter Hutton consulted: - No objection.
18/02115/FUL	Hardens & England	First floor extensions over garage at side of house at 53 Hardens Mead SN15 3AF. Cllr Bill Douglas consulted: - No objection.
18/02120/FUL & 18/02532/LBC	Hardens & England	Construction of a shed to front elevation at 19 The Butts. Cllr Bill Douglas consulted: - No objection.
18/02135/FUL	Monkton	Demolition of detached store/WC, erection of detached hobbies room, gymnasium, shower/WC at 4 Lowden Hill SN15 2BY. Cllr Pete Bishop consulted: - No objection subject to a condition on the extension being non-habitable and also on its usage/storage.
18/02340/FUL	Pewsham	Double storey extension to rear and new porch to front elevation at 14 Holmes Close SN15 3FQ. Cllrs Richard Bambury & Clare Cape consulted: - No objection subject to the control of construction noise.
18/02367/LBC	Hardens & England	Internal alterations and proposed signage at 1 The Causeway SN15 3BT. Cllr Bill Douglas consulted: - No objection.
18/02368/ADV	Hardens & England	White lettering to street side elevation located on existing black boarding above bay window at 1 The Causeway SN15 3BT. Cllr Bill Douglas consulted: - No objection.

18/02439/FUL	CP & Redlands	Remove existing white conservatory and replace with orangery at 30A Hardenhuish Lane SN14 6HN. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.
18/02504/FUL	CP & Derriads	Double storey rear extension, single storey side extension and porch at 38 Ryan Avenue SN14 0TD. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.
18/02591/TCA	Monkton	(G1) – reduce 6 Poplar trees by 8m to previous pollard points at Lowden Manor Gardens, Lowden Hill SN15 2BX. Cllr Pete Bishop consulted: - No objection.
<b>Revised Plans</b>		
15/12351/OUT	Monkton & L. Burrell Kington	Outline Permission for up to 650 Dwellings, Including 5ha employment generating space and a 2 form entry primary school. Up to 10ha new public open space including country park, landscaping, storm water & foul drainage works, substation and associated infrastructure works. Access using Parsonage Way - over new railway bridge, Darcy Close and from Cocklebury Lane (for pedestrian/emergency works) – Land at Rawlings Farm, Cocklebury Lane. Cllr Pete Bishop consulted:  <b>1) Observations:</b>  a) Noted that the Strategic Planning Committee dated 14 <sup>th</sup> September 2016 granted planning permission, subject to 26 conditions.  b) Noted that development at Rawlings Green is included in the Chippenham Site Allocation plan dated May 2017.  <b>2) Comments:</b>  a) Some concerns remain regarding Ecology, Flood Risk, Air Pollution & Traffic congestion impact.  b) The application states that 45% of the development will be open space and that it will include a “Riverside Country



		<p>Park” both are welcomed, as is that fact that the park is alongside the river and northern boundary, but it is requested that these be made an <b>absolute, non-negotiable condition</b>.</p> <p>c) The Town Council welcomes the provision of 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.</p> <p>d) The majority of concerns within the original 168 representation letters relate to traffic congestion, particularly with regard to Station Hill itself and the junction with New Road. It is noted that the Rawlings Bridge application 18/02037/FUL, and indeed this one, states that the bridge will be completed May 2019 and that House Works start June 2019. It is requested that this sequence is made an <b>absolute, non-negotiable condition</b> i.e. that no House Works commence until the Rawlings Bridge is complete.</p> <p>e) Further to d) above, it is still not clear how congestion will be avoided at the Station Rd./ New Rd. junction due to the overcapacity statement. It is requested that this junction is given more design input to come up with a more robust and creative solution. Also it is not clear how the overall road network will avoid congestion without the inclusion of a link road to the A350, a Southern Link Road and an Eastern Link Road.</p> <p>f) The developer be asked to provide a robust site traffic management plan during construction taking into consideration local villages and update the Town Council, Langley Burrell and surrounding parishes.</p>
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		<p>g) The Town Council is very disappointed that the 40% affordable housing target is unlikely to be met, but note that the developer has to factor in the significant cost of the infrastructure requirements, including the railway bridge &amp; school etc. and recognise that the project needs to be financially viable. However we would request that as much affordable housing as possible is provided in this development.</p> <p>h) The Town Council is disappointed in the reduction of employment provision on site and would hope the developer would seek every opportunity to secure as much employment space as possible within the development area rather than see a reduction of the employment area.</p> <p><b>3) Recommendation:</b> No Objection in principal, subject to the above comments.</p>
18/00422/FUL*	Hardenhuish	<p>Detached house and garage in grounds of existing at 6 Greenway Park SN15 1QG.  Cllr Michelle Pearce consulted:  - No objection subject to the garage being tied to the host dwelling.</p>

### **PUBLIC QUESTION TIME**

At the invitation of the Chairman two residents of Langley Burrell addressed the Committee regarding planning applications 18/02037/FUL and 15/12351/OUT.

With reference to 15/12351/OUT one resident raised concerns regarding the revised application not being compliant with the Inspectors report and the CSAP for reasons including:-

- Too few affordable homes, numbers had reduced from 40% to 20%. The Inspector had only approved the Rawlings Green application subject to the revised assessment showing 40% affordable homes.
- The CSAP promised all new housing would provide employment to the area. The proposed local centre was being passed off as employment area so the application does not provide adequate commercial space.
- The Inspector asked for a country park to avoid spreading but all 10h of the country park is along the river which will not stop spread to the north.

With reference to 18/02037/FUL (haul road application) the same resident raised concerns that an existing road in Langley Burrell would not be wide enough for large lorries. They were also concerned that the road was being over-engineered so it could be maintained afterwards thus creating the opportunity for further development in future years. No access to Langley Burrell had been mentioned.

Another resident expressed concerns regarding the planned eastern link road being in the wrong position, too far north and entering into Bremhill Parish (whose neighbourhood plan opposed this). They suggested it should be further south.

The Chairman reminded the residents that the Town Council was a consultee and thanked them for their comments.