



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Chippenham Museum on Thursday 13 December 2018 at 7pm

Councillors present:

Jenny Budgell	Bill Douglas
Raj Gill	Peter Hutton
Nick Murry	Mary Norton
Michelle Pearce (Chairman)	John Scragg

Also present: Councillor Pete Bishop (to 7.50pm)

Officers present: Ann Chard, Administrative Services Officer - Planning
Andy Conroy, Planning Officer

Public present: Eight members of the public were present and one representative from the local press

PUBLIC QUESTION TIME

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

118. APOLOGIES

There were apologies for absence from Councillors Richard Banbury, Michael Merry, Andy Phillips and Nina Phillips.

119. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

120. DECLARATION OF INTEREST

Councillor Jenny Budgell declared a non-pecuniary interest, as the Ivy Lane School Finance Governor, in the matter referred to in Minute 123 - application 18/10609/FUL.

Councillor Nick Murry declared a non-pecuniary interest, as a neighbour, in the matter referred to in Minute 123 - application 18/10905/FUL.

Councillor John Scragg declared a non-pecuniary interest, as a member of and Deputy Chairman for the Civic Society, in the matter referred to in Minute 123 - application 18/10267/FUL.

Councillor Mary Norton declared a non-pecuniary interest, as a member of the Civic Society, in the matter referred to in Minute 123 - application 18/10267/FUL.

Councillors Peter Hutton, Bill Douglas and Nick Murry each declared a non-pecuniary interest, as Wiltshire Councillors, in the matter referred to in Minute 123 - application 18/10267/FUL.

121. MINUTES

The Minutes of the meeting held on Thursday 22 November 2018 were approved as a correct record and signed by the Chairman.

122. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported that the following planning applications had been refused by the Local Planning Authority:

- 18/07256/ADV & 18/09640/LBC - 11-12 High Street, internally illuminated projecting sign, internally illuminated fascia panel and two window menus (retrospective). The Town Council raised no objections on 1 November 2018, subject to the Conservation Officer having no concerns. Reasons for refusal include causing a degree of harm to the significance of the Conservation Area, discordant and dominant feature in the street scape due to its bright appearance and non-traditional materials and detail, box like projection enveloping fascia panel and dominating the listed building, no public benefit to offset the degree of harm caused to the historic environment.
- 18/09703/FUL - Matrix House, Hawthorn Road SN15 1FB, construction of three new second floor flats. The Town Council objected to this application on 1 November 2018. No decision notice was available yet so the reasons for refusal would be reported to the next meeting.

Prior to the next item Councillors Jenny Budgell, Nick Murry, John Scragg, Mary Norton, Bill Douglas and Peter Hutton each declared a non-pecuniary interest, as stated in Minute 120 above.

123. PLANNING APPLICATIONS

It was agreed to consider planning application 18/10267/FUL first. Following representations from the public present, the Planning Officer read out his views on the application.

After careful consideration by the Committee, Councillor Nick Murry put forward a proposal to object to the application, for reasons read out by the Planning Officer and other views expressed. This was seconded by Councillor Bill Douglas and a vote was taken. There being 5 votes in favour, 1 against and 2 abstentions, the proposal to object was carried.

RESOLVED that the attached list of observations on planning applications be submitted to the Local Planning Authority.

124. **WAITING RESTRICTION REQUESTS**

Councillors considered a report on the above from the Administrative Officer - Planning on the above (copy in Minute Book). Councillors were fully supportive of the request for the removal of double yellow lines in the layby on New Road.

RESOLVED that

- (i) The Waiting Restriction request for New Road be supported.
- (i) Completion of the WR2 form be delegated to the Chairman/Administrative Services Officer - Planning and completed forms be submitted to Wiltshire Council.
- (ii) The Chippenham BID be written to regarding supporting other schemes.

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

The following were noted:-

- Temporary closure of Easton Lane (part) and unclassified Footpath, Chippenham on 10 December 2018 until 14 April 2019.
- Urgent closure of Pewsham Way (part) and London Road (part) on 18 January 2019 between the hours of 19:00 and 00:00.

126. **PRESS RELEASE**

No press release was considered necessary.

127. **DATE OF NEXT MEETING**

The next meeting will take place on Thursday 3 January 2018

The meeting concluded at 8.30pm

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 - 13 December 2018

Application No.	Address/Description	Ward
18/10101/FUL	139 Wood Lane SN15 3EA Replacement fencing (retrospective). Cllr Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns.	Hardens & England
18/10170/LBC	16 The Butts SN15 3JT Removal of brick facade to fireplace and projecting brick hearth. New plastering of face of chimney breast. Addition of wooden beam (not structural) flush with chimney breast and installation of stone hearth at floor level. Cllr Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns.	Hardens & England
18/10267/FUL	Sadlers Mead Car Park, Sadlers Mead SN15 3QP Construction of new HQ office building and erection of multi-storey and surface car park to provide replacement and additional public car parking. Relocation of existing vehicle entrance from Sadlers Mead and associated groundworks, access improvements and landscaping. Cllrs Raj Gill & Nick Murry consulted: The Town Council objects to this planning application. These are the key issues it considers pertinent in the assessment of this application: Traffic and Parking Core Policy 61 of the Wiltshire Core Strategy seeks for new development to be designed to reduce the need to travel and encourage the use of sustainable transport alternatives. Core Policy 64 sets out that demand management measures will be promoted where appropriate to reduce reliance on the car. The submitted Transport Assessment states that there is an <i>"identified shortage of public car parking in Chippenham"</i> . However, no specific data or evidence has been submitted as to the quantum of this identified shortage in Town/Railway Station car parks, or why an additional 90 public car park spaces are required on the application site. The Applicant needs to provide this evidence as part of their planning submission.	Monkton

It is clear that the additional numbers of rail commuters could be catered for by expanded car parking along Cocklebury Road and on the north side of the Railway Station (as proposed in future phases of the Station Hub masterplan), whilst a new multi-storey car park in the Town Centre, at Bath Road for example, would be sited where it is really needed to serve Town Centre users. The Transport Assessment confirms that *“the proposed car park wouldn’t experience 100% utilization”*. Therefore with multi-storey car parks being proposed closer to the Station in future phases of the Station Hub masterplan, a policy emphasis on encouraging sustainable modes of transport that do not rely on the car, and a site which is in reality unlikely to be frequented by Town Centre users given its distance from the Centre, it is difficult to justify the need for additional public car parking in this particular location.

The Transport Assessment should be revised to demonstrate that suitable visibility can be achieved for existing vehicles and right turners into the development, and the baseline traffic model of the Cocklebury Road/Sadlers Mead junction should be corrected and validated against existing queues to give a more accurate picture of the development impact. With 130 additional car park spaces being proposed in total, the increase in traffic generated as a result of the proposed development, and cumulative impact when combined with other approved/proposed developments in the vicinity (e.g. extra care facility opposite/Rawlings Green), would be material.

Design and Heritage

The NPPF and Core Policy 57 requires a high standard of design in all new developments. The NPPF and Core Policy 58 requires development to protect, conserve and where possible enhance the historic environment. It specifically notes that development should conserve the special character or appearance of conservation areas.

The siting, scale, mass and appearance of the proposed office building is appropriate and well considered, and would be in keeping with existing development along Cocklebury Road. It would enhance this site visually when compared to the existing situation, and it would conserve the

character and appearance of Chippenham Conservation Area.

On the contrary, the siting, scale, mass and appearance of the proposed multi-storey car park, which would front on to Sadlers Mead, would not typically reflect the residential character and appearance of this road, which mainly comprises of bungalows. At 4-5 storeys in height, and sited immediately at back of pavement at its eastern end, it would appear particularly incongruous and dominant in the streetscene.

If the additional 90 public car park spaces referred to earlier were removed, this would equate to a reduction in height of the proposed multi-storey car park of two storeys. A resulting 2-3 storey car park would sit more comfortably within its surrounding context and would have less impact on the significance of the Conservation Area.

The Chippenham Conservation Area Character Appraisal refers to positive views and vistas from the south east end of the open section of Monkton Park looking North West to St. Paul's Church - although it does acknowledge the intrusion of the Olympiad and other modern buildings in this view. The addition of the proposed multi-storey car park in this view would erode the open, semi-rural character views of this part of the Conservation Area, appearing particularly prominent on the horizon in winter months when it would be illuminated for much of the time and tree screening would be limited. The submitted Heritage Appraisal does not assess whether the proposed development would diminish views of the Grade II Listed St Paul's Church from the south east end of the Park, something which the Town Council considers to be a positive contributor to the significance of the Conservation Area. The Town Council considers that any harm would be 'less than substantial' and would have to be weighed against any public benefits.

The Chippenham Conservation Area Management Plan SPG specifically refers to the existing Sadlers Mead car park site as an 'enhancement site'.

Enhancements include to *"prepare and implement an enhancement scheme to provide a proper welcoming entrance to the park from Sadlers Mead car park..."* and it sets out further specific enhancement works that should be sought.

The proposed multi-storey car park does nothing to enhance this 'enhancement site'. It represents a missed opportunity to improve linkages and pedestrian accessibility between residents to the north/east and the Town/Monkton Park, with pedestrians having to walk across that surface level part of the car park, with no clear pedestrian routes. In addition, the pedestrian route to the Olympiad from the north would actually be made less legible as a result of the proposed development, with visitors having to walk through the ground level of the multi-storey car park to access the front entrance of the Olympiad, the building being hidden behind the car park. Development of this site represents real opportunities for enhancement and improved pedestrian linkages, but fails to do so as proposed.

Five semi-mature trees are proposed to be planted to help screen views of the multi-storey car park from Monkton Park. However, these trees are not included within the red line boundary and do not form part of an associated legal agreement, so this mitigation should be afforded little weight in consideration of the application.

Air Quality

Given Chippenham experiences pressures on air quality, an Air Quality Assessment (AQA) should be submitted to demonstrate how the proposed development would impact upon local air quality.

Drainage

No Sustainable Drainage Assessment has been submitted. Therefore it is not possible to assess the drainage implications of the proposed development.

Other Material Considerations

The proposed office element would generate positive economic benefits for the Town, in terms of retaining a key employer and allowing them to expand their business. There appears to be no reason as to why this element of the scheme, which is supported by the Town Council, cannot be separated from the proposed multi-storey car park element.

	<p>The two elements are not inter-dependent, and the rationale for submitting as a single planning application is flawed.</p> <p>Conclusion</p> <p>Whilst acknowledging that there would be visual and economic benefits associated with the proposed office element, the Town Council considers that this would not outweigh the lack of evidenced need for additional public car parking spaces on this site, the increased traffic generated as a result of the proposal, the lack of information about the air quality impacts of the proposed development, the lack of any drainage proposals, and the negative aspects associated with the design of the proposed multi-storey car park. The design shortcomings of the proposed multi-storey car park would be its siting, scale, massing and appearance, and the detrimental impact this would have on the visual amenity of the area; and to a lesser extent the significance of the Conservation Area; together with the poor pedestrian linkages through the site and failure to enhance this site. This would not represent sustainable development and the Town Council objects to the proposal on the grounds that it would be contrary to CP 51, 55, 57, 58, 60, 61, 62, 63, 64 and 68 of the Wiltshire Core Strategy, the NPPF, the Chippenham Conservation Area Management Plan SPG, and the Air Quality SPD.</p>	
18/10368/LBC	<p>139 Wood Lane SN15 3EA</p> <p>Retention of internal works including removal of partition wall and partial replacement with stud wall; removal of plywood balustrade and replacement with toughened safety glass; removal of fascia to fireplace. Retention of replacement fencing.</p> <p>Cllr Bill Douglas consulted:</p> <ul style="list-style-type: none"> - No objection subject to the Conservation Officer having no concerns. 	Hardens & England
18/10529/FUL	<p>21 Orchard Road SN14 0BE</p> <p>Alterations and extensions to existing dwelling.</p> <p>Cllr Mary Norton consulted:</p> <ul style="list-style-type: none"> - No objection. 	Queens & Sheldon
18/10609/FUL	<p>Ivy Lane Primary School, Ivy Lane SN15 1HE</p> <p>Demolition of 5 no. existing 60 year old single storey timber pratten classrooms and replacement with 5 no. new modern modular single storey classrooms.</p> <p>Cllrs Raj Gill & Nick Murry consulted:</p> <ul style="list-style-type: none"> - The Town Council welcomes these new classrooms. 	Monkton

18/10688/FUL	19 Park Avenue SN14 0HB Proposed rear single storey extension, demolish conservatory. No Ward Councillors present: - No objection.	CP & Redlands
18/10767/TCA	Chippenham Railway Station, Cocklebury Road SN15 3QE 1m reduction to 4 Hawthorn trees and 2m reduction and crown lift to 3m from ground level over car park to 2 Maple trees. Cllrs Raj Gill & Nick Murry consulted: - No objection subject to the work being carried out sympathetically.	Monkton
18/10903/FUL	61 Bolts Croft SN15 3GQ Single storey rear and side extension and associated works. Cllr Bill Douglas consulted: - No objection.	Hardens & England
18/10905/FUL	3 Odcroft Close SN15 3SD First floor extension over existing garage and new front porch. Cllrs Raj Gill & Nick Murry consulted: - Object The proposed extension would be sited in close proximity to No. 27 Newall Tuck Road, and would likely result in an adverse impact on the amenity of this neighbouring occupier due to loss of outlook and loss of light to their rear garden and any habitable room rear windows. This would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF.	Monkton
18/11019/FUL	Divisional Police Headquarters, Wood Lane SN15 3DH Development of nine houses on the land to the rear of the former Police Station, including demolition of the existing car park structure. Cllr Bill Douglas consulted: - No objection. The redevelopment of this neglected car park site for residential is welcomed. Whilst this site is in a sustainable location, the rationale for low density development can be justified in this instance given the specific site constraints of existing mature trees, drainage easements across the site, and topography. Although there would be a significant amount of trees lost as a result of the proposal, these are Category C or U trees of low/no value. The proposal would retain all Category A and B trees on the site. Further clarity needs to be provided as to how the Category B trees along the southern boundary would be retained if the eastern and southern retaining walls of the	Hardens & England

existing car park structure are removed. The site could accommodate further new tree planting than is being proposed e.g. within rear gardens, and along northern/eastern site boundaries.

The site is located in Chippenham Conservation Area, albeit not a particularly sensitive part of the Conservation Area. The three storey scale of the proposed dwellings would be in keeping with the surrounding area. The site can accommodate a contemporary style of architecture as proposed. Notwithstanding, the proposed development will continue the streetscene along Fullers Close and so there should be some consistency in the material palette used - which would help tie the proposed development to the Flowers Yard development - design amendments should be sought to achieve this. The projecting gable feature on the front elevations of H3 and H4 would also benefit from some fenestration. The use of decking to front elevations would be inappropriate, as if not regularly maintained it would look poor.

The siting of the dwellings is generally acceptable, although greater alignment of H4 and H5 would improve the layout of the site. H6 may need to be relocated further away from No.99-115 Flowers Yard, as it would only be located 7m from habitable room windows on the south elevation of this building.

Bin stores/bike sheds should be hidden from public realm views, and any boundary treatment fronting on to the public realm should comprise entirely of stone walling to ensure high quality public realm.

The provision of 3 parking spaces per dwelling appears excessive given this sustainable location, and a reduction in numbers of spaces to 2 per dwelling should be encouraged in order to reduce frontage parking and increase landscaped frontages. The circular area of paving within the highway appears excessive in size, and a reduced turning head would help soften the public realm.

The site is of some ecological value and therefore conditions should be attached to any consent to minimize external lighting, install bat boxes and ensure careful site clearance, along with the other ecological mitigation measures referred to at 7.3 of the Ecological Appraisal.

18/11077/FUL	Land known as The Orchard, St. Mary Street SN15 3JJ Works to facilitate 4 car parking spaces and turning area. Cllr Bill Douglas consulted: - No objection subject to Highways having no concerns.	Hardens & England
18/11179/FUL	11 Hedge Row SN15 3PF Garage conversion to games room. No Ward Councillors present: - No objection subject to the garage being tied to the host dwelling.	Pewsham
18/11205/FUL	6 Sherington Mead SN15 3TU Two storey extension to side of property. No Ward Councillors present: (The Committee noted concerns raised by the occupier of a neighbouring property regarding privacy). - No objection.	Pewsham
18/11232/TPO	3 Truro Walk SN14 0QY Fell 1 Lime tree in decline. Cllr Mary Norton consulted: - No objection subject to the approval of the Arboriculturist at Wiltshire Council. However the Town Council requests that the applicant plant a tree of a more appropriate species to replace the felled tree if possible.	Queens & Sheldon
Amended Plan		
18/04224/REM	Land north of Hill Corner Road, Land Parcel B2-B5 Reserved matters for development comprising the erection of 212 dwellings and associated landscaping and drainage Infrastructure. Following outline planning conse.nt ref 12/00560/OUT. Cllr Michelle Pearce consulted: - No objection.	Hardenhuish (& Langley Burrell Kington)

PUBLIC QUESTION TIME

At the invitation of the Chairman members of the public addressed the Committee with reference to Minute 123 - planning application 18/10267/FUL.

A resident expressed his concerns regarding the increase in traffic caused by these proposals. He had concerns regarding the safety of children going to and from the local primary school, in particular on an already dangerous bend. He was also concerned about air quality which he stated was already above the limit and stated that there was a legal requirement to reduce levels.

A member of the Civic Society expressed concerns regarding the proposed car park dominating the view from Monkton Park and said that Chippenham Civic Society were horrified by this proposal, believing it to be inappropriate to the site. They spoke about the river Avon being a valuable asset to the Town and that over the years planners had not made the best of it. They felt that the latest proposals to build a car park and offices was a very bad idea and should be rejected. They mentioned that mature trees will also be lost in this development which may have been part of the original parkland. They pointed out that there are offices in town which have not been used since they were built and could be used rather than building a new office block. They questioned who would use the new car park in a location which was not convenient for the Town centre.

Two residents/members of the Civic Society stressed that they felt the location was inappropriate for a multi-storey car park. The site is at the top of a steep hill and therefore not convenient for shoppers, just the Railway Station.

Two residents stated that the planners had an opportunity to do something more imaginative and that there was not much to commend the application. The views from the park were not good and increased traffic a concern. It was already a struggle to access Monkton Park and these proposals would only exacerbate this. They called for the planners to make better use of the site and invest in the Town.