



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 22 November 2018 at 7pm

Councillors present:

Jenny Budgell	Bill Douglas
Peter Hutton	Michael Merry
Nick Murry	Mary Norton
Michelle Pearce (Chairman)	Andy Phillips
Nina Phillips	

Also present: Councillor Ruth Lloyd

Officers present:

Adrian Jones, Deputy Chief Executive
Ann Chard, Administrative Services Officer - Planning
Andy Conroy, Planning Officer

Matthew Croston, Wiltshire Council
Tony Morgan, Wiltshire Council
Rory Bowen, Wiltshire Council

Public present: Two members of the public were present

In advance of the meeting Councillors received a presentation by representatives from Chippenham Borough Lands Charity on proposals to build a Community Hub on land at Westmead.

PUBLIC QUESTION TIME

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

106. APOLOGIES

There were apologies for absence from Councillors Richard Bambury, Raj Gill and John Scragg.

107. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

108. DECLARATION OF INTEREST

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

109. MINUTES

The Minutes of the meeting held on Thursday 1 November 2018 were approved as a correct record and signed by the Chairman.

110. CHAIRMAN'S ANNOUNCEMENTS

Councillors were pleased to note that Wiltshire Council had suspended the proposed Sunday parking charges.

111. SADLERS MEAD CAR PARK UPDATE

Three representatives from the Wiltshire Council Team working as part of the Station Hub Task Group answered questions on proposals to develop Sadlers Mead Car Park as part of Phase Two of the Chippenham Railway Station development, as summarised below:-

- Security issues were raised and it was confirmed that ground floor car park lighting will be made as vandal proof as possible and that PIR sensors will be used on upper floors. The car park will be open 24 hours a day so currently cannot be secured overnight. Consideration is being given to installing a pay at exit system which will discourage 'aggressive driving racers' using it at night and the team are working closely with the Police on this.
- With regard to electric charging points, twelve are planned, including two disabled bays with infrastructure for a further ten. Additional points will be considered in future.
- Concerns were raised regarding potential pollution levels caused by increased traffic using Station Hill. It was confirmed that no formal calculation on pollution levels had been conducted yet, as this was not a requirement of the application. A traffic survey had been carried out.
- There were also concerns regarding harmful pollution levels within the car park itself and it was suggested that extractor fans/washers could be used.
- With regard to accessing the car park, it was confirmed that the traffic assessment had pointed towards the needs for traffic mitigation measures.
- A recent article in the local press had misquoted the number of tiers and parking spaces being proposed for the car park but this had been corrected.

- The need for additional parking was questioned. It was confirmed that an overall figure had been included in the introductory part of the planning submission (taken from GWR figures).
- Wiltshire Council had previously issued documents to justify a multi-storey car park and produced surveys on usage of car parks which could be reissued. These documents had highlighted concerns regarding stairwells and dark areas. It was confirmed that all stairwells would be well lit and that CCTV would be installed. The stairwells will be made of concrete to support the structure but it may be possible that they could be opened up to let in more daylight.
- It was pointed out that five trees had been proposed to screen the car park from Monkton Park but that they were outside the red line of the development site and not included in any legal documents. Wiltshire Council gave verbal commitment to planting the trees. The proposed trees will be semi-mature and in approx. ten years only the top storey of the car park should be visible.
- Councillors were advised to contact Tim Martiensen, Director of Economic Development & Planning at Wiltshire Council with any further questions.
- The planning application relating to this development (18/10267/FUL) will be considered at the next meeting on 13 December 2018.

112. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) The refusal of planning application 18/08537/FUL (creating vehicular access with dropped kerb at 5 Park Lane) in line with the Town Council's objections be noted.

113. PET COMMITTEE PROJECTS

Councillors considered a report from the Administrative Services Officer - Planning on the above (copy in Minute Book). Two proposals for projects were put forward for consideration.

Councillor Nick Murry proposed that the PET Committee commission a study on air quality and provision of electrical car charging points. This would help with the Neighbourhood Plan and future discussions with developers (cost approx. £4,000). It was agreed that his written proposal would be circulated to Committee members after the meeting.

Councillor Peter Hutton proposed that the Committee fund fishing platforms along the river Avon (cost approx. £500 each so approx. £3,000 in total) and possibly a pontoon which could be used as part of the river festival.

It was suggested that this could be an item for the Amenities, Culture & Leisure Committee. The Deputy Chief Executive reminded Councillors that proposals to fund fishing platforms had been considered by the Amenities, Culture & Leisure Committee but that there was no budget available. He explained that Ear Marked Funds were designated for tangible projects (e.g. buildings, vehicles, play equipment) or for agreed Council projects that span over several years (e.g. the Neeld development project). He emphasized that Ear Marked Funds were therefore not for unforeseen or unplanned projects. The PET Committee had c£1K remaining in its 2017/18 capital budget and c£5K in its Ear Marked Fund. Once this funding had been spent, then subject to approval, next year's budget would be £12K. This would be for all CATG work and any other agreed projects.

He suggested alternative ways to fund this project. The Angling Club could apply for a community grant. The Strategy & Resources Committee would soon be looking at devolution of services so this could possibly be looked at, along with other improvements to Monkton Park when considered. The Deputy also stated that the Council was in receipt of CIL money and could legitimately be used for both projects. However a policy on CIL will go to full Council in the New Year.

It was proposed that both projects be approved in principal and considered further at a future meeting, following research to ascertain the costs involved and the most appropriate sources of funding so that Councillors can make an informed decision. A vote was taken which was unanimous and the motion was carried.

RESOLVED that both projects be approved in principal and considered further at a future meeting, following research to ascertain the costs involved and the most appropriate sources of funding.

114. STREET NAMING: NEW DISTRIBUTOR ROAD SERVING THE NORTH CHIPPENHAM SITE

Councillors considered a request made to Wiltshire Council from Langley Burrell Parish Council to name the new distributor road which links the B4069 to the A350 "Kilverts Way". It was proposed that no objection be raised to this proposal. A vote was taken which was unanimous and the motion was carried.

RESOLVED that no objection be raised to naming the new distributor road which links the B4069 to the A350 "Kilverts Way".

115. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

(i) Pre-Consultation Right Hand Turn Ban (Proposed Costa), Bath Road

Councillors considered Wiltshire Council's pre-consultation on a proposal for a Right Hand Turn Ban at the proposed access of Costa Coffee, Bath Road.

RESOLVED that no objection be raised to the proposal subject to the provision of adequate signage, road markings and appropriate replanting to maintain adequate screening of the building.

(ii) Proposed Sewerage Works in the High Street

It was noted that Wessex Water is proposing to install a new sewer in the High Street. Work will commence in January 2019 and take approx. 6 weeks to complete.

RESOLVED that Wessex Water be written to (and Highways be copied in) requesting that:-

- Resurfacing of the High Street be carried out after completion of this work.
- All street furniture, etc. be replaced in the same place following resurfacing.
- Adequate signage be provided for this closure at key entry points to the Town to give ample warning to traffic.
- Consideration be given to the safety of pedestrians/cyclists.

(iii) The temporary closure of Footpath 4 (part) and Footpath 6 (part) from 1 April 2019 for approx. six months to enable residential development was noted.

116. PRESS RELEASE

No press release was considered necessary.

117. DATE OF NEXT MEETING

The next meeting will take place on 13 December 2018 at Chippenham Museum.

The meeting concluded at 8.35pm

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 - 22 November 2018

Application No.	Address/Description	Ward
18/07294/FUL	2 Boundary Road SN15 3NN Single storey detached garage. Cllr Nick Murry consulted: - No objection.	Monkton
18/09914/FUL*	1 River Street SN15 3ED Change of use from A1 to D1 for the provision of medical and health services. Cllr Bill Douglas consulted: - No objection subject to a condition preventing the use of large advertising boards.	Hardens & England
18/09917/FUL	8 Garth Close SN14 6XF Side first floor extension over existing garage and rear single storey extension in garden. Cllrs Andy Phillips & Nina Phillips consulted: - Object. The proposed two storey side extension has not been designed to appear subservient to the host dwelling and does not follow the good design principles set out in Wiltshire Council's Householder Design Guide, with higher eaves than the host dwelling on one side and a roof ridge which is not stepped down from the host dwelling. In addition, its blank elevation, which would immediately face on to the public realm would have a deadening effect on the street scene. The proposed side extension would not represent good design and would have an adverse impact on the street scene and visual amenity of the area, being contrary to CP57 of the Wiltshire Core Strategy and the NPPF.	CP & Redlands
18/09937/FUL	8 Unity Street SN14 0AR New side and rear extension with associated demolition and alterations to existing parking arrangements. Cllr Jenny Budgell consulted: - No objection subject to the extension being tied to the host dwelling.	Lowden & Rowden
18/09990/FUL	21 Baydons Lane SN15 3JX Loft conversion above single storey side annexe to include Velux roof lights to front and rear elevation and internal alterations to allow access. Cllr Bill Douglas consulted: - No objection.	Hardens & England
18/10036/FUL & 18/10124/LBC	11-12 High Street SN15 3ER Change of use and alterations of upper floors and ancillary areas to convert to residential with retained commercial ground floor unit.	Hardens & England

	- Withdrawn.	
18/10079/TCA*	Westmead House, Westmead Lane SN15 3HZ 30% crown reduction to 1 Cherry tree and 2 Sycamore trees, and 25% upper crown reduction to 3 Pear trees, pollard 1 Willow to height of 7m. Cllr Bill Douglas consulted: - No objection.	Hardens & England
18/10270/FUL	9 Humbolts Hold SN15 3GY Proposed side and rear extensions, plus new entrance lobby. Two storey at side, single storey at rear, internal space adjustment. All new materials to match existing. Cllr Bill Douglas consulted: - No objection.	Hardens & England
18/10337/TPO	Former Westinghouse Recreation Ground, Park Avenue Removal of large broken limb from Plane Tree. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.	CP & Redlands
18/10396/FUL	40 Bristol Road SN15 1NR Two storey side extension and single storey replacement rear extension together with internal layout and landscaping alterations. Cllrs Andy Phillips & Nina Phillips consulted: - Object. Whilst there is no concern with regard to having a contemporary styled two storey side extension here, the proposed extension has not been designed to appear subservient to the host dwelling and does not follow the good design principles set out in Wiltshire Council's Householder Design Guide. The splayed orientation of the proposed extension, its discordant roof design, lack of fenestration to its ground floor front elevation, lack of set back from the front elevation of the host dwelling, and roof ridge/eaves which is not lower than that of the host dwelling, would result in a poorly designed extension at odds with the host dwelling, and one which would have a detrimental impact on the street scene and visual amenity of the area, contrary to CP57 of the Wiltshire Core Strategy and the NPPF.	CP & Redlands
18/10469/FUL	Abbeyfield House, 43 Rowden Lane SN15 2AQ Proposed change of use from vacant residential care home (use class C2) to sui generis use as a larger HMO (House of multiple occupation). Cllr Jenny Budgell consulted: - No objection. Whilst recognising that a HMO use is not entirely compatible with the character of the surrounding area, it is unlikely that noise and traffic generated from the proposed HMO would be significantly different to the existing care home use	Lowden & Rowden

	<p>as to cause material harm to the amenity of the neighbouring residential occupiers. If consent is granted it is requested that a condition be attached for submission of a tenant management plan in order to further help protect the amenity of neighbouring residential occupiers.</p> <p>Consideration should be given to improving access to the site which is from the busy A4 Bath Road. This junction is already dangerous and safe access/egress needs to be addressed. Consideration should also be given to making improvements to footpaths and adequate parking should be provided.</p>	
18/10478/TCA	<p>Ivy Road Industrial Estate Fell 1 dead Ash tree. Cllr Nick Murry consulted: - No objection. However the Town Council requests that the applicant plant a tree of a different species to replace the felled tree if possible.</p>	Monkton
18/10518/FUL	<p>5 Hither Close SN14 0LF Porch extension and single storey side and rear extension. Cllrs Andy Phillips & Nina Phillips consulted: - No objection subject to there being no negative impact on the neighbouring property at No. 3 Hither Close in terms of loss of light or outlook to rear habitable room windows.</p>	CP & Redlands
18/10628/FUL	<p>6 East Yewstock Crescent SN15 1QR Alterations and extensions to existing dwelling. Cllr Michelle Pearce consulted: - No objection.</p>	Hardenhuish
Amended Plan		
18/08759/FUL	<p>11 Danes Close SN15 3UH Extending driveway using non permeable block paving. Raised garden area to the right hand side. Eco drain at bottom of drive to collect surface water. Drop kerb. No Ward Councillors present: - No objection.</p>	Pewsham