



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 24 January 2019 at 7pm

Councillors present:

Richard Bambury	Jenny Budgell
Bill Douglas	Peter Hutton
Michael Merry	Nick Murry
Mary Norton	Michelle Pearce (Chairman)
Andy Phillips	John Scragg

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

Public present: Two members of public were present
One member of the local press was present (part)

In advance of the meeting Councillors received a presentation on Rights of Way by Wiltshire Council

PUBLIC QUESTION TIME

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

137. APOLOGIES

There were apologies for absence from Councillors Raj Gill and Nina Phillips.

138. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

139. DECLARATION OF INTEREST

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

140. MINUTES

The Minutes of the meeting held on Thursday 3 January 2019 were approved as a correct record and signed by the Chairman.

141. CHAIRMAN'S ANNOUNCEMENTS

- (i) Councillor Nick Murry (Chairman of the Neighbourhood Plan Steering Group) gave an update on the Neighbourhood Plan. The Steering Group was currently looking at pre-vision engagement questions to capture public concerns which will be used in a survey/questionnaire.
- (ii) Councillor John Scragg would update the Committee on a survey being conducted on Chippenham railway station use later on the agenda.
- (iii) The Chairman, Vice-Chairman and Officers had met with Wiltshire Council Planning Officers earlier that day. It was noted that it was possible for the Town Council to defer commenting on planning applications for major sites if necessary by requesting extra time from Wiltshire Council.
- (iv) The appeal in respect of planning application 18/01202/FUL had been withdrawn.
- (v) Councillor John Scragg reported that he had attended a recent meeting of CATG and would report to the next PET meeting. At this meeting it was announced that after 15 years' service, the Chippenham Community Engagement Manager would be leaving Wiltshire Council. It was agreed that the Chief Executive be asked to write a letter of thanks, on behalf of the Town Council and in particular the PET Committee, to the Chippenham Community Engagement Manager for her work.

142. 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 18/10396/FUL (two storey side extension & single storey replacement rear extension together with internal layout and landscaping alterations at 40 Bristol Road) was noted.
- (iii) The refusal of planning application 18/10905/FUL (First floor extension over existing garage and new front porch at 3 Odcroft Close) was noted.
- (iv) It was noted that an appeal made to the Planning Inspectorate in respect of planning application 18/01202/FUL (redevelopment to form 46 apartments for the elderly, guest apartment, communal facilities, access, car parking and landscaping on land at the former Causeway Garage, 16-17 The Causeway) had been withdrawn.

143. GREAT WESTERN RAILWAY UPDATES

Councillor John Scragg presented a report (copy in Minute Book) giving feedback following his attendance at a meeting of the Chippenham Rail Users Group on 10 January and a meeting of the Swindon & Wiltshire Local Enterprise Partnership on Rail Strategy on 16 January 2019. A project to install the additional lift on the north side of the footbridge at Chippenham Railway Station had commenced but the green wooden building (weighbridge house) might have to be removed. It was hoped that it could be moved but maintained intact.

The Chippenham Rail Users Group were working with First and conducting a survey on passengers' starting points/destinations to support development on the northern side of the Station. Councillor Nick Murry expressed concerns regarding funding for the Chippenham Railway Station development project and suggested that the Committee invite the Economic Development Team back at a later date to discuss the project.

144. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following closures were noted:-

- (i) Recommencement of the temporary closure of A420 Ivy Lane (part) and New Road (part) to enable Dyer and Butler to carry out repairs to the brick and stonework around the railway viaduct in two phases from 4-17 February and from 18-24 February 2019. The Committee was pleased with the work being carried out.
- (ii) Temporary closure of A420 New Road (part) from its junction with A420 Park Lane for a distance of c70m in an easterly direction from 11 - 15 March 2019. It was noted that this work was taking a long time and there were safety concerns, in particular the lack of portable lighting making using the pedestrian crossing dangerous and the poor state of the site caused by safety barriers being blown over.

RESOLVED that Wiltshire Council be written to regarding temporary closure (ii) expressing safety concerns, as detailed above.

145. PRESS RELEASE

No press release was considered necessary.

146. DATE OF NEXT MEETING

The next meeting will take place on 14 February 2019.

The meeting concluded at 8.20pm

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 - 24 January 2019

Application No.	Address/Description	Ward
18/10455/FUL	Managers Flat, St. Clements Court SN14 0JF. Conversion of Scheme Manager's Flat into two 1 bed, 2 person flats. Cllrs Jenny Budgell & John Scragg consulted: - No objection.	Lowden & Rowden
18/11727/FUL	Land at Allington Way SN14 0JT. Works to provide an additional 16 off road car parking spaces to benefit properties 2-40 Allington Way. Cllr Andy Phillips consulted: A proposal to support this application with the caveat that the applicant, Green Square, try to retain open space on its sites wherever possible, was put forward and a vote was taken. There being 8 votes in favour of the proposal, 1 against and 1 abstention, the motion was carried. - No objection. However the Town Council requests that Green Square try to retain open space on its sites wherever possible.	CP & Redlands
18/11814/FUL	165a Malmesbury Road SN15 5LP. Construction of a flat roof single storey side extension. Cllr Andy Phillips consulted: - No objection.	CP & Redlands (& Kington, Langley Burrell)
18/11827/FUL	14 Brookwell Close SN15 1PJ. Enlargement of existing dormer windows, replacement of existing conservatory. Cllr Michelle Pearce consulted: - No objection.	Hardenhuish
18/11846/FUL	2 Tavinor Drive SN15 3FU. Single storey garage extension and new porch entrance. Cllr Bill Douglas consulted: - Object Planning Application 17/10506/FUL for a single storey garage extension at the property was refused in December 2017 on the grounds of design, layout, built form and mass of garage, limited plot size of host dwelling, and close relationship with No. 11 Stapleford Close. The main difference between the previously refused application and current planning application is that the garage has moved 1m further away from the occupiers of No. 11 Stapleford Close. However, this is unlikely to overcome the 'tunnelling' affect to the rear amenity space of No. 11 and the proposal would still adversely affect the	Hardens & England

	amenity of the neighbouring occupiers. The previous reasons for refusal i.e. design, layout, built form and mass of garage and limited plot size of host dwelling have also not been overcome and therefore the proposal would still be contrary to CP57 of the Wiltshire Core Strategy and the NPPF.	
18/11847/FUL	15 Brotherton Close SN15 3SR. Second storey over garage WC to ground floor. Cllrs Bill Douglas & Richard Bambury consulted: - No objection.	Hardens & England/Pewsham
18/11869/FUL	Land adjacent to no. 3 Centurion Close SN15 3TQ. Proposal for two new 2 bedroom properties adjacent to no. 3 Centurion Close. Cllr Richard Bambury consulted: - Object due to overdevelopment of a small plot.	Pewsham
18/11887/FUL	45 Sutherland Crescent SN14 6RS. Alteration and extension to existing dwelling. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.	CP & Redlands
18/11954/FUL	84b London Road SN15 3AZ. Retrospective planning permission for the car port and storage shed to front garden. Cllr Bill Douglas consulted: - Object The siting, design and materials of the car port, shed, and the removal of a high hedge has a detrimental impact on the street scene and visual amenity of the surrounding area, contrary to CP57 of the Wiltshire Core Strategy and the NPPF.	Hardens & England
18/12058/FUL	12 Stonelea Close SN14 ODB. First floor extension to front of existing dwelling. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
18/12062/REM	Land at Hunters Moon. Reserved matters for development of 101 homes forming Phase 3 of Hunters Moon. Consent is sought for all outstanding matters relating to this area, comprising layout, scale, appearance, materials and landscaping. Cllrs Peter Hutton & Michael Merry consulted: - No objection. However the Town Council is disappointed that the proposed housing is not more energy efficient (and requests that all details on trees/fauna are supplied to the Case Officer).	CP & Derriads
18/12063/FUL	46 East Yewstock Crescent SN15 1QR. Extension and alterations to existing dwelling. Cllr Michelle Pearce consulted: - No objection.	Hardenhuish

18/12075/FUL	Land east of Unit 3, Bath Road Ind. Estate SN14 0AB Erection of an industrial unit. Use classes B1, B2 and B8. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
18/12100/FUL	Redland County Primary School, Brook Street SN14 0JE. Extensions to provide improved facilities (Resource Room and Wrens classroom toilets) and infill of courtyard space. Cllrs Andy Phillips, Jenny Budgell & John Scragg consulted: - No objection.	CP & Redlands / Lowden & Rowden
18/12130/REM	The Hill Top Park, Hunters Moon. Reserved matters for The Hill Top Park at Hunters Moon. Consent is sought for all outstanding matters relating to this area, comprising layout, scale, appearance, materials and landscaping. Cllrs Peter Hutton & Michael Merry consulted: - No objection. The Town Council welcomes the provision of play areas, recreational space and allotments in this development. It requests that the developer engage with the Town Council, Wiltshire Council and local residents at an early stage regarding the design of these facilities and also suitable street furniture. Given its current role in managing the majority of play areas in the town, the Town Council would welcome the opportunity to discuss at an early stage future design and management of these facilities.	CP & Derriads
18/12140/FUL	16 Sandes Close SN15 2NH. Extension of existing garage height to form second storey, and conversion of loft on main house. Cllrs Jenny Budgell & John Scragg consulted: - Object The proposed garage extension would be out of keeping with the character and appearance of the host building and the surrounding area by virtue of its height, massing and appearance, and would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF. There is no objection to the amended and approved 2008 scheme for the garage extension (which is lower in height and features an oriel window) and the current plans should be amended in line with this previous consent. Should this application be approved, the garage extension should be tied to the existing property.	Lowden & Rowden

19/00096/PNCOU	<p>1 and 11 Avon Reach, Monkton Hill SN15 1EE. Prior approval of a proposed change of use of a building from office (use class B1) use to a use falling within use class C3 (dwelling houses). Cllr Nick Murry consulted: - No objection subject to the Environment Agency having no concerns.</p>	Monkton
19/00098/REM	<p>Land at Patterdown Road. Approval of all reserved matters (appearance, landscaping, layout and scale) for the erection of 72 dwellings with associated landscaping, open space and vehicular and pedestrian accesses off Patterdown Road. No EIA at outline. Cllrs Jenny Budgell & John Scragg consulted: - No objection. The Town Council's Planning, Environment & Transport Committee has welcomed being consulted by the Applicant throughout the planning process. It requests that all details on trees/fauna are supplied to the Case Officer.</p>	Lowden & Rowden
19/00162/FUL	<p>Land at Foundry Lane SN15 1GE. Demolition of existing buildings and car parking area. Redevelopment of site to provide new car parking area. Cllr Nick Murry consulted: - Object Whilst the principle of proposed re-located car parking on the site in the short-term is acceptable, the proposed car park does not represent that shown on the masterplan at Outline consent - in that it would contain little/no landscaping and the vast expanse of hardstanding would have a detrimental impact on the visual amenity of the surrounding area contrary to CP57 of the Wiltshire Core Strategy and the NPPF. Should the car park be given a temporary consent this objection would be withdrawn. It is disappointing that the 'Enterprise Hub and Café' is not being brought forward until a later phase.</p>	Monkton
19/00166/TPO	<p>1 Clift House, Langley Road SN15 1DS. Reduce 3 Yew trees back from building to give 1.5m clearance. Cllr Nick Murry consulted: - No objection subject to the approval of the Arboriculturist at Wiltshire Council.</p>	Monkton
19/00183/FUL & 19/00397/LBC	<p>41 Bristol Road SN15 2AB. Proposed kitchen extension to rear, porch/cloaks entrance to side and minor internal alterations. Cllr Michelle Pearce consulted: - No objection subject to the Conservation Officer having no concerns.</p>	Hardenhuish

19/00213/FUL	202a London Road SN15 3BG. New garage to the rear of the property and relocation of parking space to front of property. Cllr Bill Douglas consulted: - No objection.	Hardens & England
19/00215/FUL	Land off Cornfields SN14 6GT. Proposed development of a residential care home. Cllr Andy Phillips consulted: - No objection. However the Town Council requests that facilities should include dedicated parking for staff, doctors and emergency vehicles, storage for mobility scooters and installation of dropped kerbs.	CP & Redlands
19/00226/FUL	Emmanuel Church, Goldney Avenue SN15 1ND. Double length standard Portakabin unit set against the rear hedge line adjacent to the back door and canopy. Cllrs Jenny Budgell & John Scragg consulted: - No objection.	Lowden & Rowden
19/00332/FUL	60 Sheldon Road SN14 0BW. Single storey rear extension. Cllrs Jenny Budgell & John Scragg consulted: - No objection.	Lowden & Rowden
Amended Plans		
18/07826/REM	Land north of Hill Corner Road, land parcel B3 & B5. Reserved matters for development comprising the erection of 152 dwellings and associated landscaping on the land at North Chippenham, Parcels B3 & B5, following outline planning consent N/12/00560/OUT. Cllr Michelle Pearce consulted: - No objection. The amended plans do not appear to have taken on board many of the design improvements suggested by the Town Council in its response of 5th September 2018, and do not go far enough to make this scheme as high quality as it could be. The Town Council understands from local residents that the construction maintenance plan is not being adhered to and requests that this is looked into.	Hardenhuish (& Kington, Langley Burrell)
18/08316/REM	Land at North Chippenham, Hill Corner Road. Reserved matters for the erection of 130 dwellings and associated landscaping and infrastructure on land at North Chippenham (Parcels P1C and P1D). Following outline planning consent N/12/00560/OUT. Cllrs Andy Phillips & Michelle Pearce consulted: - No objection. The amended plans try to take on	CP & Redlands / Hardenhuish (& Kington, Langley Burrell)

	board some of the design improvements suggested by the Town Council in its response of 12th October 2018, but do not go far enough to make this scheme as high quality as it could be. The Town Council understands from local residents that the construction maintenance plan is not being adhered to and requests that this is looked into.	
18/10267/FUL*	<p>Sadlers Mead Car Park, Sadlers Mead SN15 3QP. Construction of new HQ office building and erection of multi-storey and surface car par to provide replacement and additional public car parking. Relocation of existing vehicle entrance from Sadlers Mead and associated groundworks, access improvements and landscaping.</p> <p>Cllr Nick Murry consulted: - Object</p> <p>Minor tweaks to the scheme are proposed by the amended plans. However, the amended plans do not overcome any of the Town Council's objections to the proposed development as set out in its response of 19th December 2018.</p>	Monkton

PUBLIC QUESTION TIME

At the invitation of the Chairman a resident of Hill Corner Road addressed the Committee with reference to planning applications 18/07826/REM and 18/08316/REM.

The resident spoke on behalf of other residents who all had concerns regarding construction traffic using Hill Corner Road, despite signs stating 'no construction traffic'. They asked for traffic calming, street lighting and a pedestrian crossing to make Hill Corner Road safer.

The Chairman responded to say that as the Ward member for Hardenhuish, she was aware of the problems. A pedestrian crossing had been requested, residents were monitoring speeds and a CATG Issue for a wright restriction on Hill Corner Road was being processed.