



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 28 March 2019 at 7pm

Councillors present:

Richard Bambury
Peter Hutton
Michael Merry
Mary Norton
Andy Phillips
John Scragg

Bill Douglas
Ruth Lloyd (Substitute)
Nick Murry
Michelle Pearce (Chairman)
Nina Phillips

Also present: Councillor Chris Ruck

Officers 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.

170. APOLOGIES

There were apologies for absence from Councillors Jenny Budgell and Raj Gill.

171. NOTIFICATION OF SUBSTITUTION

Notification was received that Councillor Ruth Lloyd was substituting for Councillor Jenny Budgell.

172. DECLARATION OF INTEREST

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

173. MINUTES

The Minutes of the meeting held on Thursday 7 March 2019 were approved as a correct record and signed by the Chairman.

174. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's Announcements.

175. 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 18/11077/FUL (works to facilitate 4 car parking spaces and turning area at land known as The Orchard, St. Mary Street).
 - Refusal of planning application 18/11869/FUL (proposal for two new 2 bedroom properties adjacent to No.3 Centurion Close).

176. LICENSING

Premises Licence Variation application for The Old Lane, Lodge Road SN15 3SY

Councillors considered a Premises Licence Variation application received by Wiltshire Council for The Old Lane, Lodge Road. The application was for the following:-

- Amend the plans layout internally and externally due to refurbishment.
- Extend licensable activities by 1 hour on Friday and Saturday nights to 01:00 (Films, Indoor Sporting Events, Live Music, Late Night Refreshment, Sale of Alcohol).
- Add Recorded Music and Performance of Dance to be undertaken to the same hours as retail sale of alcohol - Sunday to Thursday 10:00 - 00:00; Friday and Saturday 10:00 - 01:00.
- Add Non Standard Timing for extension of hours on New Year's Eve - permit premises to operate from opening on 31st December to closure on 1st January.
- Remove Non Standard Timing extensions for Bank Holiday Friday and Saturdays (until 01:00)
- Delete and replace conditions, including the addition of the premises operating a Challenge 21 age verification policy.

RESOLVED that the Town Council supports this application and welcomes back this 'community hub'.

177. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

- (i) The County of Wiltshire (Access Road to Costa, Chippenham) (Prohibition of Right Hand Turn) Order 2019

Councillors considered a proposed Traffic Regulation Order, Statement of Reasons and plan for the above (copies in Minute Book). It was noted that the Pre-Consultation proposal had been considered at the PET meeting on 22 November 2018 (Minute 115(i) refers) and the proposal had not changed.

RESOLVED that the Town Council reaffirms it' previous comments - no objection to this proposal subject to the provision of adequate signage, road markings and appropriate replanting to maintain adequate screening of the building.

- (ii) The temporary closure of St. Mary's Place (part) from property 10 St. Mary's Place for approx. 10m in an easterly direction from 15 - 21 May to enable Wales and West Utilities to install a new gas supply was noted.

178. PRESS RELEASE

No press release was considered necessary.

179. DATE OF NEXT MEETING

The next meeting will take place on Thursday 18 April 2019.

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 - 28 March 2019

Application No.	Address/Description	Ward
19/01187/FUL	16 Buckingham Road SN15 3TF Erection of 1.8m high brick wall with wooden feather edge to directly match the wall on the opposite side of Buckingham Road. Cllr Richard Bambury consulted: - Object The Town Council objects to this application as it could have a detrimental effect on highway visibility and a negative impact on the character of the area.	Pewsham
19/01844/FUL	6 Avon Reach SN15 1EE Installation of air conditioning in offices. Cllr Nick Murry consulted: - No objection.	Monkton
19/01876/CLE	63 Brook Street SN14 OHP Certificate of lawfulness for single storey side extension. - Application withdrawn.	CP & Redlands
19/02036/FUL	22 Ashfield Road SN15 1QQ Change of use of the property from health care practice (D1) to residential. Cllr Michelle Pearce consulted: - No objection.	Hardenhuish
19/02164/TCA	The Hawthorns, Flat 1, Hawthorn Road SN15 1FH 10% crown thin to Juniper and Rowan, 20% crown reduction to Silver Birch, 10% crown lift and 20% crown reduction to Blue Cedar. Cllr Nick Murry consulted: - No objection.	Monkton
19/02276/TCA	58 Malmesbury Road SN15 1PR 10% crown reduction to Beech tree. Cllr Michelle Pearce consulted: - No objection.	Hardenhuish
19/02373/FUL	60 Langley Road SN15 1DB Proposed single storey rear extension, single storey porch and garage extension to front. Cllr Nick Murry consulted: - No objection.	Monkton
19/02387/FUL	9 Lady Coventry Road SN15 3NE Single storey extension to rear of existing dwelling to provide ground floor WC. Cllr Nick Murry consulted: - No objection.	Monkton
19/02394/FUL	Gramar, Pew Hill SN15 1DL Extensions to side and rear of existing dwelling and associated works. Cllrs Michelle Pearce & Nick Murry consulted: - No objection.	Monkton / Hardenhuish

19/02402/FUL	<p>Sedgewick, Old Hardenhuish Lane SN14 6HH Alterations, demolitions and extensions including detached garage and erection of 2 dwellings to the rear with access track.</p> <p>Cllrs Andy Phillips & Nina Phillips consulted:</p> <ul style="list-style-type: none"> - The Town Council supports development on this site in principle but the proposed houses have a larger footprint than the ones contained in the previous application which may have a detrimental impact on the amenity of adjoining neighbours. 	CP & Redlands
19/02438/FUL	<p>BT Repeater Station, Pew Hill SN15 1DJ Conversion of existing redundant Telephone Repeater Station to 1 bedroom dwelling.</p> <p>Cllr Nick Murry consulted:</p> <ul style="list-style-type: none"> - Object <p>The Town Council supports comments made by the Local Planning Authority on previous applications for this site, as follows:-</p> <p>The site is not suitable for residential development by reason of its design, scale, mass and siting which would result in a cramped and contrived form of development which fails to integrate into the existing built context and pattern of development. It would have an unacceptable impact on the visual amenities and character of the surrounding area, contrary to CP57 and the NPPF.</p> <p>The proposed development does not make adequate car parking provision (contrary to car parking guidelines) within the site and would therefore encourage parking on the highway with consequent risk of additional hazards, contrary to CP57, CP60, CP61, CP64 and the NPPF.</p> <p>The proposed development, by reason of its siting, scale, massing and design would represent an overdevelopment of the site and result in a poor quality of private amenity space, contrary to CP57 and the NPPF.</p> <p>The proposal places unnecessary strain on surrounding trees which have a high amenity value to Pew Hill and the surrounding area. The application has not demonstrated how the root protection areas of the surrounding TPO'd trees have been given the necessary consideration.</p> <p>(Note: The Ward Member has received an objection from the neighbouring resident).</p>	Monkton

19/02597/FUL	51 Deansway SN15 1QZ Single storey extension to rear together with vehicle garage. Cllr Michelle Pearce consulted: - No objection.	Hardenhuish
19/02668/FUL	10 Beechwood Road SN14 0EZ Two storey side extension over existing extension and replace lean-to conservatory to rear with lean-to extension. Cllrs John Scragg (& Ruth Lloyd, substitute) consulted: - No objection.	Lowden & Rowden
19/02690/FUL	239 London Road SN15 3AP Partial removal of existing building and replacement with full width double storey rear extension and new detached replacement garage. Cllr Bill Douglas consulted: - No objection. However, should this application be approved, the Town Council requests that permitted development rights be removed.	Hardens & England
Amended Plan		
18/02037/FUL	Land at Rawlings Farm and Upper Peckingell Farm, Chippenham 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. Cllr Nick Murry consulted: - The Town Council reaffirms its previous comments on this application, submitted on 2 April 2018, as follows: 1) Observations: a) <i>Noted that Planning application 15/11886/FUL was approved on 19th July 2017 and included 9 conditions.</i> 2) Comments: a) <i>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.</i>	Monkton

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 **absolute, non-negotiable condition** i.e. that no House Works commence until the Rawlings Bridge is complete.*

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.*

3) Recommendation: *No Objection, subject to the above comments.*

In addition to the Town Council's previous comments above, it would add the following:-

With regard to (c) the Town Council requests that advance notice of the traffic management plan be given to all Town and Parish Councils affected.

The Town Council seeks clarification on the potential impact upon Station Hill, Cocklebury Road and Darcy Close should the haul road be refused.

PUBLIC QUESTION TIME

At the invitation of the Chairman a resident addressed the Committee regarding the former Westinghouse Recreation site, off Bristol Road. He was disappointed that the chosen street names did not reflect the previous use of the site and suggested that open spaces should be named 'Lord Burghley Park' after Lord Burghley who opened the Pavilion, Bowling Green & Tennis Courts, in 1937 and 'Clutterbuck Park' after the previous owners of the land. He had made a pdf plan of the site and had spoken to the site manager who had not discounted this idea. The Chairman advised the resident that the ACL Committee deals with open spaces.

The same resident advised the Committee that sewer works were due to take place on Bristol Road, near the entrance to the site referred to above which would mean a road closure.

At the invitation of the Chairman a second resident addressed the Committee. She suggested the Committee should change its name as it appeared that environmental issues were not being discussed at meetings. She asked what the Town Council will do to ensure it is carbon neutral.