



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 16 May 2019 at 7pm

Councillors present:

Richard Bambury	Bill Douglas
Ruth Lloyd (substitute)	Nick Murry
Mary Norton	Michelle Pearce
Andy Phillips	Nina Phillips
John Scragg	

Also present: Councillor Desna Allen (Mayor)

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

Public present: Martin Rose, Principal Traffic Engineer, Wiltshire Council
Wiltshire Councillor Ross Henning
One member of the public

PUBLIC QUESTION TIME

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

The Mayor, Councillor Desna Allen in the Chair

1. APOLOGIES

There were apologies for absence from Councillors Jenny Budgell, Rajvir Gill, Michael Merry and Chris Ruck.

2. NOTIFICATION OF SUBSTITUTION

Notification was received that Councillor Ruth Lloyd was substituting for Councillor Jenny Budgell and that Councillor Sandie Webb was substituting for Councillor Raj Gill (subsequently not in attendance).

3. DECLARATION OF INTEREST

(i) Councillor Ruth Lloyd declared a non-pecuniary interest in the matter referred to in Minute 9 - application no. 19/03403/FUL.

Councillor Nick Murry declared a non-pecuniary interest in the matter referred to in Minute 9 - application no. 19/03808/FUL.

- (ii) Councillors Bill Douglas, Nick Murry and Andy Phillips each declared a non-pecuniary interest as members of the Local Planning Authority for the Municipal Year 2019-2020.

4. ELECTION OF CHAIRMAN

The Mayor invited nominations for the post of Chairman of the Planning and Environment Committee for the ensuing Municipal Year.

Councillor Michelle Pearce was proposed by Councillor Nick Murry and this proposal was seconded. There were no other nominations.

RESOLVED that Councillor Michelle Pearce be Chairman of the Planning and Environment Committee for the ensuing Municipal Year.

Councillor Michelle Pearce in the Chair

5. ELECTION OF VICE-CHAIRMAN

The Chairman invited nominations for the post of Vice-Chairman of the Planning and Environment Committee for the ensuing Municipal Year.

Councillor Nick Murry was proposed by Councillor John Scragg and seconded by Councillor Andy Phillips. There were no other nominations.

RESOLVED that Councillor Nick Murry be Vice-Chairman of the Planning and Environment Committee for the ensuing Municipal Year.

6. MINUTES

The Minutes of the meeting held on Thursday 18 April 2019 were approved as a correct record and signed by the Chairman.

7. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported that a high number of complaints had been received regarding the traffic lights at the Little George junction. An item would be included on the PET agenda for 6 June to enable any issues to be discussed.

8. 20MPH SPEED LIMIT ZONE FOR CENTRAL CHIPPENHAM

Councillors considered a report from the Administrative Services Officer - Planning and the Deputy Chief Executive (copy in Minute Book).

The Deputy Chief Executive summarised the report and explained the timeline which began back in 2017 when a High Street Working Party was set up to look at safety in the High Street. This led to a trial closure which later had to be withdrawn due to complaints. The Town Council then submitted a formal request to Wiltshire Council for a 20mph speed limit on the High Street. The PET Committee's recommendation to full Council to consider a 20mph speed limit zone for central Chippenham was referred back to the PET Committee, as the most appropriate committee, for further consideration.

The Traffic Engineer explained the difference between 20mph zones which were normally backed up with traffic calming features to enforce the zone and 20mph speed limits which studies show tend to reduce mean speeds by just 1-2mph and should be in areas where speeds are already low. Although speed limit schemes implemented in Bath and Bristol reported no difference to casualties, there were wider community benefits such as lower emissions. Advisories (flashing signs) had been used outside schools to warn drivers to slow down and funding was available for schools with a travel plan. A 20mph speed limit would soon be implemented on Hardenhuish Lane and if applicable could be implemented in other areas.

With regard to the High Street, the Traffic Engineer said that it was unlikely that a 20mph speed limit would work and instead suggested advisory signs plus traffic cones to narrow entry points. The Deputy Chief Executive reminded Councillors that in June the Town Council would be taking over the Market and engaging a new post. He could raise these traffic calming measures with stall holders.

The Chairman proposed a Working Party be formed to look at 20mph limits around schools, areas leading to the High Street and other roads and the Deputy Chief Executive liaise with stall holders regarding implementing the Traffic Officer's recommendations for the High Street. This was seconded by Councillor Andy Phillips. A vote was taken and with 7 votes in favour of this proposal and one abstention the proposal was carried.

RESOLVED that

- (i) A Working Party be formed to look at 20mph limits around schools, areas leading to the High Street and other roads, names to be sought.
- (ii) The Deputy Chief Executive liaise with stall holders regarding implementing recommendations made by the Traffic Officer such as advisory signs and traffic cones to narrow entry points.

Prior to the next item Councillors Ruth Lloyd and Nick Murry each declared a non-pecuniary interest in application nos. 19/03404/FUL and 19/03808/FUL respectively as stated in Minute 3 above.

9. PLANNING APPLICATIONS

- The refusal of planning application 19/01595/LBC (refurbishment of property, construction of 2 stud walls subdividing living room to create second bedroom (retention of) at Flat 2, 45 St. Mary Street) was noted.
- A split decision for planning application 19/01340/TPO (30% crown reduction and 30% crown thin to Lime tree and crown lift to 3m from ground level at 76 Queens Crescent) was noted.

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

10. STREET NAMING - LAND PARCEL P1C (BIRDS MARSH VIEW)

Councillors considered a request from Persimmon Homes for 2 names for new streets in land Parcel P1C of the Birds Marsh View development.

RESOLVED that the following names be put forward for land Parcel P1C of the Birds Marsh View development:

- Joseph Fox Rise (in honour of a young WW1 soldier who became separated from his unit, shot for desertion but later pardoned).
- Herbert Holloway Grove (in honour of a WW1 soldier, mentioned on the Hardenhuish memorial).

11. CHIPPENHAM RAIL USER GROUP

Councillors received feedback from Councillor John Scragg on a meeting of the Chippenham Rail User Group held on 18 April 2019 (copy in Minute Book). Councillor Scragg added that should a more detailed report from the meeting become available, he would bring it to the attention of the Committee. Councillors suggested a summer survey should be carried out and requested a timetable for the proposed lift.

12. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

- (i) Councillors considered the temporary closure of the C365 High Street from the lower barrier to the top barrier from 06:00 am to 09:30am (extension to current daytime closure) on Monday 27 May 2019 to allow Folk Festival Street Fair traders to unload, set up and operate.

RESOLVED that no objection be made to this temporary closure.

- (ii) The temporary Closure of: B4069 (Part) from 18-21 June 2019 between the hours of 19:00 and 06:00 was noted.

- (iii) The temporary Closure of Footpath 27, Chippenham and Footpaths 34, 42 and 51, Langley Burrell from 19 May 2019 for six months was noted.

13. **PRESS RELEASE**

No press release was considered necessary.

14. **DATE OF NEXT MEETING**

The next meeting will take place on Thursday 6 June 2019.

The meeting concluded at 8.40pm

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:

DRAFT

PLANNING APPLICATIONS - 16 May 2019

Application No.	Address/Description	Ward
19/02877/LBC	139 Wood Lane SN15 3EA Removal of unauthorised space saver staircase and replacement with a ladder stair. Cllr Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns.	Hardens & England
19/03322/FUL & 19/03626/LBC	Derriads Court, Oak Cottage, Derriads Lane SN14 0RJ Single storey rear replacement extension. No Ward Councillors present: - No objection subject to the Conservation Officer having no concerns.	CP & Derriads
19/03358/FUL	6 Lansdown Grove SN15 1TE First floor extension above garage with associated internal works. Cllr Michelle Pearce consulted: - No objection.	Hardenhuish
19/03403/FUL	12 Garth Close SN14 6XF Proposed single storey rear extension with veluxes. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.	CP & Redlands
19/03423/FUL	19 Gladstone Road SN15 3BW Erection of 7 terrace houses. Cllr Bill Douglas consulted: - Object The site is located within Chippenham Conservation Area and No. 19 and its large rear garden (the majority of the application site) makes a positive contribution to the significance of the Conservation Area. Despite no Heritage Appraisal or Archaeological Appraisal being submitted, the large rear garden/site does not appear to be original to No. 19 and therefore plot subdivision and development of this site for dwellings would likely be acceptable in principle, and would contribute towards local housing demand in a sustainable location. However, the siting and number of dwellings as proposed would harm the significance of the Conservation Area, with the proposed development appearing cramped on the site, and being sited too close to No. 19 - not giving this dwelling house the breathing space around it and rear garden which should be afforded to it, given its size and status in the Conservation Area.	Hardens & England

	<p>If the proposed scheme were to be amended by omission of two dwellings nearest No. 19 and resulting increase in green space, it may be that the proposed development could be supported. However, as it stands the proposed development would harm the significance of Chippenham Conservation Area and would be contrary to CP58 and CP57 of the Wiltshire Core Strategy, the Chippenham Conservation Area Management Plan SPG and the NPPF.</p>	
19/03473/FUL & 19/03994/LBC	<p>Avonbridge House, Bath Road SN15 2BB Internal alterations to office suite D (first floor 'west wing') including conversion of existing attic space into new office suite E. Comprising alterations to existing building fabric, installation of new stairs (one accommodation stair, two fire escape stairs), WCs, air handling systems and building services. External works include the provision of new roof lights within the provision of new roof lights within both existing roof slopes. Cllr Nick Murry consulted: - No objection subject to the Conservation Officer having no concerns.</p>	Monkton
19/03526/FUL	<p>8 Hungerford Road SN15 1QW Two storey front, side and rear extension. Cllr Michelle Pearce consulted: - Object The siting, height and depth of the proposed two storey rear extension would adversely affect the amenity of the occupiers of No. 7 Hungerford Road by virtue of loss of outlook and loss of light to rear habitable room windows and rear garden. In addition, the proposed side and forward extensions are of a design which would not appear subservient to the host dwelling and would therefore be detrimental to the visual amenity of the area, contrary to CP57 of the Wiltshire Core Strategy and the NPPF.</p>	Hardenhuish
19/03574/FUL	<p>15 Deansway SN15 1QY Two storey side extension. Cllr Michelle Pearce consulted: - The Town Council supports this application in principle, subject to the following concerns being addressed: The width and design of the proposed side extension would not make it appear subservient to the host dwelling. The inclusion of a 'fake window' at ground floor on the front elevation, and the ratio of solid to glazing, would make the proposed extension appear poorly designed and proportioned.</p>	Hardenhuish

19/03634/FUL	50 Sheldon Road SN14 0BW Erection of a self-contained, sound proofed grooming shed in the rear garden, to operate a one to one grooming service. Cllrs Ruth Lloyd & John Scragg consulted: - No objection. In order to protect the amenity of adjoining occupiers from noise and disturbance it is recommended that conditions are attached to any consent which 1) require prior submission of technical details of soundproofing, 2) that hours of use are conditioned to those being applied for, and 3) that only one customer/dog at any one time.	Lowden & Rowden
19/03658/FUL	37 Buckingham Road SN15 3TE Loft conversion with rear dormer. Cllr Richard Bambury consulted: - No objection.	Pewsham
19/03664/TPO	Greenways Business Park, Bellinger Close SN15 1BN Prune Sycamore away from building to give up to 2m clearance (T1), reduce south west facing limbs of group of Ash trees back from car park boundary by up to 2.5m and crown lift to 5.2m (G1). Cllr Michelle Pearce consulted: - No objection.	Hardenhuish
19/03803/FUL	47 Langley Road SN15 1BZ Two storey rear extension. Cllr Nick Murry consulted: - No objection.	Monkton
19/03808/FUL	3 Odcroft Close SN15 3SD First floor extension over existing garage and new front porch. Cllr Nick Murry consulted: A proposal not to object to this application was put forward and a vote was taken. There being 6 votes in favour, 1 against and 1 abstention, the proposal was carried. - No objection. However, the Town Council has concerns regarding this extension having an adverse impact on the amenity of No. 27 Newall Tuck Road due to loss of light to their rear garden and any habitable room rear windows.	Monkton
19/03841/FUL	1 Gascelyn Close SN14 0QN Extension to 3 bedroom semi-detached dwelling, 2 nd storey extension to existing single storey side extension to create a new master en-suite bedroom. Alterations to the existing ground floor will include the removal of a partition wall and the additional of a French window to the family room, new two storey rear extension. No Ward Councillors present: - No objection.	CP & Derriads

19/03843/FUL	4 Blackwellhams SN15 3GG Two storey side extension (replacing the attached garage) single storey garden room extending from the rear of the property. Replace existing windows. Cllr Bill Douglas consulted: - No objection.	Hardens & England
19/03853/FUL	70 Derriads Lane SN14 0QL Change of use of former respite care home and extensions to form 3 single storey dwellings. No Ward Councillors present: - No objection.	CP & Derriads
19/03859/FUL	50 Audley Road SN14 0EH Single storey rear kitchen extension and loft conversion including flat roof dormers and Juliet balcony at second floor level. Cllrs Ruth Lloyd & John Scragg consulted: - Object The proposed dormer window by virtue of its height, 'wrap around' form, and inclusion of a Juliet balcony would appear as a dominant and incongruous feature on the roof to the detriment of the host dwelling and visual amenity of the surrounding area. In addition, there would likely be a loss of privacy for the occupier at No. 48 Audley Road as the proposed French windows with Juliet balcony would immediately overlook the rear garden of this adjoining property. The proposed development would therefore be contrary to CP57 of the Wiltshire Core Strategy and the NPPF.	Lowden & Rowden
19/04054/TPO	3 Hamlet Court SN15 1BL 3m crown reduction to 1 Oak tree (T1). Cllr Nick Murry consulted: - No objection.	Monkton
19/04086/FUL	5 Escott Close SN15 3FF Extension to rear. Cllr Richard Bambury consulted: - No objection.	Pewsham
19/04121/FUL	28 Chamberlain Road SN14 0TF Single storey rear and side extension. No Ward Councillors present: - No objection.	CP & Derriads
19/04135/FUL	25 Danes Close SN15 3UH Proposed conservatory to rear elevation. Cllr Richard Bambury consulted: - No objection.	Pewsham
19/04138/FUL	42 Westcroft SN14 0LY Replacement conservatory. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon

19/04376/PNCOU	Unit 9 & 10 Avon Reach, Monkton Hill SN15 1EE Notification for prior approval for a proposed change of use of a building from office use (class B1(a)) to a dwelling house (class C3). Cllr Nick Murry consulted: - No objection.	Monkton
Amended Plans		
18/07185/FUL	Reel Cinema, 91 Marshfield Road SN15 1JR 5 no. proposed ground level air handling units including associated ducting to be installed on existing cinema. Cllrs Ruth Lloyd & John Scragg consulted: - The Town Council continues to support the redevelopment of the Cinema but raises the following concerns on this amended plan: In the absence of any Noise Assessment to prove otherwise, there is the potential for substantial harm to the amenity of the neighbouring residential occupiers as a result of noise and disturbance from the air handling units in their current form. Noise mitigation needs to be addressed and methods of soundproofing should be considered to lessen the impact on neighbouring residents.	Lowden & Rowden
18/07381/FUL	Former Divisional Police Headquarters, Wood Lane SN15 3DH Demolition of former Police Station and Westmead School and the erection of a 66 no. bed care home for the elderly. Cllr Bill Douglas consulted: - No objection.	Hardens & England

PUBLIC QUESTION TIME

At the invitation of the Chairman a resident addressed the Committee with reference to Minute 9, planning application 18/07185/FUL.

The resident, who lives next door to the Cinema said he objected to the air conditioning units on the side of the building, which was adjacent to his home and to other flats. He said they were extremely noisy, unsightly and were not included in the original planning application for this development. He described having to live with the impact of these units which in winter was just about bearable but as the weather warmed up, was much worse. One of the units was only 3m away from his patio meaning his family could not enjoy their garden. Environmental Health had visited and taken measurements but at the time the units were not at full capacity. He referred to a revision to the amended plan which had been received only that day. He added that he had made representations to the Local Planning Authority.

At the invitation of the Chairman, Wiltshire Councillor Ross Henning, speaking as the resident's councillor, also referred to the revision to the amended plan which now related solely to the wall mounted units, the ground units having been removed from the application. He suggested that this made the amended plan supportable in its current form. He noted that the ground units would now be addressed through public protection to seek appropriate mitigation and possibly a future application. He added that the ground units needed to be measured when at full tilt and either cladding or soundproofing added.