



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 6 June 2019 at 7pm

Councillors present:

Richard Bambury	Jenny Budgell
Bill Douglas	Michael Merry
Mary Norton	Michelle Pearce (Chairman)
Andy Phillips (from 7.25pm)	Nina Phillips (from 7.25pm)
John Scragg	

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

Public present: Wiltshire Councillor Peter Hutton
Six members of the public

PUBLIC QUESTION TIME

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

15. APOLOGIES

There were apologies for absence from Councillors Raj Gill, Nick Murry and Chris Ruck.

16. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

17. DECLARATION OF INTEREST

Councillor Michelle Pearce declared a non-pecuniary interest in the matter referred to in Minute 20 - application no. 19/04426/FUL, as living near to the property.

18. MINUTES

The Minutes of the meeting held on Thursday 16 May 2019 were approved as a correct record and signed by the Chairman.

19. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported that Wiltshire Council had rejected the street name of Joseph Fox Rise, suggested at the previous meeting for the Birds Marsh View development. This had been replaced by Clutterbuck Close. It was also noted that Wiltshire Council only accepts surnames so the other suggestion of Herbert Holloway Grove had been amended to Holloway Grove.

Councillors Andy and Nina Phillips joined the meeting at 7.25pm

Prior to the next item Councillor Michelle Pearce declared a non-pecuniary interest in application no. 19/04426/FUL as stated in Minute 17 above.

20. PLANNING APPLICATIONS

- Notice was received of an appeal against planning application 18/08590/FUL (Erection of a new dwelling on land south of Paddock House, The Paddocks).

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) Wiltshire Councillors Melody Thompson and Peter Hutton be asked to consider calling-in planning applications 19/04426/FUL (Hardenhuish Ward) and 19/04609/FUL (CP & Derriads Ward).

21. 20MPH WORKING PARTY

Following consultation with the Chief Executive, the Chairman reported that this item would be referred to the Community Safety Forum which had been set up by full Council. Councillors Richard Bambury and Nina Phillips were representatives on this group and could report back to the Committee.

RESOLVED that 20mph speed limits around schools, areas leading to the High Street and other roads be referred to the Community Safety Forum.

22. STREET NAMING: LAND OFF MIDDLEFIELD ROAD

Councillors considered a proposal from GreenSquare Homes to name a street in their new development on land off Middlefield Road 'Greenfields Close'. No alternative names were put forward.

RESOLVED that 'Greenfields Close', as proposed by GreenSquare Homes, be put forward for a new street on land off Middlefield Road.

23. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG)

(i) Highway Improvement Requests

Councillors received a report from the Administrative Services Officer - Planning (copy in Minute book).

RESOLVED that the following comments be forwarded to Wiltshire Council for consideration by the Community Area Transport Group:

Issue 7189 -Traffic heading north at Queensbridge at the junction of Patterdown and Saltersford Lane B4528 Chippenham

- The Town Council supports this request for a double chevron sign and agrees to a 25% contribution of £170.75 towards the cost.

Issue 7196 - When exiting the BT Telephone Exchange car park visibility of oncoming traffic is restricted by cars parked on either side of the exit.

- The Town Council does not support this request. Councillors felt they would not like to see any parking spaces lost in this area until the new multi-storey car park is built on Sadlers Mead and parking in this area can be reviewed.

(ii) Dropped Kerbs Exercise 2019/20

Councillors received a report from the Administrative Services Officer - Planning (copy in Minute Book). Councillors expressed concerns regarding the safety of residents using Westmead Lane, particularly those using walking aids and having to walk in the road due to the narrow pavements.

RESOLVED that the following requests for dropped kerbs be forwarded to Wiltshire Council for consideration by the Community Area Transport Group and the Town Council contribute 50% towards the cost of any approved schemes (approx. £750 per pair of dropped kerbs):

- Westbrook Close - pair or dropped kerbs near the cut through to Hungerdown Lane (Cllr Peter Hutton).
- Westmead Lane - manager of the retirement complex to provide photos of where these are required (Cllr Bill Douglas).

24. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

(i) Temporary Closure of Various Roads for the Vintage Carnival Procession on 13 July 2019

Councillors considered the temporary closure of various roads (using rolling road closures) on Saturday 13 July 2019 between the hours of 19:00 and 20:00 for the Chippenham Vintage Carnival Procession.

RESOLVED that no objections be raised to the temporary closure of various roads for the Chippenham Vintage Carnival.

(ii) Hathaway Junction Traffic Lights

Councillors discussed concerns raised by residents regarding the new traffic lights at the Hathaway junction. These included the timings of the new lights, confusing road markings and poor signage. It was suggested that a traffic study be carried out to identify problems.

RESOLVED that a letter be written to Wiltshire Council highlighting concerns raised regarding the new traffic lights at the Hathaway junction.

(iii) Temporary Closures

The following were noted:

- Recommencement of the temporary closure of Easton Lane (Part) and Unclassified Footpath, Chippenham on 15 June 2019 until 19 September 2019.
- The temporary closure of Audley Road (part) from No. 70 for 10m in a northerly direction on 8 & 9 July 2019 between the hours of 20:00 and 00:00 to enable Wessex Water to carry out essential maintenance.

25. **PRESS RELEASE**

No press release was considered necessary.

26. **DATE OF NEXT MEETING**

The next meeting will take place on 27 June 2019

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 - 6 June 2019

Application No.	Address/Description	Ward
19/00098/REM	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 (Environmental Impact Assessment) at outline. Cllrs Jenny Budgell & John Scragg consulted: - No objection. However the Town Council requests that in the absence of a transport statement, consideration be given to how this development will link with the neighbouring Rowden Park development. The Town Council requests that, as originally planned, bus stops are provided and also requests the addition of bus shelters at these stops. Concerns have been raised by residents living near this development regarding possible overlooking of their properties and it is requested that this be taken into consideration.	Lowden & Rowden
19/04236/FUL	Unit 1 Bath Road Industrial Estate SN14 0AB To erect an external canopy in external yard area of Unit T1. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
19/04378/FUL	165A Malmesbury Road SN15 5LP Construction of a pitched roof single storey side extension. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.	CP & Redlands (& LB Kington)
19/04379/VAR	Land east of Common Slip SN15 3JW Variation of condition 2 - demolition of existing derelict outbuildings and erection of new dwelling along with garage. Cllr Bill Douglas consulted: - No objection.	Hardens & England
19/04405/LBC	37 Marshfield Road SN15 1ZT Replacement of existing roof slates, repointing/repair of existing chimneys and repair rotten rear facing dormer window. Cllr Michelle Pearce consulted: - No objection subject to the Conservation Officer having no concerns.	Hardenhuish
19/04426/FUL	8 Ridings Mead SN15 1PG New front porch, rear extension and conversion of roof space, construction of outbuilding and vehicular entrance. Cllr Michelle Pearce consulted: - Object The proposed two storey outbuilding would be of a siting	Hardenhuish

	<p>and scale which would harm the character and appearance of the surrounding area, and would represent inappropriate subdivision of this plot and backland development in this location. Given the outbuilding would have its own access, parking spaces, separate garden and be sited at a different ground level to the main house/garden, it would be physically divorced from the main house and its garden. It is therefore more likely to be used as an independent dwelling in the future, which would be harmful to the character and appearance of the area and set an unfortunate precedent for backland development along Brookwell Close. It would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF.</p> <p>In addition, the 1:4 gradient of the proposed footway crossing on to Brookwell Close would be too steep and would likely compromise the safety of pedestrians and vehicles using the highway, contrary to CP61 and CP62 of the Wiltshire Core Strategy and the NPPF.</p> <p>There are no concerns with regards to the proposed alterations/extensions to the main house.</p>	
19/04529/FUL	<p>Windrush, 3 The Paddocks SN15 3DL Single storey rear extension with associated internal works. Cllr Bill Douglas consulted: - No objection.</p>	Hardens & England
19/04535/FUL	<p>11 Boundary Road SN15 3NN Extend front bedroom and replace conservatory with garden room. No Ward Councillors present: - No objection.</p>	Monkton
19/04609/FUL	<p>The Mill House, Methuen Park SN14 0GU The demolition of the existing building and the erection of a Class A1 discount food store with associated access, parking and servicing areas, and landscaping.</p> <p>Following careful consideration a vote was taken. There were three votes in favour of not objecting and five votes in favour of objecting to this application. Cllr Michael Merry consulted: - Object</p> <p>This is a brownfield site, being located well away from residential areas and being well connected to the local highway network. As such the proposed retail store is unlikely to result in significant noise issues, or affect the vitality or viability of Chippenham Town Centre. Parking provision for the site would be sufficient, and the proposal would create new employment opportunities.</p>	CP & Derriads

However, there are a number of outstanding concerns that need to be addressed under the current application, hence recommending a holding objection at this stage:

Sequential Test - Contrary to CP38:

- Further explanation should be provided as to why the alternative Bath Road/Bridge Centre Site would not be suitable, viable or available. What communications have there been between the Applicant and Wiltshire Council in relation to development on the site?
- The proposed retail store would attract a large number of Corsham residents and benefit Corsham rather than Chippenham, yet the Sequential Test has not assessed any alternative sites within Corsham.

Design - Contrary to CP57:

- The long elevation, which is essentially the front elevation (with main entrance) is not active enough. More full height glazing panels should be introduced adjacent to the main entrance (as is the case at Aldi Langley Park). Alternatively, the orientation of the store could be flipped over so that the glazed elevation faces on to the vehicular access and presents an active and welcoming frontage on to the public realm.
- The pedestrian ramp appears to be over-engineered and should be reconfigured, with additional planting to soften its impact on visual amenity.

Trees/Landscape - Contrary to CP57 and CP51:

- Loss of 32 trees on the site - 4 of which are Grade B trees (only 3 trees being retained on the site). It should still be possible to retain some of these higher quality trees located along the site boundary and reconfigure the car park if necessary in order to achieve this.

Traffic - Contrary to CP60 and CP61:

- The increased traffic from Corsham would be contrary to sustainable traffic.
- A350 roundabout and Methuen Park roundabouts are already busy. With the addition of Hunters Moon traffic and the proposed development these roundabouts will become more congested.
- If consent is granted request condition to install barrier gate across vehicular entrance upon closing time to prevent anti-social behaviour on the site.

If these concerns could be appropriately addressed through amended plans/additional information it is likely that the proposal could be supported.

19/04619/FUL	Rowden Park, Patterdown Road Erection of marketing cabin and creation of vehicular access to serve the cabin for a temporary period during the construction of the initial phases of development of the mixed use urban extension at Rowden Park (approved under planning permission 14/12118/OUT and reserved matters approvals 18/01383/REM and 18/11942/REM). Cllrs Jenny Budgell & John Scragg consulted: - No objection.	Lowden & Rowden
19/04692/FUL	Chippenham Filling Station, Hungerdown Lane SN14 0JH Proposing 1 no. Co2 frame pack with 2 fan gas cooler. Proposing new modular build warehouse extension for storage only. Proposing new aluminium railings around plant area for security. Cllr Michael Merry consulted: - No objection.	CP & Derriads
19/04961/FUL	9 Farmer Close SN15 1UE Conservatory extension to rear elevation and removal of physical barrier. No Ward Councillors present: - No objection.	Monkton

PUBLIC QUESTION TIME

At the invitation of the Chairman Wiltshire Councillor Peter Hutton addressed the Committee with reference to planning application 19/04609/FUL. Speaking on behalf of residents in his Ward, he firstly thanked the Committee for its efforts in suggesting that the developer hold its public exhibition at the Town Hall. This offer had been declined and the exhibition had been held at Corsham Town Hall instead. He went on to say that he supported the redevelopment of the site but felt a supermarket was not appropriate. Leisure facilities were lacking in this area, e.g. a public house.

The development of Hunters Moon would see increased volume and flow of traffic around the roundabout. The new supermarket would benefit Corsham so it made more sense to build it in Corsham. The increased traffic from Corsham would be contrary to CP 60 and 61 relating to sustainable traffic. The volume of supermarkets in the area would be contrary to CP 38 relating to retail and leisure. He added that this could have an impact on the High Street.

At the invitation of the Chairman, a resident spoke regarding planning application 19/04426/FUL. She expressed concerns regarding the impact of this development on the elderly population of the area. The area was currently a quiet, safe area for them. The access on a slope was not practical and the public footpath, used by the elderly would be crossed. This was the third planning application submitted with no changes and it was not realistic. The situation was putting young and older under stress and causing anxiety. The area contains lots of small bungalows and expanding properties like this would mean less accommodation for the elderly.

At the invitation of the Chairman a resident spoke regarding CATG Issue 7189. He thanked Councillor John Scragg for submitting this request to Wiltshire Council. He reported that cars regularly go through his hedge, mostly at night and often driven by young, inexperienced drivers. The hedge had been decimated and has had to be replanted. The installation of a chevron sign would help the situation and the cost would seem reasonable to prevent further accidents and possibly save a life.

At the invitation of the Chairman a resident spoke regarding planning application 19/00098/REM. The resident lives at Patterdown and reported that he had experienced flooding in 2014 which would only be made worse by the addition of more housing. He suggested the removal of an old bridge to ensure flooding is not increased. He added that he had concerns regarding possible overlooking as the new houses were quite close to this property.