



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 27 June 2019 at 7pm

Councillors present:

Richard Bambury	Jenny Budgell
Bill Douglas	Raj Gill (from 7.05pm)
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 the public were present

PUBLIC QUESTION TIME

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

27. APOLOGIES

There were apologies for absence from Councillors Michael Merry, Nina Phillips and Chris Ruck.

28. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

29. DECLARATION OF INTEREST

Councillor Jenny Budgell declared a non-pecuniary interest through business connections in matters referred to in Minute 32 (planning application 19/02438/FUL) and Minute 35(i).

30. MINUTES

The Minutes of the meeting held on Thursday 6 June 2019 were approved as a correct record and signed by the Chairman.

31. **CHAIRMAN'S ANNOUNCEMENTS**

It was noted that Wiltshire Council will host a Local Plan Review Workshop from 4-6pm on Wednesday 17 July 2019 at the Town Hall. Feedback would be provided by the Planning Officer at the next meeting.

Prior to the next item Councillor Jenny Budgetell declared a non-pecuniary interest in planning application no. 19/02438/FUL as stated in Minute 29 above.

32. **PLANNING APPLICATIONS**

- The refusal of planning application 19/02438/FUL (conversion of existing redundant Telephone Repeater Station at Pew Hill to 1 bedroom dwelling) was noted.

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

33. **LICENSING**

New Premises Licence Application for Chippenham Carnival at Island Park on 13 July only

It was noted that the above had been dealt with under 'delegated powers' due to the deadline for comments falling between meetings. No comments had been received from the public or Councillors and therefore Wiltshire Council had been informed that the Town Council had no objection to this application.

34. **FRIENDS OF CHIPPENHAM STATION**

Councillor John Scragg presented a report on the Friends of Chippenham Station (previously Chippenham Rail Users Group) and answered questions arising. Councillor Scragg drew attention to item 2 of his report and his proposal that the Town Council obtain corporate membership of this group. The Chairman agreed to raise this with the Chief Executive.

Prior to the next item Councillor Jenny Budgetell declared a non-pecuniary interest in Minute 35(i) as stated in Minute 29 above.

35. **PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT**

- (i) Wildlife and Countryside Act 1981 - Section 53 Application to Upgrade Bridleway No. 7 Chippenham (part) to a Byway Open to All Traffic

Notice had been received that Wiltshire Council has refused this application "on the grounds that there is insufficient evidence, both documentary and user, of public vehicular rights over Bridleway No. 7 Chippenham (part) on the balance of probabilities".

(ii) The following closures were noted:-

- Recommencement of the temporary closure of the A4 (part) from its junction with the A350 to its junction with Hartham Lane from 13-14 July 2019 (previously planned for 6 - 7 July) between the hours of 09:30 and 15:30.
- Temporary closure of Wood Lane (part) from 27 June to 23 August 2019 (Phase 1 from its junction with Avenue La Fleche for approx. 80m in an easterly direction. Phase 2 from 166 Wood Lane for approx. 20m in an easterly direction).

36. **PRESS RELEASE**

No press release was considered necessary.

37. **DATE OF NEXT MEETING**

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

The meeting concluded at 7.40pm

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:

PLANNING APPLICATIONS - 27 June 2019

Application No.	Address/Description	Ward
19/04933/FUL	3 Hewlett Close SN15 3TL Proposed outbuilding. Cllr Richard Bambury consulted: - No objection	Pewsham
19/04992/ADV	Esso Frogwell Express, Hungerdown Lane SN14 0JH 6.3m pylon sign. No Ward Councillors present: - Object At 6.3m in height the proposed internally illuminated totem sign would appear unduly prominent in the low rise, suburban, residential setting and would have a detrimental impact on the visual amenity of the area. A replacement sign of similar height to the existing sign would be supported. The proposal would be contrary to Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.	CP & Derriads
19/05042/FUL	15 Long Ridings SN15 1PL Proposed single storey rear extension and insertion of windows to existing dwelling. Cllr Michelle Pearce consulted: - No objection	Hardenhuish
19/05116/FUL	9 Lady Coventry Road SN15 3NE Single storey extension to rear - repeat of application 19/02387/FUL. Cllrs Raj Gill & Nick Murry consulted: - No objection	Monkton
19/05152/FUL	6 Downham Mead SN15 3LN Proposed double storey rear extension. Cllrs Raj Gill & Nick Murry consulted: - No objection	Monkton
19/05156/REM	Langley Park Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 22 dwellings and associated infrastructure. Cllrs Raj Gill & Nick Murry consulted: - No objection The proposed development would be broadly in line with approved masterplan for this particular site, and similar in terms of siting, scale and appearance to the Applicants' Gateway Apartments 1-22 (located on the opposite corner) recently approved under 18/07055/VAR. On this basis it would be difficult to object to this current application. However, there are a number of concerns that should ideally be addressed in this submission and plans amended accordingly:	Monkton

	<ul style="list-style-type: none"> • Would encourage stone coloured cladding to be used to front facades (as shown on the approved masterplan) which would give a higher quality finish than the proposed through-colour render. • The front elevation of the proposed building would be improved if the roof of the corner element was rotated 90 degrees, and would better complement the design of Gateway Apartments 1-22. • The outline masterplan showed a row of trees planted parallel to the front elevation of the proposed building. These have been removed and the landscaped verge immediately in front of the building narrowed and footway widened. There is sufficient room to re-instate a row of trees (even if these are street trees) in order to soften the visual impact of the building. • An updated masterplan should be submitted with this application to show how the proposed building would tie in with immediately adjoining future development and to avoid piecemeal applications coming forward. For example the outline masterplan appeared to show flats adjoining the proposed building, but plans submitted with the current application now appear to show houses adjoining. • The affordable housing element appears to be sited in just one block and would be delivered in the last phase of development. Affordable housing should not be clustered in one location and should be delivered in earlier phases, in order to meet the affordable housing needs of the Town. There doesn't appear to be a legitimate reason as to why some form of affordable housing could not be accommodated in the current proposed development. • The outline masterplan did not show car parking spaces sited opposite the building on the proposed Public Open Space. How would the car parking spaces affect the size and quality of this Public Open Space? Grasscrete is unlikely to be a suitable surface for parking bays given the bays are likely to be heavily used. • Further consideration should be given to ensuring that the proposed building incorporates energy efficient standards to a high level, renewables and is of sustainable construction. Full details of these should be submitted. 	
19/05195/FUL	<p>3 Fox Croft Walk SN15 3YB</p> <p>First floor extension to provide an en suite shower room and dressing area to existing bedroom 1 and increase the size of bedroom 4.</p> <p>Cllr Richard Bambury consulted: - No objection</p>	Pewsham

19/05255/TPO	8 Willowbank SN14 6QG 30% crown reduction to 1 Sycamore tree, 25% crown reduction to 1 Beech tree and 30% reduction to group of 5 Sycamore trees. Cllr Andy Phillips consulted: - No objection	CP & Redlands
19/05258/FUL	2 Manor Road SN14 0LQ Proposed attached house in garden and single storey extension and alterations to 2 Manor Road. Cllr Andy Phillips consulted: - Object The plot of No. 2 is larger than the majority of other plots in the vicinity and typically reflects that it is a corner plot, designed to give a spacious, suburban setting to the character and appearance of the area and this road junction. The proposed subdivision of this corner plot and additional dwelling would represent overdevelopment and compromise the suburban character and appearance of the area due to: <ul style="list-style-type: none"> • the proposed dwelling being sited forward of the building line along Manor Road and appearing unduly dominant in the street scene; • the proposed rear garden being unduly small size; • the resulting unbalanced and discordant design of this row of terraced dwellings (particularly as the existing No. 2 has been designed as a 'corner turner' with gable on to Lord's Mead); • the width of the proposed dwelling being narrower than other dwellings along Lords Mead. The proposal would therefore constitute poor design and overdevelopment of the site that would harm the character and appearance of the surrounding area, contrary to Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.	CP & Redlands
19/05260/TPO	6 Willowbank SN14 6QG 30% crown reduction to 1 Sycamore and 10% thin to 1 Sycamore. Cllr Andy Phillips consulted: - No objection	CP & Redlands
19/05484/TCA	Glan Mor, Bath Road SN15 2AD Fell 1 multi-stem Sycamore tree. Cllrs Raj Gill & Nick Murry consulted: - No objection. However the Town Council requests that the applicant is asked to consider planting a tree of a more appropriate species to replace the felled tree.	Monkton

19/05508/LBC	Nos. 38 and 39 Market Place SN15 3HT Replacement of (modern) casement windows at second floor level on the south elevation. Cllr Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns.	Hardens & England
Amended Plans		
19/02929/FUL	Forest House, Forest Lane SN15 3YQ Loft conversion to make fifth master bedroom and detached double garage with storage above. Cllrs Bill Douglas and Richard Bambury consulted: - No objection subject to the detached garage being tied to the host dwelling.	Hardens & England / Pewsham
19/03526/FUL	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.	Hardenhuish
19/03803/FUL	47 Langley Road SN15 1BZ Two storey rear extension. Cllrs Raj Gill & Nick Murry consulted: - No objection	Monkton

PUBLIC QUESTION TIME

At the invitation of the Chairman a resident addressed the Committee. They expressed their disappointment that there were no items on the agenda relating to the environment. She expressed concerns regarding the Bridge Centre roundabout area being overgrown with oilseed rape. She said that Extinction Rebellion had recently cleared the area of this plant and understood from a Twitter feed that the Town Council had a management plan for this area. She requested a copy of the management plan.

The Chairman agreed to investigate this and reply to the resident.

Another member of the public was invited to address the Committee regarding planning application 19/05156/REM for Langley Park. He was speaking as a member of Extinction Rebellion. He said that Parliament required all buildings to be future proofed and carbon neutral. They should contain features such as solar panels, wind turbines, A-standard appliances, insulation, electric charging points, no gas boilers, LED lighting and have trees planted. He stressed this should apply to this development and urged the Council to have a task force.

It was agreed to consider this application first.