



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 29 August 2019 at 7pm

Councillors present:

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

Officers present: Andy Conroy, Planning Officer
Ann Chard, Administrative Services Officer - Planning
Heather Rae, Democratic Services Manager

Public present: One member of the public was present

PUBLIC QUESTION TIME

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

60. APOLOGIES

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

61. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

62. DECLARATION OF INTEREST

Councillor Michelle Pearce declared a non-pecuniary interest in the matter referred to in Minute 65 - application no. 19/07308/VAR.

Councillor Jenny Budgell declared a non-pecuniary interest in the matter referred to in Minute 65 - application no. 19/07029/FUL.

63. MINUTES

The Minutes of the meeting held on Thursday 8 August 2019 were approved as a correct record and signed by the Chairman.

64. CHAIRMAN'S ANNOUNCEMENTS

- (i) Sewer works on the High Street had been postponed and would now take place in January 2020, followed by resurfacing of the High Street in March 2020.
- (ii) The Town Council had written to Wiltshire Council regarding the increase of vehicles, specifically delivery vans and cyclists entering the High Street during the pedestrianised period. Representatives from Town Council, the BID and Wiltshire Council were due to meet in September to discuss this.

Prior to the next item Councillors Michelle Pearce and Jenny Budgell each declared a non-pecuniary interest in application nos. 19/07308/VAR and 19/07029/FUL respectively, as stated in Minute 62 above.

65. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (i) It be noted that Councillor Nick Murry would call-in planning application 19/07317/FUL.

66. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG): HIGHWAY IMPROVEMENT REQUESTS

Councillors received a report on the above from the Administrative Services Officer - Planning (copy in Minute Book). Councillors welcomed the advice in the report from the Traffic Engineer and agreed that the proposed signage was not the best option. Councillors felt that CATG should liaise with local schools to find a solution to the problem.

It was proposed that CATG be requested to explore other options and work with Hardenhuish and Sheldon Schools on ways to resolve the problem. The proposal was seconded and a vote was taken which was unanimous. The motion was carried.

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

Nature of Issue: school traffic using Old Hardenhuish Lane as cut through to drop children at school whilst school children walking in road due to no pavement. Several near-miss incidents between school children and vehicles recently. Also at top of Lane where children are dropped off, blocking access and safe exit.

- The Town Council does not feel that the proposed prohibition of motor vehicles restriction is the best option. It requests that CATG explore other options and work with Hardenhuish and Sheldon Schools on ways to resolve the problem.

67. LICENSING

New Premises Licence application for Savers, 5 Market Place SN15 3HD

Councillors considered a New Premises Licence application received by Wiltshire Council made by Savers, 5 Market Place for the following activities:-

Sale of alcohol (for consumption off the premises)

Monday - Saturday 08:30 - 18:30

Sunday 10:00 - 17:00

Also Monday - Saturday 14 November to 24 December until 20:00

Councillors questioned the need for Savers to sell alcohol and expressed concerns that it might encourage drinking in the Market Place. The selling of alcohol by the One-Stop in the Market Place has already caused problems. Councillors felt that they could not object in advance of alcohol being sold as no evidence could be provided.

It was proposed that the Town Council abstain from commenting on this application as it has strong opinions and wishes to express its concerns and disappointment. This proposal was seconded and a vote was taken which was unanimous. The motion was carried.

RESOLVED that Wiltshire Council be informed that the Town Council feels it is not able to object to or support this application. It has strong concerns that the selling of alcohol by Savers may encourage drinking in the Market Place, but can provide no evidence to support these concerns at the present time.

68. WAITING RESTRICTIONS

At the PET meeting on 30 August 2018 Councillors supported proposals for Waiting Restrictions in Chippenham. These draft proposals were subject to public consultation earlier this year. It was noted that Wiltshire Council had now issued its decision that "The restrictions be implemented as advertised, subject to the minor amendments detailed in Appendix 3" (copy in Minute Book).

With regard to Residents Parking Schemes, Wiltshire Council's Senior Engineer, Traffic & Network Management Highways & Transport had received several requests for streets in the Town and had suggested a meeting with the Town Council be held in late September to look at the areas that have requested residents parking and agree, with the Town Council's support a way forward. Councillor Merry expressed his temporary disappointment regarding proposals for Ashfield Road not being implemented but he was pleased that a meeting was being planned to consider proposals for Residents Parking Schemes in the Town, including Ashfield Road.

69. PRESS RELEASE

No press release was considered necessary.

70. DATE OF NEXT MEETING

The next meeting will take place on 19 September 2019

The meeting concluded at 8.05pm

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 - 29 August 2019

Application No.	Address/Description	Ward
19/06557/FUL	31 Bythebrook SN14 6QD Change of use of land to domestic land; window to garage; extension to existing wall. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.	CP & Redlands
19/07029/FUL	1 Syms Yard, Bumpers Way SN14 6LH Change of use to B2 installation of an MOT bay. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.	CP & Redlands
19/07308/VAR	127 Malmesbury Road SN15 1PZ Variation of condition 2 & 3 for "Use of premises as a vehicle leasing and hire business (Sui generis) and offices (Class B1); external alterations to south elevation". Cllr Michelle Pearce consulted: - No objection.	Hardenhuish
19/07317/FUL	Matrix House, Hawthorn Road SN15 1FB Construction of three new second floor flats. Re-submission following planning application number 18/09703/FUL. Cllr Nick Murry consulted: - Object This revised application does resolve privacy issues with regard to neighbouring occupiers and the lowered/revised roof is an improvement in terms of design and scale, such that it would not affect the significance of Chippenham Conservation Area. However, there are still concerns that the additional height of the roof could materially result in loss of light and outlook to/from rear habitable room windows and the rear garden of No. 1 Hawthorn Road and adversely affect the amenity of these occupiers. In addition, the proposed development would provide cramped and inadequate living conditions for future occupiers of the proposed roof space flats and lack of internal floorspace in some areas (indicative of the fact that it would not meet some of the criteria specified in the National Described Space Standard - such as the proposed gross internal floor area specified for each flat not taking into account reductions where head is restricted, floor to ceiling heights not being at least 75% of the Gross Internal Area, bedrooms in Units 11 and 12 being less than 11.5sqm etc.). As such the proposed development	Monkton

	<p>would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF.</p> <p>As per the previous comments made by the Town Council the proposed development, with no additional off-street parking being offered would, when combined with the existing parking offer on the site, have a cumulative detrimental impact on on-street parking congestion in the immediate vicinity of the site. This would be contrary to CP61 and CP62 of the Wiltshire Core Strategy and the NPPF.</p>	
19/07445/FUL	<p>18 Lanhill View SN14 6XS New garden room to rear of house. Garage conversion to form private gymnasium and construction of connecting corridor and side porch between house and gymnasium. Cllrs Andy Phillips & Nina Phillips consulted: - No objection subject to the converted garage being tied to the host dwelling.</p>	CP & Redlands
19/07455/FUL	<p>High Gables, Plantation Road SN14 0EU Conversion of existing garage into gymnasium and construction of new garage for motor bikes. Cllrs Andy Phillips, Nina Phillips, Jenny Budgell & John Scragg consulted: - No objection subject to the new garage being tied to the host dwelling.</p>	CP & Redlands / Lowden & Rowden
19/07475/TCA	<p>71 London Road SN15 3AL Re-pollard Lime tree. Cllr Bill Douglas consulted: - No objection.</p>	Hardens & England
19/07495/FUL	<p>9 Boundary Road SN15 3NN Single storey side and rear extension. Cllr Nick Murry consulted: - No objection. It is requested that proposals for the use of part of the old garage building to be retained be provided to the Town Council.</p>	Monkton
19/07586/FUL	<p>9 Hedge Row SN15 3PF Rear extension to garage. Cllr Richard Bambury consulted: - No objection.</p>	Pewsham
19/07684/FUL	<p>10 The Poplars SN14 6QF Two storey side extension. Cllrs Andy Phillips & Nina Phillips consulted: - Object The proposed two storey side extension would double the amount of floor area/footprint of the existing property and in no way would appear subservient to the host property. Very little rear garden space would be left for future occupiers of the property to enjoy (and the application cannot take into</p>	CP & Redlands

	<p>consideration any area outside the red line boundary that may or may not be purchased in the future to provide garden land). The proposed design of the extension would be out of character with the surrounding area and appear discordant in the streetscene (e.g. stepping forward of the existing front elevation, having patio style doors as its front door). Finally, the proposed extension would likely result in loss of light and outlook to/from rear habitable room windows and the rear garden of No. 8 which immediately adjoins. As such the proposed development would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF.</p>	
19/07711/ADV	<p>50 Market Place SN15 3HU The upgrade of the existing signage and refresh of the existing shopfront. Cllr Bill Douglas consulted: A proposal to object to this application was put forward and seconded. A vote was taken and there being 5 votes in favour of objecting and 4 against, the motion was carried. - Object The existing fascia sign comprising of individual letters is sympathetic to this Grade II Listed Building, and its sensitive location at the heart of Chippenham Conservation Area. Its proposed replacement with a 'standard' fascia sign, which would appear as a dominant and intrusive feature on the building by virtue of its scale and materials, would harm the significance of this Listed Building and Chippenham Conservation Area, being contrary to CP58 of the Wiltshire Core Strategy, the Chippenham Conservation Area Management Plan SPG and the NPPF.</p>	Hardens & England
19/07712/FUL & 19/07764/LBC	<p>50 Market Place SN15 3HU Minor internal alterations and upgrade of the existing fascia signage. Cllr Bill Douglas consulted: - Object The existing fascia sign comprising of individual letters is sympathetic to this Grade II Listed Building, and its sensitive location at the heart of Chippenham Conservation Area. Its proposed replacement with a 'standard' fascia sign, which would appear as a dominant and intrusive feature on the building by virtue of its scale and materials, would harm the significance of this Listed Building and Chippenham Conservation Area, being contrary to CP58 of the Wiltshire Core Strategy, the Chippenham Conservation Area Management Plan SPG and the NPPF.</p>	Hardens & England

19/07724/ADV	<p>Land at GreenSquare Group, Middlefields site adjacent to Lidl supermarket 1 no. freestanding signage, 8 no. flags on free standing vertical flag poles. Cllrs Andy Phillips & Nina Phillips consulted: - No objection. The Town Council would like to acknowledge that the developers have shown consideration for local residents during this initial construction stage.</p>	CP & Redlands
19/07736/FUL	<p>31A The Causeway SN15 3DB Erection of dwelling house after demolition of existing office building. Cllr Bill Douglas consulted: - No objection. The Chippenham Conservation Area Character Appraisal explains that The Causeway “is a mix of grand and more humble buildings and this evident by the varying roofline that is characteristic of the street.” The existing building is described as being “a humble building with small upper floor window, currently occupied by a barber and generally in good condition”. It sits between two grander listed buildings on either side, and therefore its lower roof ridge aids the setting of these buildings. The current building, which has a rather utilitarian shopfront, has a neutral impact on Chippenham Conservation Area, and therefore its replacement in principle would be acceptable, subject to a high quality replacement building. The proposed replacement dwelling would be constructed of materials appropriate to the Conservation Area. However, no mention is made of front windows material - these would have to be of timber and any other window material here would be unacceptable. A slightly lower roof ridge and replacement of front dormer window with roof light would be preferred in order to maintain the humble proportions of this building in the streetscene.</p>	Hardens & England
19/07944/FUL	<p>Land at Methuen Park Construction of 20 self-contained B1/B2/B8 commercial units within a shared access yard with associated parking and hard standing. Cllr Michael Merry consulted: - No objection. The proposed development would allow flexible accommodation for start-up or SME businesses within a Principal Employment Area, and on a vacant site, and is therefore welcomed and fully in accordance with CP35 of the Wiltshire Core Strategy. The scale and layout of the proposed buildings, and parking to serve the proposed development would be policy</p>	CP & Derriads

	<p>compliant. In order to comply with CP41 and achieve a high level of sustainability the proposed development should demonstrate that it would be built to BREEAM 'Excellent' standards. This type of development presents an ideal opportunity to incorporate energy saving measures such as solar panels and thermal insulation.</p> <p>A soft landscaping scheme should be submitted prior to determination to ensure a high quality environment that respects the surrounding countryside location. The proposed development should also demonstrate that opportunities for bat boxes, swift bricks and bird boxes have been explored.</p>	
19/08008/FUL	<p>4 Carnarvon Close SN14 0PN Alterations to existing dwelling including rebuilding part of the existing extension and new roof to garage and porch. Cllr Mary Norton consulted: - No objection.</p>	Queens & Sheldon
Amended Plans		
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. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.</p>	CP & Redlands

PUBLIC QUESTION TIME

At the invitation of the Chairman a resident of Hawthorn Road addressed the Committee with reference to planning application 19/07317/FUL. They said that they had spoken at PET before regarding this proposed development and strongly objected to this application.

They stated that they had lived in this road of Victorian houses for 18 years and had witnessed an increase in the development of properties. The development of residential dwellings in place of business was already causing an increase in parking issues and noise. The street already suffers from commuter parking meaning that residents often have to park in other streets, sometimes as far away as Birch Grove. The increase in flats would only make this situation worse. The proposed flats have one parking space per flat so if there are two cars, one car will have to park on the street which is narrow with lots of foot traffic. At night the noise from flats is disturbing. The building is close to No. 1 and an increase in height would impact on the quality of life for the occupant who is a keen gardener and already suffers from lack of light. The development is not in keeping with the character of the street.

The Committee agreed to consider this application first.