



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 8 August 2019 at 7pm

Councillors present:

Richard Bambury	Jenny Budgell
Bill Douglas	Michael Merry
Nick Murry	Mary Norton
Andy Phillips	Nina Phillips
Chris Ruck	John Scragg

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

Public present: Six members of the public were present

In the absence of the Chairman, the Vice-Chairman, Councillor Nick Murry took the Chair.

PUBLIC QUESTION TIME

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

49. APOLOGIES

There were apologies for absence from Councillors Raj Gill and Michelle Pearce.

50. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

51. DECLARATION OF INTEREST

Councillor Jenny Budgell declared a non-pecuniary interest in the matter referred to in Minute 54 (application no. 19/06428/FUL) as the Ivy Lane School Finance Governor.

Councillor Richard Bambury declared a non-pecuniary interest in the matter referred to in Minute 54 (application no. 19/07096/FUL) as a member of, and Organist for St. Andrew's Church.

52. **MINUTES**

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

53. **CHAIRMAN'S ANNOUNCEMENTS**

It was noted that planning application 18/11596/FUL (Climbing centre and skate park with associated landscaping and development of the Westmead recreation ground and open space) had been approved.

Prior to the next item Councillors Jenny Budgell and Richard Bambury each declared a non-pecuniary interest in application nos. 19/06428/FUL and 19/07096/FUL respectively, as stated in Minute 51 above.

54. **PLANNING APPLICATIONS**

The following were noted:

- An appeal had been lodged against refusal of planning application 18/11077/FUL (works to facilitate 4 car parking spaces and turning area on land known as The Orchard).
- The refusal of planning application 19/05258/FUL (proposed attached house in garden and single storey extension and alterations to 2 Manor Road).

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

55. **LICENSING ACT 2003 STATEMENT OF LICENSING POLICY DRAFT FOR CONSULTATION**

Councillors considered the draft Statement of Licensing Policy and Summary of Changes received from Wiltshire Council.

RESOLVED that no objections be raised to the draft Statement of Licensing Policy and Summary of Changes.

56. **BUS SHELTERS**

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

The Deputy Chief Executive summarised the report which asked Councillors to consider a request for a bus shelter on Ladyfield Road and to consider formulating a Council policy for managing any future requests for new bus shelters. The report confirmed that despite Wiltshire Council stating bus shelters form part of the public highway, it had no budgetary provision to provide or maintain bus shelters.

Councillors debated whether the request for a bus shelter should be submitted as a CATG issue, as recommended by Wiltshire Council's Cabinet Member for Highways, Transport & Waste. Several Councillors questioned whether CATG had sufficient funds to pay for a shelter and added that CATG's priority was pedestrian safety. Concerns were raised regarding the usage of the bus stop and it was agreed that a study would need to be carried out to justify providing a bus shelter at this location. Councillor John Scragg volunteered to conduct a survey.

It was suggested that Faresaver and possibly Chippenham Borough Lands Charity could be approached regarding funding and sponsorship could be an option. Councillors stressed the importance of public transport and keeping existing bus shelters clean. They discussed vandalism and fly-posting on existing bus shelters and suggested ways to deal with these problems.

Councillor Nick Murry proposed that the request for a bus shelter on Ladyfield Road, opposite Kingsley Road, be submitted to Wiltshire Council as a Highway Improvements request (CATG), as recommended by the Cabinet Member for Highways, Transport & Waste. This was seconded by Councillor Andy Phillips and all were in favour of this proposal.

With regard to formulating a policy for future bus shelter requests, it was felt that this should wait until the results of the CATG request were known.

RESOLVED that

- (i) The request for a bus shelter on Ladyfield Road, opposite Kingsley Road, be submitted to Wiltshire Council as a Highway Improvements request (CATG), as recommended by the Cabinet Member for Highways, Transport & Waste.
- (ii) A policy for future bus shelter requests be considered in due course.

57. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following temporary closures were noted:-

- The B4528 Saltersford Lane (part) from 12 August until 19 August 2019.
- Various roads for the Chippenham Half Marathon on a rolling road basis on Sunday 8 September 2019 from 09:00 to 13:00.
- St. Mary's Place (part) from the property known as 8 St. Mary's Place for 30m in a north easterly direction from 9 to 17 September 2019.
- The B4528 Hardenhuish Lane (part) during the half term holiday in October.
- The A420 Ivy Lane (part) and New Road (part) in two phases from 23 to 25 September 2019 nightly between the hours of 22:00 and 06:00.
- Baydons Lane (part) from 23 to 25 September 2019 daily.
- Footpath 59 (part) from its junction with Sadlers Mead to its junction with the access path to the Olympiad Leisure Centre for 6 months from 1 October 2019.

58. PRESS RELEASE

No press release was considered necessary.

59. DATE OF NEXT MEETING

The next meeting will take place on 29 August 2019

The meeting concluded at 8.25pm

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 - 8 August 2019

Application No.	Address/Description	Ward
19/05377/FUL	<p>Chippenham Sports Centre, 38-40 Hardenhuish Park, Bristol Road</p> <p>Removal of existing window and installation of bi-fold doors to the side of the Chippenham Sports Club Pavilion, Chippenham Tennis Club room on the ground floor including alteration to internal layout. No change to existing size or use of area.</p> <p>No Ward Councillors present: - No objection.</p>	Hardenhuish
19/06379/FUL	<p>Unit 2, Bath Road Industrial Estate SN14 0AB</p> <p>Change of use from existing B1, B2, B8 to a use for fitness facility (D) leisure.</p> <p>Cllr Mary Norton consulted: - No objection.</p> <p>The proposed change of use from an employment use (B1, B2, B8 use) to a fitness facility (D1 use) must be assessed against the criteria set out in CP35 of the Wiltshire Core Strategy (loss of employment uses). In relation to the criteria of CP35, the proposed development:</p> <ul style="list-style-type: none"> • would fulfill criteria ii) i.e. that the site is less than 0.25ha in size, and v) that the site has been marketed for employment use for 6 months and is not viable for employment use in its present form; • may fulfill criteria i) and iii) but further information on the number of jobs from the previous employment use should be provided; • would not fulfill criteria iii) as the loss of a small proportion of employment floorspace would not facilitate the redevelopment or continuation of employment uses on a greater part of the site; iv) that the site is not appropriate for the continuation of employment use due to a significant detriment to the environment or amenity of the area; or vii) that the change of use is to facilitate relocation of an existing business from buildings that are no longer fit for purpose. It could be argued that these criteria are not actually applicable in this instance. <p>Some of the criteria above have been met, whilst others have not. In addition, an Impact Assessment may need to be submitted to satisfy Policy CP38 with regard to leisure uses not located within a town centre. However, when viewed in conjunction with the fact that the proposed development would facilitate a starter business, would</p>	Queens & Sheldon

	<p>have sufficient car parking, would not affect residential amenity, and would provide a health and leisure facility in an area of the Town where there currently is no such facility would, on balance, outweigh the loss of an existing employment use.</p>	
19/06428/FUL	<p>Ivy Lane Primary School, Ivy Lane SN15 1HR Temporary accommodation during erection of new classrooms. Cllr Nick Murry consulted: - No objection.</p>	Monkton
19/06518/FUL	<p>22 Lady Coventry Road SN15 3NG Demolition of garage and erection of a four bedroom detached dwelling with associated parking, landscaping and the creation of parking for 22 Lady Coventry Road. Cllr Nick Murry consulted: - Object Planning permission was granted in 2008 under N/08/01345/FUL for a 2 bed dwelling on the site. However, this approved dwelling was physically attached to No. 22 and so sited on an entirely different part of the site, and was entirely different in terms of its scale to the 4 bed dwelling that is now proposed. Therefore the previous consent sets no precedent in this instance.</p> <p>The proposed dwelling would appear incongruous and would be out of keeping with the spacious, suburban character of the surrounding area for the following reasons:</p> <ul style="list-style-type: none"> • Its siting - in particular its very close proximity to No. 22 • Significant reduction in plot size of No. 22 and its rear garden • Majority of its private amenity space located to the front • Its two storey scale, when viewed in conjunction with the street scene along Lady Coventry Road which comprises of bungalows • The use of render on elevations when all dwellings in the vicinity are either stone facing (majority) or brickwork • Hipped and half hipped roof shape, when all dwellings in the vicinity have pitched roofs, usually with gabled elements <p>In addition, any future occupiers of No. 22 would have their living conditions compromised due to the close proximity of the proposed dwelling and the resulting loss of outlook and shading the proposed dwelling would have on their rear garden and rear habitable rooms, particularly given the ground level difference on the site. Whilst the proposed dwelling would avoid direct overlooking this is only due to its contrived design and orientation on the site.</p>	Monkton

	The amenity of future occupiers of No. 22 would also be compromised by having such a small private amenity space. In conclusion, the proposed development would therefore be contrary to CP57 of the Wiltshire Core Strategy and the NPPF.	
19/06682/FUL	22 Esmead SN15 3PS Single storey rear extension. Cllr Nick Murry consulted: - No objection.	Monkton
19/06711/FUL	40 Bristol Road SN15 1NR Two storey side extension and single storey replacement rear extension together with internal layout and landscaping alterations. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.	CP & Redlands
19/06719/FUL	Wiltshire and Swindon History Centre, Cocklebury Road SN15 3QN Replace existing inadequate individual flues on east elevation with one single combined flue in stainless steel. Cllr Nick Murry consulted: - No objection.	Monkton
19/06720/FUL	49A Danes Close SN15 3UH Proposed loft conversion. Cllr Richard Bambury consulted: A proposal to support this application was put forward and seconded. A vote was taken and there being 8 votes in favour of support, none against and 1 abstention, the motion was carried. - No objection.	Pewsham
19/06734/TPO*	167 Queens Crescent SN14 0NW Re-pollard 1 Lime tree to previous pruning points and reduce lowest branch overhanging neighbours drive by 1.25m. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
19/06776/FUL	24 Esmead SN15 3PS Erection of a single storey extension including all other associated works. Cllr Nick Murry consulted: - No objection.	Monkton
19/06793/LBC	The Bear Hotel, Market Place SN15 3HJ Subdivision of existing breakfast room at 1 st floor into 3 en-suite letting bedrooms. Cllr Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns.	Hardens & England
19/06798/FUL	9 East Yewstock Crescent SN15 1QS Proposed rear extension. No Ward Councillors present: - No objection.	Hardenhuish

19/06838/TCA	18 Blackwellhams SN15 3GG Fell 1 Weeping Silver Birch. Cllr Bill Douglas consulted: - Object The tree is a positive contributor to the green character of Rowden Conservation Area. The Applicant has indicated on the form that the tree is neither in a poor condition, or causing damage to the property. In the absence of any reasonable justification for the removal of the tree the proposal would be contrary to CP51, CP57 and CP58 of the Wiltshire Core Strategy and the NPPF.	Hardens & England
19/06876/ADV	13-14 High Street SN15 3ER Shop fascia sign and hanging panel sign. Cllr Bill Douglas consulted: - No objection.	Hardens & England
19/06945/TCA	13 Langley Road SN15 1BP Reduce Plum tree by up to 3m back to boundary of Langley Court. Cllr Nick Murry consulted: - No objection.	Monkton
19/06971/ADV	Vauxhall - Islington Motors, Bath Road SN14 0UX 1 x internally illuminated 5.6m totem, 2 x internally illuminated retailer names, 2 x internally illuminated welcome entrance statement, 2 x internally illuminated Vauxhall text and logo signs, 1 x non illuminated directional wall sign, 1 x non illuminated directional lawn sign. Cllrs Chris Ruck & Michael Merry consulted: - No objection.	CP & Derriads
19/06989/TPO	6 Coniston Road SN15 0PX Re-pollard 2 Lime trees (T1 and T2). Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
19/06999/FUL	24D Hardenhuish Lane SN14 6HN Garage conversion, extension and detached garage. Cllrs Andy Phillips & Nina Phillips consulted: - Object The character of the surrounding area is green and suburban - typically one of large houses, set on large plots and generally set back from the highway, which when combined with abundant trees and greenery between, imparts a sense of spaciousness. The proposed extension would not appear subservient to the main house, being sited forward of the front elevation. It would therefore represent poor design and detract from the legibility of the host property. There does not appear to be any reason why this part of the property could not be extended to the rear instead in order to accommodate the desired needs.	CP & Redlands

	<p>The proposed car port appears excessive in size - akin to the size of a new house, with two storeys and the whole first floor given over to storage. Its remoteness from the main house is a cause for concern and increases the likelihood that at some point in the future it could become a separate dwelling. It appears odd that dormer windows and rooflights are required for storage purposes. Given that it would be located adjacent to, and would run parallel with Hardenhuish Lane for some 10m, it would appear as a dominant feature in the streetscene and detract from the green character of the area. If it were to be re-orientated at right angles to the highway and reduced in scale, a car port on the site may be supported in principle. The proposed car port may be located within the root protection area of existing mature trees.</p> <p>Given the above, the proposal would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF.</p>	
19/07030/FUL	<p>21 Spanbourn Avenue SN15 1LG</p> <p>Two storey side extension and single storey rear extension.</p> <p>Cllrs Jenny Budgell & John Scragg consulted:</p> <ul style="list-style-type: none"> - No objection. However, the proportionality and design of the front elevation could be considerably improved through the reduction in width of the garage door and alignment with first floor window. 	Lowden & Rowden
19/07044/FUL	<p>18 Gascelyn Close SN14 0QW</p> <p>Demolish existing extension and replace with new.</p> <p>Cllrs Chris Ruck & Michael Merry consulted:</p> <ul style="list-style-type: none"> - No objection. 	CP & Derriads
19/07079/FUL & 19/07267/LBC	<p>28 Langley Road SN15 1BX</p> <p>Kitchen extension.</p> <p>Cllr Nick Murry consulted:</p> <ul style="list-style-type: none"> - No objection subject to the Conservation Officer having no concerns. 	Monkton
19/07096/FUL (19/07269/LBC subsequently withdrawn)	<p>St. Andrew's Church, Market Place SN15 3HT</p> <p>Proposed landscaping alterations to improve parking layout.</p> <p>Cllr Bill Douglas consulted:</p> <ul style="list-style-type: none"> - No objection subject to the Conservation Officer having no concerns. Some Councillors raised concerns regarding the loss of grass verge and its replacement with geocell grid in front of the main entrance and impact on the setting of this Grade II Listed Building. However the proposed replacement of tarmac with stone paving would improve the setting and the Church would be best placed to manage/maintain the geocell grid. 	Hardens & England
19/07136/FUL	<p>15 Dover Street SN14 0EE</p> <p>Two storey rear extension.</p> <p>Cllrs Jenny Budgell & John Scragg consulted:</p> <ul style="list-style-type: none"> - No objection. 	Lowden & Rowden

19/07247/FUL	131 Malmesbury Road SN15 1PZ Single storey extension to rear of existing dwelling. No Ward Councillors present: - No objection.	Hardenhuish
19/07295/FUL & 19/07324/LBC	43 - 45 Albert Cottages, London Road SN15 3AJ Proposed car parking area on part of garden. Cllr Bill Douglas consulted: - Object There is insufficient information/inaccuracies with the current applications and so they cannot be properly assessed. The red line boundary should be amended to include the access, and notice served on the adjoining occupier. Concerns are raised as to the extent of boundary wall that would need to be removed, the materials proposed e.g. tarmacadam parking space, and whether Tree T1 would need to be felled. There may be positives e.g. building of a new stone boundary wall to the side of the house that could mitigate for any harm caused by the proposals. Further detail is required with the applications.	Hardens & England
19/07370/FUL	9 Beechwood Road SN14 0EZ Proposed side extension (first floor only) and single storey rear extension to replace existing conservatory. Cllrs Andy Phillips, Nina Phillips, Jenny Budgell & John Scragg consulted: - No objection.	CP & Redlands / Lowden & Rowden
Amended Plans		
19/02402/FUL	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.	CP & Redlands
19/05695/FUL	4 Blackwellhams SN15 3GG Single storey rear extension. Convert attached garage into living space. Replace existing windows. Cllr Bill Douglas consulted: - No objection.	Hardens & England

PUBLIC QUESTION TIME

At the invitation of the Chairman a representative from Pure Planning and Architecture spoke in support of planning application 19/06518/FUL. They said that the proposed dwelling was of good design, provided good use of the land, used good quality materials which matched the street scene and was within easy reach of local amenities.

At the invitation of the Chairman the applicant of planning application 19/06379/FUL spoke in support of their application. They said that there was a demand for additional leisure provision in the Town which would promote health and wellbeing. The gym would provide new employment opportunities, both full and part-time. There was ample car parking available on site which had remained vacant for some time.