



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 10 October 2019 at 7pm

Councillors present:

Richard Bambury	Ruth Lloyd (substitute)
Nick Murry	Michelle Pearce (Chairman)
Andy Phillips	Nina Phillips
Chris Ruck	John Scragg

Officers present: Barrie Pirie, Director of Community Services
Andy Conroy, Planning Officer
Ann Chard, Administrative Services Officer - Planning

Public present: None present

PUBLIC QUESTION TIME

There were no written or verbal questions from any member of the public.

84. APOLOGIES

There were apologies for absence from Councillors Jenny Budgell, Bill Douglas, Mary Norton and Michael Merry.

85. NOTIFICATION OF SUBSTITUTION

Notification was received that Councillor Ruth Lloyd was substituting for Councillor Jenny Budgell.

86. DECLARATION OF INTEREST

No declaration of interest as defined by the latest approved Code of Conduct in the current approved Standing Orders was received.

87. MINUTES

The Minutes of the meeting held on Thursday 19 September 2019 were approved as a correct record and signed by the Chairman.

88. CHAIRMAN'S ANNOUNCEMENTS

- (i) As agreed at the previous meeting, the Chairman and Planning Officer had formulated a response to the Building Better, Building Beautiful Commission Interim Report and this has been submitted.
- (ii) As part of the Waiting Restriction Review for Chippenham, CTC had proposed that the taxi ranks outside the Museum and the disabled bays at the top of the Market Place be swapped. Wiltshire Council had confirmed that it received no objections to this proposal. The legal Traffic Regulation Order is due to go live on 21 October and work on this and other proposals should follow shortly after this. Wiltshire Council's Senior Traffic Engineer will liaise with taxi licensing colleagues to advise the taxi companies of when the work will take place.
- (iii) Following a Chairman's Announcement at the meeting on 29 August 2019, it was reported that the Market Manager, Wiltshire Council and the BID had a very productive meeting with regards to the enforcement of the High Street Traffic Order and are working in partnership.
- (iv) The Government has produced a National Design Guide which sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.
- (v) Following the request for an update on the works at Brunel Arches made at full Council on 25 September, Network Rail had responded. They have confirmed that stone and brickwork repair has been completed and are awaiting their contractors to complete the reinstatement of the land in front of the viaduct which will include planting bulbs as requested by the Council. It is planned that work will be completed by mid-October.
- (vi) Councillor John Scragg had attended the CATG meeting on 17 September and would send the Administrative Services Officer - Planning a copy of the minutes and latest major maintenance list for the Chippenham community area, for circulation.

89. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) No applications be called-in.

90. **PROPOSED BUDGET 2020/21**

Councillors received a report on the above from the Director of Resources and the Administrative Services Officer - Planning (copy in Minute Book).

It was noted that as from April 2020, Wiltshire Council would expect a contribution from town/parish councils of 30% towards approved CATG projects (currently 25%). More was being asked of town/parish councils and devolution could mean more funding would be needed. The possibility of utilising CIL money was noted.

Following discussion it was proposed that the budget for 2020/21 be increased by 2% in line with inflation. This proposal was seconded and a vote was taken. There being 4 votes in favour, 3 against and 1 abstention, the motion was carried.

RESOLVED that

- (i) That £12,240 be included in the Sustainable Transport & Environmental Projects capital budget for 2020/21.
- (ii) That the proposed budget be recommended to the Strategy & Resources Committee at its meeting 23 October 2019 for inclusion in the Council's 2020/21 budget.

91. **PROPOSED TRAFFIC REGULATION ORDERS FOR CONSULTATION**

Councillors were asked to consider the following proposed Traffic Regulation Orders received from Wiltshire Council (copies of Orders, plans and statement of reasons in Minute Book):-

- The County Of Wiltshire (Chippenham and Chippenham Without) (Prohibition and Restriction of Waiting, Taxi Rank Clearways and On Street Parking) Consolidation Order 2016 (Amendment No. 5) Order 2019.
- The County of Wiltshire (Langley Road, Chippenham) (Prohibition of Right Hand Turn) Order 2019.
- The County of Wiltshire (Park Lane and Foundry Lane, Chippenham) (Prohibition of U Turn) Order 2019.

RESOLVED that Wiltshire Council be informed that the Town Council has no objections to the proposed Traffic Regulation Orders. However, it requests greater enforcement take place in future. Regarding Order 2 (prohibition of right hand turn from Langley Road into Malmesbury Road) Wiltshire Council is requested to update the Town Council on when the alternative route via Langley Park will be in place.

92. **STREET NAMING**

(i) **New Development North Chippenham**

Councillors were asked to reconsider 5 new street names for Land Parcels B3B and B5 of the North Chippenham development as the names chosen at the previous meeting (Minute 77 refers) had been deemed unsuitable by Wiltshire Council.

RESOLVED that the names Bothwell, Eddolls, Lewis, Rose and Webb (being names of fallen WW1 soldiers from Chippenham not included on any memorial) be submitted for land parcels B3B and B5 of the North Chippenham development and the choice of suffixes be left to the developer.

(ii) **New Development Phase 3, Land at Hunters Moon**

Councillors were asked to consider a request from Bloor Homes regarding 5 new street names for Phase 3 of the Hunters Moon development. Councillors requested more time to consider this.

RESOLVED that this item be forwarded to the PET meeting on 31 October 2019 for consideration.

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

The temporary closure of Willowbank (part) on 11 November 2019 was noted.

94. **PRESS RELEASE**

No press release was considered necessary.

95. **DATE OF NEXT MEETING**

The next meeting will take place on 31 October 2019.

The meeting concluded at 7.55pm

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 - 10 October 2019

Application No.	Address/Description	Ward
19/03325/FUL	9 Harford Close SN15 3PY Shed/summerhouse (retrospective) Cllr Richard Bambury consulted: - No objection. However, the Town Council is disappointed that this is a retrospective application.	Hardens & England / Pewsham
19/08455/FUL	50 Long Close SN15 3LA Installation of disability scooter store. No Ward Councillors present: - The Town Council welcomes this installation.	Hardens & England
19/08601/FUL*	53 Greenway Gardens SN15 1AL Installation of a garden annexe (revision to 19/02915/FUL). Cllr Michelle Pearce consulted: - No objection.	Hardenhuish
19/08607/FUL	84A London Road SN15 3AZ Single storey rear extension and provision for access and parking. No Ward Councillors present: - No objection.	Hardens & England
19/08610/FUL	Land between 19 Gladstone Road and 30 Westmead Lane SN15 3BW Erection of 6 houses (4 terrace & 2 semi-detached). No Ward Councillors present: - Object With one dwelling less now proposed under this revised application, the proposed development does not go far enough to resolve the Town Council's previous objections to the scheme, and still represents overdevelopment of this site and poor design. The proposed development still appears cramped on the site, and the distance separation between the proposed development and No. 19 has not been increased from previously. The Town Council reiterates that there should be greater breathing space/distance separation between the proposed development and No. 19 - No. 19 should be afforded the breathing space around it and size of rear garden relative to the building's size and status in the Conservation Area. Wiltshire Council Urban Design objected to the previous application on grounds of poor urban design/overdevelopment. However, many of the	Hardens & England

	<p>concerns raised and sensible suggestions on how to amend the proposals accordingly do not appear to have made it through to this revised scheme e.g. no constraints and opportunities analysis to inform design and the net developable area, no site sections and set back distances to show the relationships to existing buildings/neighbours, no exploration of different housing typologies which might better suit this site, no boundary treatment or soft landscaping details, no details on materials, Juliette balconies overlooking car park etc.</p> <p>It is noted that works to create an access in to the site have commenced, without planning permission, and the Town Council respectfully requests that this matter be raised, if not already, with Wiltshire Council's Enforcement Team.</p> <p>This is a relatively small site in a sensitive location and therefore requires high quality urban design rather than a design strategy of maximising the number of units. 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>	
19/08626/FUL	<p>33 Blackbridge Road SN15 3LT Single storey extension to rear of existing dwelling. Cllr Nick Murry consulted: - No objection.</p>	Monkton
19/08654/LBC	<p>50 Market Place SN15 3HU Replacement of existing front (main access) door with new door that meets current security requirements. No Ward Councillors present: - No objection subject to the Conservation Officer having no concerns.</p>	Hardens & England
19/08716/FUL	<p>24 High Street SN15 3EU New shopfront to existing retail unit. No Ward Councillors present: - No objection.</p>	Hardens & England
19/08746/TCA*	<p>Wych Elm, 54 Malmesbury Road SN15 1PR Pollard Hawthorn at front of property, 30% height reduction to Oak and reduce back from neighbour's garden, and 30% crown reduction to Yew tree. Cllr Michelle Pearce consulted: No objection.</p>	Hardenhuish
19/08774/FUL	<p>90 Bristol Road SN15 1NS Proposed single storey rear extension including the demolition of the existing rear extension and conservatory.</p>	CP & Redlands

	Cllrs Andy Phillips, Nina Phillips and Ruth Lloyd consulted: - No objection.	
19/08798/FUL	61 St. Peters Close SN15 2BH Erection of two storey rear extension. Cllrs John Scragg & Ruth Lloyd consulted: - No objection.	Lowden & Rowden
19/08880/FUL	10 Clarence Road SN14 0UH Demolition of existing conservatory and construction of new single storey rear extension, conversion of garage to habitable space (in part) and associated hard and soft landscaping to front and rear gardens. Cllr Chris Ruck consulted: - No objection.	CP & Derriads
19/08951/ADV	13-14 High Street SN15 3ER Shop fascia sign and hanging panel sign. No Ward Councillors present: - No objection.	Hardens & England
19/08955/TPO*	Land off Lords Mead Reduce Sycamore tree to provide 2m clearance from street lamp. Cllr Chris Ruck consulted: - No objection.	CP & Derriads
19/09088/FUL	11 Thomas Mead SN15 3YS Resubmission of a lapsed planning permission N/09/00845/FUL with amendments for a proposed first floor extension over the attached garage. No Ward Councillors present: - No objection.	Hardens & England
19/09154/REM	Rowden Park, Patterdown Road Approval of reserved matters (appearance, landscaping, layout and scale) for on-site infrastructure works relating to the delivery of the main spine road via the southern access (and associated spurs), pumping station, drainage and attenuation basins, and gas and utility services (in accordance with Condition 1 of planning permission 14/12118/OUT). Cllrs John Scragg & Ruth Lloyd consulted: - No objection.	Lowden & Rowden (& Lacock Corsham Without & Box Hill)
19/09155/LBC	Chippenham Railway Station, Cocklebury Road SN15 3QE Proposed installation of one floor mounted 75" digital screen. Cllr Nick Murry consulted: - No objection subject to the Conservation Officer having no concerns.	Monkton
19/09202/FUL	3 Parliament Street SN14 0DE Proposed new garden room to the rear of the property with a flat roof with two roof lights.	Queens & Sheldon

	Alterations to second floor attic bedroom. No Ward Councillors present: - No objection.	
19/09209/FUL	10 Matford Hill SN15 3NX Proposed rear conservatory. Cllr Nick Murry consulted: - No objection.	Monkton
19/09238/TPO	12 Willowbank SN14 6QG 30% crown reduction to Sycamore (T1) and 25% crown reduction to Ash tree (T2). Cllrs Andy Phillips, Nina Phillips & Ruth Lloyd consulted: - No objection.	CP & Redlands
19/09260/FUL	64 Greenway Lane SN15 1AE Removal of existing garage and conservatory. Proposed single storey rear and side extension. Cllr Michelle Pearce consulted: - No objection.	Hardenhuish
Amended Plans		
19/07295/FUL & 19/07324/LBC	43-45 Albert Cottages, London Road SN15 3AJ Proposed car parking area on part of garden. No Ward Councillors present: - No further comments due to lack of information.	Hardens & England