



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 19 September 2019 at 7pm

**Councillors present:**

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

**Officers present:** Andy Conroy, Planning Officer  
Barry Pirie, Director of Community Resources  
Heather Rae, Democratic Services Manager

**Public present:** There were no members of the public present.

## **PUBLIC QUESTION TIME**

There were no written or verbal public questions.

### **71. APOLOGIES**

There were apologies for absence from Councillor Nina Phillips and Councillor Chris Ruck.

### **72. NOTIFICATION OF SUBSTITUTION**

No notification of substitution was received.

### **73. DECLARATION OF INTEREST**

Councillor Jenny Budgell declared a non-pecuniary interest in the matter referred to in Minute 81 i) - Proposed temporary street closures/traffic management, Wildlife and Countryside Act 1981

### **74. MINUTES**

The Minutes of the meeting held on Thursday 29 August 2019 were approved as a correct record and signed by the Chairman.

**75. CHAIRMAN'S ANNOUNCEMENTS**

There were no announcements from the Chairman.

**76. 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.

**77. STREET NAMING - NEW DEVELOPMENT NORTH CHIPPENHAM**

Councillor Michelle Pearce suggested street names in the theme of marsh flowers for the development of Bird's Marsh. The following names were proposed by Councillor Michelle Pearce; Cinquefoil Court, Loosestrife Grove, Spearwort Crescent, Brooklime Place, Galingale Close, with a reserve suggestion of Frogbit.

Councillor Andy Phillips seconded this proposal and with all in favour it was

**RESOLVED** that the following names be submitted; Cinquefoil Court, Loosestrife Grove, Spearwort Crescent, Brooklime Place, Galingale Close, with a reserve suggestion of Frogbit.

**78. BUILDING BETTER, BUILDING BEAUTIFUL COMMISSION: INTERIM REPORT**

The Planning Officer informed Councillors of the process for giving feedback on the Building Better, Building Beautiful Commission: Interim Report. The Chairman noted that Councillors are able to respond individually or a response can be formed on behalf of the Town Council through the committee Chairman and the Planning Officer.

**RESOLVED** that the Chairman meet with the Planning Officer to formulate a response and any comments from members of the PET Committee be sent to the Chairman or the Planning Officer, to ensure a coherent response in advance of the deadline of 4 October 2019.

**79. FRIENDS OF CHIPPENHAM STATION**

Councillors received and noted the report from Councillor John Scragg regarding the meeting of the Friends of Chippenham Station held on 11 September 2019.

Councillor Richard Bambury questioned whether the TransWilts Service was safe noting recent cancellations. Councillor John Scragg noted that Friends of Chippenham Station there is only one train with one crew so if the driver is unavailable the service cannot run. There is a new timetable for December which can be found at GWR/timetable2019.

**RESOLVED** that Councillors noted the report.

**80. WILTSHIRE LOCAL PLAN REVIEW**

Councillors were informed of an invitation for up to two representatives from the Town Council and one from the Neighbourhood Planning Steering Group to attend the upcoming consultation sessions regarding the Wiltshire Local Plan, there were no volunteers to attend any of the meetings.

**RESOLVED** that no Councillors attend the upcoming consultation sessions.

Prior to the next item Councillor Jenny Budgell declared a non-pecuniary interest in the Wildlife and Countryside Act 1981, as stated in Minute 73 above.

**81. 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

At the PET meeting held on 27 June 2019 the refusal by Wiltshire Council of the above application was noted (Minute 35(i) refers). Notice has now been from Wiltshire Council that an appeal has been made to the Planning Inspectorate against this refusal (details available in the Office).

- (ii) To note recommencement of the temporary closure of the A4 (part) from its junction with the A350 to its junction with Hartham Lane from 2 - 3 October 2019 between the hours of 09:30 and 15:30 to enable essential highway work.
- (iii) To note recommencement of the temporary closure of the B4528 Hardenhuish Lane (part) from its junction with the A420 Bristol Road for approx. 90m in a northerly direction from 24 October - 01 November 2019 to enable replacement of the existing pedestrian refuge.

**RESOLVED** that the above temporary street closures/traffic management be noted.

**82. PRESS RELEASE**

No press release was considered necessary.

**83. DATE OF NEXT MEETING**

The next meeting will take place on 10 October 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 - 19 September 2019

Application No.	Address/Description	Ward
19/07517/FUL & 19/08206/LBC	Ruskin House, St. Mary's Place SN15 1EN Conversion of building from flats into a single dwelling with ground floor annex. Work includes some internal alterations. Cllr Nick Murry consulted: -No objection, subject to the Conservation Officer raising no concerns.	Monkton
19/07817/FUL, 19/08244/LBC & 19/08252/ADV	43 New Road SN15 1HL Change of use from B1 to D1 (Chiropractic Clinic). Proposed signage on the front of the building. Cllr Nick Murry consulted: -No objection but concerns raised regarding parking.	Monkton
19/07977/LBC & 19/08196/ADV	64-65 St. Mary Street SN15 3JF Proposed advertisements and partially frosted rear windows. Cllr Bill Douglas consulted: -No objection.	Hardens & England
19/08039/VAR	Land north of Hill Corner Road, Land Parcel B3 & B5). Variation of conditions 1, 5, 6 & 7 of application 18/07826/REM - "reserved matters for development comprising the erection of 147 dwellings and associated landscaping on the land at North Chippenham, Parcels B3 and B5 following outline planning consent N/12/00560/OUT". Cllr Michelle Pearce consulted: -No objection.	Hardenhuish (& Langley Burrell)
19/08068/FUL & 19/08256/LBC	24 St. Mary Street SN15 3JW Extension of existing outbuilding. Cllr Bill Douglas consulted: -No objection, subject to the Conservation Officer raising no concerns.	Hardens & England
19/08109/FUL	55A Audley Road SN14 0EJ Proposed side and first floor rear extension with parking for three cars. Cllr John Scragg consulted: -No objection.	Lowden & Rowden
19/08176/FUL & 19/08268/LBC	19 New Road SN15 1HJ Change of use from shop (use class A1) to hot food takeaway (use class A5) with internal alterations. Cllr Nick Murry consulted: - No objection, but concerns raised over evening opening times, and subject to the Conservation Officer raising no concerns	Monkton
19/08310/LBC	Chippenham Railway Station, Cocklebury Road SN15 3QE Installation of new Customer Information System	Monkton

	<p>Displays. Cllr Nick Murry consulted: -No objection.</p>	
19/08429/FUL	<p>Rowden Park, Patterdown Road Erection of security fencing and associated landscaping adjacent to the southern boundary of the Chippenham Rifle &amp; Pistol Club. Cllr Jenny Budgell consulted: -No objection, subject to a condition being attached to any consent to ensure adherence to the mitigation measures/best practice set out in the submitted ecology report accompanying this application.</p>	Lowden & Rowden (& Lacock)
19/08465/FUL	<p>29A Marshfield Road SN15 1JX Proposed redevelopment of existing redundant industrial premises to form 1 no. three bedroom dwelling together with additional parking facilities for 30 Marshfield Road. Cllr Michelle Pearce consulted: - <b>Object</b> The current proposal for one dwelling on the site represents the right quantum of development on this site, and is a major improvement on the previous proposal for two dwellings on the site, which the Town Council objected to and which was subsequently withdrawn by the Applicant.</p> <p>However, given this is a highly sensitive site, positioned between listed buildings and located within Chippenham Conservation Area, the design of the proposed dwelling is a missed opportunity and would not meet the high quality design required of this location by the NPPF. In order to achieve a higher quality of design the following amendments should be sought:</p> <ul style="list-style-type: none"> <li>• Detailed cross section drawings of the front elevation - showing details such as window reveals, cills, banding, lintels, materials etc. The current plans provide no reassurance of detailing</li> <li>• Mansard roof replaced with a hipped or pitched roof which would be more reflective of local character and match the roof ridge/eaves height of No. 29</li> <li>• Handing of the dwelling - with garage located closest to No. 29 in order to achieve separate driveways/private front gardens for Nos. 29A and No. 30</li> <li>• Position of dwelling brought closer to the highway rather than its obvious setback from the highway as currently proposed</li> </ul>	Hardenhuish

	<ul style="list-style-type: none"><li>• Dwelling decreased in width but increased in length to better fit on to this long, narrow site and provide greater separation to No. 29</li></ul> <p>If these amendments can be successfully made it is likely that the proposal could be supported. However, as it currently stands the proposal would be contrary to CP57 and CP58 of the Wiltshire Core Strategy, the Chippenham Conservation Area Management Plan SPG and the NPPF.</p>	
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