



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 21 November 2019 at 7pm

Councillors present:

Richard Bambury	Jenny Budgetell
Bill Douglas	Raj Gill
Nick Murry (Chairman)	Mary Norton
Andy Phillips	Nina Phillips
John Scragg	

Also present:

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

Public present: Three members of the public were present

In advance of the meeting Councillors received a presentation on the submission of reserved matters for the residential phase of the Langley Park development.

PUBLIC QUESTION TIME

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

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

108. APOLOGIES

There were apologies for absence from Councillors Michael Merry, Michelle Pearce and Chris Ruck.

109. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

110. DECLARATION OF INTEREST

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

110. MINUTES

The Minutes of the meeting held on Thursday 31 October 2019 were approved as a correct record and signed by the Chairman.

111. CHAIRMAN'S ANNOUNCEMENTS

- It was confirmed that the next PET meeting will not be moved due to it falling on the same day as the General Election. It will take place as scheduled on 12 December.
- The Committee will consider requests for waiting restrictions at the next meeting.

112. PLANNING APPLICATIONS

RESOLVED that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) Wiltshire Councillor Clare Cape be asked to consider calling in application 19/06116/FUL should the Case Officer be inclined to approve the application. Approval for Councillor Bambury to attend the Northern Area Planning Committee on behalf of the Town Council was noted at the PET Committee meeting held on 18 July 2019 (minute 43(ii) refers).
- (iii) Councillors noted the decision of Wiltshire Council's Strategic Planning Committee on 13 November 2019 with regard to planning application 18/02037/FUL (construction of bridge over the Great Western Railway, etc.) which was approved with conditions.

113. BT PUBLIC PAYPHONES CONSULTATION

Councillors considered a report from the Administrative Services Officer - Planning (copy in Minute Book) regarding the proposed removal of seven payphones within Chippenham. Following careful consideration, a vote was taken on whether to retain or remove each payphone listed.

RESOLVED that the following response be sent to Wiltshire Council:

- (i) The Town Council agrees to the removal of Payphone 24 (01249 653737) PCO PCO1 Hungerdown Lane (School Walk) SN14 0BB due to low usage.
- (ii) The Town Council objects to the removal of Payphones 20, 21, 22, 23, 25 and 26. The Town Council has a social responsibility to provide for the needs of the communities it serves, and therefore requests that these payphones are retained for emergency use and for the use of residents in predominantly social housing areas.

114. CHIPPENHAM AREA TRANSPORT GROUP (CATG) UPDATE

Councillor John Scragg, the Town Council's appointed representative on CATG gave a verbal update on outstanding issues. He reported that the CATG meeting scheduled for 19 November had been postponed but wanted to update the Committee on one issue regarding a request for a bus shelter. He had carried out research into the usage of the bus stop in question and would report back to the next CATG meeting.

115. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The temporary closure of the High Street from its junction with Bath Road to its junction with the Market Place from 5 January to 26 March 2019 between the hours of 19:30 and 09:30 to enable Wessex Water to carry out installation of a new foul sewer in carriageway and footpath was noted.

116. PRESS RELEASE

No press release was considered necessary.

117. DATE OF NEXT MEETING

The next meeting of this Committee will take place on Thursday 12 December 2019.

The meeting concluded at 8.30pm

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 - 21 November 2019

Application No.	Address/Description	Ward
19/06881/LBC	Little Oak Cottage, 2A Bristol Road SN15 1NG Retrospective planning permission for repairing stone roof and re-leading the chimney. Cllrs Jenny Budgell & John Scragg consulted: - No objection subject to the Conservation Officer having no concerns.	Lowden & Rowden
19/06882/LBC	Little Oak Cottage, 2A Bristol Road SN15 1NG Proposal to remove new combi-boiler flue and replace with new in different location on same wall and to fill in hole where old flue exists. Cllrs Jenny Budgell & John Scragg consulted: - No objection subject to the Conservation Officer having no concerns.	Lowden & Rowden
19/10058/FUL	Danlers Business Centre, Unit A1 Vincients Road, Bumpers Farm Industrial Estate SN14 6NQ. Change of use from non-residential education and training centre to offices. No Ward Councillors present - No objection.	CP & Derriads
19/10064/FUL	84 Bristol Road SN15 1NS Single storey rear flat roof extension with internal alterations. Cllrs Andy Phillips & Nina Phillips consulted: - No objection.	CP & Redlands
19/10086/FUL	The Car Spa, Bath Road SN14 0RL Erection of temporary cabin for reception/waiting area for customers. Erection of 2 nd canopy for washing cars. No Ward Councillors present - No objection. If approved, the Town Council recommends a five year temporary permission.	CP & Derriads
19/10252/PNCOU	Barn adjacent to 9 Lower Lodge Farm, Lower Lodge SN15 3QZ Notification for Prior Approval under Class Q for a change of use of agricultural building to a single dwelling house and associated operational development. Cllr Richard Bambury consulted: - No objection.	Pewsham
19/10303/FUL	36 Esmead SN15 3PS Single storey block and render extension with a pitched roof and detached garage. Cllrs Raj Gill & Nick Murry consulted: - No objection subject to the garage being tied to the host dwelling.	Monkton

19/10335/FUL	75 Langley Road SN15 1DQ Two storey extension and garage. Cllrs Raj Gill & Nick Murry consulted: - No objection.	Monkton
19/10345/OUT	<p>209 Wood Lane SN15 3EB Proposed one dwelling. Cllrs Bill Douglas & Richard Bambury consulted: - Object</p> <p>The proposed 3-bed dwellinghouse would appear shoehorned in to what is a small and irregular shaped site, and would have a detrimental impact on the general character of the area, amenity of adjacent occupiers, and future occupiers of the property, most notably for the following reasons:</p> <ul style="list-style-type: none"> • Overlooking from any first/second floor windows into the rear private amenity space of Forest House • Insufficient private amenity space for any future occupiers • The front of the site and its access would be hemmed in by proposed high close-boarded fencing, resulting in poor outlook for future occupiers and poor public realm/natural surveillance • Loss of existing amenity space for No. 209 <p>In addition, there are highway safety concerns resulting from the likely restricted visibility for vehicles entering or leaving the application site, due to the siting of a recently approved detached garage at Forest House which immediately adjoins the site.</p> <p>Given the above, the proposed development would be contrary to CP57, CP61 and CP62 of the Wiltshire Core Strategy, the National Design Guide and the NPPF.</p>	Hardens & England / Pewsham
19/10348/FUL	<p>1 Kent Close SN14 0QE Extension to existing dwelling. Cllr Mary Norton consulted: - Object</p> <p>Planning permission was granted under 18/04716/FUL for a sensitively designed, subservient side extension to the host dwelling. On the contrary, the current proposal does not appear subservient to the host dwelling, stepping forward of the building and building line, and featuring a forward gable which would be at odds with the character and appearance of the surrounding area. The proposed development would therefore be contrary to CP57 of the Wiltshire Core Strategy, the National Design</p>	Queens & Sheldon

	Guide and the NPPF. The previous approval should be implemented instead.	
19/10352/FUL	Redland Primary School, Brook Street SN14 OJE Retention of mobile classroom (for a period of 5 years). Cllrs Andy Phillips & Nina Phillips consulted: - No objection.	CP & Redlands
19/10478/TCA	20A St. Paul Street SN15 1LJ 2m crown reduction to Magnolia (T1) and 1.5m crown reduction to 3 Magnolia trees (T2). No Ward Councillors present: - No objection.	Hardenhuish
19/10485/VAR	Divisional Police Headquarters, Wood Lane SN15 3DH Variation of condition 2 for application 18/07381/FUL. Cllr Bill Douglas consulted: - Object The proposed front entrance and glazed balcony would appear as a noticeably clunky and clumsy horizontal feature tacked on to the front of the building, at odds with the sensitive design and vertical rhythm of the architecture of the approved scheme. The approved scheme should be implemented, or the entrance feature modified. As it is the proposed development would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF.	Hardens & England
19/10518/FUL	8 Brewer Mead SN15 3FB New build conservatory with wood burner flue. Cllr Richard Bambury consulted: - No objection. Whilst there is no objection to the proposed extension, a shorter flue would be preferred as this would be less visually intrusive for neighbours. Should Wiltshire Council's Environmental Health Officer raise concerns with regard to fumes from the flue affecting the amenity of neighbours, the Town Council would also share these concerns. Wiltshire Council is requested to share with the Town Council its views on wood burning stoves with regard to their impact on air pollution/climate change.	Pewsham
19/10677/ADV	Papa Johns, 19 New Road SN15 1HS Signage showing company branding. Cllrs Raj Gill & Nick Murry consulted: - Object The proposed signage by virtue of its internal illumination, the size of the projecting sign, and posts/window mount, would harm the significance of this Grade II Listed Building, and the significance of Chippenham Conservation Area. This would be	Monkton

	contrary to CP58 of the Wiltshire Core Strategy, the Chippenham Conservation Area Management Plan SPG, and the NPPF.	
19/10731/TPO	Land at Easton Lane Reduce 3 Ash trees back to suitable growth points and pollard 1 Willow. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon / CP & Derriads
19/10915/TCA	Land at Flowers Yard SN15 3BN Fell 1 Birch (T1), 2m reduction of 3 Apple trees branches overhanging pavement (T2-T4). Cllr Bill Douglas consulted: - No objection.	Hardens & England
Amended Plans		
19/06116/FUL*	Goldenley Care Home, Forest Lane SN15 3YQ The demolition of the existing care home known as Goldenley and proposal for 6 no. residential units including landscaping and related works. Cllr Richard Bambury consulted: - Object The proposed amendments to the scheme do not overcome the substantive objections made by the Town Council in its previous comments of 23 July 2019.	Pewsham
19/09260/FUL	64 Greenway Lane SN15 1AE Removal of existing garage and conservatory. Proposed single storey rear and side extension and decking (change in description). No Ward Councillors present: - No objection.	Hardenhuish

PUBLIC QUESTION TIME

At the invitation of the Chairman three members of the public addressed the Committee regarding climate change and below is a summary of comments made and questions asked:

The first resident explained that they had carried out extensive research on how the climate works and the effects of carbon dioxide on the planet. They stressed that run-away climate change is inevitable if things do not change and that point will be a decade from now. They added that this was relevant to the Committee because building massive new housing estates in Wiltshire, including the eastern expansion are just 'business as usual'. They said the Council had covertly planned and officially approved to emit carbon dioxide and destroy life on the biggest scale that Chippenham has ever seen in the name of 'sustainable carbon neutral housing' and asked the question "So where are your carbon dioxide figures and where is your ecological death budget? When can they be published?"

The second resident referred to the site clearance for the Chippenham eastern expansion project with regard to the felling/burning of trees and clearance of acres of woodland floor resulting in the death of mammals, birds and insects. They also referred to the removal of topsoil and subsoil so its sequestered carbon burns to CO2. They added that Councillors are the leaders of the community with planning authority and asked the question "We urgently need to see your planning and costing figures, so please; where are your carbon dioxide and ecological death budgets for the Chippenham eastern expansion project?"

The third resident expressed their disappointment at not seeing a presentation on the proposed road, the biggest infrastructure project in Chippenham. They added that the public had been excluded from meetings and had not been consulted. They asked "Where is the presentation about the proposed new road? Where is the public consultation? Where are the minutes of the meetings? I ask that these be made public, along with the reasons why they were originally held in secret. What are you afraid of, if you believe this is what people want?"

In response to the questions raised above, the following responses are provided:-

Questions: So where are your carbon dioxide figures and where is your ecological death budget? When can they be published? and
We urgently need to see your planning and costing figures, so please; where are your carbon dioxide and ecological death budgets for the Chippenham eastern expansion project?

Response: The Town Council does not hold this information so this question will be forwarded to Wiltshire Council.

Question: Where is the presentation about the proposed new road?

Response: This question will be forwarded to Wiltshire Council.

Question: Where is the public consultation?

Response: This question will be forwarded to Wiltshire Council.

Question: Where are the minutes of the meetings?

Response: The minutes of Full Council held on 19 June 2019 are available on the Town Council's website.

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