



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 31 October 2019 at 7pm

Councillors present:

Richard Bambury	Jenny Budgell
Bill Douglas	Nick Murry
Mary Norton	Michelle Pearce (Chairman)
Andy Phillips	Nina Phillips
Chris Ruck	

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

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.

96. APOLOGIES

There were apologies for absence from Councillors Michael Merry and John Scragg.

97. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

98. DECLARATION OF INTEREST

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

99. MINUTES

The Minutes of the meeting held on Thursday 10 October 2019 were approved as a correct record and signed by the Chairman.

100. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's Announcements.

101. PLANNING APPLICATIONS

The Tree Preservation Order for 106 trees of various types on land at Patterdown Road, confirmed on 15 October 2019 was noted.

RESOLVED that

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

102. STREET NAMING

- (i) New Development North Chippenham

It was noted that the final names submitted to the developer were Bothwell, Eddolls, Rose, Vines (new) and Witts (new).

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

Councillors considered a request from Bloor Homes for 5 new street names for the above development (carried forward from the previous meeting - Minute 92(ii) refers).

RESOLVED that the following names be suggested to Bloor Homes for Phase 3 of the Hunters Moon development:

- Lancashire Drive (street shown as pink on plan)
- Ferguson Close (street shown as green on plan)
- Dairy Court (street shown as blue on plan)
- John Deere Avenue (street shown as orange on plan)
- Haywain Halt (street shown as pink on plan)

103. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG): HIGHWAY IMPROVEMENT REQUEST

Councillors received a report from the Administrative Services Officer - Planning (copy in Minute Book).

Councillors gave careful consideration to a request to reduce the speed limit on Hill Rise to 20mph and to look at the installation of speed bumps. Councillor Jenny Budgell stressed how confusing it was to have mis-matched speeds throughout the Town and suggested that all residential areas be looked at before another tragedy occurs. The Chairman reminded Councillors that the Community Safety Forum had been asked to consider this matter and she would check with the CEO on its progress.

Councillor Bill Douglas added that Wiltshire Council had looked at a 20mph limit for the whole Town before but residents had objected. He informed the Councillors that all new roads are made so that traffic cannot go over 20mph.

Councillor Nick Murry stressed that the Town Council acknowledges the concerns of the residents and is taking positive steps. He proposed that the recommendation in the report be adopted with the addition of stressing that it is vital that Wiltshire Council look at speeds in the whole Town holistically. Councillor Chris Ruck seconded this proposal and as all were in agreement, no vote was taken.

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

Request to reduce the speed limit on Hill Rise to 20mph and look at speed bumps - The Town Council acknowledges the concerns of the residents and is taking positive steps. Wiltshire Council is requested to carry out an assessment of Hill Rise and the surrounding area to assess the need for a change of speed limit/traffic calming measures. The Town Council considers it vital that Wiltshire Council look at speeds in the whole Town holistically.

104. LICENSING: NEW PREMISES LICENCE APPLICATION FOR CAFÉ GROUNDED, BATH ROAD

It was noted that no objections were received from the public or Councillors to the above application which was dealt with under 'delegated powers'.

105. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

- (i) The County of Wiltshire (Chippenham and Chippenham Without) (Prohibition and Restriction of Waiting, Prohibition of Stopping, Clearways and On Street Parking) Consolidation Order 2019

It was noted that the above Map-Based Traffic Regulation Order had now been sealed and was implemented on 21st October 2019 (copy of the relevant Press Notice in Minute Book).

- (ii) The following temporary closures were noted:-

- Lowden (part) from its junction with Palmer Street to its junction with Utterson View from 25 - 28 November 2019 between the hours of 22:00 and 05:30.
- The A420 Bristol Road (part) from its junction with Bythebrook to its junction with Hardenhuish Avenue and the A420 Marshfield Road (part) from its junction with Hardenhuish Avenue to its junction with the A420 Park Lane, from 27 - 28 November 2019 between the hours of 09:00 and 15:00. Councillor Nina Phillips asked that businesses be kept informed of progress.

- The A4 Pewsham Way (part) from its junction with Canal Road to its junction with A4 London Road and the A4 London Road from its junction with A4 Pewsham Way to its junction with the A342 Old Derry Hill from 28 November to 2 December 2019 between the hours of 09:00 and 15:00. The Chairman read out an email received regarding the proposed 21 mile detour around Melksham/Lacock. The resident queried what provisions were being put in place to stop traffic that would otherwise use the Pewsham Way/London Road route from using Stanley Lane, Studley Hill and Studley Lane to get around the closed roads as these roads are very quiet, single track in most places and unsuitable for that potential volume of traffic.

RESOLVED that

- (i) Eurovia be requested to keep businesses informed on the progress of the A420 works.
- (ii) With regard to the A4 closure, Wiltshire Council be requested to provide signage stating that Stanley Lane, Studley Hill and Studley Lane is not a diversion route.

106. PRESS RELEASE

It was agreed to issue a press release and publish on social media the Town Council's support of a CATG request to reduce the speed limit on Hill Rise to 20mph and look at traffic calming measures by requesting that Wiltshire Council carry out an assessment of Hill Rise and the surrounding area and also look at speeds in the whole Town holistically.

107. DATE OF NEXT MEETING

The next meeting will take place on 21 November 2019.

The meeting concluded at 8.20pm

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 - 31 October 2019

Application No.	Address/Description	Ward
19/08410/LBC	<p>103 London Road SN15 3AL Remove existing cement render on rear elevation and replace with lime render and breathable paint. Cllr Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns.</p>	Hardens & England
19/09254/FUL	<p>Gladstone Club, 20 Gladstone Road SN15 3BW Conversion and extension of existing building and the erection of new buildings to create 28 apartments. Cllr Bill Douglas consulted: - Strongly object In relation to this site, the Chippenham Conservation Area Character Appraisal explains “Sensitive infill development at an appropriate urban scale could significantly enhance the character of this part of the street.” The Chippenham Conservation Area Management Plan SPG suggests giving favourable consideration “to suitably scaled infill development between Nos. 19 and 20 Gladstone Road and to the frontage of the Gladstone Liberal Club”. The principle of redeveloping the site for residential apartments would therefore be acceptable and compatible with surrounding uses, and the retention of No. 20 and the Hall behind (non-designated heritage assets) are rightly proposed to be retained. However, notwithstanding the above, this would be a poorly designed and over-intensive scheme that would fail to take the opportunities to improve upon the character and appearance of the surrounding area and would represent over-development of this site.</p> <p>No constraints or opportunities analysis of the site and its immediate surroundings appears to have been undertaken in order to inform the layout and design of the proposed development. The inward-facing courtyard development would be entirely the wrong design solution for this site, where any new development should have active frontages on to the public realm and better define/shape the street through built layout, something which the Character Appraisal has identified is lacking and could be enhanced through new development. Vehicular accesses points should also be re-considered.</p>	Hardens & England

Other design failings include:

- An opportunity has been missed to provide a corner building of three or four storeys, which could positively reinforce the corner of Gladstone Road and Flowers Yard. Instead a bin store is the defining corner feature
- Many of the flats would provide considerably less floorspace than the minimum specified in the Government's National Technical Standards, resulting in cramped and inadequate living accommodation. Single aspect flats (e.g. Flats 1 & 2) would also contribute to poor living conditions for future occupiers due to lack of natural light to habitable rooms. Proposed Second Floor Plans do not accurately show useable floorspace - some of this space would be unusable because of restricted head height
- Poor communal amenity space would be provided for residents to enjoy. This would be mostly hard paved, with very little soft landscaping throughout the site.
- High-level windows fronting the street would create dead frontage and a lack of natural light to habitable rooms. Building lines slightly set back from the street with defensible space e.g. planting between, would allow for normal sized windows, light to habitable rooms and active frontages
- No details of materials have been provided. Given the sensitive location of the site cross-section drawings showing design details should be submitted. Cotswold stone should be used as the facing material where the proposed development fronts on to the public realm
- Elevations of the proposed development are rather utilitarian and uninspiring, with too much blockwork to window ratio on some elevations.
- The massing of the development would be too great in places e.g. elevation on to Flowers Yard. Elevations could be broken up into two and three storey sections in order to reduce massing and add variety to the streetscene.
- Scale should reduce in height from the front to the back of the site, with two storeys to the rear to better assimilate with neighbouring development and ensure the development is not overbearing to its neighbours, in particular No. 19 or development on this neighbouring site.

	<p>The proposed development should take account of development proposals at the neighbouring site (currently a live application). Rather than piecemeal development of both sites, the site owners should liaise and propose a holistic, joined-up approach to development on both sites e.g. use of a single vehicular access</p> <p>Given the above the proposed development would be contrary to the Chippenham Conservation Area Management Plan SPG, CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF.</p> <p>Although the site is in a sustainable location, the 3 car parking spaces proposed would be well below what would be deemed sufficient parking for the site and would be contrary to CP61 and CP62 of the Wiltshire Core Strategy and the NPPF.</p>	
19/09360/ADV (Application subsequently withdrawn)	<p>Car Spa, Bath Road SN14 0RL 1.4m high x 2.2m wide fascia sign on end of cabin facing Bath Road. Cllr Chris Ruck consulted: - No objection subject to there being planning permission in place for the cabin itself.</p>	CP & Derriads
19/09377/FUL	<p>14 Crown Close SN15 3UQ Proposed dog grooming business from garage. Cllr Richard Bambury consulted: - Object The Town Council considers that this type of business is better suited to an industrial/commercial area, than a residential area with relatively small separation distances between houses/plots. There would likely be a material increase in noise on the site generated by barking dogs, throughout the day and early evening. This would likely harm the amenity of the adjoining occupier (whose short rear garden abuts the garage at the application premises where the dogs would be groomed) through noise and disturbance. There are also concerns regarding the limited on-street parking available for customers. As such this application would be contrary to CP57, CP61 and CP62 of the Wiltshire Core Strategy and the NPPF in this respect.</p>	Pewsham
19/09383/FUL	<p>186 Malmesbury Road SN15 5LR Proposed replacement dwelling. Cllrs Andy Phillips & Nina Phillips consulted: - The Town Council welcomes this replacement dwelling.</p>	CP & Redlands

19/09414/FUL	10 Hedge Row SN15 3PF Proposed porch extension. Cllr Richard Bambury consulted: - No objection.	Pewsham
19/09555/VAR	Land south-east of Junction 17 of M4 Motorway, Kington Langley Variation of condition for application 18/08446/REM - approval of all matters reserved by condition 2 attached to 17/03417/OUT including appearance, landscaping, layout and scale for 'phases 1 & 2' and the 'strategic landscaping' element at the boundaries of the site. - No objection.	(Kington Langley & Sutton Benger)
19/09587/FUL	Sheldon School, Hardenhuish Lane SN14 6HJ Two storey extension to existing maths block within the existing school campus. Cllr Michelle Pearce consulted: - No objection.	Hardenhuish
19/09617/FUL & 19/09713/LBC	19 New Road SN15 1HJ Change of use from shop (A1) use to dwelling (C3) use. This application relates to the first floor only. Cllr Nick Murry consulted: - No objection subject to the Conservation Officer having no concerns.	Monkton
19/09620/FUL	Embankment Site, Bath Road SN15 2AR Demolition of existing builders yard and erection of 5 dwellings and associated hard and soft landscaping. Cllr Jenny Budgell consulted: - No comment until further information is received regarding the difference between this application and the previous approved application for this site.	Lowden & Rowden
19/09637/TPO	113 Queens Crescent SN14 0NL 25% crown reduction to Beech tree. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
19/09642/TCA	55 St. Mary Street SN15 3JW 25% crown reduction to 2 Lime trees and 30% crown reduction to 2 Lime trees. Cllr Bill Douglas consulted: - No objection.	Hardens & England
19/09651/FUL	Littlecote, 31A Rowden Hill SN15 2AQ Double storey rear extension and alterations including new hipped roof to existing dormer and garage. Cllr Jenny Budgell consulted: - No objection.	Lowden & Rowden
19/09717/FUL	11 Marshfield Road SN15 1JX Demolish and replace rear extension. Cllr Michelle Pearce consulted: - No objection.	Hardenhuish

19/09813/FUL	<p>Land adjacent to No. 3 Centurion Close SN15 3TQ Proposal for two new 2 bedroom properties adjacent to No. 3 Centurion Close. Cllr Richard Bambury consulted: - Object The previous planning application for two new dwellings on the site was refused on the grounds of: 1) detrimental impact on visual amenity and character of area, 2) overbearing impact and poor living conditions of future occupiers, and 3) failure to demonstrate acceptable surface and foul water drainage.</p> <p>There are no material differences in the plans submitted under this current application compared to those previously refused plans, which would warrant a different outcome to that previously in respect of 1) and 2). The design and siting of the proposed development would be detrimental to the visual amenity, character and appearance of the locality; and would have an overbearing impact and result in poor living conditions for future occupiers - being contrary to CP57 of the Wiltshire Core Strategy and the NPPF.</p> <p>The proposed dwellings would still be sited in very close proximity to the oil pipeline, and some works would need to occur within the 3m easement zone of the pipeline. The occupiers of these properties would have their future living conditions compromised by safety/fear of safety of the pipeline, as well as disruption if works to/maintenance of the pipeline needs to occur. The proposed development would therefore be contrary to CP57 of the Wiltshire Core Strategy and the NPPF in this respect.</p> <p>There is no sustainable drainage assessment submitted with the application to determine whether the proposed development would or would not achieve acceptable surface and foul water drainage.</p>	Pewsham
19/09878/FUL	<p>Maintenance car park, Pewsham Way SN15 3BF Existing car park extended to provide an additional 10 spaces. Cllr Bill Douglas consulted: - No objection.</p>	Hardens & England
19/09975/FUL	<p>25 Hayward Close, Pewsham SN15 3FA Proposed garage store and ensuite to bedroom. Cllr Richard Bambury consulted: - No objection.</p>	Pewsham

Amended Plans		
19/06720/FUL	49A Danes Close SN15 3UH Proposed loft conversion. Cllr Richard Bambury consulted: - No objection.	Pewsham
19/07079/FUL & 19/07267/LBC	28 Langley Road SN15 1BX Kitchen extension. Cllr Nick Murry consulted: - No objection subject to the Conservation Officer having no concerns.	Monkton
19/08465/FUL	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 20 Marshfield Road. Cllr Michelle Pearce consulted: - The Town Council reiterates its previous comments/concerns on this application.	Hardenhuish
Amendments to comments submitted to Wiltshire Council		
19/08610/FUL	Land between 19 Gladstone Road and 30 Westmead Lane SN15 3BW. Erection of 6 houses (4 terrace & 2 semi-detached): The Town Council wishes to amend its previous comments of 10 October 2019 as follows: <ul style="list-style-type: none"> • <i>Additional word to be added as follows:</i> “The proposed development still appears cramped on the site, and the distance separation between the proposed development and No. 19 has not been noticeably increased from previously”. • <i>The following wording to be removed:</i> “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”. 	Hardens & England

PUBLIC QUESTION TIME

At the invitation of the Chairman a resident addressed the Committee regarding traffic issues. They voiced concerns regarding the fact that currently Hardenhuish Lane was closed and the A350 north was down to one lane causing traffic to use other roads as rat runs. This had coincided with half term meaning more children on the streets which was bad timing. The Chairman replied that road closures are implemented by Wiltshire Council and that the Town Council is not consulted. The resident asked what the Town Council's Climate Emergency plan was. The Chairman agreed to get back to the resident regarding this question.