



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 12 December 2019 at 7pm

Councillors present:

Richard Bambury	Bill Douglas
Raj Gill	Nick Murry (Chairman)
Mary Norton	John Scragg

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

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.

118. APOLOGIES

There were apologies for absence from Councillors Jenny Budgell, Michael Merry, Michelle Pearce, Andy Phillips, Nina Phillips and Chris Ruck.

119. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

120. DECLARATION OF INTEREST

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

121. MINUTES

The Minutes of the meeting held on Thursday 21 November 2019 were approved as a correct record and signed by the Chairman subject to minute 115 being amended to read 2020 (not 2019).

122. CHAIRMAN'S ANNOUNCEMENTS

- It was noted that Salders Mead car park will close from 10 January 2020 as work begins on creating a new surface and multi-storey car park. The Chairman had received emails from concerned residents regarding this closure and he would keep them updated.
- The Chairman asked the Committee's permission to discuss part of agenda item 7/minute 124 relating to Waiting Restriction Request 012 for Cocklebury Road before item 6/minute 123 (Planning Applications) and the Committee agreed.

123. PLANNING APPLICATIONS

The refusal of planning application 19/09155/LBC (proposed installation of one floor mounted 75" digital screen at Chippenham Railway Station) 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.

124. WAITING RESTRICTION REQUESTS

Councillors considered a report on the above from the Administrative Officer - Planning (copy in minute book).

Request 012 (to remove at least 2 parking spaces either side of the BT car park entrance on Cocklebury Road). As the Ward Councillor for Monkton, the Chairman confirmed that the parking spaces in question did not form part of plans to redesign the area. It was proposed that just one parking space either side of the entrance be removed. A vote was taken which was unanimous and the motion was carried.

Request 011 (yellow lines at the junction of St. Peters Close and Lowden). Councillors recommended that Wiltshire Council's highway engineers be asked to look into whether yellow lines are needed at this location.

Request 013 (cars parking along the end of Westcroft at the entrance to the road). Councillors recommended that Wiltshire Council's highway engineers be asked to carry out further investigations into what is needed to resolve this issue.

Requests 014 and 015 - as no Ward Councillors for Cepen Park and Derriads were present, it was agreed to defer consideration until the next meeting.

RESOLVED that

- (i) The following Waiting Restriction requests be submitted to Wiltshire Council and the accompanying WR2 forms reflect the comments made:
- Request 012 (to remove at least 2 parking spaces either side of the BT car park entrance on Cocklebury Road). The Town Council supports the removal of just one parking space either side of the BT car park entrance.
 - Request 011 (yellow lines at the junction of St. Peters Close and Lowden). The Town Council requests that Wiltshire Council's highway engineers look into whether yellow lines are needed at this location.
 - Request 013 (cars parking along the end of Westcroft at the entrance to the road). The Town Council requests that Wiltshire Council's highway engineers carry out further investigations into what is needed to resolve this issue.
- (ii) Completion of the WR2 forms be delegated to the Chairman and Administrative Services Officer - Planning.
- (iii) Consideration of Requests 014 and 015 be deferred until the next meeting.

125. CHIPPENHAM AREA TRANSPORT GROUP (CATG) PROCESS

Councillors considered a report on the above from the Administrative Officer - Planning on the above (copy in minute book).

RESOLVED that due to the relatively small amount of requests received during the first six months of the new CATG process, it be reviewed again in June 2020 when the new process will have been in place for one full year.

126. LICENSING

Application for a Review of the Premises Licence for the Tale of Spice, Malmesbury Road, SN15 1QA

Councillors noted an application, received by Wiltshire Council, to review the Premises Licence for the Tale of Spice, Malmesbury Road which had been requested by Home Office Immigration Enforcement regarding illegal working identified at the premises.

127. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

- The County Of Wiltshire (Chippenham And Chippenham Without) (Prohibition And Restriction Of Waiting, Prohibition Of Stopping, Clearways And On Street Parking) Consolidation Order 2019 (Amendment No.1) 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

It was noted that the above Orders had been sealed and were implemented on 2nd December 2019 (copy of press notice in minute book).

128. ITEMS FOR COMMUNICATION

There were no items for communication.

129. DATE OF NEXT MEETING

The next meeting will take place on Thursday 9 January 2020.

The meeting concluded at 8.05pm

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 - 12 December 2019

Application No.	Address/Description	Ward
19/05021/FUL	23 The Paddocks SN15 3DN Change of use of an area of overgrown waste land to incorporate into our garden. Cllr Bill Douglas consulted: - No objection.	Hardens & England
19/09777/LBC	30 Marshfield Road SN15 1JX Provision for parking in existing garden. No Ward Councillors present: - No objection subject to the Conservation Officer having no concerns.	Hardenhuish
19/10385/FUL	Unit 1 Bath Road Industrial Estate SN14 0AB Alterations to compressor housing permitted under 19/00931/FUL, compressor housing to be purpose built. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
19/10646/FUL	22 Hardenhuish Lane SN14 6HN Single storey rear ground floor extension. No Ward Councillors present: - No objection.	CP & Redlands
19/10656/LBC	Picture House Tattoo Studio, 17 Market Place SN15 3HW Strip rear roof and felt, replace with breathable felt and relay existing tiles. Cllr Bill Douglas consulted: - The Town Council raises no objection subject to the Conservation Officer having no concerns. However, as the existing tiles to be replaced are non-original Roman tiles, The Town Council would prefer replacement tiles to be of natural slate as this would enhance the significance of the listed building and Conservation Area.	Hardens & England
19/10741/FUL	10 St. Mellion Close SN15 3XN Retrospective side extension to connect garage to main house and convert garage to bedroom. Cllrs Raj Gill & Nick Murry consulted: - No objection. This conversion appears easily capable of forming separate, independent living accommodation which would be inappropriate in this location. If minded to approve, it is recommended a condition be attached to any consent tying the proposed development to the host dwelling.	Monkton
19/10858/FUL	11 Fallow Field Close SN14 6YA Loft conversion roof dormer. No Ward Councillors present: - No objection.	CP & Redlands

19/10935/FUL	<p>9 London Road SN15 3AJ Concrete piled retaining wall with rendered block work facing leaf, reconstituted stone coping and metal railing above. Cllr Bill Douglas consulted: - Object No objection to the proposed retaining wall in principle. However, white painted render would not be an appropriate facing material for the wall, given its height, length and sensitive location on the boundary to the Grade II Listed No. 9 London Road, and as such it would adversely affect the significance of the setting of this listed building, contrary to CP58 of the Wiltshire Core Strategy, the Chippenham Conservation Area Management Plan SPG, and the NPPF. Support would be forthcoming if the facing material were modified to a higher quality material, such as re-constituted stone to match the colour/material of the prevailing Bath stone of surrounding buildings.</p>	Hardens & England
19/10984/FUL	<p>17 Avonmead SN15 3PP Proposed rear roof alterations. Cllrs Raj Gill & Nick Murry consulted: - No objection.</p>	Monkton
19/11008/FUL	<p>1 Kent Close SN14 0QE Change of use from private garage to hairdressing salon. Cllr Mary Norton consulted: Following a proposal to object to this application, a vote was taken and there being 4 votes in favour of objecting and 2 abstentions, the motion was carried. - Object This proposed 'town centre' use would not be an appropriate use to be accommodated within a garage in a residential area. Such a retail use should be located in a local centre or Town Centre, in line with current national retail policy. The proposed use would likely result in noise and disturbance to surrounding residential occupiers, and result in an increase in traffic/parking issues in the vicinity. The proposed development would therefore be contrary to CP57, CP61 and CP62 of the Wiltshire Core Strategy and the NPPF.</p>	Queens & Sheldon
19/11030/FUL	<p>4 Church View SN15 1QH Single storey extension. No Ward Councillors present: - No objection.</p>	Hardenhuish
19/11112/FUL	<p>301 Hungerdown Lane SN14 0JJ Change of use (A1 to C3) part first floor as shown and further works and alterations to include adaptations and new pitched roof providing total 8 flats. No Ward Councillors present:</p>	CP & Derriads

	<p>- Object</p> <p>This application is a modification of a previously approved application on the site (18/08076/FUL) for re-modelling the existing building to provide 12 flats. There is no objection to the ground floor retail now proposing to be retained. However, the previous scheme proposed breaking up the mass of the building by incorporating a glazed, centrally located atrium. It also included communal amenity space for future occupiers of the flats to the rear of the site (where as none is provided for the 8 flats). These factors, when combined with the fact that the proposed flats in the roof space would be rather cramped and dark with a limited number of small windows, would on balance, provide inadequate living accommodation for future occupiers and constitute poor design, contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPP.</p>	
19/11175/FUL	<p>19 Hatherell Road SN15 3ST</p> <p>Improvements and extensions to side and rear of property.</p> <p>- Application noted as invalid.</p>	Pewsham
19/11308/TCA	<p>Ivy Lane Primary School, Ivy Lane SN15 1HE</p> <p>Fell 1 Apple tree.</p> <p>Cllrs Raj Gill & Nick Murry consulted:</p> <p>- No objection. However, the Town Council requests that the applicant is asked to consider planting a fruit tree in a different location to replace the felled tree.</p>	Monkton
19/11329/TCA	<p>Burlands House, 3-4 Burlands Road SN15 3DF</p> <p>Fell 1 Rowan Tree.</p> <p>Cllr Bill Douglas consulted:</p> <p>- No objection. However, the Town Council requests that the applicant is asked to consider planting a tree of a more appropriate species to replace the felled tree.</p>	Hardens & England
Amended Plans		
19/06518/FUL	<p>22 Lady Coventry Road SN15 3NG</p> <p>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. Cllrs Raj Gill & Nick Murry consulted:</p> <p>- Object</p> <p>Whilst the amended plans are an improvement and do satisfactorily address some of the concerns raised by the Town Council in its previous comments, there are still some outstanding concerns that have not been addressed namely: reduction in plot size of No. 22 and its rear garden; limited separation distance to No. 22; limited amount of rear garden private amenity space; use of render; single aspect nature of first floor. Therefore, on balance, the previous objection remains.</p>	Monkton

PUBLIC QUESTION TIME

The following is a summary of comments made and questions asked:

At the invitation of the Chairman a resident addressed the Committee regarding their request for waiting restrictions on Cocklebury Road. They spoke of their safety concerns including poor visibility when exiting the BT car park and the increased traffic on Cocklebury Road caused by new development.

At the invitation of the Chairman a resident addressed the Committee regarding climate change. They expressed their disappointment regarding responses given to their questions asked at the previous meeting. They referred to the Code of Conduct and to the Town Council's Standing Orders with regard to confidentiality.

The resident offered to email their concerns to the Town Council and the Chairman replied that a response would follow.