



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 9 January 2020 at 7pm

Councillors present:

Richard Bambury	Jenny Budgell
Bill Douglas	Raj Gill (from 7.25pm)
Nick Murry	Mary Norton
Michelle Pearce (Chairman)	Andy Phillips
John Scragg	

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

Public present: Seven members of the public were present

PUBLIC QUESTION TIME

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

130. APOLOGIES

There were apologies for absence from Councillors Michael Merry, Nina Phillips and Chris Ruck.

131. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

132. DECLARATION OF INTEREST

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

133. MINUTES

The Minutes of the meeting held on Thursday 12 December 2019 were approved as a correct record and signed by the Chairman.

134. CHAIRMAN'S ANNOUNCEMENTS

It was noted that the railway bridge at the end of Sheldon Road was currently closed for emergency repairs.

Councillor Raj Gill joined the meeting at 7.25pm (after consideration of planning application 19/11212/FUL).

135. PLANNING APPLICATIONS

It was agreed to consider planning application 19/11212/FUL (14 St. Paul Street) first. Refusal of the following planning applications was noted:

- 19/09813/FUL (proposal for two new 2 bedroom properties adjacent to No 3 Centurion close).
- 19/09620/FUL (demolition of existing builders yard and erection of 5 dwellings and associated hard and soft landscaping - embankment site, Bath Road).

RESOLVED that

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

136. WAITING RESTRICTION REQUESTS

- (i) Request to Revoke Part of Traffic Order

Councillors considered a report from the Administrative Services Officer - Planning on the above (copy in minute book). Councillors noted the comments made under Public Question Time by the owner of Dolmans shop. Councillor Richard Bambury added that he had received complaints regarding lorries parking on pavements and traffic wardens ignoring this.

RESOLVED that

- (a) Wiltshire Council be informed that the Town Council requests part of the Traffic Order relating to the layby on New Road be revoked and waiting restriction revert back to 'No waiting at any time', as requested by Dolmans shop and recommended by Wiltshire Council. In addition to this, the Town Council request that some form of hatching be installed in front of the access to Dolmans rear car park to prevent vehicles parking in that area.
 - (b) Wiltshire Council be asked to look into the issue of lorries parking on pavements.
- (ii) Requests

Councillors received a report on the above from the Administrative Officer - Planning (copy in minute book). It was noted that no Ward Councillors for Cepen Park & Derriads were present.

RESOLVED that consideration of requests 014 and 015 be deferred until the next meeting.

137. FRIENDS OF CHIPPENHAM STATION

Councillors received an update from Councillor John Scragg on the Friends of Chippenham Station meeting held on 11 December 2019. There had been informal discussion regarding the access to the Station for reduced mobility users, in particular access to the booking office. The group would also be looking into what could be done to guide users in the dark. Councillor Nick Murry referred to an email he had sent to the Chairman/Planning Officer regarding inviting Luke Farley to a future meeting.

138. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

- (i) The County of Wiltshire (Easton Lane, Chippenham) (Prohibition of Driving) Order 2018 and The County of Wiltshire (Byway 108, Chippenham) (Prohibition of Driving) Order 2018

It was noted that a report on the above proposed Traffic Regulation Orders had been considered by Wiltshire Council's Cabinet Member for Highways, Transport and Waste who had approved the proposals with amendments.

- (ii) The temporary closure of Sadlers Mead (part) from its junction with Cocklebury Road to its junction with Downham Mead on 10 & 11 February 2020 between the hours of 09:00 and 15:30 was noted.

139. ITEMS FOR COMMUNICATION

There were no items for communication.

140. DATE OF NEXT MEETING

The next meeting will take place on Thursday 23 January 2020.

The meeting concluded at 8.00pm

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 - 9 January 2020

Application No.	Address/Description	Ward
<u>19/09270/FUL</u>	10 Beechwood Road SN14 0EZ Two storey side extension over existing extension and replace lean-to conservatory to rear with lean-to extension (resubmission of 19/02668/FUL). Councillors Jenny Budgetell and John Scragg consulted: - No objection subject to there being no loss of light for neighbouring properties.	Lowden & Rowden
<u>19/10884/FUL</u> & <u>19/11223/LBC</u>	Avonbridge House, Bath Road SN15 2BB Replacement of existing C20th metal framed windows. Councillors Raj Gill and Nick Murry consulted: - No objection subject to the Conservation Officer having no concerns. However, the Town Council would prefer to see a more appropriate colour used on this listed building.	Monkton
<u>19/11208/FUL</u> & <u>19/11639/LBC</u>	11-12 High Street SN15 3ER Change of use and alterations to existing upper floors and ancillary areas to convert to residential with retained ground floor commercial unit. Councillor Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns.	Hardens & England
<u>19/11209/LBC</u>	Mill House, 1 New Road SN15 1EJ A new route for fibre broadband to enter the building and to remove the old fibre cable. Councillors Raj Gill and Nick Murry consulted: - As no information was available on line consideration of this application was deferred until the next meeting.	Monkton
<u>19/11212/FUL</u>	14 St. Paul Street SN15 1LJ Remodel existing extension with further extension over and conversion of property to 6 bed HMO. Councillor Nick Murry consulted: - Object The proposed HMO would be out of character with the surrounding area, where single family dwellinghouses predominate. It would result in an over-intensive use of the premises whereby the additional number of occupants and associated comings and goings to/from the property would likely generate noise and disturbance which would harm the amenity of adjoining occupiers. It would also generate additional on-street parking demand, which would exacerbate existing parking problems/congestion on St. Paul Street. The proposal would therefore harm the amenity of adjoining and nearby residential	Monkton

	<p>occupiers, contrary to CP57, CP61 and CP62 of the Wiltshire Core Strategy and the NPPF.</p> <p>The proposed two storey rear extension, being of flat roofed design, would be at odds with the architecture of the host dwelling and local vernacular, harming the significance of Chippenham Conservation Area. This would be contrary to CP58 of the Wiltshire Core Strategy, the Chippenham Conservation Area Management Plan SPD and the NPPF.</p> <p>The proposed two storey rear extension would be of a depth and height that would likely result in loss of light/outlook to adjoining residential occupiers. There may also be an overlooking issue from Bedroom 3 into the neighbouring rear garden. This would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF</p>	
<u>19/11236/FUL</u>	<p>52 Queens Crescent SN14 0NL Two storey side extension. Councillor Mary Norton consulted: - No objection.</p>	Queens & Sheldon
<u>19/11345/FUL</u>	<p>24 Boundary Road SN15 3NN Single storey rear extension. Councillors Raj Gill and Nick Murry consulted: - No objection subject to possible overlooking issues being taken into consideration. It is recommended that high balustrading on the terrace be used to prevent neighbouring gardens being overlooked.</p>	Monkton
<u>19/11426/FUL</u>	<p>Clunlara, 24A Hardenhuish Lane SN14 6HN Demolition of existing bungalow and garage and construction of new residential property with garage and raised patios/paths. Alteration to drive area and associated landscape adjustments. Councillor Andy Phillips consulted: - No objection.</p>	CP & Redlands
<u>19/11461/REM</u>	<p>Rowden Park - Crest Nicholson South West Phase 2, Patterdown Road. Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 52 dwellings, public open space, car parking and associated infrastructure, together with landscaping as part of Phase 2 of development at Rowden Park. Councillors Jenny Budgell and John Scragg consulted: - No objection. Generally supportive of scheme, but the following design amendments would result in a much higher quality scheme:</p> <ul style="list-style-type: none"> Affordable Housing should be spread out across the site to ensure mixed community, rather than all being clustered into one part of the site. 	Lowden & Rowden

	<ul style="list-style-type: none"> • Long rows of parking spaces (e.g. in some cases 8 spaces in a row) should be broken up by soft landscaping/trees. • Small trees should be provided in some rear gardens. • Query the prevalence of off-white render as a facing material - as this will look dirty without regular maintenance. Greater use of re-constituted stone would be preferred. • The most southerly located cul-de-sac provides poor public realm/dead frontage and poor natural surveillance given it is largely enclosed by rear garden fencing and used primarily to access a parking area. <p>The Town Council would also refer the Case Officer to comments made by the Police Crime Prevention Officer.</p>	
<u>19/11671/FUL</u>	<p>7 Downham Mead SN15 3LN Double storey rear extension and front porch. Councillors Raj Gill and Nick Murry consulted: - No objection. However the Town Council has some concerns regarding the size of the porch and rear extension.</p>	Monkton
<u>19/11673/FUL</u>	<p>36 The Tinings SN15 3LZ Single storey side extension. Councillors Raj Gill and Nick Murry consulted: - No objection.</p>	Monkton
<u>19/11716/TCA</u>	<p>Little Oak Cottage, 2A Bristol Road SN15 1NG Fell 1 veteran Yew Tree and 1 Italian Cypress. Councillors Jenny Budgell and John Scragg consulted: - No objection. However, the Town Council requests that the applicant is asked to consider planting trees in a different location to replace the felled trees.</p>	Lowden & Rowden
<u>19/11718/TCA</u>	<p>16 Marshfield Road SN15 1JX 30% crown reduction to Cherry tree and fell 1 Pine tree. Councillor Michelle Pearce consulted: - No objection. However, the Town Council requests that the applicant is asked to consider planting a tree in a different location to replace the felled tree.</p>	Hardenhuish
<u>19/11818/FUL</u>	<p>21 Pipsmore Road SN14 0LB Two storey rear extension. Councillor Andy Phillips consulted: - Object The proposed rear extension would, by virtue of its scale and siting, likely result in harm to the amenity of adjoining occupiers through loss of light and outlook. This would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF.</p>	CP & Redlands

<u>19/11896/RWN</u>	<p>Chippenham Railway Station SN15 3QE Prior approval for the addition of a lift shaft in the north car park. Councillors Jenny Raj Gill and Nick Murry consulted: - The Town Council welcomes the addition of a lift shaft in the north car park. However, it requests that the Case Officer takes into consideration the clear and safe exit of pedestrians from the lift shaft to beyond the Station.</p>	<p>Monkton</p>
<u>19/11915/TCA</u>	<p>24 Whitworth Road SN15 3QS Reduce height of group of Field Maple trees to height of existing hedge. Councillor Bill Douglas consulted: - No objection.</p>	<p>Hardens & England</p>

PUBLIC QUESTION TIME

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

Three residents spoke in objection to planning application 19/11212/FUL (14 St. Paul Street). They said that this proposal would be detrimental to the relatively quiet street, in the conservation area, full of fine examples of Victorian houses and that this particular property had recently been restored. They expressed concerns about parking which was already an issue and whether drainage, waste collections and fire hazards had been taken into consideration.

The Committee agreed to consider this planning application first.

A Planning Consultant spoke regarding the Rowden Park development. They said that Crest Strategic Projects were re-engaging with the community. A presentation was planned for 23 January 2020, in advance of the PET Committee meeting. They added that the country park was an important factor of this development and they would be contacting Ward members before the presentation regarding questions.

A resident spoke regarding their request to revoke part of a Traffic Order. They spoke of the problems they were having accessing their car park to the rear of their shop and also problems with loading/unloaded goods. Articulated lorries delivering goods now had to park in the road and staff had to stand at the back of the lorries which was dangerous. They stressed that they had the shop built 44 years ago and had to give the Council land to reroute the public path to build the layby so they could get planning permission to enable articulated lorries to pull off the main road, not blocking it, for unloading in safety. They added that currently drivers park for more than 20 minutes and that there is sufficient parking on the other side of the road.