



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 23 January 2020 at 7.05pm

Councillors present:

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

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

Public present: Wiltshire Councillor Ross Henning plus two members of the public

In advance of the meeting Councillors received an update on the Rowden Park development by Crest Strategic Projects.

PUBLIC QUESTION TIME

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

141. APOLOGIES

There were apologies for absence from Councillors Raj Gill and Michael Merry.

142. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

143. DECLARATION OF INTEREST

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

144. MINUTES

The minutes of the meeting held on Thursday 9 January 2020 were approved as a correct record and signed by the Chairman.

145 CHAIRMAN'S ANNOUNCEMENTS

(i) It was noted that Lowden Hill Railway Bridge at the end of Sheldon Road remains closed to traffic.

(ii) The Neighbourhood Plan Housing Topic Group want to speak to Chippenham residents to understand what makes a good place to live. The Group has identified three housing estates in the Town and the following events have been arranged:

Charter Road estate - 8 February in the Town Hall
Pewsham estate - 22 February at Café Spero, Wood Lane
Hill Rise - 29 February at St. Paul's Church Hall

(iii) The Chairman announced her resignation from the Council, effective after the meeting. The Committee thanked the Chairman for her work as Chairman of the PET Committee.

146. PLANNING APPLICATIONS

Refusal of the following applications was noted:

- 19/07317/FUL (Matrix House, Hawthorn Road - construction of three new second floor flats. Resubmission following planning application 18/09703/FUL).
- 19/09254/FUL (Gladstone Club, 20 Gladstone Road - conversion and extension of existing buildings and erection of new buildings to create 27 apartments).

RESOLVED that

(i) The attached list of observations on planning applications be submitted to the Local Planning Authority.

(ii) No applications be called-in.

147. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG)

Highway Improvement Requests

Councillors considered a report from the Administrative Services Officer - Planning (copy in Minute Book). A request for traffic calming on Hardenhuish Avenue was given careful consideration. There were concerns regarding the road not being long enough to qualify for traffic calming measures, traffic calming schemes such as that used on London Road not being effective and the need for a universal 20mph speed.

RESOLVED that

- (i) The following comments be forwarded to Wiltshire Council for consideration by the Community Area Transport Group:

CTC Ref. 004 (speeding cars and volume of traffic on Hardenhuish Avenue)
The Town Council requests that Wiltshire Council Highway Officers carry out an assessment of Hardenhuish Avenue, Chippenham to assess the need for a change of speed/traffic calming.

- (ii) The Town Council look at speeds within Chippenham with regard to the possibility of a universal 20mph speed limit within the Town.

148. WAITING RESTRICTION REQUESTS

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

RESOLVED that

- (i) The following Waiting Restriction requests be submitted to Wiltshire Council and the accompanying WR2 forms reflect comments made:
- Request 014 (Gascelyn Close - inconsiderate parking preventing resident reversing off their driveway). The Town Council requests that Wiltshire Council Highway Officers consider what, if anything, can be done to solve this problem.
 - Request 015 (Moss Mead - Bumpers Farm commuters parking in Moss Mead). The Town Council requests that Wiltshire Council Highway Officers consider whether the existing yellow lines can be extended without causing a 'ripple effect' and also look into the issue of access to Bumpers Farm Industrial Estate which is causing parking problems in this area.
 - Request 016 (Monks Way - vehicles parked opposite Monks Way preventing buses from turning into King Henry Drive). The Town Council supports this request.
- (ii) Completion of the WR2 forms be delegated to the Chairman and Administrative Services Officer - Planning.

149. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

- (i) The County of Wiltshire (Easton Lane, Chippenham) (30mph Speed Limit) Order 2020

Councillors considered the above proposed Traffic Regulation Order (copy of Order, map, Statement of Reasons and press release in Minute Book).

RESOLVED that no objection be raised to this Traffic Regulation Order.

- (ii) The urgent closure of Footpath 27 Chippenham and Footpaths 34 and 42 Langley Burrell from 7 January 2020 for 21 days was noted.

150. ITEMS FOR COMMUNICATION

There were no items for communication.

151. DATE OF NEXT MEETING

The next meeting will take place on Thursday 13 February 2020.

The meeting concluded at 8.10pm

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 - 23 January 2020

| Application No. | Address/Description | Ward |
|------------------------|---|-------------------|
| <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. Cllr Nick Murry consulted: - No objection subject to the Conservation Officer having no concerns. | Monkton |
| <u>19/11670/FUL</u> | 10 Greenway Gardens SN15 1AJ Proposed single storey extension. Cllr Michelle Pearce consulted: - No objection. | Hardenhuish |
| <u>19/11695/FUL</u> | 50 Sadlers Mead SN15 3PD Proposed extensions and alterations. Cllr Nick Murry consulted: - No objection. | Monkton |
| <u>19/11707/FUL</u> | Unit 10, Bath Road Industrial Estate SN14 0AB Change of use from A1 retail use restricted to tile and kitchen warehouse to A1 retail including storage and sale of sports clothing and equipment. Cllr Mary Norton consulted: - No objection. The building is located on an industrial estate and therefore the change of use of the building solely to an out-of-centre general A1 use (without any restrictions) would be wholly inappropriate in this location. However, as with the previous consent, it is recommended that at the very least a condition be attached to any consent that the A1 use be restricted to the storage and sale of sports clothing and equipment only. Better still, a condition could be attached to any consent, referencing a demarcated plan confirming the areas of the building to be allocated for storage and retail respectively, to ensure that the primary use of the building remains predominately for storage rather than for retail sales. | Queens & Sheldon |
| <u>19/11743/FUL</u> | 15-16 High Street SN15 3ER Relocation of 1 existing ATM to the left side of the shop front. Red dotted vinyl with white/red gradient vinyl to be applied to the inside of the glazing around the machine. Installation of new stainless steel post box. Shop front repairs to joinery and masonry skirtings. Installation of 3 new weather louvres to the rear elevation. Cllr Bill Douglas consulted: Following a proposal not to object to this application, a vote was taken and there being 3 votes in favour of objecting, 5 votes in favour of not objecting and 1 abstention, the motion was carried. - No objection | Hardens & England |

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| | <p>The existing shopfront and non-illuminated signage is sympathetic to the Grade II listed building and has a positive contribution on Chippenham Conservation Area. There would be no objection to the proposed louvres at the rear and relocation of the ATM. However, the proposed installation of internally illuminated halo signage, red vinyl to windows, and digital media unit, would appear as dominant features on/inside the building, harming the significance of the listed building and Conservation Area. The proposed red vinyl window covering would also result in a section of dead shopfront, having a detrimental impact on the streetscene. It is requested that the Case Officer negotiate with the Applicant to achieve more sympathetic signage/shopfront.</p> | |
| <u>19/11745/LBC</u> | <p>15-16 High Street SN15 3ER Internal refurbishment along with new HVAC system. Relocation of 1 existing ATM to the left side of the shop front. Red dotted vinyl with white/red gradient vinyl to be applied to the inside of the glazing around the machine. Installation of new stainless steel post box. Maintenance works to the shop front including repairs to joinery and masonry skirtings. Decoration to match existing. Installation of 3 new weather louvres to the rear elevation. Installation of a 46" digital media screen on a freestanding metal support fixed to the floor within the banking hall. Red privacy vinyl to be applied either sides of the screen to the internal side of glazing. New externally illuminated projecting sign. Replacement of the fascia sign showing the new Santander text and logo. Cllr Bill Douglas consulted: - No objection</p> <p>The existing shopfront and non-illuminated signage is sympathetic to the Grade II listed building and has a positive contribution on Chippenham Conservation Area. There would be no objection to the proposed louvres at the rear and relocation of the ATM. However, the proposed installation of internally illuminated halo signage, red vinyl to windows, and digital media unit, would appear as dominant features on/inside the building, harming the significance of the listed building and Conservation Area. The proposed red vinyl window covering would also result in a section of dead shopfront, having a detrimental impact on the streetscene. It is requested that the Case Officer negotiate with the Applicant to achieve more sympathetic signage/shopfront.</p> | Hardens & England |
| <u>19/12100/REM</u> | <p>Land at Foundry Lane. Reserved matters application for appearance, landscaping, layout and scale of 333 dwellings and related access roads, footpaths, drainage, associated car/bicycle parking provision, groundworks, open space and infrastructure following outline approval 16/03515/OUT.</p> | Monkton / Hardenhuish |

Cllrs Nick Murry and Michelle Pearce consulted:

- No objection.

There are a lot of positives going for this scheme and it is refreshing that a non-volume housebuilder is trying to do things differently and proposing to develop this site in an aspirational, sustainable and design-led manner, to meet the changing demands/needs of house buyers. Thoughtful contemporary architecture, a mix of house types and sizes, varied material palette, understanding of the different character areas, new landscaped open spaces, increased biodiversity on the site, and modular Passivhaus dwellings are all welcomed.

However, there are areas of the scheme which could be improved as set out below, and the Applicant is encouraged to submit amended plans/address these items:

- With every dwelling being allocated at least one parking space, there is too much on-street parking and the development is car-dominated. Such that in some parts of the development it would feel like walking through a car park to access a front door. This is a sustainable location within easy walking distance of the Town Centre and Station, therefore parking standards (which need to be updated to reflect modern trends) should not be rigidly applied on this site, as there will be some occupiers (e.g. 1-bed flat occupiers) who will not have a car. If it is not achievable to lower parking provision on the site, then parking spaces should be better hidden from the public realm behind buildings e.g. places like Poundbury have successfully dealt with this issue, and the approved masterplan for this site also better dealt with this issue. Finally, the material increase in traffic would result in additional traffic around the Little George roundabout, which already results in congestion/does not work well for traffic flow
- The proposed green walls on Flat Block F, and the use of wire mesh attached to close boarded fencing to provide 'green walls' along the boundaries with the Siemens site, should be removed. There are many more examples of green walls not being successful than being successful. For example, just around the corner from the site on Great Mead estate, is a green wall on an apartment building which is dead and is a local eyesore. Green walls require regular watering and maintenance in order to look good. The proposed 'green wall' boundary to the Siemens site should be replaced by a tree/shrub barrier to more permanently/appropriately visually screen the housing development from the adjoining industrial site
- Trees should be planted in some of the rear gardens to

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| | <p>further 'green' the site</p> <ul style="list-style-type: none"> - An opportunity to incorporate a segregated cycle path along the spine road should not be missed. This will increase accessibility from the site to the Town Centre and reduce reliance on the car. The proposed shared footway/cycleway would lead to conflicts and would not provide the optimum solution for either cyclists or pedestrians - Further details should be submitted on the layout of communal rooftop areas on the proposed apartment blocks. Would additional balustrading be required? How would these be planted up? - Further details should be submitted on solar panels. These are not shown on elevation plans. How would they appear on the proposed buildings? - Dwellings in Area 1 Kings Walk appear to be located closer to the boundary with Siemens than shown on the approved masterplan. Should this be reflected in an updated noise survey? | |
| <u>19/12102/FUL</u> | <p>40 King Alfred Street SN15 1NP Proposed single storey rear extension. Cllr Michelle Pearce consulted: - No objection.</p> | Hardenhuish |
| <u>19/12118/FUL</u> | <p>23 Farleigh Close SN14 0PT Alterations and extension to existing dwelling. Cllr Mary Norton consulted: - No objection.</p> | Queens & Sheldon |
| <u>19/12120/FUL</u> | <p>Land at Old Hardenhuish Lane SN14 6HH Erection of double garage. Cllrs Andy Phillips & Nina Phillips consulted: - Object The proposed erection of a detached double garage, which would not be associated with the residential use of any adjoining or nearby dwellings, and used primarily for storage purposes, would be an inappropriate use/building for this residential area and would harm the character and appearance of the area contrary to CP57 of the Wiltshire Core Strategy, and the NPPF. It may set a precedent for future residential development on the site which again would be harmful to the character and appearance of the area. It would also be sited in an area of trees/shrubs, which are a positive contributor to the suburban character and appearance of the area. Given there is no arboricultural assessment to accompany this application it is not known whether the proposed garage would impact on existing trees.</p> | CP & Redlands |
| <u>19/12122/FUL</u> | <p>5 Beechwood Road SN14 0EZ Proposed two storey extension to the side with single storey extension to the rear. Cllrs Jenny Budgell & John Scragg consulted: - No objection.</p> | Lowden & Rowden |

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| <u>19/12139/LBC</u> | Angel Hotel, Market Place SN15 3HD Proposed internal refurbishment of ground floor reception and bar. Cllr Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns. | Hardens & England |
| <u>19/12146/FUL</u> | 4 Oate Hill SN15 3LE Single storey side extension. Cllr Bill Douglas consulted: - No objection. | Hardens & England |
| <u>19/12201/ADV</u> | 15-16 High Street SN15 3ER Installation of a 46" digital media screen on a freestanding metal support fixed to the floor within the banking hall. Red vinyl to be applied either sides of the screen to the internal side of glazing. New externally illuminated projecting sign. Replacement of the fascia sign showing the new Santander text and logo. Cllr Bill Douglas consulted: - No objection The existing shopfront and non-illuminated signage is sympathetic to the Grade II listed building and has a positive contribution on Chippenham Conservation Area. There would be no objection to the proposed louvres at the rear and relocation of the ATM. However, the proposed installation of internally illuminated halo signage, red vinyl to windows, and digital media unit, would appear as dominant features on/inside the building, harming the significance of the listed building and Conservation Area. The proposed red vinyl window covering would also result in a section of dead shopfront, having a detrimental impact on the streetscene. It is requested that the Case Officer negotiate with the Applicant to achieve more sympathetic signage/shopfront. | Hardens & England |
| <u>20/00184/FUL</u> | 109 Malmesbury Road SN15 1PZ Side and rear two storey extension. Cllr Michelle Pearce consulted: - No objection. | Hardenhuish |
| <u>20/00335/TPO</u> | 114 Queens Crescent SN14 0NR 30% reduction back to previous pruning points to Lime tree. Cllr Mary Norton consulted: - No objection. | Queens & Sheldon |
| Amended Plans | | |
| <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). Cllrs Jenny Budgell & John Scragg consulted: - No further comment. | Lowden & Rowden |

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 with reference to climate change. They reminded the Committee that the Town Council is a statutory consultee for planning applications and should have a high profile. They requested that whenever the Town Council receives a planning application, it takes the opportunity to recommend enhancements such as passive heating, solar panels, etc.

The Chairman responded to say that in advance of the meeting, a presentation had taken place and Councillors had made reference to such enhancements and that the Committee regularly makes recommendations for energy efficiency, swift boxes, etc.