



Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 13 February 2020 at 7.05pm

Councillors present:

Richard Bambury	Bill Douglas
Raj Gill	Michael Merry
Nick Murry (Chairman)	Andy Phillips
Nina Phillips	John Scragg

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

Public present: One member of the public was present

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

PUBLIC QUESTION TIME

There were no written or verbal questions from any member of the public.

152. APOLOGIES

There were apologies for absence from Councillors Jenny Budgell, Mary Norton and Chris Ruck.

153. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

154. DECLARATION OF INTEREST

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

155. ELECTION OF CHAIRMAN

The acting Chairman invited nominations for the post of Chairman of the Planning, Environment and Transport Committee for the remainder of the municipal Year.

Councillor Nick Murry was proposed by Councillor John Scragg and this proposal was seconded by Councillor Bill Douglas. There were no other nominations.

RESOLVED that Councillor Nick Murry be Chairman of the Planning, Environment and Transport Committee for the remainder of the Municipal Year.

156. MINUTES

The minutes of the meeting held on Thursday 23 January 2020 were approved as a correct record and signed by the Chairman.

157. CHAIRMAN'S ANNOUNCEMENTS

- (i) A Neighbourhood Plan Renewable Energy Workshop would take place at the Town Hall on Saturday 15 February.
- (ii) Two further Neighbourhood Plan Housing Consultation events would be held soon, one in Pewsham on 22 February and the other in Hill Rise on 29 February.

158. PLANNING APPLICATIONS

The refusal of Planning application 19/06528/FUL (demolition of garage and erection of a four bedroom detached dwelling with associated parking, landscaping and creation of parking for 22 Lady Coventry Road) 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.

159. ITEMS FOR COMMUNICATION

There were no items for communication.

160. DATE OF NEXT MEETING

The next meeting will take place on Thursday 5 March 2020.

The meeting concluded at 7.50pm

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 - 13 February 2020

Application No.	Address/Description	Ward
<u>19/11277/FUL</u>	178 Yew Tree House, Sheldon Road SN14 0BZ Dropped kerb and replace lawn with a driveway for 4 cars. No Ward Councillors present: - The Town Council is currently unable to comment on this application due to Wiltshire Council experiencing IT issues and plans not being available. The Town Council requests that the deadline for comments be extended to enable comments to be submitted after its next meeting on 5 March.	Queens & Sheldon
<u>19/11592/VAR</u>	Abbeyfield House, 43 Rowden Hill SN15 2AQ Variation of condition 2 of planning permission 18/10469/FUL (proposed change of use from vacant residential care home (use class C2) to sui generis use as a larger HMO (house of multiple occupation), cycle store and associated works). Cllr John Scragg consulted: - Object The Applicant is seeking to vary the approved plans condition to allow for a lightweight, less secure, cycle store (with no walls or doors) rather than the approved 'Amazon Eco Shelter' cycle store. The proposed cycle store would be less likely to be used than the approved cycle store due to it being less secure, providing only partial shelter, and containing less robust cycle hoops that are more inconvenient for cyclists to use. This would run contrary to encouraging the use of sustainable transport alternatives as required by CP64 of the Wiltshire Core Strategy and the NPPF.	Lowden & Rowden
<u>19/11732/FUL</u>	Former Magistrates Court, Pewsham Way SN15 3BF Erection of Class A1 retail store, car parking and servicing areas, access, landscaping and associated works following demolition of existing building. Cllr Bill Douglas consulted: - No objection subject to S106 contribution Whilst it is regrettable and unsustainable that the relatively new, robust Magistrates Court building would be demolished, the building is not statutorily designated and there are no current planning policies to resist its loss. Therefore little weight could be attributed to this aspect in decision making. On a more positive note, proposed retail development on this 'out of centre' site would better serve the convenience retail needs of Pewsham residents, which are	Hardens & England

currently lacking. The Applicant has explained through its sequential test that there are no preferable alternative sites in the Town Centre or 'edge of centre' sites, and through an impact assessment that the vitality and viability of the Town Centre would not be significantly compromised by the development. However, more detail on the cumulative impact of the recently built Aldi and Lidl stores and proposed second Aldi and Lidl stores on the Town Centre vitality and viability should be provided.

The accuracy of traffic flows for the existing D1 use used in the Transport Assessment are questionable, as these have been modelled on a GP surgery rather than a Magistrates Court. In any case there is likely to be a material increase in traffic and air pollution around the Pewsham Way/Avenue La Fleche roundabout junction as a result of the proposed development. Following positive discussions with the Applicant and the Cycle Network Development Group, and in line with CP3 and CP60-64 of the Wiltshire Core Strategy, the Town Council requests a S106 contribution of £100k be sought from the Applicant to provide off-site works for new/improved cycle paths and pedestrian paths (detail of which is set out in the consultation response from the Cycle Network Development Group) which improve linkages for sustainable modes of transport between the application site and the Town Centre/Town's existing wider cycle network. This is in order to mitigate for the effects of increased car traffic and air pollution that would likely be generated in this locality as a result of the proposed development. Improved Town Centre links for pedestrians and cyclists would encourage linked trips and further help secure the vitality and viability of the Town Centre.

Local residents have raised concerns regarding shopping trollies being removed from the site and littering the surrounding area. It is recommended that trollies with built-in sensors be used to prevent this happening. Concerns were also raised regarding the security of the site at night time and it is recommended that gates be installed to prevent the site being accessed at night. Concerns were raised regarding safe exit from the site and this should be looked at to ensure there are no safety issues.

In order to make the development sustainable, amended plans should be submitted to:

- Provide at least a further rapid EV charge and lay additional ducting for electric vehicle charging to serve all the car parking spaces (given the ban on sale of petrol/diesel cars is now only 11 years away)

	<ul style="list-style-type: none"> - Provide a non-rapid/cheaper EV charger for staff who are working at the store - The 'green corner' towards the rear of the store would at present be a wasted opportunity/left-over land. There is no reason why this area could not be maximized for biodiversity e.g. larger tree species such as Oak planted, grass left to grow wild, wild meadow planting, insect homes, bird/bat boxes etc. - The large expanse of hard standing for car parking should be broken up by introducing soft landscaping strips/trees to better assimilate the proposed development into the adjoining countryside and soften the visual impact of the store - Cycle store needs to be located close to the store entrance and under cover to maximize use - Introduce glazing elements within the long, car park elevation of the building to ensure an active frontage. 	
<u>19/12029/FUL</u>	<p>3 Gabriel Mews SN15 1FF Proposed single storey and two storey side extension. Cllr John Scragg consulted: - No objection.</p>	Lowden & Rowden
<u>19/12198/FUL</u>	<p>40 Market Place SN15 3HT Proposed kitchen ventilation system to outside rear elevation of building. Cllr Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns.</p>	Hardens & England
<u>20/00107/FUL</u>	<p>2 Bayliffes Close SN15 3NY Proposed two storey front and rear extensions and creation of wider access for three car parking. Cllrs Raj Gill & Nick Murry consulted: - Object The proposed two storey front and rear extensions by virtue of their scale, massing, materials and flat roof design would appear dominant and out of keeping with the host building and streetscene, being detrimental to the visual amenity of the surrounding area. This would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide, and the NPPF.</p>	Monkton
<u>20/00117/FUL</u>	<p>13 Audley Road SN14 0DU Proposed driveway and dropped kerb. Cllr John Scragg consulted: - Object The proposed footway crossing, at 11.7m in length, would both compromise pedestrian safety on the footway and reduce the amount of on-street parking for those nearby residents that have no alternative but to park on street. In addition, the loss of a notable length of front boundary wall and paving over of the front garden would have a detrimental impact on the visual amenity of the</p>	Lowden & Rowden

	surrounding area. This would be contrary to CP64 and CP57 of the Wiltshire Core Strategy, the National Design Guide, and the NPPF.	
<u>20/00120/LBC</u>	6 & 7 Awdry House, 3 St. Mary Street Proposed repair and replacement of single glazed timber windows and entrance door with double glazed timber painted units of matching character and appearance. Cllr Bill Douglas consulted: - No objection subject to the Conservation Officer having no concerns.	Hardens & England
<u>20/00149/ADV</u>	2 Market Place SN15 3HE Replacement of existing ATM header signage to comply with new HSBC branding. Cllr Bill Douglas consulted: - No objection.	Hardens & England
<u>20/00360/FUL</u>	Reel Cinema, Marshfield Road SN15 1JR Installation of 5 no. AHU units around the perimeter of the building to serve 5 screens. Cllr John Scragg consulted: - The Town Council is aware of previous noise complaints from adjoining residential occupiers in relation to AHU/condenser units installed at this site, and is unable to fully comment without understanding whether the proposed relocation of some of the AHU units would have a negative adverse impact on the amenity of adjoining residential occupiers as a result of noise and disturbance. The submitted noise report does not appear to be detailed and site-specific in this respect, nor does it show the location of noise receptors/monitoring points outside of the site, which would normally be expected.	Lowden & Rowden
<u>20/00366/FUL</u>	76 Marshfield Road SN15 1JR Demolish existing single storey structures at rear, erect single storey side return extension, extend existing roof with small dormer and convert loft space. Cllr John Scragg consulted: - No objection.	Lowden & Rowden
<u>20/00402/TCA</u>	15 Greenway Lane SN15 1AA 40% reduction to Willow tree. No Ward Councillors present: - No objection.	Hardenhuish
<u>20/00552/FUL</u>	20 St. Margarets Gardens SN15 2BU Single storey rear extension. Cllr John Scragg consulted: - The Town Council is currently unable to comment on this application due to Wiltshire Council experiencing IT issues and plans not being available. The Town Council requests that the deadline for comments be extended to enable comments to be submitted after its next meeting on 5 March.	Lowden & Rowden

<u>20/00598/FUL</u>	Forest Farm, Pewsham SN15 3RP Replacement dwelling. Cllr Richard Bambury consulted: - No objection.	Pewsham
<u>20/00614/FUL</u>	5 Whitworth Road SN15 3QS Proposed construction of single storey extension to the side of the property. Cllr Bill Douglas consulted: - The Town Council is currently unable to comment on this application due to Wiltshire Council experiencing IT issues and plans not being available. The Town Council requests that the deadline for comments be extended to enable comments to be submitted after its next meeting on 5 March.	Hardens & England
<u>20/00659/FUL</u>	25 Greenway Gardens SN15 1AJ Proposed single storey rear extension. No Ward Councillors present: - The Town Council is currently unable to comment on this application due to Wiltshire Council experiencing IT issues and plans not being available. The Town Council requests that the deadline for comments be extended to enable comments to be submitted after its next meeting on 5 March.	Hardenhuish
<u>20/00721/TPO</u>	The Ridge, Ivy Road SN15 1HG Re-pollard Lime tree to previous pruning points (T1). Cllrs Raj Gill & Nick Murry consulted: - No objection.	Monkton
<u>20/00766/TCA</u>	Panolbion, 58 Malmesbury Road SN15 1PR Fell 4 Leylandii Cypress trees. No Ward Councillors present: - The Town Council is currently unable to comment on this application due to Wiltshire Council experiencing IT issues and plans not being available. The Town Council requests that the deadline for comments be extended to enable comments to be submitted after its next meeting on 5 March.	Hardenhuish
<u>20/00841/FUL</u>	14 Claypole Mead Chippenham SN15 3GW Retrospective creation of additional parking space and erection of wall. Cllr Bill Douglas consulted: - The Town Council is currently unable to comment on this application due to Wiltshire Council experiencing IT issues and plans not being available. The Town Council requests that the deadline for comments be extended to enable comments to be submitted after its next meeting on 5 March.	Hardens & England
<u>20/00896/FUL</u>	1 Truro Walk Chippenham SN14 0QY First floor extension over existing garage. No Ward Councillors present: - No objection.	Queens & Sheldon

<u>20/00544/VAR</u>	Chequers Yard Lowden Chippenham SN15 2BJ Removal of condition 13 on 16/09208/FUL (reference code for sustainable homes which has been discontinued). Cllr John Scragg consulted: - The Town Council is currently unable to comment on this application due to Wiltshire Council experiencing IT issues and plans not being available. The Town Council requests that the deadline for comments be extended to enable comments to be submitted after its next meeting on 5 March.	Lowden & Rowden
<u>20/00933/FUL</u>	12 Deansway Chippenham SN15 1QZ Rear extension to replace existing rear extension and garage outbuilding. No Ward Councillors present: - No objection.	Hardenhuish
Amended Plans		
<u>19/06999/FUL</u>	24D Hardenhuish Lane SN14 6HN Garage conversion, extension and detached garage. Cllrs Andy Phillips & Nina Phillips consulted: - Object The revised plans do not go far enough to overcome the Town Council's previous objections to the scale/design of the proposed extension, and an assessment of the impact on the adjoining occupier, in terms of loss of light would need to be made. In addition, the Council's previous concerns on the scale, siting and remoteness of the proposed car port and the fact that it would appear as a dominant feature in the streetscene along Hardenhuish Lane and detract from the green character of the area have not been sufficiently overcome. If it were to be re-orientated at right angles to the highway, reduced in scale, and relocated closer to the main house a car port on the site may be supported in principle.	CP & Redlands
<u>20/00595/LBC</u>	Papa Johns 19 New Road Wiltshire Chippenham SN15 1HS Signage showing company branding. Cllrs Raj Gill & Nick Murry consulted: - Object The proposed installation of an internally illuminated fascia sign, and the number/size of vinyls applied to windows would appear as inappropriate, dominant features on the building, overloading the building with advertisements and harming the significance of the Grade II listed building and the significance of Chippenham Conservation Area. The proposed covering of shopfront windows would also result in dead frontage to the street. This would be contrary to CP57 and CP58 of the Wiltshire Core Strategy, the Chippenham Conservation Area Management Plan SPG, and the NPPF.	Monkton