



Minutes of a meeting of the Planning, Environment & Transport Committee held virtually on Zoom on Thursday 17 September 2020 at 7pm

Councillors present:

|                            |               |
|----------------------------|---------------|
| Richard Bambury (Chairman) | Jenny Budgell |
| Michael Merry              | Nick Murry    |
| Mary Norton                | Nina Phillips |
| Chris Ruck                 | John Scragg   |

Officers present: Andy Conroy, Planning Officer  
Ann Chard, Administrative Services Officer - Planning  
Michael Weeks, Democratic & Civic Officer

Public present: Five members of the public were present

In the absence of the Chairman, the Vice-Chairman, Councillor Richard Bambury took the Chair

## **PUBLIC QUESTION TIME**

A copy of comments/questions asked is appended to these minutes at **APPENDIX A**. The response to this question was not part of the meeting but is appended to these minutes at **APPENDIX B**.

### **23. APOLOGIES**

There were apologies for absence from Councillors Bill Douglas (due to technical issues), Raj Gill and Andy Phillips.

### **24. NOTIFICATION OF SUBSTITUTION**

No notification of substitution was received.

### **25. DECLARATION OF INTEREST**

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

### **26. MINUTES**

The minutes of the meeting held on Thursday 27 August 2020 were proposed by Councillor Nina Phillips, seconded by Councillor Chris Ruck and approved as a correct record. They will be signed by the Chairman at a later date.

## 27. CHAIRMAN'S ANNOUNCEMENTS

With reference to CATG Issue CTC007 for replacement bollards on London Road, as agreed at PET on 6 August 2020, Wiltshire Council's estimate for this work had increased resulting in an increased contribution from the Town Council of £219. It was noted that the cost of another CATG scheme had reduced saving the Town Council £100. This additional contribution was agreed under delegated powers in accordance with Standing Order 11.4 and supported by the Committee. It will be formally reported to the next PET meeting.

## 28. PLANNING APPLICATIONS

RESOLVED that

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

## 29. BT PROPOSED PAYPHONES REMOVAL CONSULTATION

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

Councillors agreed to the removal of the payphones on Hill Rise, Lodge Road and Hungerdown Lane. A proposal to agree to the removal of the payphone in Sheldon Road was put forward and a vote was taken. There being 6 votes in favour of its removal and 2 abstentions, the motion was carried.

RESOLVED that the following response be sent to Wiltshire Council:

- (i) The Town Council agrees to the removal of the following payphones due to low usage:
  - No. 2 - 01249 653763 Hill Rise
  - No. 4 - 01249 443008 Lodge Road
  - No. 6 - 01249 445416 Sheldon Road
  - No. 7 - 01249 443212 Hungerdown Lane
- (ii) The Town Council objects to the removal of the following payphones:
  - No. 3 - 01249 444101 New Road due to its prominent position in the centre of the Town and increased usage since the consultation in 2019.
  - No. 5 - 01249 656242 Charter Road. The Town Council has a social responsibility to provide for the needs of the community it serves and therefore requests that this payphone be retained for emergency use and for the use of residents in a predominantly social housing area.

30. **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.4) ORDER 2020**

Councillors considered a proposed Traffic Regulation Order, Statement of Reasons, plan and press release for Middlefield Leaze and Middlefield Road (copy in minute book).

**RESOLVED** that Wiltshire Council be informed that while the Town Council has no objection to the Traffic Regulation Order for Middlefield Leaze and Middlefield Road, it has concerns regarding inadequate parking in this area which may be exacerbated by this Order and lead to local residents and users of local facilities parking in other roads causing a 'ripple effect'. There are also concerns regarding the amount of traffic using this road, including current construction traffic and medical supply lorries. The Town Council requests that full consultation take place with Hathaway Medical Centre regarding these proposals.

31. **TEMPORARY ROAD CLOSURES**

The temporary closure of Gladstone Road, Wood Lane (part), Timber Street and Lords Lane from 8 - 21 October 2020 was noted.

32. **STOPPING UP OF HIGHWAY ORDER (MADE UNDER SECTION 247 OF THE TOWN AND COUNTRY PLANNING ACT 1990) FOR LAND WEST OF 9 LONDON ROAD  
SN15 3AJ**

Councillors noted a made Order, received from the Department for Transport, for the stopping up of an irregular shaped area of unnamed highway west of 9 London Road to enable development as permitted by Wiltshire Council for planning application 17/12032/FUL (a terrace of 5 three storey dwellings at 9 London Road).

33. **ITEMS FOR COMMUNICATION**

It was agreed that the Youth Council be asked to consider the issue of parking.

34. **DATE OF NEXT MEETING**

The next meeting will take place on Thursday 8 October 2020.

The meeting concluded at 8.15pm

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 - 17 September 2020

| Application No.     | Address/Description  | Ward          |
|---------------------|--|---------------|
| <u>20/06819/FUL</u> | 30 Moss Mead SN14 0TN<br>Proposed single storey rear extension to replace conservatory.<br>Cllrs Chris Ruck & Michael Merry consulted:<br>- No objection.  | CP & Derriads |
| <u>20/06820/FUL</u> | 27 Moss Mead SN14 0TN<br>Proposed single storey rear extension to replace Conservatory.<br>Cllrs Chris Ruck & Michael Merry consulted:<br>- No objection.  | CP & Derriads |
| <u>20/06824/REM</u> | Land at Hunters Moon<br>Submission of reserved matters for appearance, landscaping, layout and scale for the erection of 60 no. dwellings, pursuant to outline planning permission 16/12493/FUL.<br>Cllrs Chris Ruck & Michael Merry consulted:<br>- No objection.<br>The proposed development is generally acceptable and in conformity with the approved masterplan, and it is a welcome change to see the introduction of some features to improve biodiversity e.g. hedgehog tunnels in fences, tree planting in rear gardens, bird/bat boxes. However, the Town Council requests that the following further details and/or amended plans are submitted to further improve the design, sustainability and quality of the development: <ul style="list-style-type: none"> <li>• Comments submitted from North Wiltshire Swifts are endorsed and swift bricks should be incorporated at a 1:1 ratio for new houses</li> <li>• Electric vehicle charging infrastructure should be incorporated for each dwelling (where EV wall sockets are not provided sufficient cabling/power should be provided within garages to allow EV charging)</li> <li>• The boundaries of Plots 1-4, 10, &amp; 42-43 to the green corridor should be clarified - this boundary should be as open as possible to allow migration of wildlife from the green corridor into rear gardens</li> <li>• Plans should clearly indicate the landscaped buffer to Taffswell Farm, showing any retained hedging, and new planting along the rear garden boundary of No. 60 should be enhanced</li> <li>• Plot 54 dwelling should be replaced by a 'corner turner' house</li> <li>• The Town Council considers that in order to effectively respond to the climate emergency and support the transition to a low carbon future, all new housing</li> </ul> | CP & Derriads |

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|                     | <p>development in Chippenham should demonstrate it is of a sustainable construction (equivalent to the former Level 4 Code for Sustainable Homes) and incorporate low carbon energy features (such features may include passive ventilation, building orientation to take advantage of natural light and heat, high performance insulation, green/brown roofs, water recycling, solar panels, energy efficient/renewable energy heating systems). Further details should be submitted up front with this application.</p> <p>Advisory: The Town Council recommends that the Applicant liaise with broadband providers early on in the process to ensure deliverability of underground cabling to new houses at construction phase, rather than post-construction.</p>   |                  |
| <u>20/07044/FUL</u> | <p>Frogwell House 132 Hungerdown Lane SN14 0BD<br/>Replacement of detached garage and replacement of existing front entrance porch.<br/>Cllr Mary Norton consulted:<br/>- No objection.</p>   | Queens & Sheldon |
| <u>20/07055/FUL</u> | <p>9 Harford Close SN15 3PY<br/>Proposed 2 storey side and rear extension.<br/>Cllr Richard Bambury consulted:<br/>- No objection.</p>  | Pewsham          |
| <u>20/07059/FUL</u> | <p>15 Westbrook Close SN14 0DL<br/>First floor extension over existing.<br/>Cllrs Chris Ruck &amp; Michael Merry consulted:<br/>- No objection.</p>   | CP & Derriads    |
| <u>20/07255/FUL</u> | <p>27 Dallas Road SN15 1LE<br/>Loft conversion with roof lights to front, side and rear dormers to create 2 No. additional bedrooms and shower room.<br/>Cllrs Jenny Budgell &amp; John Scragg consulted:<br/>A proposal to object to this proposal was put forward and a vote taken. There being 8 votes in favour of objecting and 2 abstentions, the motion was carried.<br/>- <b>Object</b><br/>The proposed side and rear dormers windows, by virtue of their size and massing, would appear as dominant and bulky features on the roof of the host building. The proposed side dormer in particular would appear unduly dominant from the public realm and would adversely affect the streetscene due to its rendered finish, this being at odds with existing materials used on the host dwelling. The proposal would therefore be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF. The Town Council would likely support amended plans that reduced the scale of the rear dormer and omitted the side dormer.</p> | Lowden & Rowden  |

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| <u>20/07276/FUL</u> | 23 Rowden Hill SN15 2AQ<br>Two larger windows replacements.<br>Cllrs Jenny Budgell & John Scragg consulted:<br>- No objection.   | Lowden & Rowden   |
| <u>20/07292/FUL</u> | 219 London Road SN15 3AP<br>Removal of existing shed and replacement with a larger shed.<br>No Ward Councillors present:<br>- No objection.  | Hardens & England |
| <u>20/07397/TPO</u> | 116 Queens Crescent SN14 0NR<br>Crown lift Beech Tree to 6 Metres from Ground Level (T1).<br>Cllr Mary Norton consulted:<br>- Recommendations of the Town Council's Arboricultural Officer:<br>The tree relating to the application (T1, Common Beech) is part of a group of trees adjacent to Hungerford Lane which screen the road and provide significant skyline amenity with heights of 18m+. The proposed works will not impact on this skyline amenity and the tree appears to be in good vitality. Currently canopy clearance from ground level is around 3-4m. There is no objection to the crown being lifted to 6m from ground level, which falls within the 2/3 crown lift rule of thumb.<br><b>Recommendation:</b> Appropriately qualified tree surgeon to undertake works and crown lift not to exceed 6m from ground level. Tertiary branches to be lifted back to parent branch and small diameter cuts to be used where possible. | Queens & Sheldon  |
| <u>20/07419/OHL</u> | Land Patterdown Road SN15 2NR<br>Upgrading 2 spans of existing overhead electricity line to 3 phase, this will require a 3rd line to be added to the existing 2.<br>Cllrs Jenny Budgell & John Scragg consulted:<br>- No objection.  | Lowden & Rowden   |
| <u>20/07717/TCA</u> | Angel Hotel Market Place SN15 3HD<br>See Section 7.3 of Arb Report for Works Schedule.<br>No Ward Councillors present:<br>- Recommendations of the Town Council's Arboricultural Officer:<br><b><u>T1-T4- Hybrid Poplars</u></b><br>In my opinion the removal of T1-T4 is an unacceptable loss of screen and skyline removal which would be hard to replace. The trees are in fair condition and are at a good life stage to implement cyclical pruning, which will keep them at a manageable size for prolonged future retention. The trees do not appear to be causing root damage.<br><b>Recommendation: Up to 3 metre Height Reduction (to be re-pruned cyclically, suggest 3-5 yr cycle) and up to 5.2m crown lift (from ground level) over Angel car park.</b>   | Hardens & England |

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|                      | <p><b><u>T5- Sycamore</u></b><br/>Do not agree with proposed removal of large lateral limb to North which appeared to have a good branch attachment and reduction of lever arm, as well as limited diameter secondary/ tertiary limbs which did not appear to pose a significant hazard.<br/><b>Recommendation: Crown lift to 5.2m from ground level over Angel car park.</b></p> <p><b><u>T7- Silver Birch</u></b><br/>Do not agree with proposed 2m lateral branch reduction.<br/><b>Recommendation: Crown lift to 5.2m from ground level over Angel car park.</b></p> <p><b><u>T8- Norway Maple</u></b><br/>No objection to proposed works (5.2m crown lift from ground level over Angel car park).</p> <p><b><u>T9- Sycamore</u></b><br/>No objection to proposed felling of tree which appeared to be in early stages of decline.<br/><b>Recommendation: Replacement in the same location recommended with more suitable tree. Happy to discuss replacement species and specification with client/ WC.</b></p> <p><b><u>TG1</u></b><br/>The removal of all the trees within TG1 is also unacceptable and unnecessary in my opinion. These trees provide moderate group amenity and screen value with respect to the adjacent buildings. Perceived damage to the adjacent wall may be mitigated through crown reduction. No root damage noted.<br/><b>Recommendation: Remove 2<sup>nd</sup> tree from right in group, up to 30% crown reduction of remaining trees.</b></p> |                  |
| <b>Amended Plans</b> |   |                  |
| <u>20/05008/FUL</u>  | <p>4 Berkeley Close SN14 0PS<br/>Domestic Store in front of house.<br/>Cllr Mary Norton consulted:<br/>- The Town Council reiterates its previous objection submitted on 17 July 2020.</p>  | Queens & Sheldon |
| <u>20/05623/FUL</u>  | <p>Tesco Store 5 Hathaway Retail Park SN15 1JB<br/>Proposal for New Co2 Mini PS 2X0 Unit.<br/>Cllr Nick Murry consulted:<br/>- The Town Council reiterates its previous comments submitted on 8 August 2020 subject to a noise assessment being carried out. Chippenham Town Council has declared a climate emergency and therefore requests that consideration be given to using a lower global warming potential refrigerant.</p>   | Monkton          |

## Public Comments and Questions

At the invitation of the Chairman a resident asked the following question:

My question relates to Item 7 of the draft minutes of the meeting of 27th August 2020: "Public Consultation: Land to North of Chippenham".

I note that the proposals from Pegasus Planning Group state that "New cycle and pedestrian links will connect the development to the surrounding network of routes." Can you clarify:

- (i) What is meant by "the surrounding network of routes"?
- (ii) Why no such links are apparent on the Pegasus "proposed master plan" - except a minor reference to "Maud Heath's Causeway".

The Chairman confirmed that a written response would be sent to the member of the public after the meeting and this is also attached at **APPENDIX B** (not part of the meeting).

Not part of the meeting

Appendix B

Written response to public question asked at PET on 17 September 2020:

Unfortunately the Town Council is unable to answer your questions on this proposed development which falls within the Parish of Langley Burrell. The Committee Chairman has suggested that you direct any questions you have on these proposals to the developer via the website address given for public consultation, which is:

[www.northchippenham.co.uk](http://www.northchippenham.co.uk)

The website allows any member of the public to submit comments electronically before the deadline which is 18 September (tomorrow).