



Minutes of a meeting of the Planning, Environment & Transport Committee held virtually on Zoom on Thursday 19 November 2020 at 7pm

Councillors present:

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

Officers present: Barry Pirie, Director of Community Services  
Andy Conroy, Planning Officer  
Ann Chard, Administrative Services Officer - Planning  
Michael Weeks, Democratic & Civic Officer

Public present: There were two members of the public present

#### **PUBLIC QUESTION TIME**

No questions were asked, or comments made by any members of the public present.

#### **60. APOLOGIES**

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

#### **61. NOTIFICATION OF SUBSTITUTION**

No notification of substitution was received.

#### **62. DECLARATION OF INTEREST**

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

#### **63. MINUTES**

The minutes of the meeting held on Thursday 29 October 2020 were proposed by Councillor Chris Ruck, seconded by Councillor Bill Douglas and approved as a correct record. They will be signed by the Chairman at a later date.

64. **CHAIRMAN'S ANNOUNCEMENTS**

- (i) This year the Town Council's free parking allocation will take place on Saturday 5 and Saturday 12 December.
- (ii) Councillors were reminded to send in any Waiting Restrictions requests to the Administrative Services Officer - Planning by 25 November at the latest for consideration at the next meeting.
- (iii) Following a request made at the last meeting for more information on tree management, the Administrative Services Officer - Planning would email information, provided by the Town Council's Arboricultural Officer to Committee members. Should councillors feel they would like more information and an opportunity to ask questions, the Arboricultural Officer could be asked to a future meeting.
- (iv) It was noted that Barry Pirie, Director of Community Services would be leaving soon. The Chairman and Committee members thanked him for his help and support and welcomed Matthew Kirby.

65. **PLANNING APPLICATIONS**

**RESOLVED** that

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) Cllr Nick Murry be asked to consult with Wiltshire Council Planning Officers and consider whether to call-in planning application 20/06500/FUL.

66. **CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG) HIGHWAY IMPROVEMENT REQUESTS**

Highway Improvement Requests

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

Advice was sought from the Traffic Engineer at Wiltshire Council on all three requests received. With regard to CTC016 & CTC 017, the Traffic Engineer had advised that Wiltshire Council would not consider just 2 sets of speed bumps on Deansway, but would have to look at the entire length of road which would prove very expensive. Experience had shown that speed bumps are often unpopular with residents due to the noise produced by traffic going over them during the day and at night and that they result in a loss of on-street parking. Following this advice, Councillors agreed not to support these requests.

Councillor John Scragg gave a sort update on the recent CATG meeting and reminded Councillors that the minutes would be circulated in due course.

**RESOLVED** that

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

CTC 015 (Signage for St Paul's School)

- The Town Council supports this request from St. Paul's School for additional signage and agrees to pay £100 towards the cost.

- (ii) Requests CTC 016 and CTC 017 (Traffic calming for Deansway) not be supported by the Town Council.

**67. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT**

- (i) 1. 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.5) ORDER 2020  
2. PEDESTRIAN CROSSINGS - A420 MARSHFIELD ROAD AND NEW ROAD

Councillors considered the above proposed Traffic Regulation Order received from Wiltshire Council (copy in minute book).

There were concerns expressed regarding the proposed traffic signals at the bottom of Station Hill which could cause traffic jams if not co-ordinated with the traffic signals at the railway arches, the replacement of the zebra crossing on New Road with a Toucan crossing and lack of disabled parking spaces in the Town.

**RESOLVED** that the following comments on this TRO be forwarded to Wiltshire Council:

- The proposed Toucan crossing on New Road, to replace the existing Zebra crossing (adjacent to St. Paul's House) should not be installed as this will cause extended wait times for pedestrians/cyclists and hinder free-flowing traffic. It is requested that a parallel cycle crossing is installed on the outside of the existing Zebra crossing to keep cyclists separated from pedestrians.
- The traffic signals proposed for the junction of New Road and Station Hill should be co-ordinated with the traffic signals at the railway arches to prevent congestion.
- The number of disabled parking spaces in the Town centre be checked to ensure the number complies with the statutory ratio of disabled spaces to public spaces.

(ii) The following were noted:

- Transport improvements in the vicinity of New Road and Station Hill, as part of the Chippenham Station Hub project (copy in minute book).
- Sealed Traffic Order for Cocklebury Road relating to the removal of a zebra crossing, the addition of a toucan crossing and amended parking restrictions.
- Recommencement of temporary closure of the A420 (part) Park Lane for 1 day on 25 November 2020.
- Temporary closure of Old Road and temporary suspension of the one way Order at Union Road from 7 - 11 December 2020 between the hours of 19:00 and 23:29.
- Temporary closure of Rowden Lane (part) from 14 - 18 December 2020.
- Temporary closure of Broad Lane (Chippenham Without) from 14 - 16 December 2020.
- Temporary closure of the C153 (part), Chippenham Without from 16 - 22 December 2020.
- Temporary closure of New Road (part) from 4 January to 3 February 2021.

68. **ITEMS FOR COMMUNICATION**

There were no items for communication.

69. **DATE OF NEXT MEETING**

The next meeting will take place on Thursday 10 December 2020.

The meeting concluded at 8.05 pm

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 - 19 November 2020

Application No.	Address/Description	Ward
<a href="#">20/08912/FUL</a>	10 Brewer Mead SN15 3FB Conservatory extension to rear elevation. Cllr Richard Bambury consulted: - No objection.	Pewsham
<a href="#">20/09043/FUL</a>	55 Derriads Lane SN14 0QL Extensions and Alterations to Existing Dwelling. Cllrs Chris Ruck & Mary Norton consulted: - No objection.	CP & Derriads /Queens & Sheldon
<a href="#">20/09081/FUL</a>	3 Cary Glen SN15 3TY Demolition of existing side extension and erection of larger side extension. Cllr Richard Bambury consulted: - No objection.	Pewsham
<a href="#">20/09129/FUL</a>	9 Conway Road SN14 0PW Two storey side infill extension, single storey rear extension and internal alterations. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
<a href="#">20/09240/FUL</a>	Cote House 24 Rowden Hill SN15 2AG Demolition of existing uPVC conservatory and replace with new brick built pitched roof extension to act as residents' garden lounge. Cllrs Jenny Budgell & John Scragg consulted: - No objection.	Lowden & Rowden
<a href="#">20/09266/FUL</a>	Avon Heights Monkton Hill SN15 1ER Alterations to windows consisting of relocation of existing windows and addition of new windows. Removal of main entrance canopy and creation of two separate entrances with overhead canopies. Cllr Nick Murry consulted: - No objection.	Monkton
<a href="#">20/09269/TPO</a>	Land Near Signal Way SN14 0FP Removal of 3 Lower Branches Nearest Building from Norway Maple to Crown Lift to 4 Metres from Ground Level, Reduce Upper South East Branches by 2.5 Metres and Reduce North West Branch Over Neighbour's Shed by up to 3 Metres (T1) - Crown Raise Sycamore to 3.5 Metres From Ground Level (T2). Cllrs Andy Phillips & Nina Phillips consulted: - No objection. Proposals: No objection to work proposed work for T1 or T2. The works will not significantly impact the amenity value of either tree. The proposed works target small diameter branches and, if a pruning regime is maintained (e.g. 3-5	CP & Redlands

	year cycle), will lessen the likelihood of future conflicts with adjacent buildings and consequently the need for larger scale works.	
<a href="#">20/09329/FUL</a>	27 A Orchard Road SN14 0BE Replace existing conservatory with a larger L-shaped conservatory. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
<a href="#">20/09381/FUL</a>	11 Downham Mead SN15 3LN Two storey side & rear extension. Cllr Nick Murry consulted: - No objection. The proposed side extension would benefit from being set back slightly from the front elevation and with a lower roof ridge so that it appears subservient to the main dwelling, as per the advice in Wiltshire Council's Householder Design Guide.	Monkton
<a href="#">20/09419/TPO</a>	181 Queens Crescent SN14 0NW Reduce Lime to 1 Metre Below Previous Pruning Points and 5 Metres in Height and Reduce Lower Branch Over Driveway to 2 Metres Below Previous Pruning Point (T1). Cllr Mary Norton consulted: - <b>Object.</b> Proposals: This is a high amenity tree indicating good vitality. Disagree that it is too large for its setting. The tree has already been pollarded in the past and the crown framework hasn't fully recovered from this. It can be well managed by cyclical re-pollarding at its existing pruning points without reducing the amenity, however this will not be necessary imminently, would suggest for at least another 2 years. Pollarding below the existing pruning points is unlikely to have a significant effect on honey dew in the long term but will negatively affect the amenity and carbon sequestration/pollinator value provided by the tree.  The above comments conform to both Chippenham Town Council's and Wiltshire Council's Tree Management Policies regarding honeydew and large trees.	Queens & Sheldon
<a href="#">20/09797/TCA</a>	Burlands House 3 - 4 Burlands Road Fell 1 Cherry Tree. Cllr Bill Douglas consulted: - <b>Object.</b> Proposal: Fell 1 Cherry Tree Disagree with the rationale for felling the tree; although planted close to the wall, there is adequate crown clearance over the adjacent footpath/ road and it will be many years before the stem is close to touching the wall. Wall is not load bearing/ structural and roots will likely track parallel to the wall rather than underneath. No	Hardens & England

	<p>signs of root damage noted. Crown does not currently conflict with OH cables and any potential future conflict can be easily managed with 3D pruning without the need for the loss of the tree.</p> <p>In any case, growth rate of the tree is likely to be slower than in optimal conditions due to the constraints to its root zone. Tree provides seasonal interest and amenity in an area that would be left relatively bereft following its removal, and there are limited opportunities for tree replacement in this area.</p> <p>However, the decision as to whether the tree merits a TPO is up to the LPA Tree Officer.</p>	
<b>Amended Plan</b>		
<p><a href="#">20/06500/FUL</a></p>	<p>17 Station Hill SN15 1EQ  Conversion and extension of existing building for the creation of 13 flats and removal of existing Sui Generis use.  Cllr Nick Murry consulted:  - <b>Object</b>  Whilst the amended plans do show an improved situation with regards to living conditions for future occupiers through re-design and omission of two units, a mix of dwelling types and sizes has been lost, and the majority of comments raised in the Town Council's consultation response of 28th August have not been/are still to be adequately addressed. This is still a poor application submission with missing information (e.g. the extent of demolition of the existing building, materials, landscaping, boundary treatment, site levels) for what is a major development in a Conservation Area. The amended plans still represent a crude and insensitive change to the roofscape which would harm the significance of the Conservation Area and be visible in the streetscene - most of the original pitched roof fabric of the historic building would be removed and replaced with a new, utilitarian, flat roofed, third storey with cladded elevations.</p>	<p>Monkton</p>