



Minutes of a meeting of the Planning, Environment & Transport Committee held virtually on Zoom on Thursday 8 October 2020 at 7pm

Councillors present:

Richard Bambury	Jenny Budgell
Bill Douglas	Nick Murry
Mary Norton	Andy Phillips (from 7.35pm)
Nina Phillips (from 7.10pm)	John Scragg

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

Public present: Five members of the public were present

In the absence of a 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 these questions was not part of the meeting but is appended to these minutes at **APPENDIX B**.

35. APOLOGIES

There were apologies for absence from Councillors Raj Gill and Chris Ruck.

36. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

37. DECLARATION OF INTEREST

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

38. ELECTION OF CHAIRMAN

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

Councillor Richard Bambury was proposed by Councillor Bill Douglas and this proposal was seconded by Councillor Mary Norton. There were no other nominations. A vote was taken which was unanimous. It was noted that the election of a new Vice-Chairman will take place at the next meeting.

RESOLVED that Councillor Richard Bambury be Chairman of the Planning, Environment & Transport Committee for the remainder of the municipal Year.

39. MINUTES

The minutes of the meeting held on Thursday 17 September 2020 were proposed by Councillor Jenny Budgell, seconded by Councillor Bill Douglas and approved as a correct record. They will be signed by the Chairman at a later date.

40. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements.

Councillor Nina Phillips joined the meeting at 7.10pm

Councillor Andy Phillips joined the meeting at 7.35pm

41. PLANNING APPLICATIONS

- The refusal of planning application 20/05227/FUL (Replacement fence at 73 Woodlands Road - retrospective) was noted.
- The dismissal of an appeal against refusal of planning permission for 19/10252/PNCOU (Conversion of existing agricultural barn into a single C3 dwelling - Barn adjacent to 9 Lower Lodge Farm SN15 3QZ) 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.

42. **CONSULTATION RESPONSE TO THE PLANNING WHITE PAPER**

Councillors considered a report on the above from the Planning Officer (copy in minute book). Councillor Nick Murry commented on the draft response and suggested three paragraphs be added concerning the democratic process, environmental assessments and the missed opportunity for climate change. The Committee thanked the Planning Officer for his work on this.

RESOLVED that Councillor Nick Murry email his comments on the draft response to the Planning White Paper to PET Committee Members (and copy to Officers) for their input and this be added to the response.

43. **EMERGENCY ACTIVE TRAVEL FUND TRANCHE 2 - A420 BRISTOL ROAD
CHIPPENHAM AND EASTON LANE CHIPPENHAM TO CORSHAM**

Councillors considered an email and plans received from the Traffic Engineering Manager, Highways Asset Management & Commissioning, Wiltshire Council regarding the above (copy in minute book).

RESOLVED that the following comments be sent to Wiltshire Council:

The Town Council supports improvements to the cycle network but is disappointed with the 'ad-hoc' approach to these schemes. It supports the proposals for Easton Lane but has concerns regarding the proposals for the A420 Bristol Road and Lowden Hill.

Whilst the provision of a two way eastbound and westbound cycle path, connecting directly with other cycle routes/quiet roads at both ends is supported, consideration should be given to whether Bristol Road is wide enough to incorporate this upgrade. There is a cycle path which runs through the donkey field which could be upgraded if this is not possible. It is suggested that the cycle route should be segregated from traffic/pedestrians throughout, in line with current legislation. There should be good levels of surveillance with no dark areas. A pleasant street scene should be maintained and any trees that have to be removed should be replaced or increased. Consideration should be given to retaining on-street parking where possible. Councillors were disappointed to see that Lowden Hill had not been sufficiently highlighted in this consultation. It had merely been mentioned in the text of the email. The Town Council requests that the Principle Traffic Engineer attend a meeting of the PET Committee to discuss these proposals in more detail.

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

(i) **Highway Improvement Requests**

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

With regard to CTC010, a proposal to support this scheme in principle subject to costings was put forward, a vote was taken and there being six votes in favour, the motion was carried.

RESOLVED that the following comments be forwarded to Wiltshire Council for consideration by the Community Area Transport Group.

Issue No. CTC009 - Excessive speed, dangerous driving and behaviour contrary to the Highway Code on the A350.

This is a broad issue which is beyond the remit of the Town Council and CATG. However, the Town Council will highlight this issue to the Police and requests that Wiltshire Council pass on these concerns to Highways England for investigation.

Issue No. CTC010 -Parliament Street to Little Down cut through proposed improvements.

The Town Council supports this scheme in principle, subject to costings.

- (ii) Councillors noted that the increased cost of replacing bollards on London Road (CATG Issue CTC007) resulting in an increased contribution from the Town Council of £219 had been agreed under delegated powers in accordance with Standing Order 11.4.

45. **TEMPORARY ROAD CLOSURES**

The following temporary road closures were noted:

- B4643 Melksham Road (part) from 22 October to 1 November 2020.
- C159 (part) Chippenham Without from 26 October to 6 November 2020 (between the hours of 0700 and 1700).
- Cocklebury Road (part) from 26 October to 6 November 2020.
- Wicks Drive Footway from 26 - 30 October 2020.

46. **ITEMS FOR COMMUNICATION**

The Youth Council be asked to consider cycleway provision in the Town.

47. **DATE OF NEXT MEETING**

The next meeting will take place on Thursday 29 October 2020.

The meeting concluded at 8.30 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 - 8 October 2020

Application No.	Address/Description	Ward
20/06028/LBC	52 Marshfield Road SN15 1JS Replacement of three modern casement single pane windows on the front of property and the two rear modern plastic windows. Cllrs Jenny Budgell & John Scragg consulted: - No objection subject to the Conservation Officer having no concerns.	Lowden & Rowden
20/06793/FUL	Garden Veterinary Group Forest Lane SN15 3QU Change of Use from Veterinary Surgery to Children's Nursery. Cllr Richard Bambury consulted: - No objection.	Pewsham
20/06920/FUL	34 Webbington Road Pewsham SN15 3GA Replace existing windows with energy efficient A-rated UPVC double glazed units and replace front and back doors with energy efficient A-rated composite doors. Cllr Bill Douglas consulted: - No objection.	Hardens & England
20/07021/VAR	Former Divisional Police Headquarters Wood Lane SN15 3DH Variation of Condition 2 of 18/07381/FUL (Demolition of Former Police Station and Westmead School and the Erection of a 66 No. Bed Care Home for the Elderly). Cllr Bill Douglas consulted: - No objection.	Hardens & England
20/07220/LBC	15-16 High Street SN15 3ER Internal "lite touch" refurbishment consisting of replacement of floor and wall finishes that are damaged bringing them to the latest Santander spec. -Maintenance works to the shop front including repairs to match existing; -Installation of a 46" Digital Media in wall behind counter area. -Installation of a 46" Digital Media screen on a freestanding metal support fixed to the floor within the banking hall. -Installation of red vinyl around existing external ATM. Cllr Bill Douglas consulted: - Object Most of the proposed changes would be acceptable and would not harm the significance of this listed building. However, the application of red vinyl to the window around the ATM would appear as a dominant and gaudy feature on the shopfront, detracting from the character and appearance of the listed building and Chippenham Conservation Area. There appears to be no justification for the additional vinyl, given the current ATM has no vinyl	Hardens & England

	surround. If this element were to be removed the application could be supported, but as it currently stands it would be contrary to the NPPF, CP57 and CP58 of the Wiltshire Core Strategy and the Chippenham Conservation Area Management Plan SPG.	
20/07224/FUL	Thermuthis Cottage 14 The Hamlet SN15 1BY Install new external boiler flue in a new position replacing and making good with Cotswold stone the existing flue. Cllr Nick Murry consulted: - No objection subject to the Conservation Officer having no concerns.	Monkton
20/07253/ADV	15-16 High Street SN15 3ER Installation of 46" TV depicting various Santander advertisements. Cllr Bill Douglas consulted: - Object Most of the proposed changes would be acceptable and would not harm the significance of this listed building. However, the application of red vinyl to the window around the ATM would appear as a dominant and gaudy feature on the shopfront, detracting from the character and appearance of the listed building and Chippenham Conservation Area. There appears to be no justification for the additional vinyl, given the current ATM has no vinyl surround. If this element were to be removed the application could be supported, but as it currently stands it would be contrary to the NPPF, CP57 and CP58 of the Wiltshire Core Strategy and the Chippenham Conservation Area Management Plan SPG.	Hardens & England
20/07339/FUL	25 Barn Owl Road SN14 6XL Single storey extension to the front and side of property, where extension to the front includes connecting to existing detached garage. Cllr Nina Phillips consulted: - No objection.	CP & Redlands
20/07553/FUL	The Banana Store 1 Station Square Cocklebury Road SN15 3NT Redevelopment of Retail Warehouse (Class A1) to Flexible Office Use (Class B1). Cllr Nick Murry consulted: A proposal was put forward to support this application but mention all the comments raised at the meeting. This was seconded. A vote was taken which was unanimous and the motion was carried. - No objection. The proposed redevelopment of this site for flexible office working space is fully welcomed, and would re-imagine traditional office space in a post-Covid 19 world. Subject to appropriate materials and detailing (material samples should be agreed upfront with this application) the	Monkton

	<p>proposal would have a positive impact on the significance of Chippenham Conservation Area and the row of adjacent listed buildings, with new breathing space being created to these listed buildings.</p> <p>This is a sustainably located site with the railway station located opposite and pay and display car parks located nearby. Therefore the lack of any on-site car parking in this instance would be acceptable.</p> <p>Notwithstanding the above, the following further details should be submitted with the application:</p> <ul style="list-style-type: none"> • More information on the type of metal profile cladding material proposed. It should be of sufficient quality and durability and not detract from the character of the area. • Proposals for renewables to supplement electricity. Plans for a new roof provides a good opportunity for energy efficiency. • The applicant should be asked to make a contribution towards cycle route linkages in this area. • Site plan showing new front boundary treatment (low stone boundary wall preferred), and new hard and soft landscaping for the current parking areas. The current parking areas, being fully laid to tarmac, need to be radically improved with high quality materials and planting so that there is an inviting setting for the refurbished buildings, adjacent listed buildings and Conservation Area. • A detailed plan which clearly shows which walls/parts of the existing buildings are to be demolished and which are to be retained. There does not appear to be any merit in retaining the gable wall of the 1923 building which fronts Cocklebury Road just for its plaque, and demolishing the rest of the building behind. The plaque could simply be incorporated on to the gable wall of any new building. • The canopies of the existing trees on the southern site boundary have the potential to be impacted by the raising in height of the rear building by an additional storey, and facilitative pruning might be required. It is therefore recommended that a BS5837 Tree Survey and Arb Impact Assessment should be submitted to support the planning application. 	
20/07579/FUL	<p>26 Moss Mead SN14 OTN Proposed Single Storey Rear Extension and Relocation of Front Door. No Ward Councillors present: - No objection.</p>	<p>CP & Derriads</p>

20/07797/FUL	<p>Unit 11 Bath Road Industrial Estate SN14 0AB Change of use from B1 light industrial/tyre repair facility to Ambulance Service Station (sui generis) and associated external alterations, installation of air conditioning units and parking.</p> <p>Cllr Mary Norton consulted: A proposal was put forward to support this application but mention all the comments raised at the meeting. A vote was taken and there being 7 votes in favour, none against and no abstentions, the motion was carried.</p> <p>- No objection.</p> <p>The proposed relocation of the ambulance base to this new site, still within the town, is welcomed, given this is a key community service facility that should be retained in Chippenham.</p> <p>The loss of an existing employment use on employment land could be deemed to be contrary to CP35 of the Wiltshire Core Strategy and it would have to be demonstrated that it meets the six tests set out in this policy. However, this is not a principle employment area, a recent approval of the adjacent unit to a gym was deemed not to be contrary to CP35, and the Government's support for greater flexibility between use classes, are all in favour of this application.</p> <p>Traffic can sometimes be stationary along this section of Bath Road. Consequently there may be need to be a box junction or 'Keep Clear' road marking installed at the junction with Bath Road to enable ambulances to pull out on to Bath Road in an emergency.</p> <p>The secondary vehicular access off Bath Road serves Unit 11 and other employment units, some of which also have associated large vehicles entering and leaving the site. The application should demonstrate that parked/drop-off vehicles from other units using this access would not block or interfere with ambulance vehicles leaving the site on having to respond to an emergency.</p> <p>The proposed use of vehicles entering and exiting the site should not compromise visibility for pedestrians and cyclists using the footway/cycle way which runs adjacent to Bath Road (which may be upgraded in the future).</p>	<p>Queens & Sheldon</p>
20/07807/LBC	<p>Thermuthis Cottage 14 The Hamlet SN15 1BY Install new external boiler flue in a new position replacing and making good with Cotswold stone the existing flue.</p> <p>Cllr Nick Murry consulted: - No objection subject to the Conservation Officer having no concerns.</p>	<p>Monkton</p>

20/07892/FUL	12 Fox Croft Walk SN15 3YB Single storey rear extension and additional of window to side elevation. Cllr Richard Bambury consulted: - No objection.	Pewsham
20/08000/TCA	The Hayes 60 Malmesbury Road SN15 1PR Fell 2 Nordmann Fir Christmas Trees. Cllr Jenny Budgell consulted: - No objection.	Hardenhuish
Amended Plans		
20/04066/FUL	Middle Lodge Cottage Pewsham Way South To Lodge Farm Middle Lodge SN15 3QY Proposed double storey side extension, single storey rear and repositioning storm porch. Cllr Richard Bambury consulted: - No objection.	Pewsham

Public Comments and Questions 8 October 2020

1. At the invitation of the Chairman the Officer read out a written question received from a resident, as follows:

“Glyphosate Usage at Monkton Park Golf Course

Glyphosate has been used in September on previous occasions along virtually the whole length of Monkton Park Golf Course’s riverside boundary. Because of the proximity of the watercourse, this is contrary to the best practice guidelines set out in Wiltshire Wildlife’s report on the area.

Studies show that glyphosate is acutely toxic to fish and birds and can kill beneficial insects such as bees and soil organisms that maintain ecological balance.

This herbicide has been banned in a number of countries and by an increasing number of Councils including, Bradford on Avon and Bristol.

What are the Council’s views on these incidents, the future use of glyphosate in this area, and on all the land under their management?”

2. At the invitation of the Chairman a resident asked a question regarding the A350 and in particular the junction with Brook roundabout. They had recently had an accident there. They were hit by a car travelling south. There is a clear line of sight from north to south which encourages speeding. They wanted to know what kind of engineering structure could reduce the speed on the roundabout and make it safer for right hand turns.

Not part of the meeting

Appendix B

Written responses to public question asked at PET on 8 October 2020:

1. Chippenham Town Council do not use glyphosate within the vicinity any watercourse. Chippenham Town Council have checked with Monkton Park Golf course who have confirmed that the glyphosate recently used at the Golf Course was applied by professional contractors who complied with the relevant rules and regulations pertaining to application and watercourses.
2. This issue will be taken up with the Highways Authority at Wiltshire Council who are the responsible body. At a recent Council meeting, the Police gave an update on current and ongoing policing issues within Chippenham. They reported that they are aware of problems on the A350 and are stepping up speed checks and visibility with speed equipment to reduce speeding.