



Minutes of a meeting of the Planning, Environment & Transport Committee held virtually on Zoom on Thursday 29 October 2020 at 7pm

Councillors present:

Richard Bambury (Chairman)	Jenny Budgell
Bill Douglas	Michael Merry
Nick Murry	Mary Norton
Chris Ruck	John Scragg

Officers present: Andy Conroy, Planning Officer  
Ann Chard, Administrative Services Officer - Planning  
Heather Rae, Democratic Services Manager

Public present: There were four members of the public present

#### **PUBLIC QUESTION TIME**

A copy of comments made is appended to these minutes at **APPENDIX A**.

#### **48. APOLOGIES**

There were apologies for absence from Councillors Andy Phillips and Nina Phillips.

#### **49. NOTIFICATION OF SUBSTITUTION**

No notification of substitution was received.

#### **50. DECLARATION OF INTEREST**

Councillor Richard Bambury declared a non-pecuniary interest in the matter referred to in Minute 56, CATG request CTC014 and took no part in any discussion.

#### **51. ELECTION OF VICE-CHAIRMAN**

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

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

**RESOLVED** that Councillor John Scragg be Vice-Chairman of the Planning, Environment & Transport Committee for the remainder of the municipal Year.

52. **MINUTES**

The minutes of the meeting held on Thursday 8 October 2020 were proposed by Councillor Chris Ruck, seconded by Councillor Mary Norton and approved as a correct record. They will be signed by the Chairman at a later date.

53. **CHAIRMAN'S ANNOUNCEMENTS**

There were no announcements.

54. **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.
- (iii) Clarification be sought on why some trees are felled without permission and others require permission, and this be reported to a future meeting.

55. **PROPOSED BUDGET 2021/22**

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

**RESOLVED** that

- (i) That £12,240 be included in the Sustainable Transport & Environmental Projects capital budget for 2021/22.
- (ii) That the proposed budget be recommended to the Strategy & Resources Committee at its meeting 9 December 2020 for inclusion in the Council's 2021/22 budget.

Prior to the next item Councillor Richard Bambury declared a non-pecuniary interest as stated in Minute 50 above. Vice-Chairman Councillor John Scragg took the chair for consideration of CATG request CTC 014 - Lowden Hill.

56. **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).

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

**CTC 011 - Footway linking Fairfoot Close and Gascelyn Close**

- The Town Council supports this request in principle. However, this 'in principal' acceptance is made subject to a formal recommendation being made by Wiltshire Council and a fully costed report being submitted and is subject to further debate and decision at a future PET Committee meeting.

**CTC 012 - Path from Baydons Lane to Long Close**

- The Town Council supports this request in principle. However, this 'in principal' acceptance is made subject to a formal recommendation being made by Wiltshire Council and a fully costed report being submitted and is subject to further debate and decision at a future PET Committee meeting.

**CTC 013 - Chicanes in various locations in Chippenham**

- The Town Council supports this request in principle. However, it is considered essential that an assessment of any safety implications should be carried out for each chicane improvement. This 'in principal' acceptance is made subject to a formal recommendation being made by Wiltshire Council and a fully costed report being submitted and is subject to further debate and decision at a future PET Committee meeting.

**CTC 014 - Lowden Hill**

- The Town Council supports the refreshing of the existing 'give-way' road markings and painting 'one-way' on the road just after Turnpike Cottage (cost advised by the Traffic Engineer approx. £500) and the installation of a bollard either side of the road (cost approx. £300 - £700 for both) and agrees a 25% contribution of £300.

**57. TEMPORARY ROAD CLOSURES**

The following temporary road closures were noted:

- B4528 Saltersford Lane (part) from 16/11/20 to 18/12/20 and again from 04/01/21 to 15/01/21.
- A350 (part) from 25 - 27 November between the hours of 20:00 and 06:00.
- Sadlers Mead (part) on 20 November from 07:00 to 17:00 (1 day).

**58. ITEMS FOR COMMUNICATION**

There were no items for communication.

**59. DATE OF NEXT MEETING**

The next meeting will take place on Thursday 19 November 2020.

The meeting concluded at 8.45 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 - 29 October 2020

Application No.	Address/Description	Ward
<a href="#">20/08053/FUL</a>	<p>1 Langley Road SN15 1BP Change of use of offices to 7 bedroom House in Multiple Occupation (HMO) and 1 x 1 bedroom flat. Cllr Nick Murry consulted: - <b>Object</b> The principle of an HMO in this location would be acceptable, given it is a mixed use area with commercial immediately adjoining. Three car parking spaces to the rear would likely be a sufficient quantum of off-street car parking given the nature of the future occupiers and the site's sustainable location within easy walking distance of the town centre and railway station. As such there are unlikely to be any issues of traffic or congestion resulting from this proposal.</p> <p>However, the living conditions for future occupiers would be poor - and this stems from an over-intensive use of the premises. The main habitable rooms (lounge, kitchen and dining room) would all be located in the basement, which can only be accessed by leaving the house and accessing external steps from the rear of the property, so are unlikely to be frequently used by occupiers. In addition, the basement has no windows and therefore no outlook or natural light for future occupiers. Bedroom 7, at only 9sqm in size, would provide cramped living conditions for this occupier. Finally, there is no external communal amenity space for occupiers to enjoy. The proposal would therefore provide poor living conditions for future occupiers which would harm their amenity and would be contrary to the NPPF, the National Design Guide, and CP57 of the Wiltshire Core Strategy. Were the proposals to be modified to reduce the number of occupants it is likely that a suitable scheme could be accommodated within this building.</p>	Monkton
<a href="#">20/08070/FUL</a>	<p>6 Yewstock Crescent West SN15 1QU Two storey rear extension with internal alterations. Cllr Jenny Budgell consulted: - No objection.</p>	Hardenhuish
<a href="#">20/08111/FUL</a>	<p>34B Hardenhuish Lane SN14 6HN Proposed First Floor Side Extension. No Ward Councillors present: - No objection.</p>	CP & Redlands

<a href="#">20/08130/FUL</a>	<p>22 Charter Road SN15 2RA Demolition of existing outbuildings and construction of new double garage. Cllrs Jenny Budgell &amp; John Scragg consulted: - No objection.</p>	<p>Lowden &amp; Rowden</p>
<a href="#">20/08134/FUL</a>	<p>Land Adjacent To No 3 Centurion Close SN15 3TQ Proposed detached 3 bedroom dwelling, adjacent to No.3 Centurion Close, access via Roman Way. Cllr Richard Bambury consulted: - No objection. Residential development has previously been considered as being acceptable in principle on this site. Assuming that the previous reasons for refusal of development on this site, relating to the existing pipeline and drainage, are adequately resolved, the proposed house would unlikely harm the amenity of adjoining occupiers due to its siting or scale, and the design and orientation would be in keeping with the surrounding area. Although not necessarily a planning issue it is questionable whether the fear and safety of any future occupiers, because of the close proximity of the house to the existing pipeline, will mean this is ever a viable development to build out.</p> <p>Further details of existing and proposed front and rear boundary treatment should be submitted up front with this application. Whilst there is no objection to the removal of the leylandii hedge this should either be replaced by a new native hedgerow or brick wall (not a timber close boarded fence) to ensure that high quality boundary treatment to the public realm remains. A soft landscaping scheme, which includes new tree planting should be submitted in support of the application.</p> <p>For this size of house, 3 car parking spaces (2 spaces plus garage) seems rather excessive. It would be preferable to remove one of the driveway spaces and leave a larger rear garden area for No. 3 Centurion Close.</p>	<p>Pewsham</p>
<a href="#">20/08167/FUL</a>	<p>18 Chevral Close SN14 6QS Proposed side extension to include utility and toilet with basin, porch cover over front door. No Ward Councillors present: - No objection.</p>	<p>CP &amp; Redlands</p>
<a href="#">20/08259/VAR</a>	<p>26 Sheldon Road SN14 0BW Variation of design to single storey rear extension. Cllrs Jenny Budgell &amp; John Scragg consulted: - No objection.</p>	<p>Lowden &amp; Rowden</p>

<a href="#">20/08414/FUL</a>	<p>22 Lady Coventry Road SN15 3NG Plot development to create a 2 bedroom detached house. Cllr Nick Murry consulted: - <b>Object</b> The location of the proposed house on this site would now be broadly acceptable and would resolve the previous reasons for refusal relating to adverse impacts on the amenity of adjoining occupiers. However, the proposed house, being detached and of a different design to the existing corner pair (window design, use of front gable, use of off-white render rather than pebbledash, pitched roof porch canopy, floorplan) has the potential to make this dwellinghouse appear as an incongruous and isolated feature on the corner when viewed in conjunction with the existing pair. It is recommended that amended plans are submitted to re-design the house so that it becomes a semi-detached house which copies the design style of the existing corner pair, as this would be much more in keeping with the surrounding area. At present the proposal would be contrary to the NPPF, the National Design Guide, and CP57 of the Wiltshire Core Strategy.</p>	<p>Monkton</p>
<a href="#">20/08438/FUL</a>	<p>25 Frogwell SN14 0DJ Two storey extension. Cllrs Chris Ruck &amp; Michael Merry consulted: - No objection.</p>	<p>CP &amp; Derriads</p>
<a href="#">20/08458/FUL</a>	<p>2 Epsom Close SN14 0FB Single storey rear and side extension. Cllrs Chris Ruck &amp; Michael Merry consulted: - No objection There is no objection in principle to a single storey rear extension. However, it is requested that amended plans be submitted which bring the proposed extension further away from the boundary with No. 1 Epsom Close in order to improve the outlook for these occupiers.</p>	<p>CP &amp; Derriads</p>
<a href="#">20/08669/FUL</a>	<p>42 Sadlers Mead SN15 3PB Detached garden annexe to rear of property. Cllr Nick Murry consulted: A proposal to object to this application was put forward and was seconded. A vote was taken and there being 7 votes cast in favour of objecting and 1 abstention, the motion was carried. - <b>Object</b> There is no objection to the principle of an outbuilding in the rear garden. However, based on the scale and floorplans of the proposed building it would appear that the use would not be incidental to the use of the dwellinghouse and would contain all the elements and functionality that would make this a separate living</p>	<p>Monkton</p>

	unit. A separate dwelling in this location would be out of character with the surrounding area and harmful to visual amenity and therefore contrary to the NPPF, National Design Guide and CP57 of the Wiltshire Core Strategy.	
<a href="#">20/08749/FUL</a>	206 London Road SN15 3BG Single storey rear extension, first floor side extension and replacement entrance porch. Cllr Bill Douglas consulted: - No objection. Whilst there is no objection to the proposed extensions it is disappointing to see the front garden lost for 3 hard surfaced car parking spaces. It would be preferable for sustainability, climate change and visual reasons to reduce parking to 2 spaces to leave at least some front garden and front boundary wall remaining.	Hardens & England
<a href="#">20/08880/TPO</a>	Redland County Primary School Brook Street SN14 0JE Selectively Reduce Secondary and Third Branches of Sycamore Tree by up to 2 Metres to Clear Building and Garden Area (T1). No Ward Councillors present: - No objection. Sympathetic works proposed, tree is in good physiological condition and is likely to respond well to pruning. Note subsequent cyclical pruning of regrowth may be necessary. Recommend pruning in late July/ August if possible, to minimise bleeding & maximise wound healing (Patch, D. 2004, Dujesiefken et al, 2016). IDverde form specifies 1m reduction but application states 1.2m. Will not make a significant difference to the tree but might be worth clarifying.	CP & Redlands
<a href="#">20/09029/TCA</a>	Bank House Bath Road SN15 2SA 3 Metre Reduction to Silver Birch (T1), 20% Reduction to 3 Silver Birch (T2 - T4), and Crown Raise Cherry up to 2.4 Metres from Ground Level to Give Clearance from Building. Cllr Nick Murry consulted: - No objection, provided secondary and tertiary branches only are lifted on the cherry to give clearance. Agree with rationale for works and works specifications. Recommend pruning in late summer to avoid bleeding and to maximise wound healing (Patch, D. 2004, Dujesiefken et al, 2016).	Monkton
<a href="#">20/09133/TCA</a>	Land at Foghamshire 30% Crown Reduction to Sycamore Tree. Cllr Nick Murry consulted: - <b>Object</b> Do not agree with rationale for works (weak low union). Union is forming an occluded cup with small 'ears' and the crown sail area is not excessively large; this visual	Monkton

	<p>assessment would indicate that failure of the union is not likely. Even in a failure scenario, the target area is not high other than the wall, and even then a failed stem would likely be 'propped up' by the wall rather than causing significant strike damage. The tree stem is a reasonable distance away from the listed wall, major roots may be associated parallel to the wall rather than antagonistically, no signs of root damage were evident at the time of inspection (23/10/20). Would consider a 30% crown reduction excessive. There would be no objection to a crown lift, selectively targeting the lowest secondary branches overhanging the listed wall.</p>	
<p><a href="#">20/09136/TCA</a></p>	<p>The Old Laundry Ivy Road Industrial Estate Ivy Road Pollard Ash Tree to Height of 6 Metres, Crown Lift Sycamore Tree to 4 Metres from Ground Level. Cllr Nick Murry consulted: - No objection to proposed works on sycamore, however would consider the proposed works on the ash tree an 'unhappy medium' that would essentially leave a 6m pole which would look out of place in the landscape setting. A 6m pollard would essentially 'top' the tree, cutting through the main stem. On inspection, there did appear to be some dieback in the upper crown, although not necessarily due to Chalara ash dieback and further monitoring would be required to confirm presence of the disease. The tree does appear to be stressed and is not in prime condition, with extensive epicormics growth around the stem and minor diameter (&lt;1cm) deadwood in the lower crown. The tree is in a relatively prominent location, previously as part of a line of trees, but now remains as the last remnant of this landscape feature, and is not of sufficient value/ condition to be considered a 'feature' tree. To mitigate the concern of dropping deadwood and declining condition would support a scaffold reduction/ high pollard at around 11m, lifting the downwards hanging branches but retaining some of the crown framework. This would require smaller diameter cuts than a 6m pollard, more favourable for the health of the tree. Alternatively, would support the removal of this tree with the view of replacement planting with more resilient species of a decent size, not a whip; although not immediately significantly dangerous, it would appear the tree has limited long term potential and replanting this area would allow the landscape to be refreshed after degradation in recent years.</p>	<p>Monkton</p>

Amended Plans		
<a href="#">20/04398/REM</a>	<p>Land at Hunters Moon  Reserved Matters for 80 homes forming Phase 4 of Hunters Moon. Consent is sought for all outstanding matters relating to this area, comprising Layout, Scale, Appearance, Materials and Landscaping.  Cllrs Chris Ruck &amp; Michael Merry consulted:  - No objection.</p>	CP & Derriads

**Public Comments 29 October 2020**

1. At the invitation of the Chairman a resident spoke regarding planning application 20/08458/FUL (2 Epsom Close). They expressed concerns regarding the size of the proposed extension and the resulting detrimental effect on their property and local amenity.
2. At the invitation of the Chairman a representative of the Chippenham Cycle Network Development Group spoke regarding three CATG requests submitted. They explained the rationale for the requests and explained that the proposals would benefit others, not just cyclists.
3. At the invitation of the Chairman a planning consultant spoke with regard to planning application 20/08134/FUL (land adjacent to 3 Centurion Close). They referred to previous planning applications for this site and outlined the changes made to this application which overcame previous objections. They asked that the application be supported.