



**CHIPPENHAM
TOWN COUNCIL**
Improving the quality of town life

21 January 2021

To Councillors:

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

Meeting of the Planning, Environment & Transport Committee - Thursday 28 January 2021

Dear Councillor

You are summoned to attend a meeting of the Planning, Environment & Transport Committee to be held virtually using the Zoom platform on Thursday 28 January 2021 commencing at 7pm for transaction of the business given in the Agenda attached.

The meeting can be accessed by the following link or ID and password:

Join Zoom Meeting

<https://zoom.us/j/94657834172?pwd=eExrZjRkd1Z4TUNPSHdNVORlYnc5dz09>

Meeting ID: 946 5783 4172

Passcode: CTC21

Please note members of the public are invited to observe the meeting virtually and have the opportunity to address the council at this meeting at 7pm. A guide is available for members of the public, for any support in accessing the meeting virtually please contact the Town Council at least 24 hours in advance of the meeting.

Yours faithfully

Mark Smith MBA LLB (Hons) CMgr FCMI FSLCC
Chief Executive

All council meetings are open to the public and press

RECORDING OF PUBLIC COUNCIL MEETINGS

Recording and using social media is permitted at Council meetings which are open to the public. Please note that Chippenham Town Council will be recording this meeting for training and monitoring purposes only.

7pm - PUBLIC QUESTION TIME (not to exceed 30 minutes)

The public are welcome to make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

To aid the virtual meeting process, Chippenham Town Council ask members of the public to email their questions to enquiries@chippenham.gov.uk no later than 12pm on the day before the meeting.

Any individual representation is limited to no more than 3 minutes. The Chairman will call the representation from those who are indicating that they wish to speak; written representations can also be received in advance of the meeting. A record of any public participation session shall not be included in the Minutes but included as an appendix note to the Minutes of the meeting.

Agenda

Planning, Environment & Transport Committee meeting - Thursday 28 January 2021

- | | Wards affected | Page no. |
|--|----------------|----------|
| 1. <u>APOLOGIES FOR ABSENCE</u> | | |
| To receive apologies for absence. | | |
| 2. <u>NOTIFICATION OF SUBSTITUTION</u> | | |
| To receive any notification of substitution made to the Chief Executive. | | |
| 3. <u>DECLARATION OF INTEREST</u> | | |
| All Members of the Town Council are reminded to declare any pecuniary or non-pecuniary interests they may have in any business of the Council, its Committees or Sub-Committees, in accordance with the latest approved Code of Conduct. | | |
| Councillors are reminded to declare any dispensation granted in relation to any relevant matter. | | |

4. **MINUTES**

To receive the draft minutes of the Virtual Planning, Environment & Transport Committee meeting held on Thursday 07 January 2021 (attached separately). Minutes require a proposer and seconder for approval.

5. **CHAIRMAN'S ANNOUNCEMENTS**

To receive any announcements.

Items 6 & 7 to consider
Item 8 to note

6. **PLANNING APPLICATIONS**

All 5

- (i) To consider planning applications, as attached, submitted to Wiltshire Council and to submit observations.
- (ii) To consider whether any applications should be 'called-in' for consideration by the Northern Area Planning Committee, nominate a member of the Committee to attend and make a recommendation to the Wiltshire Council Ward Member.

7. **WALPA UPDATE**

All 7

To consider a report on the above from the Planning Officer (copy attached).

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

To note the following (full details previously emailed to Councillors):

- (i) Recommencement of temporary closure of New Road (part) from its junction with the A420 Ivy Lane to its junction with Station Hill from 4 February to 5 March 2021 to enable Wiltshire Council to carry out carriageway resurfacing and associate works. Monkton
- (ii) Temporary closure of the C185 (part) from its junction with the A4 Chippenham Road to its junction with the C159 from 15 February to 4 March 2021 to enable Gigaclear Limited to carry out laying of cables, building chambers and cabinets. (Corsham)

	Wards affected	Page no.
(iii) Temporary closure of Westmead Lane (part) from no. 26 for approx. 170m in a southerly direction from 17 to 19 February 2021 to enable Wiltshire Council to carry out kerb remedial plan and surface carriageway	Hardens & England	
(iv) Temporary closure of Downing Street from its junction with Audley Road to its junction with Woodlands Road from 17 to 24 February 2021 between the hours of 0700 and 1700 to enable Wiltshire Council to carry out footway resurfacing, kerb replacement, edging installation and ironwork adjustment.	Lowden & Rowden	
(v) Temporary closure of the A420 Marshfield Road (part) from its junction with St. Paul Street to its junction with the A420 Ivy Lane from 24 February to 2 March 2021 to enable Wiltshire Council to carry out carriageway resurfacing and associated works.	Lowden & Rowden Monkton	
(vi) Temporary closure of Cuttle Lane (part) Biddestone from its junction with The Green to its junction with Yatton Road from 25 to 26 February 2021 to enable Gigaclear Limited to carry out laying of cables, building chambers and cabinets.	(Biddestone)	

9. ITEMS FOR COMMUNICATION

To consider any items for communication and any items to be consulted with the Youth Council.

10. DATE OF NEXT MEETING

The next meeting of this Committee will take place on Thursday 18 February 2021.

PLANNING APPLICATIONS - 28 January 2021

Planning applications listed below can be viewed on Wiltshire Council's website by clicking on the individual application numbers.

Application No.	Address/Description	Ward
<u>20/10415/FUL</u>	28-29 Market Place SN15 3HP Remove existing white framed windows and replace with white UPVC double glazed windows. Over-clad the existing tiled cladding with white metal profiled vertical cladding.	Hardens & England
<u>20/10978/FUL</u>	83 Westcroft SN14 0LZ Replacement of existing conservatory for single storey rear extension together with internal ground floor layout alterations.	Queens & Sheldon
<u>20/10984/FUL</u> & <u>21/00327/LBC</u>	1 Pew Hill SN15 1DJ House refurbishment of 1 Pew Hill, Chippenham. Changes to the external front elevation and installation of a conservation rooflight.	Monkton
<u>20/10990/ADV</u>	Sadlers Mead Car Park Sadlers Mead SN15 3QP Erection of 1no. Fascia Sign Comprising Lettering to Sadlers Mead Car Park.	Monkton
<u>20/11086/OUT</u>	Land Adj 52 Lowden SN15 2BE Outline planning application for 2 no. three bedroom semi-detached dwellings (All Matters Reserved).	Lowden & Rowden
<u>20/11104/FUL</u>	24 Birch Grove SN15 1DD Single storey side extension.	Hardenhuish
<u>20/11182/FUL</u>	7 Elmwood SN15 1AW Front entrance porch.	Hardenhuish
<u>20/11186/FUL</u>	34 B Hardenhuish Lane SN14 6HN Proposed First Floor Side Extension (Addition of a side facing first floor window).	CP&R
<u>20/11200/FUL</u>	129 Queens Crescent SN14 0NW Proposed single storey rear extension to replace Conservatory.	Queens & Sheldon
<u>20/11205/LBC</u>	4A St Mary Street SN15 3JJ Installation of gas pipe and internal meter to ground floor hall.	Hardens & England
<u>20/11260/FUL</u>	9 Montague Close SN15 3NZ First floor extension over existing garage and single storey rear extension.	Monkton
<u>20/11309/FUL</u>	42 Sadlers Mead SN15 3PB Proposed garden annexe to rear of property.	Monkton
<u>20/11343/FUL</u>	19 Minster Way SN14 0PY Two storey side extension to dwelling.	Queens & Sheldon

<u>20/11390/FUL</u>	3 Laines Head SN15 1PH Two storey side and single storey rear extensions to enlarge and improve living accommodation. Widen driveway.	Hardenhuish
<u>20/11548/FUL</u>	Patterdown Farm Longespee Barn Patterdown SN15 2NP Oak Frame Garden Room.	Lowden & Rowden
<u>20/11468/REM</u>	Land at North Chippenham Hill Corner Road West of A350 Reserved Matters for Development Comprising the Erection of 37 Dwellings and Associated Landscaping on the Land at North Chippenham.	(Langley Burrell)
<u>20/11654/REM</u>	Land at Showell Nurseries Showell SN15 2NU Submission of Reserved Matters for Appearance, Landscaping, Layout and Scale for the Erection of 120no. Dwellings, Pursuant to Outline Planning Permission 17/08554/OUT.	(Lacock)
<u>21/00104/TPO</u>	Greenways Business Park Bellinger Close SN15 1BN See tree report.	Hardenhuish
<u>21/00194/DP3</u>	Wiltshire Council Monkton Park SN15 1ER Installation of additional solar panels to the south facing main roof.	Monkton
<u>21/00195/DP3</u>	Olympiad Leisure Centre Sadlers Mead SN15 3PA Installation of external air source heat pumps; Installation of Solar Panels to south facing main sports hall roof.	Monkton
<u>21/00202/TPO</u>	102 Queens Crescent SN14 0NP Re-pollard Lime to Previous Pruning Points and Reduce 2 Southern Limbs and 1 South Facing Branch by 1.5 Metres Beyond Previous Pollard Points (T1).	Queens & Sheldon
<u>21/00285/LBC</u>	14 The Butts SN15 3JT Replace existing patio with block paving patio and repairs to windows.	Hardens & England
<u>21/00286/PNCOU</u>	1-4 Avon Heights Monkton Hill SN15 1ER Notification for Prior Approval under Class O for a Proposed Change of Use of Offices (Class B1(a)) to Dwellinghouses (Class C3) to Create 25 Residential Flats.	Monkton
<u>21/00346/TCA</u>	6 Monkton Hill SN15 1EP Fell 2 Sycamore Trees.	Monkton
Amended Plans		
<u>20/04398/REM</u>	Reserved Matters for 76 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.	CP & Derriads
<u>20/06010/FUL</u>	Chandler House 9 A Fox Croft Walk SN15 3YB Garage extension for additional space ancillary to the host dwelling and proposed shed.	Pewsham
<u>20/09988/FUL</u>	2 Westbrook Close SN14 0DL First floor extensions over existing structure.	CP & Derriads



Agenda Item 7

Meeting	Planning, Environment & Transport Committee
Date	28 January 2021
Report Title	WALPA UPDATE
Author	Andy Conroy, Planning Officer

1.0 PURPOSE OF REPORT

1.1 The purpose of this report is to:

- i) To update PET Councillors on the role of WALPA (Wiltshire Area Localism & Planning Alliance) and the Town Council's engagement with this Group to date
- ii) Seek agreement from PET Councillors to sign, on behalf of Chippenham Town Council, a joint letter from WALPA to the Leader and Chief Executive of Wiltshire Council, and to Wiltshire's five MPs, should this be required as part of WALPA's proposed communication strategy in early February 2021

2.0 BACKGROUND INFORMATION

- 2.1 WALPA emerged out of a contentious planning application for 71 houses on a greenfield site south of Filands in Malmesbury in May 2020. The greenfield site fell outside the settlement boundary of Malmesbury and was contrary to the Malmesbury Neighbourhood Plan. However, Wiltshire Council granted planning permission for the development because of the lack of a 5yr housing land supply in Wiltshire and the application of the 'tilted balance' in the determination.
- 2.2 Virtual discussions between parishes on the above planning application, arranged and chaired by the Mayor of Malmesbury, morphed into a forum for continuing discussions between parishes facing similar concerns with regard to speculative housing development and issues with the solidity of their neighbourhood plans. Thus, WALPA was established. It has its own Steering Group, and approximately 30 cross-party representatives from different town and parish councils within Wiltshire have been attending its virtual meetings, usually held on a 1-2 monthly basis. There is no formal membership of the Group though. Both the Planning Officer and/or the Chair of the Neighbourhood Plan Steering Group have attended WALPA meetings and represented the Town Council.
- 2.3 In August 2020 WALPA sent letters to the Leader and Chief Executive of Wiltshire Council, and Wiltshire's 5 MPs requesting their support to ensure government immediately reviews the National Planning Policy Framework, and to encourage Wiltshire Council to take all necessary steps to reverse the housing land supply

situation. Unfortunately due to the tight deadlines there was not an opportunity to seek agreement from PET Committee to undersign these letters, and therefore its named representatives at WALPA undersigned on behalf of the Town Council. A press release from WALPA accompanied these letters and there an article was featured in the Wiltshire Gazette & Herald.

3.0 NEXT STEPS

- 3.1 Since August 2020, and the letters that were sent to the Leader and Chief Executive of Wiltshire Council and Wiltshire MP's, WALPA report that little progress has been made. Wiltshire Council confirmed in December 2020 that it does not have a 5 year housing land supply and that the shortfall would not be met any time in the near future. Therefore Made Neighbourhood Plans in Wiltshire that are more than two years old continue to be exposed. WALPA also advise that there are no outward signs that Wiltshire Council is seeking to influence national government to amend the NPPF to address the above concerns, and neither the Leader or Chief Executive, or Wiltshire MP's, have engaged directly with WALPA, despite the WALPA representing nearly half the population of Wiltshire.
- 3.3 WALPA last met on 14 January 2021 and agreed to launch a further round of communication with Wiltshire Council, MPs, and associated public relations in early February 2021. They also identified an additional strand of action - to be prepared to identify and directly challenge the conduct of specific developers holding sites where there are implementation delays impacting the 5 year housing land supply calculation.
- 3.4 Should WALPA decide at its next meeting on 28 January 2021 that the planned communication in early February will constitute writing again to Wiltshire Council's Leader and Chief Executive and Wiltshire MP's it is recommended that the Town Council, through PET Committee, joins other parishes throughout the county and is a signatory to any such letters.
- 3.5 The Town Council is in the process of writing its own neighbourhood plan and should continue to support the aims of objectives of WALPA as a cross-party body of over 30 different Wiltshire town and parish councils who have come together to have a strong, united voice that the status of neighbourhood plans, created by local communities, should remain important in future planning decisions.

4.0 CONTRIBUTION TO CORPORATE PLAN PRIORITIES

- 4.1 By continuing to engage with WALPA/Wiltshire Council the Town Council will contribute to:

Corporate Priority 2 - Take an active role in the future development of Chippenham through collaboration with partners and stakeholders.

5.0 STAFFING IMPLICATIONS

- 5.1 There are no staffing implications.

6.0 FINANCIAL IMPLICATIONS

- 6.1 There are no financial implications

7.0 LEGAL IMPLICATIONS

7.1 There are no legal implications.

8.0 RECOMMENDATION

- 8.1 i) To note the update, and contents of this report
- ii) That PET Councillors agree that Chippenham Town Council be a signatory, along with other parishes, to a further set of letters to Wiltshire Council leadership and Wiltshire MP's in the event that WALPA decides to produce such letters as part of its next round of communication in early February 2021