



Minutes of a meeting of the Planning, Environment & Transport Committee held virtually on Zoom on Thursday 10 December 2020 at 7pm

Councillors present:

Richard Bambury (Chairman)	Bill Douglas (from 7.17pm)
Nick Murry	Mary Norton
Andy Phillips	Nina Phillips
Chris Ruck	John Scragg (Vice-Chairman)

Officers present: Matt Kirby, Director of Community Services
Andy Conroy, Planning Officer
Ann Chard, Administrative Services Officer - Planning
Michael Weeks, Democratic & Civic Officer
Jake Bailey, Aboricultural Officer (part)

Public present: Two members of the public were present

PUBLIC QUESTION TIME

There were no written or verbal questions from any member of the public.

70. APOLOGIES

There were apologies for absence from Councillor Jenny Budgell.

71. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

72. DECLARATION OF INTEREST

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

73. MINUTES

The minutes of the meeting held on Thursday 19 November 2020 were proposed by Councillor Nina Phillips, seconded by Councillor Mary Norton and approved as a correct record. They will be signed by the Chairman at a later date.

74. **CHAIRMAN'S ANNOUNCEMENTS**

At the request of the Chairman, the Planning Officer gave a brief update on the Wiltshire Local Plan Review. A report setting out arrangements for a public consultation in January 2021 on growth areas for the Plan had been presented at a recent Cabinet meeting.

75. **PLANNING APPLICATIONS**

RESOLVED

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

76. **WAITING RESTRICTION REQUESTS**

Councillors considered a report on the above from the Administrative Officer - Planning (copy in minute book). Councillors supported requests 017, 018, 019 and 021. Request 020 was not supported as Councillors did not consider there was an issue with leaving the Sports Club via this exit.

RESOLVED that

- (i) The following Waiting Restriction requests be submitted to Wiltshire Council and the accompanying WR2 forms reflect the comments made:

017 - Wedmore Avenue (blocked driveway)

The Town Council supports this request and asks Wiltshire Council to consider the installation of white bar markings across the entrance to the resident's driveway.

018 - Esmead (blocked driveway)

The Town Council supports this request and asks Wiltshire Council to consider the installation of white bar markings across the entrance to the resident's driveway.

019 - Longstone Road (parked cars and vans opposite entrance to Little Battens Play Park)

The Town Council supports this request. It considers parking in this location, which is on a bus route, makes it dangerous for pedestrians and children using the Play Park.

021 - Carnarvon Close (irresponsible parking at school times)

The Town Council supports this request. The entrance to Carnarvon Close is very close to the entrance of the Co-op store so irresponsible parking causes problems for delivery lorries.

022 - Culverwell Road (speeding traffic)
The Town Council supports this request.

- (ii) Completion of the WR2 forms be delegated to the Chairman and Administrative Services Officer - Planning.
- (iii) Request 020 - A420 outside Chippenham Sports Club, Bristol Road (blocked vision when leaving the Sports Club) not be supported.

77. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG)

- (i) Councillor John Scragg gave feedback on the CATG meeting held on 17 November 2020. It was noted that Wiltshire Council are considering increasing the third-party contribution from 25% to 30% from 1 April 2021. This will be discussed at the Area Board meeting on 16 December 2020. The Committee noted that Martin Rose, Principal Traffic Engineer, would be moving to a new position in the New Year and thanked him for his work on CATG.
- (ii) Councillors considered a report from the Administrative Services Officer - Planning regarding an amended proposal and cost increase for dropped kerbs requested by the Town Council (copy in minute book). Cllr Chris Ruck queried whether new housing developments are expected to incorporate dropped kerbs. The Chairman confirmed that whenever the Town Council is consulted by a developer, it asks them to provide dropped kerbs and also internet cabling. The Planning Officer added that this is normally covered by Highways agreement 278 and not the Planning Authority.

RESOLVED that Wiltshire Council be informed that the Town Council agrees to pay the additional £400 for the dropped kerbs it requested as part of Wiltshire Council's Annual Dropped Kerb Exercise for 2020/21.

78. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following were noted:

- Temporary closure of Cocklebury Road (part) from its junction with Esmead for approx. 180m in a westerly direction from 4 - 29 January 2021.
- Temporary closure of the B4069 (part) Langley Burrell Without and Kington Langley from its junction with Jacksoms Lane to its junction with Lower Common from 15 - 21 January 2021 between the hours of 09:30 and 15:30.
- Temporary closure of Downham Mead (part) from its junction with Cocklebury Road for a distance of approx. 10m in a southerly direction from 18 January to 5 February 2021.
- Temporary closure of Mount Pleasant (part) from no. 6 for its entire length from 18 - 22 January 2021.

79. **ITEMS FOR COMMUNICATION**

There were no items for communication.

80. **DATE OF NEXT MEETING**

The next meeting will take place on Thursday 7 January 2021.

On behalf of the Committee, Councillor Bill Douglas raised a vote of thanks to the Chairman.

The meeting concluded at 8.25 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 - 10 December 2020

Application No.	Address/Description	Ward
<u>20/09071/FUL</u>	166 Sheldon Road SN14 0BZ Convert front garden to driveway with access over footpath. Cllr Mary Norton consulted: - No objection.	Queens & Sheldon
<u>20/09370/FUL</u> & <u>20/10490/LBC</u>	32 Frogwell SN14 0DQ Convert existing annex to self-contained, kitchenette with shower room and toilet and erect an orangery to the kitchen. Cllr Chris Ruck consulted: - Object There is no objection to the proposed single storey rear extension, which would preserve the character and appearance of the listed building. However, the proposed use of the annex as a separate self-contained living unit would be inappropriate, and sub-division of the plot of this listed building to create a new dwelling would be harmful to the character of the surrounding area and the significance of the Grade II Listed Building, contrary to CP58 of the Wiltshire Core Strategy and the NPPF.	CP & Derriads
<u>20/09464/FUL</u>	Chippenham Town Football Club Bristol Road SN14 6LR Retrospective permission for removal of existing dilapidated porta cabins serving as offices and a water storage tank. Construction of a new prefabricated single storey unit to serve as a multi-function room toilets and storage and two 3600 litre water storage tanks (amendment to 17/04461/FUL). No Ward Councillors present: - Whilst the Town Council welcomes this facility. It is disappointed that this is a retrospective application as it means there was no opportunity to consider replacement tree/shrub boundary planting to compensate for that removed to make way for this development. The tarmac around the building adjoining the open space provides a poor setting to the temporary building and open space.	Hardenhuish
<u>20/09565/FUL</u>	2 Cocklebury Cottages Eastern Avenue SN15 3LP Two storey side extension. Cllr Nick Murry consulted: - No objection The Town Council welcomes this re-submitted application, which satisfactorily addresses our design concerns on the previous application, and now results in a much improved scheme.	Monkton

<u>20/09668/FUL</u>	<p>8 Charter Road SN15 2RA First floor extension and retrospective application for single storey PD rear extension. A proposal to object to this application was put forward and a vote taken. There being 5 votes in favour of objecting, none against and 1 abstention, the motion was carried. Cllr John Scragg consulted: - Object There is no objection in principle to a two storey side extension in this location, providing it does not result in overlooking or loss of light to neighbours, which would appear to be the case. However, the extension as currently designed represents poor design which does not appear subservient to the host dwelling, or follow the natural topography of the site. The proposed recessed timber paneling and Juliette balcony would appear discordant features not in keeping with the local vernacular. As such the proposal would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF. The Town Council may support an amended scheme were the side extension to be slightly set in from front and rear elevations and incorporate a lower roof ridge so that it appears subservient to the main dwelling, as per the advice in Wiltshire Council's Householder Design Guide.</p>	Lowden & Rowden
<u>20/09669/FUL</u>	<p>15 Brewer Mead SN15 3FB Two storey rear extension. Cllr Richard Bambury consulted: - No objection.</p>	Pewsham
<u>20/09685/FUL</u> & <u>20/10226/LBC</u>	<p>29 Marshfield Road SN15 1JX Single storey rear extension. No Ward Councillors present: - No objection subject to the Conservation Officer having no concerns.</p>	Hardenhuish
<u>20/09686/FUL</u>	<p>37 Ridings Mead SN15 1PQ Erection of Detached Garage and Conversion of Existing Garage to Residential (gym). No Ward Councillors present: - No objection subject to the new garage being tied to the host dwelling.</p>	Hardenhuish
<u>20/09740/VAR</u>	<p>Chequers Yard Lowden SN15 2BJ Variations of conditions 2, 10 & 12 of planning application 16/09208/FUL (Redevelopment of Chequers Yard involving the demolition of the existing buildings and erection of 4 new dwellings). Cllr John Scragg consulted: - No objection.</p>	Lowden & Rowden

<u>20/09811/FUL</u>	13 Spanbourn Avenue SN15 1LG Proposed two storey side extension. Cllr John Scragg consulted: - No objection.	Lowden & Rowden
<u>20/09827/VAR</u>	Land North of Hill Corner Land Parcels B3 & B5 Chippenham SN15 1DX Variation of conditions 1, 5, 6 and 7 of application 18/07826/REM (Reserved Matters for Development comprising the Erection of 147 Dwellings and Associated Landscaping on the Land at North Chippenham, Parcels B3 and B5 following Outline Planning Permission N/12/00560/OUT). No Ward Councillors present: - No objection.	Hardenhuish (& Langley Burrell)
<u>20/09832/FUL</u>	76 Sheldon Road SN14 0BT Change of use of Rear Store to Residential. Cllr John Scragg consulted: - Object The proposed creation of a small, separate self-contained living unit within the rear store would be harmful to the character of the surrounding area, where there is currently no such backland development. In addition, the rear store would provide only 44sqm of floorspace and would not be large enough to comfortably accommodate a separate dwelling. With no built-in storage provided, it would result in cramped and inadequate living accommodation for future occupiers. The proposed development would harm the amenity of the occupier/future occupiers of No. 76, who would have no access to a private rear garden, and whose privacy would be compromised by any future occupants having to pass immediately in front of their ground floor habitable room window on the side elevation in order to access the rear store unit. As such the proposal would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF.	Lowden & Rowden
<u>20/09865/FUL</u>	Wedmore Farm Pewsham SN15 3RR Single storey side extension. Cllr Bill Douglas consulted: - No objection.	Hardens & England
<u>20/09869/FUL</u>	7 Hardens Mead SN15 3AE Alterations and extensions to existing dwelling. Cllr Bill Douglas consulted: - No objection.	Hardens & England
<u>20/09951/TCA</u>	Turnpike Cottage Lowden Hill SN15 2BX Fell 1 Ash Tree.	Monkton

	<p>Cllr Nick Murry consulted:</p> <ul style="list-style-type: none"> - No objection. <p>The ash tree is causing root lift of the block pavements as shown in the evidence submitted with the application. This will only get worse with time as the tree matures and root system expands. Root pruning/ chiselling are not appropriate remedial measures.</p> <p>The individual landscape contribution of the tree is relatively limited (would consider it a BS5837:2012 category C), with surrounding trees present.</p> <p>The Town Council welcomes the replacement of felled trees with a more appropriate species wherever possible. However the applicant has proposed to replace with shrub planting which may be more appropriate given the site constraints.</p>	
<u>20/09988/FUL</u>	<p>2 Westbrook Close SN14 0DL</p> <p>First floor extensions over existing structure.</p> <p>Cllr Chris Ruck consulted:</p> <ul style="list-style-type: none"> - Object <p>There is no objection in principle to a two storey rear extension here. However, the proposed extension due to its depth, close proximity to the boundary and orientation in relation to the neighbouring property at No. 4 would likely result in loss of outlook and loss light to ground and first floor habitable room windows on the rear elevation of this neighbouring property and shading of the rear garden. Trying to address this situation by incorporating a shallow roof pitch nearest the neighbouring property would unlikely mitigate the issue, and would only result in a contrived roof design that would appear out of keeping with the host dwelling and appearance of the surrounding area. The proposal would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF. An amended scheme to reduce the depth of the extension, bring it further away from the boundary and incorporate a standard pitched roof design may be supported.</p>	CP & Derriads
<u>20/10016/LBC</u>	<p>105 London Road SN15 3AL</p> <p>Crack repair including some masonry reinforcement and subsidence reinstatement works.</p> <p>Cllr Bill Douglas consulted:</p> <ul style="list-style-type: none"> - No objection subject to the Conservation Officer having no concerns. 	Hardens & England
<u>20/10053/TPO</u>	<p>Land off Canal Road</p> <p>Removal of Lowest Branch of Oak Overhanging Garden and up to 2 Metre Reduction of Remaining Crown Overhanging Garden.</p> <p>Cllr Bill Douglas consulted:</p> <ul style="list-style-type: none"> - No objection - work specifications to be agreed on site with WC Tree Officers. 	Hardens & England

	<p>Although not clear from the roadside or from the pictures submitted with the application, the crown of this tree does encroach considerably on the neighbouring property. The tree is a fine specimen and pruning back to the boundary is not appropriate, however a 1-2m reduction of encroaching branches using natural target pruning would be acceptable. A meeting has been scheduled to agree work specifications on w/c 14/12/2020.</p>	
<u>20/10097/FUL</u>	<p>55 Plantation Road SN14 0EX Single storey extension to rear of property. Cllr John Scragg consulted: - No objection.</p>	Lowden & Rowden
<u>20/10115/FUL</u>	<p>5 Heron Way SN14 0XE First floor side extension over playroom and kitchen. Cllr Chris Ruck consulted: - No objection.</p>	CP & Derriads
<u>20/10329/TCA</u>	<p>Lowden Manor Gardens Lowden Hill SN15 2BX Up to a 4 Metre Height Reduction to 8 Poplar (G1). Cllr Nick Murry & John Scragg consulted: - No objection. These trees have been previously routinely pollarded. The proposals are necessary maintenance of their management and landscape contribution is not significantly affected.</p>	Monkton / Lowden & Rowden
<u>20/10433/TPO</u>	<p>2 Hamlet Court SN15 1BL 30% Crown Reduction to 3 Oak Trees. Cllr Nick Murry consulted: - No objection- see comments. These trees have been previously crown reduced on at least 2 occasions; once heavily, into the inner scaffold branches, and subsequently more sympathetically, pruning the regrowth. Cyclical crown reductions are an appropriate management strategy for the species and given the urban constraints. Would anticipate a 30% crown reduction to reduce back to the most recent set of pruning points, in which case there would be no objection.</p>	Monkton
<u>20/10494/TPO</u>	<p>64 Queens Crescent SN14 0NN Reduce Lime Tree Back to Previous Pruning Points. No Ward Councillors present - No objection. This tree has been previously reduced and regrowth from the previous pruning points is vigorous. Cyclical, light crown reductions back to the pruning points are an appropriate management strategy for this species and the urban constraints (nearby road, pedestrian walkway and dwellings). Agree that the tree is due a re-pruning.</p>	Queens & Sheldon