



Minutes of a meeting of the Planning, Environment & Transport Committee held virtually on Zoom on Thursday 7 January 2021 at 7pm

Councillors present:

Richard Bambury (Chairman)	Jenny Budgell
Bill Douglas	Rajvir Gill
Nick Murry	Andy Phillips
Nina Phillips	John Scragg (Vice-Chairman)

Also Present: Councillor Sandie Webb (part: up to and including minute 86)

Officers present: Matt Kirby, 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

PUBLIC QUESTION TIME

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

81. APOLOGIES

There were apologies for absence from Councillors Chris Ruck, Michael Merry and Mary Norton.

82. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

83. DECLARATION OF INTEREST

The Chairman, Councillor Richard Bambury declared a non-pecuniary interest in the matter referred to in Minute 87 (application no. 20/10519/FUL) and the Vice-Chairman Chaired this item.

84. MINUTES

The minutes of the meeting held on 10 December 2020 were proposed by Councillor Nina Phillips and seconded by Councillor Bill Douglas. It was agreed that the minutes were a correct record.

RESOLVED that the minutes were approved as a correct record and will be signed by the Chairman at a later date.

85. CHAIRMAN'S ANNOUNCEMENTS

Wiltshire Council had provided a Councillors Briefing Note in December 2020, updating Councillors on its current 5 year housing land supply and the Planning Officer gave a brief summary, as follows:

It confirmed that whilst it cannot currently demonstrate the full five-year requirement, the shortfall is relatively modest. The current position is a 4.56 years supply, which will inform decision-taking. Although the housing land supply is below the five years required by Government, Wiltshire Council advises that recent housing delivery in Wiltshire is very strong, with the latest Housing Delivery Test indicating the council has met 149% of its housing targets over the past three years. These are factors that can be applied in the decision-taking exercise when planning applications are determined.

The shortfall in 5 year housing land supply means that the presumption in favour of sustainable development or 'tilted balance' applies in decision-taking. Wiltshire Council advise that this does not mean that in these circumstances all proposals for housing should be permitted, only that the most important policies should be given less weight in decision making, particularly Core Policy 2 in relation to settlement boundaries. Cases where adverse impacts would significantly and demonstrably outweigh the benefits can, and should, still be refused. However, where applications are being considered for sites at settlements but outside the defined settlement boundaries, there may be the opportunity to improve housing supply by favourably considering proposals where appropriate. This would depend on the judgements made as to where the planning balance lies, and considerations may include any limited impacts and/or benefits to local communities that arise from the proposal.

It was agreed that agenda item 8 would be taken before agenda item 6.

86. EMERGENCY ACTIVE TRAVEL FUND TRANCHE 2 - LOWDEN HILL

Councillors considered a copy of a plan detailing proposals for Lowden Hill, as part of the initial consultation for Wiltshire Council's Emergency Active Travel Fund schemes (copy in minute book). The Chairman explained that this information was not available back in October when the Committee considered proposals for Lowden Hill, Bristol Road and Easton Lane.

A proposal to object to the proposals put forward by Wiltshire Council was put forward and seconded. A vote was taken which was unanimous and the motion was carried.

RESOLVED that the following comments be submitted to Wiltshire Council:

The Town Council does not support these proposals. There has been a high response from residents expressing their concerns about the impact of closing this road to traffic. Lowden Hill is an important through route and closing it will affect not only everyday traffic but the emergency services, taxis and buses and therefore will have a detrimental effect on the wellbeing of residents in the surrounding areas. Faresaver buses use this route and when diverted in the past, considerable time was added to journeys which proved very disruptive.

Due to the current pandemic, traffic flow on Lowden Hill is fairly light but during normal times, this route is heavily used. Alternative routes are not suitable as they too are heavily used. Lowden is already used as a rat run and this will put increased pressure on it, making it more dangerous for residents and regular users such as school children and parents, in particular near Lowden bridge which has seen many near misses.

The Town Council understands the need to make safety improvements for cyclists but it is concerned that these proposals will give cyclists a false sense of security as when they reach the brow of the hill, they will encounter two way traffic. Wiltshire Council is requested to look again at Lowden Hill with a view to finding a longer-term solution.

Prior to the next item the Chairman, Councillor Richard Bambury declared a non-pecuniary interest in application no. 20/10519/FUL as stated in Minute 83 above. The Vice-Chairman chaired this item.

87. 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'.
- (iii) The refusal of planning application 20/08134/FUL (land adjacent to 3 Centurion Close) be noted.

88. CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG): HIGHWAY IMPROVEMENT/METRO COUNT REQUESTS

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

With regard to CTC Ref 019, a proposal to support this request was put forward and seconded. A vote was taken and there being 5 votes in favour, 1 against and 2 abstentions, the motion was carried.

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

CTC Ref 018 (Metro Count Request for the B4069)

-The Town Council supports this request

CTC Ref 019 (Island Park Cycle Improvements)

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.

89. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following were noted:

- Temporary closure of the B4643 (Part) from its junction with Saltersford Lane to its junction with Footpath 109 from 1 - 10 February 2021.
- Temporary closure of Rowden Lane (part) from its junction with the A4 for a distance of approx. 90m in a southerly direction from 8 - 12 February 2021.

90. ITEMS FOR COMMUNICATION

There were no items for communication.

91. DATE OF NEXT MEETING

The next meeting will take place on Thursday 28 January 2021.

The meeting concluded at 8.15 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 - 7 January 2021

Application No.	Address/Description	Ward
<u>20/08257/FUL</u>	10 Wicks Drive SN15 3ES Internal alterations to incorporate part of existing garage to extend the kitchen, remainder will remain as storage, change single pane door to a window and add a window facing into the garden. Cllr Richard Bambury consulted: - No objection	Pewsham
<u>20/09745/LBC</u>	19A New Road SN15 1HS Internal alterations to proposed layout. Cllrs Raj Gill & Nick Murry consulted: - No objection	Monkton
<u>20/09830/FUL</u>	Monkton Park Golf Course Sadlers Mead SN15 3PE Proposed installation of 2no. 20ft shipping containers and renewal of compound fencing. A proposal to object to this application was put forward and a vote taken. There being 4 votes in favour of objecting, 1 against the proposal and 3 abstentions, the motion was carried. Cllrs Raj Gill & Nick Murry consulted: - Object The wider Golf Course site greatly contributes to the character and appearance of Chippenham Conservation Area. Further formalising the application site for storage purposes by erecting industrial shipping containers as proposed would diminish the character and appearance of this part of the Conservation Area. No details have been provided within the submission as to why or what is proposed to be stored, why existing buildings on the wider site cannot be used for storage, or why a high quality extension or new building to accommodate storage could not be explored in the vicinity of the café area where there are already buildings that exist. The additional height and solid nature of the proposed containers/fencing, when compared to the existing situation of a lower and slatted boundary fence, would be harmful to the visual amenity of the area particularly in views from the adjoining public footpath. It may also materially affect safety/light levels for pedestrians using the adjoining public footpath. It is unclear from the submission as to the quality and appearance of the timber cladding as a facing material on the shipping containers and whether this would provide a robust and attractive appearance in the longer term. It is also not clear what material would be used to cover over part of the	Monkton

	<p>compound, or why an open storage area would still be required if the shipping containers are to be used for storage.</p> <p>On balance, with the information submitted, the Town Council considers the proposal would be contrary to CP57 and CP58 of the Wiltshire Core Strategy, the Chippenham Conservation Area Character Appraisal SPG, the National Design Guide and the NPPF. The Town Council wishes to discuss and work with the Applicant to find a solution to their existing storage problems.</p>	
<u>20/10026/FUL</u>	<p>39 Derriads Lane SN14 0QL Wooden cabin in rear garden (retrospective application). No Ward Councillors present: - No objection</p>	Queens & Sheldon / CP & Derriads
<u>20/10124/FUL</u>	<p>6 Villiers Close SN15 3SQ Single storey rear & side extension. Cllrs Raj Gill & Nick Murry consulted: - No objection</p>	Monkton
<u>20/10197/TPO</u>	<p>16 St Margarets Gardens SN15 2BU 20% Crown Reduction to Horse Chestnut and 10% Thin (T1), 15% Crown Reduction to 1 Beech Tree (T2), 15% Crown Reduction to 2 Lime Trees and 1 Beech Tree (T3-T5). Cllrs Jenny Budgell & John Scragg consulted: - No objection The Town Council does not object to the works proposed to T1-T5, which mainly comprise minor tip pruning to previous pruning points, as part of a cyclical maintenance regime. T2 has a limited crown size and a 15% reduction will be very minor. If minded to approve, to avoid severe reduction of the tree's scaffold structure the Town Council would recommend that the proposed 15% reduction is strictly adhered to.</p>	Lowden & Rowden
<u>20/10209/REM</u>	<p>Land at North Chippenham Hill Corner Road West of A350 Reserved Matters for Development Comprising the Erection of 19 Dwellings with Associated Infrastructure, Landscaping and Parking at Land at North Chippenham. Phases B3 & 5. Cllr Jenny Budgell consulted: - Object The Town Council concurs with Wiltshire Council Urban Design and Landscape Officer objections regarding the substitution of house types at Plots 104 and 51 and the negative impact this would have on public/private thresholds/defensible space to adjoining public open space. It also concurs that boundary walls should be faced in reconstituted stone, as a brick walls are not a prevalent feature of the local vernacular. Finally, bin collection points or structures should be reconsidered so</p>	Hardenhuish

	that bins can be left discretely and out of sight in public views. As it stands the proposal would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF, and the scheme should be amended to satisfactorily address the above concerns or alternatively the consented scheme for the site should be implemented.	
<u>20/10306/FUL</u>	6 Park Avenue SN14 0HA Second storey rear extension and internal alterations. Cllrs Andy Phillips & Nina Phillips consulted: - No objection	CP & Redlands
<u>20/10326/FUL</u>	76 Marshfield Road SN15 1JR Erect single storey rear extension, convert roof space, replace UPVC windows. Cllrs Jenny Budgell & John Scragg consulted: - No objection	Lowden & Rowden
<u>20/10378/FUL</u>	53 The Causeway SN15 3DD Change of use of retail shop on ground floor to residential. Cllr Bill Douglas consulted: - No objection	Hardens & England
<u>20/10405/FUL</u>	Air Training Corps Long Close SN15 3LB Siting of a storage container. Cllr Bill Douglas consulted: - No objection	Hardens & England
<u>20/10413/FUL</u>	168 Sheldon Road SN14 0BZ Convert front garden to driveway and parking with access over adopted footpath. No Ward Councillors present: - No objection The Town Council requests that the Case Officer/Highways Officer reviews the length of the proposed dropped kerb (in combination with the extant proposal at No. 166 Sheldon Road), to ensure that this does not compromise the safety of pedestrians using the footway.	Queens & Sheldon
<u>20/10519/FUL</u>	109 Sheldon Road SN14 0DA Two storey side & single storey rear extensions. No Ward Councillors present: - No objection	Queens & Sheldon
<u>20/10530/FUL</u>	3 Lockswell Close SN15 3UR First floor bedroom extension above existing garage. Cllr Richard Bambury consulted: - No objection	Pewsham
<u>20/10567/FUL</u>	41 Parliament Street SN14 0DE Single storey orangery extension to rear elevation. No Ward Councillors present: - No objection	Queens & Sheldon

<u>20/10574/FUL</u>	14 St Pauls Street SN15 1LJ Extension and alterations for existing dwelling. Cllrs Raj Gill & Nick Murry consulted: - No objection	Monkton
<u>20/10616/FUL</u>	3 Dover Street SN14 0EE Single storey rear extension. Cllrs Jenny Budgell & John Scragg consulted: - No objection The Town Council requests that the Case Officer carefully assesses the impact of the proposed extension on the amenity of neighbours in terms of any possible loss of light or outlook from rear habitable ground floor windows or rear gardens.	Lowden & Rowden
<u>20/10670/FUL</u>	6 Chevril Close SN14 6QS Single storey rear extension together with reconfiguration of existing internal layout. Cllrs Andy Phillips & Nina Phillips consulted: - No objection	CP & Redlands
<u>20/11281/TPO</u>	Land at Queens Crescent 50% Height Reduction to Beech Tree (T031) Fell 1 Sycamore Tree (T032). No Ward Councillors present: - Object The Town Council does not object to the proposed heavy reduction of T31 (Beech) and retention of the eastern stem. If minded to approve, it would be preferable to 'top' the western stem at a higher point than what is proposed, e.g. at 9-11m and it is requested that this is considered, in the interest of balancing risk reduction with likelihood of reiterative growth and longevity of habitat retention. However, the Town Council has reviewed the evidence submitted regarding the hazard associated with T32 and would regard the complete felling of the tree as disproportionate. Although the tree is at an unacceptable risk in its current state, the ratio of remaining sound wood (t) to the tree diameter (r) based on the resistometer results suggest a t/r ratio of around 60%-well above the commonly accepted high hazard level of 30% (ref). It is acknowledged that the stability of the tree will be affected by the presence of an open cavity and decay fungi; which, if confirmed as Polyporus squamosus, has the potential to further decay the remaining outer wall of sapwood. However the tree likely has high ecological value, and it is recommend that the tree is topped at a height of 6 to 8.5m to retain this habitat whilst reducing likelihood of failure and target area. Following this heavy reduction,	Queens & Sheldon

	regular further monitoring would be recommended, including confirmation of the fungal species, and further reduction as necessary, allowing the ecological benefits of the tree to persist for many more decades.	
Amended Plan		
<u>20/07021/VAR</u>	<p>Former Divisional Police Headquarters Wood Lane SN15 3DH</p> <p>Variation of Condition 2 (approved plans) 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) comprising of alterations to the approved land levels, alterations to the approved landscaping scheme and alterations to the boundary treatments.</p> <p>Cllr Bill Douglas consulted: - No objection</p> <p>The Town Council requests that the existing boundary wall bricks, or facing bricks from the School building, be used to rebuild the section of boundary wall in front of the former School. In this way there would be some preservation of historic boundary treatment in Chippenham Conservation Area, and re-use of materials on site would be highly sustainable.</p>	Hardens & England