



Minutes of a meeting of the Planning, Environment & Transport Committee held virtually on Zoom on Thursday 28 January 2021 at 7pm

Councillors present:

Richard Bambury (Chairman)	Jenny Budgetell
Mary Norton	Andy Phillips
Nina Phillips	Chris Ruck (part)
John Scragg (Vice-Chairman)	

Officers present: Andy Conroy, Planning Officer
Ann Chard, Administrative Services Officer - Planning
Michael Weeks, Democratic & Civic Officer

Public present: Three members of the public were present

PUBLIC QUESTION TIME

A copy of comments/questions asked is appended to these minutes at APPENDIX A.

The response to these questions were not part of the meeting but is appended to these minutes at APPENDIX B.

92. APOLOGIES

There were apologies for absence from Councillors Michael Merry, Nick Murry and Raj Gill.

93. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

94. DECLARATION OF INTEREST

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

95. MINUTES

The minutes of the meeting held on 07 January 2021 were proposed by Councillor Jenny Budgetell and seconded by Councillor Nina Phillips. 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.

96. CHAIRMAN'S ANNOUNCEMENTS

- (i) The PET Committee meeting on 18 February 2021 will consider Wiltshire Council's Local Plan Review and Councillors were advised to read all the information available beforehand and have any questions ready for that meeting. All Councillors were welcome to attend the meeting but those not on the Committee would be unable to vote.
- (ii) It was noted that Kirsty Rose had taken over from Martin Rose as the Highways Officer supporting CATG.
- (iii) Wiltshire Council's Gypsy and Traveller Consultation will also be considered at the PET Committee meeting on 18 February.

97. 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'.

98. WALPA UPDATE

The Planning Officer summarised his report (copy in minute book) and Councillors considered the recommendations contained in it. Councillor Jenny Budgell queried whether the WALPA group had Terms of Reference and minutes were being taken at meetings, as the PET Committee had received no feedback. She also questioned whether the group was being taken seriously and if not, what could be done to rectify this. The Chairman added that in his opinion, any letters sent on behalf of the PET Committee must be approved by PET first.

The Planning Officer responded that the group was being taken seriously. Sam Fox, Development Director at Wiltshire Council had attended a meeting and the group had good public relation contacts. He added that the group represents thirty councils. No formal minutes are produced but feedback could be given in future to the PET Committee. Should any Councillors wish to attend WALPA meetings they should contact the Planning Officer for details.

RESOLVED that

- (i) 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.

- (ii) Any letters written on behalf of the PET Committee be approved by the PET Committee.
- (iii) The PET Committee receive regular updates.

99. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following were noted:

- 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.
- 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.
- Temporary closure of Westmead Lane (part) from no. 26 for approx. 170m in a southerly direction from 17 to 19 February 2021.
- 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.
- 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.
- 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.

100. ITEMS FOR COMMUNICATION

There were no items for communication.

101. DATE OF NEXT MEETING

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

The meeting concluded at 7.50 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 - 28 January 2021

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. No Ward Councillors present: - No objection	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. Cllr Mary Norton consulted: - No objection	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. No Ward Councillors present: - Object All of the proposed alterations would be acceptable, bar the proposed installation of a rooflight on the front elevation of the building. The front elevation is the only elevation of the building which remains unaltered and makes a large contribution to the significance of the Grade II Listed Building. The proposed rooflight would appear as a prominent, modern intrusion on the roof and would adversely affect the significance of the building, contrary to CP58 of the Wiltshire Core Strategy and the NPPF. Rooflights would be supported on the rear elevation of the main roof as an alternative.	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. No Ward Councillors present: - No objection	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). Cllrs Jenny Budgell & John Scragg consulted: - Object It is acknowledged that No. 52 is somewhat of an anomaly in the surrounding area (possibly pre-dating adjoining buildings) because of its larger house and plot size. However, the proposed loss of approximately 40% of its plot or garden area, together with the flank wall of the nearest proposed dwellinghouse being sited only approx. 1m from	Lowden & Rowden

	<p>windows in the north elevation of No. 52, would result in loss of outdoor amenity space and poor outlook for existing and future occupiers of No. 52.</p> <p>The siting of the proposed dwellinghouses, right up to the site boundaries and so close to No. 52, is an indicator of overdevelopment and the dwellinghouses appear cramped on the site and would be out of character with the surrounding area, whereas most dwellinghouses in the surrounding area have some 'breathing space' to their site boundaries. The hard surfaced frontage for four parked cars, and lack of any soft landscaping, also indicates overdevelopment.</p> <p>The proposal would therefore be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF.</p>	
<u>20/11104/FUL</u>	<p>24 Birch Grove SN15 1DD Single storey side extension. Cllr Jenny Budgell consulted: - No objection</p>	Hardenhuish
<u>20/11182/FUL</u>	<p>7 Elmwood SN15 1AW Front entrance porch. Cllr Jenny Budgell consulted: - No objection</p>	Hardenhuish
<u>20/11186/FUL</u>	<p>34 B Hardenhuish Lane SN14 6HN Proposed First Floor Side Extension (Addition of a side facing first floor window). Cllrs Andy Phillips & Nina Phillips consulted: - No objection</p>	CP&R
<u>20/11200/FUL</u>	<p>129 Queens Crescent SN14 0NW Proposed single storey rear extension to replace Conservatory. Cllr Mary Norton consulted: - No objection</p>	Queens & Sheldon
<u>20/11205/LBC</u>	<p>4A St Mary Street SN15 3JJ Installation of gas pipe and internal meter to ground floor hall. No Ward Councillors present: - No objection subject to the gas pipe being painted white to match the building.</p>	Hardens & England
<u>20/11260/FUL</u>	<p>9 Montague Close SN15 3NZ First floor extension over existing garage and single storey rear extension. No Ward Councillors present: - Object The design, scale and massing of the proposed extension would be acceptable. However, the choice of render as a finish material for the facades of the proposed extension would make the proposed development appear out of</p>	Monkton

	keeping with other properties on this Close, which are finished in stone/reconstituted stone cladding. It is recommended that the finish material be amended to ensure that the proposal would not be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF.	
<u>20/11309/FUL</u>	42 Sadlers Mead SN15 3PB Proposed garden annexe to rear of property. No Ward Councillors present: - No objection	Monkton
<u>20/11343/FUL</u>	19 Minster Way SN14 0PY Two storey side extension to dwelling. Cllr Mary Norton consulted: - No objection	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. Cllr Jenny Budgell consulted: - No objection	Hardenhuish
<u>20/11548/FUL</u>	Patterdown Farm Longespee Barn Patterdown SN15 2NP Oak Frame Garden Room. Cllrs Jenny Budgell & John Scragg consulted: - No objection	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. - No objection The proposed development appears in general conformity with the outline consent. However, the standard of generic, volume-housebuilder schemes such as this continues to be poor when it comes to addressing climate and ecological emergencies, and the transition to a low carbon future. The Town Council requests that the following further details and/or amended plans are submitted to improve the design, sustainability and quality of the development: <ul style="list-style-type: none"> • Buildings/structures should be wildlife friendly and include hedgehog tunnels in fences, tree planting in rear gardens, bird/bat boxes, and swift bricks at a ratio of 1 brick per dwelling • Electric vehicle charging infrastructure should be incorporated for each dwelling (where EV wall sockets are not provided sufficient cabling/power should be provided within garages to allow EV charging) • All new housing development in Chippenham should demonstrate it is of a sustainable construction (equivalent to the former Level 4 Code for Sustainable Homes) and incorporate low carbon energy features (such features may 	(Langley Burrell)

	<p>include passive ventilation, building orientation to take advantage of natural light and heat, high performance insulation, green/brown roofs, water recycling, solar panels, energy efficient/renewable energy heating systems). Further details should be submitted up front with this application.</p> <p>The Town Council assumes the North Chippenham development will incorporate sufficient play areas.</p>	
<p><u>20/11654/REM</u></p>	<p>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. - No objection</p> <p>The proposed development appears in general conformity with the outline consent. However, a notable discrepancy appears to be a pedestrian/cycle link in the north east corner to the adjoining Rowden Park development, which was shown on the approved outline masterplan. It is vital that this be rectified, and developers should liaise with one another to explore a third pedestrian/cycle link between the site and Rowden Park development to the east. The development would comprise of an edge-of-town housing estate isolated from retail, leisure and community facilities and reliant on the car. This would only be made worse if the development remained as shown largely impermeable to the adjoining Rowden Park development.</p> <p>The standard of generic, volume-housebuilder schemes such as this continues to be poor when it comes to addressing climate and ecological emergencies, and the transition to a low carbon future.</p> <p>The Town Council requests that the following further details and/or amended plans are submitted to improve the design, sustainability and quality of the development:</p> <ul style="list-style-type: none"> • Buildings/structures should be wildlife friendly and include hedgehog tunnels in fences, tree planting in rear gardens (the planning layout drawing shows this, but detailed planting plans omit this), bird/bat boxes, and swift bricks at a ratio of 1 brick per dwelling. • Electric vehicle charging infrastructure should be incorporated for each dwelling (where EV wall sockets are not provided sufficient cabling/power should be provided within garages to allow EV charging) • All new housing development in Chippenham should demonstrate it is of a sustainable construction (equivalent to the former Level 4 Code for Sustainable Homes) and 	<p>(Lacock)</p>

	incorporate low carbon energy features (such features may include passive ventilation, building orientation to take advantage of natural light and heat, high performance insulation, green/brown roofs, water recycling, solar panels, energy efficient/renewable energy heating systems). Further details should be submitted up front with this application.	
<u>21/00104/TPO</u>	Greenways Business Park Bellinger Close SN15 1BN See tree report. Cllr Jenny Budgell consulted: - No objection The tree hazard assessment report is robust and has been produced by an appropriately qualified and experienced independent Arboricultural Consultant. Tree works are proportionate to risk. Where symptoms have not been confirmed, re-inspection of ash trees with suspected dieback in the summer has been recommended, which is an approach supported by the Town Council.	Hardenhuish
<u>21/00194/DP3</u>	Wiltshire Council Monkton Park SN15 1ER Installation of additional solar panels to the south facing main roof. No Ward Councillors present: - No objection	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. No Ward Councillors present: - No objection. However, the Town Council would not wish to see money wasted on improvements to this building if it is not to remain in long term use.	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). Cllr Mary Norton consulted: - No objection The proposed reduction is back to existing pruning points, last cut approximately 4-5 years ago and does not exceed approximately 20%. The Town Council considers this routine and necessary maintenance of a mature lime pollard, a species which reiterates well from pruning. The proposed 1.5m reduction of southern limbs will have little impact on visual amenity, whilst reducing the risk of branch failure.	Queens & Sheldon
<u>21/00285/LBC</u>	14 The Butts SN15 3JT Replace existing patio with block paving patio and repairs to windows. No Ward Councillors present: - No objection	Hardens & England

<u>21/00286/PNCOU</u>	<p>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. No Ward Councillors present: - No objection</p> <p>Whilst the loss of existing office accommodation located so close to the town centre is disappointing, the proposal appears to comply with the requirements of prior approval and would be acceptable in terms of: a) contamination risk, b) flooding risk, c) noise impact from commercial premises on the amenity of adjoining occupiers, d) provision of natural light to all habitable rooms, and e) transport & highway impacts (although we would request that this aspect be assessed in more detail as the Planning Statement refers to 33 car parking spaces for future occupiers, yet the plans show only 24 parking spaces available in the basement).</p>	Monkton
<u>21/00346/TCA</u>	<p>6 Monkton Hill SN15 1EP Fell 2 Sycamore Trees. No Ward Councillors present: - Object</p> <p>The aerial photo submitted with this application was not appropriate to identify both trees proposed for removal. A sketch plan is requested as standard with applications to works for trees within a conservation area. It was not possible to ascertain for certain which trees was being applied for without further clarification. However, one mature sycamore tree was adjacent to the dwelling pertaining to Number 6 Monkton Hill. The Town Council was unable to inspect the tree in detail without arranging site access, however. The tree mentioned above had a significant contribution to the landscape and was visible from Station Hill. There was adequate crown clearance over the property (the tree appeared to have been previously crown lifted). If this is one of the trees being applied to be felled, the Town Council would not consider 'too close to building' to be an appropriate reason for the complete removal of the tree, given that no defects were apparent and the tree could be retained and managed appropriately with cyclical crown reductions. If this were a council owned tree, felling for this reason alone would not be consistent with the Council's Tree Management Policy.</p>	Monkton
Amended Plans		
<u>20/04398/REM</u>	<p>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. Cllr Chris Ruck consulted: - No objection</p>	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. Cllr Richard Bambury consulted: - Object The Town Council reiterates its comments made on 28 August 2020.	Pewsham
<u>20/09988/FUL</u>	2 Westbrook Close SN14 0DL First floor extensions over existing structure. Cllr Chris Ruck consulted: - No objection	CP & Derriads

Public Comments and Questions

At the invitation of the Chairman two residents addressed the council:

- (i) I'm encouraged to see the report from the Planning Officer asking this committee to support Wiltshire Area Localism & Planning Alliance. This seems to be contradictory to the council's support for the road, as communicated to WC to support their bid for funding, that will unlock greenfield land for 22,500 unnecessary homes. Could the committee please clarify which side of the fence they are sitting on?

And in responding, I would ask all councillors to consider the future. Recent reports show that glacial melting is happening at a speed predicted in the IPCCs worst case scenarios.

In 20 or 30 years time, when global heating is spiralling out of control, and your children or grandchildren ask you what you did to stop it, back in 2021 when there was still a chance to mitigate the worst effects of climate breakdown, what will your answer to them be? Will it be that you did everything you could to preserve a survivable future, or will it be that you sat back and did nothing to stop millions of additional tonnes of carbon being emitted into our atmosphere?

There is no planet B.

- (ii) Firstly I'm very pleased to see 21/00195/DP3 on your agenda tonight - well done to all involved there.

However,

You know that my view is that the land targeted by the HiF bid should be used for farming food, energy and carbon, not for farming money. The Future Chippenham Distributor Road consultation massively impacts Chippenham Planning, Environment and Transport and so I have brought a request to this sub-committee this evening. Hopefully by now you have all read the redacted Wiltshire Council HiF Bid business case.

Page 5 of the document states that the distributor road will allow 6.6 million square meters of countryside to be turned into housing and industrial estates, and that one third of this farmland will be used to create 7,500 low-risk mortgages to generate a long-term revenue stream for the investors backing the project.

Wiltshire Council's HiF BiD links the sale of 7,500 new Units to the vision of a powerful *business lobby* whose plan for 2026 *and I quote Page 11* is "to Ensure that publicly owned land is freed for use to facilitate economic growth" *and I quote from page 15 without* the support of the Local Community.

However, a different objective runs through the rest of the document: Page14 says that “The SHMA identified the Full objectively assessed need for the period 2016-36 to be 22,250 dwellings in the Chippenham HMA” and that the possibility of increases of more than 7,500 dwellings (to get to 22,500 units) are only being considered for Chippenham and Melksham.

The clear strategy of the businessmen embedded in our Local Government is to ring-fence 100% of this farmland for 22K5 Units with a distributor road, whilst only talking publically about one third of the planned houses. The rest will follow when the road is in place. The project investors **could not care less** which route option is chosen and the ongoing sham of a public consultation deliberately excludes the option of **No Distributor Road**, which is what the **Community** supports.

The Public Consultation is so far from the truth of what the investors have written in the HIF Business Case, that the “Future Chippenham” quango could be legally accused of trying to sell a Wiltshire Council-backed lie to the people of Chippenham.

Will this planning sub-committee formally and publically request Chippenham Town Full Council to publically call out Wiltshire Council for attempting to selling a lie to the people of Chippenham and its surrounding communities, or will you sit by and watch Chippenham turn into Swindon on your watch?

The Chairman confirmed that a written response would be sent to the residents and this is also attached at **APPENDIX B** (not part of the meeting).

Not part of the meeting

Appendix B

Written response to public questions asked at PET on 28 January 2021:

Thank you for your comments and question asked at the Planning, Environment & Transport Committee meeting on 28 January 2021 regarding the HIF bid and Chippenham Town Council’s involvement in the process. A public statement on this topic has been released and can be read [HERE](#). Councillors will be determining a formal Town Council response to the consultation at a future meeting, the process can be read [HERE](#).