



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

27 May 2021

To Councillors:

Clare Cape	Bill Douglas
Robert Giles	Gemma Grimes
Andy Phillips	Nina Phillips
David Poole	Nic Puntis
Chris Ruck	John Scragg
Matthew Short	Hayley Wilson

Meeting of the Planning, Environment & Transport Committee - Thursday 03 June 2021

Dear Councillor

You are summoned to attend a meeting of the Planning, Environment and Transport Committee to be held in the Neeld, High Street, Chippenham on Thursday 03 June 2021 commencing at 7pm for transaction of the business given in the Agenda attached.

Please note members of the public are invited to address the council at this meeting at 7pm. Members of the public are requested to send their public question to enquiries@chippenham.gov.uk by 12pm on the day before the meeting and confirm whether they will be in physical attendance or require an officer to read out the question on their behalf. Priority of physical attendance at a Council meeting will be given to the press and those who have sent their public question in advance and will read it out, remaining seats will be allocated on a first come first served basis.

Alternatively, anyone who wishes to watch the meeting only can do so via this link:
<http://youtube.com/channel/UCLhKQ0VMR7-mu7GvGYO3uGg/live>

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 this meeting will be live streamed to YouTube and will remain there in the public domain for a period of 6 months.

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 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 be included as an appendix to the minutes.

Agenda

Planning, Environment & Transport Committee meeting - Thursday 03 June 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> | | |
| i) 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. | | |
| Members are reminded to declare any dispensation granted in relation to any relevant matter. | | |
| ii) Members of the PET Committee are reminded that they should declare at the first meeting of the municipal year whether he/she is a member | | |

of the Local Planning Authority and thereafter is not required to make any such declaration of personal interest.

4. **ELECTION OF CHAIRMAN**

To elect a Chairman of the Planning, Environment and Transport Committee for the ensuing municipal year.

Elected Chairman to take the Chair

5. **ELECTION OF VICE CHAIRMAN**

To elect a Vice Chairman of the Planning, Environment and Transport Committee for the ensuing municipal year.

6. **CHAIRMAN'S ANNOUNCEMENTS**

To receive any announcements from the Chairman.

Item 7 to consider

7. **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.

Items 8-9 to note

8. **URGENT ACTION BETWEEN MEETINGS**

All

7

To receive an Urgent Action Form containing PET decisions made under delegated authority by the Chief Executive in accordance with Standing Order 11.4 (copy attached).

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

To note the following:

i) Urgent closure of the A4 Bath Road (part) from the property known as the Pheasant Inn for approximately 84m in an easterly direction on 03

June 2021 between the hours of 19:00 and 00:00 for 5 hours to enable Wiltshire Council to carry out carriageway reactive patching and associated maintenance works.

ii) Temporary closure of St Paul Street from its junction with A420 Park Lane to its junction with A420 Marshfield Road from 28-29 June 2021 to enable Wessex Water to carry out supply separation and service disconnection.

iii) Temporary closure of Hill Corner Road (Part) from the property known as 2 Chandlers Mews for a distance of approximately 63 metres in a westerly direction from 13-14 July 2021 to enable Wessex Water to carry out section 81 - manhole cover replacement.

10. **ITEMS FOR COMMUNICATION**

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

11. **DATE OF NEXT MEETING**

The next meeting of this Committee will take place on Thursday 24 June 2021 at 7pm.



PLANNING APPLICATIONS - 03 June 2021

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

i) Planning Applications for consideration:		
Application No.	Address/Description	Ward
PL/2021/05238	65 Hill Corner Road, Chippenham, SN15 1DR Internal alterations and extension to Grade II listed building	Hardenhuish
PL/2021/03669	65 Hill Corner Road, Chippenham, SN15 1DR Internal alterations and extension to Grade II listed building	Hardenhuish
PL/2021/04095	Land between 19 Gladstone Road & 30 Westmead Lane, Chippenham, SN15 3BW Variation of condition 2 (approved plans) on 19/08610/FUL to incorporate redesign to plots 1-5 and site layout	Hardens & Central (Hardens & England on website)
PL/2021/03411	Listed building consent Tanners Cottage, 26 Westmead Lane, Chippenham. SN15 3HZ Installation of Blue Plaque to front elevation	Hardens & Central (Hardens & England on website)
PL/2021/05109	16 Bythebrook, Chippenham, SN14 6QD Fell 1 Scots Pine	CP & Derriads
PL/2021/05004	Pew Hill House, Pew Hill, Chippenham, SN15 1DN T1: Lime Tree located in the car park has large diameter deadwood within the upper central canopy. The central leader is in heavy decline. The tree is to be reduced by 8-10 metres in height and lateral by 6-8m on each aspect of the canopy.	Monkton
PL/2021/05529	Thermuthis Cottage, 14 The Hamlet, Chippenham, SN15 1BY Proposed replacement of existing workshop for ancillary accommodation	Monkton
PL/2021/04686	Thermuthis Cottage, 14 The Hamlet, Chippenham, SN15 1BY Proposed replacement of existing workshop for ancillary accommodation	Monkton
PL/2021/04281	12 Birch Grove, Chippenham, SN15 1DD Erection of detached dwelling to rear of property	Hardenhuish
PL/2021/03004	Bumpers Way, Bumpers Farm Industrial Estate, Chippenham, SN14 6FH Minor proposed external alterations	CP & Redlands

ii): Householder Planning Applications and Tree Applications for noting on block:		
Application No.	Address/Description	Ward
PL/2021/05105	39 Park Lane, Chippenham, SN15 1LN Fell 1 Laurel, 20% Reduction to 1 Purple Plum	Hardens & Central (Hardens & England on website)
PL/2021/04974	39 Ashfield Road, Chippenham, SN15 1QQ T1 - Section fell Apple tree (as pictured) to as close to ground level as possible.	Hardens & Central (Hardens & England on website)
PL/2021/04312	16 Lingfield Close, Chippenham, SN14 0XN New vehicular access	CP & Hunters Moon
PL/2021/04032	32 Deansway, Chippenham, SN15 1QZ Proposed single storey side and rear extension.	Hardenhuish
PL/2021/03967	37 Canterbury Street, Chippenham, Wilts, SN14 0DZ Proposed two storey side extension and alterations/improvements to existing single storey rear extension	Sheldon
PL/2021/04220	6 Partridge Close, Chippenham, SN14 6XY Conversion of integral garage to habitable accommodation. Bi folding doors to existing rear extension.	CP & Redlands



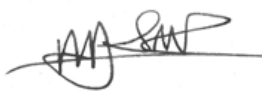
CHIPPENHAM TOWN COUNCIL

Improving the quality of town life

Delegated Authority (Urgent Action) Form

In accordance with Standing Orders, under section 11, The Role of the Proper Officer:

11.4 There shall be delegated to the Chief Executive the authority to act in respect of any function of a committee or sub-committee, which in their opinion is routine. This delegated authority shall only be exercised in consultation with the Chairman or Vice Chairman of the committee or sub-committee within whose terms of reference the particular function lies. Each exercise of delegated authority under this Standing Order shall be reported for information to the next meeting of the committee or sub-committee within whose terms of reference the particular function lies or to Council, by completing the Delegated Authority (Urgent Action) form.

Date	19 May 2021
Nature of Urgent Action	Response to Planning Applications and associated Planning, Environment and Transport Committee business
Matter raised by	Democratic Services Team
Dates considered by the Chief Executive	29 April, 05 and 19 May 2021
Consulted with Leader or Deputy Leader or Chairman or Vice Chairman	N/A - under delegated authority (Full Council 240321 Minute 54 refers) and due to Elections and no Leader, Deputy being in place before the Annual Council meeting on 19 May 2021 (Urgent Action Form noted at Full Council 190521).
Action Taken Decision/Outcome Include Financial and Legal Implications	Agreed and submitted to Wiltshire Council the attached responses to planning applications and associated Planning, Environment and Transport Committee business at APPENDIX A. This is due to the cancellation of the PET meeting on 13 May 2021 and agreed delegated decision making until the next meeting. (Full Council 240321 Minute 54 refers).
To be reported for information to this committee or sub-committee	PET Committee on 03 June 2021
Signed by Chief Executive	
Dated	19 May 2021

Planning Applications - Delegated Authority Decisions, 29 April 2021

Application No.	Address/Description	Ward	Comments
PL/2021/03890	54 Brewer Mead, Chippenham, SN15 3FB Single storey extension to side of existing dwelling	Pewsham	No Objection
Proposed Traffic Regulation Orders for Consultation	1. The County of Wiltshire (Easton Lane, Chippenham) (Prohibition of Motor Vehicles) Order 2021 2. The County of Wiltshire (Byway 108, Chippenham) (Prohibition of Motor Vehicles) Order 2021		No Objection
PL/2021/03951	1 Langley Road, Chippenham, SN15 1BP Notification for Prior Approval under Class O for a Proposed Change of Use from Offices to Residential (Use Class C3) to Form 1 Dwelling	Monkton	No Objection Consultation Request form to fill out
PL/2021/03065	43 Sutherland Crescent, Chippenham, SN14 6RS New front porch	Cepen Park & Redlands	No Objection

PL/2021/04111	<p>7 The Hamlet, Chippenham, SN15 1BY</p> <p>30% Crown Reduction and 30% Crown Lift to 1 Sycamore Tree</p>	<p>Monkton</p>	<p>No Objection; with conditions.</p> <p>The proposed works in this application are proportionate and balance the retention of the tree with the pressures on trees in a residential setting. The tree is a vigorous species in apparent good vitality and should respond well to a 30% crown reduction.</p> <p>The Town Council does not object to the proposed work, however the '7m crown lift from ground level' has not been assessed on site; to avoid confusion, it is recommended that the distance from the ground to the lowest branch of the crown does not exceed 30% of the tree's final height following crown reduction, to avoid creating an unstable 'lollipop' structure.</p>
PL/2021/04218	<p>41 St Mary Street, Chippenham, SN15 3JW</p> <p>Reduce Height of Holly Tree to 3 Metres</p>	<p>Hardens & England</p>	<p>No Objection</p> <p>Photos submitted with the application show die back at the top of the tree and it's clear from photos submitted the tree has been previously pollarded.</p> <p>Submitted photos also show live growth at ~3m.</p> <p>The photo evidence submitted with the application is consistent with the stated aims of prolonging the longevity of the tree and therefore the Town Council raises no objection.</p>
PL/2021/03002	<p>Bath Road, Chippenham, SN14 0BJ</p> <p>Class E Use unit, with drive-thru, along with associated works including access, car parking, and landscaping</p>	<p>Cepen Park & Derriads</p>	<p>Object</p> <p>The principle of a drive thru coffee shop could only be supported in this location if a more thorough Transport Assessment proves that there will be no unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. This cannot be known without</p>

		<p>the current Transport Assessment setting out existing background traffic data/traffic counts in the immediate locality. There is no acknowledgement within the Transport Assessment that the existing access road (also used by Sainsburys and McDonalds customers) often has queuing along its length, sometimes back to the roundabout and on occasion up the southbound carriageway of the northern arm of the A350. Any obstruction to the freeflow of traffic around this roundabout would have a severe impact on the network. S106 contributions/S278 Agreement could either be used to re-design the roundabout layout, or introduce a one-way system along the access road from the roundabout (to exit back on to the A4 at the eastern end of Sainsburys) if required.</p> <p>The Transport Assessment states that the parking standard for this use would be 1 space per 5sqm. This appears incorrect and should be 1 space per 25sqm. This would mean an oversupply of parking spaces against the maximum parking standards, and a reduction in spaces should be sought. Further cycle stands should be provided on the site, given the location of the site adjacent to a cycle path and to increase sustainable transport modes to the site.</p> <p>The proposed creation of rapid electric vehicle charging points is very much welcomed, and a positive feature of the scheme. However, further clarification should be sought as to who would manage this facility. A condition would also need to be attached to any consent to ensure that this facility would be operational before the drive thru use opened to customers.</p>
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			<p>The carrying out of a BREAAAM Assessment to achieve a ‘Very Good’ rating is welcomed. However, it should be possible to achieve further credits by installing renewable energy components within the building e.g. solar panels on the roof, air source heat pump etc. and would be hugely beneficial to do so.</p> <p>No landscaping plans have been submitted to show the siting/species/no. of new trees to be planted on the site to replace the 12 trees which would be removed, or to show proposed native hedgerow planting. Plans could also show the location of bird and bat boxes on the building/trees, and hedgehog tunnels through fencing.</p> <p>The application could be supported if the scheme is amended to adequately address the above points. However, as it stands the proposal would be contrary to CP57, 61, 62 and 64 of the Wiltshire Core Strategy and the NPPF.</p>
PL/2021/03004	<p>Bumpers Way, Bumpers Farm Industrial Estate, Chippenham, SN14 6FH</p> <p>Minor proposed external alterations</p>	Cepen Park & Redlands	No Objection
Amended Description			
20/02377/REM	<p>Rowden Park, Patterdown Road, Chippenham, Wiltshire</p> <p>Revised plan with additional plans and a change of description</p>	Lowden & Rowden	No Objection

21/01096/FUL	Ivy Park House, Rowden Hill, Chippenham, SN15 2AF Addition of a single storey two car garage; two storey side extension to the rear with balcony; replacement existing conservatory; modification of window and door openings to suit new layout	Lowden & Rowden	No Objection
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Planning Applications - Delegated Authority Decisions, 05 May 2021

Application No.	Address/Description	Ward	Comments
Street Naming	From PET Committee 220421		Assart Way Selion Road
Traffic Order	Proposed temporary closure of: High Street, Chippenham (31/05/21) Folk Festival		No objection
PL/2021/03144	8 Thomas Mead, Chippenham, SN15 3YS Proposed first floor extension to form master bedroom & enlarge existing bedroom	Hardens & England	No objection

PL/2021/03239	38 Parkfields, Chippenham, SN15 1NX Single storey rear annex together with reconfiguration of existing ground floor layout	Hardenhuish	No objection
PL/2021/03917	33 Foghamshire, Chippenham, SN15 1HB Listed building consent (Alt/Ext) Repairs to rear roof and replacement rear door	Monkton	<u>PL/2021/03917 - 33 Foghamshire - No objection</u> Subject to Wiltshire Council Conservation Officer raising no objection. It would be preferable for the existing timber door to be replaced with a new timber door, rather than a UPVC door.
PL/2021/03054	23 Redwing Avenue, Chippenham, SN14 6XJ Proposed conversion of double garage into Family Room and Storage Area. Provide parking spaces due to loss of spaces x2 in Existing garage. Garage Door to be changed from Up and Over to a Roller Door type. Inclusion of Pair of Glazed Doors and small window to the family room.	Cepen Park & Redlands	<u>No objection</u>
PL/2021/03270	55 Plantation Road, Chippenham, SN14 0EX	Lowden & Rowden	<u>No objection</u>

	Single storey extension to rear property		
PL/2021/03256	17 East Yewstock Crescent, Chippenham, SN15 1QS Single storey rear extension with internal remodelling	Hardenhuish	<u>No objection</u>
PL/2021/04213	45 New Road, Chippenham, SN15 1HL T1 - Crown reduce Ash tree by approximately 3.5m (30%), Remove limb which grows out over neighbour back to main stem, Crown Clean	Monkton	<u>No objection</u> CTC has not inspected the tree however the Town Council has no objection based on the evidence provided; the photo provided suggests reasonable pruning points and the crown appears to have good vitality. The Town Council is supportive of cyclical crown reduction to manage existing large statured species within a constrained urban environment, thus allowing long term retention.
PL/2021/04215	21 Rowden Hill, Chippenham, SN15 2AQ T1 - Crown reduce Alder tree by approximately 35%, Crown raise over driveway to approximately 3 m above ground level and Crown clean to remove Deadwood and crossing branches.	Lowden & Rowden	<u>No objection</u> Crown reduce Alder tree by approximately 35%, Crown raise over driveway to approximately 3 m above ground level and Crown clean to remove Deadwood and crossing branches. The Town Council has no objection in principle; pruning whilst the tree is young will require small diameter pruning wounds and facilitate vehicular access/ prevent obstruction of the adjacent footway and carriageway without the need for harsher pruning in the future. 35% exceeds the recommended 30% (BS3998:2010) however the species generally responds well to pruning and the tree is relatively young with small diameter branches. It is recommended the total

			cross section of cuts do not exceed one third of the DBH and are kept to a minimal diameter in accordance with BS3998:2010.
PL/2021/04493	20 Blackwellhams, Chippenham, SN15 3GG Fell 1 Silver Birch	Hardens & England	Object If it were a Council owned/ managed tree, we would not consider the reasons for felling submitted with the application ('blocking light, sap/ catkins on garden furniture, encroaching over boundary, 1 metre from fence, garden too small for tree') suitable justification for complete removal of the tree. However, it is acknowledged that Silver Birch is a medium statured species that does not respond well to pruning and the garden size is limited. The Council would consider approval if replacement were specified with a smaller statured species that could be managed within the constraints, e.g. crab apple, pear, wild cherry, rowan, snowy mespilus or judas tree (UK natives in bold). These are small statured trees and several have fruitless cultivars.
PL/2021/03993	84 Hungerdown Lane, Chippenham, SN14 0BA Proposed ground floor front porch and lounge extension and access for two car parking and hardstanding	Queens & Sheldon	<u>No objection</u>
PL/2021/03124	Methuen Park, Former Mill House Public House, Chippenham, SN14 0UL	Corsham Town ED/ New Cepen	Parent Application 19/04609/FUL <u>No objection</u>

	Variation of Condition 15 of 19/0469/FUL	Park & Hunters Moon	
PL/2021/03209	65 Hill Corner Road, Chippenham, SN15 1DR Widening of access and installation of new vehicular and pedestrian gates	Hardenhuish	PL/2021/03209 is the Householder Application PL/2021/04446 is the Listed Building Application <u>PL/2021/03209 & PL/2021/04446 - 65 Hill Corner Rd - No objection</u> Subject to Wiltshire Council Conservation Officer raising no objection. It would be preferable for the proposed gates to be modified to be slatted/have upper slatted sections to allow some views of the listed building to remain from the street, where it can contribute to the streetscene.
PL/2021/04446	Listed Building Consent		
PL/2021/04450	Avonbridge House, Suites A To D Bath Road, Chippenham, SN15 2BB Repairs to Bell Tower support structure and timber. Changing paint colour on external doors, gates, railings and bell tower from red to grey colour	Monkton	<u>PL/2021/04450 - Avonbridge House - No objection</u> Subject to Wiltshire Council Conservation Officer raising no objection.

Planning Applications - Delegated Authority Decisions, 19 May 2021

Application No.	Address/Description	Ward	Comments
PL/2021/04390	Oakdale, Forest Lane, Chippenham, SN15 3QU Crown Raise Oak Tree by 3 Metres (T1)	Pewsham	<p>Object</p> <p>Specification detail is ‘crown raised by 3 metres’. This would suggest that the existing crown is lifted from 3 metres from the lowest branch upwards, which would remove a significant amount of branches of a significant diameter. The tree is in a late mature stage, with possible historical significance to the area and notable habitat value. Dieback in the upper periphery suggests the early stages of retrenchment, in which case removing the lower branches by 3m may have a negative effect on the longevity of the tree as it continues to mature.</p> <p>The Town Council does not consider that the current works specification would be beneficial as the lower branches of the tree on the side of the access road are mainly of small diameter which do not present a significant risk, and are likely the early stages of a ‘secondary crown’ as the tree retrenches. On the non-road side, going by the specification given, a 3m crown raise would remove significant branches and lead to an unstable ‘lollipop’ crown, as well as increasing likelihood of stem failure due to decay.</p>

			<p>Crown lift specifications should be given in accordance with BS3998:2010, i.e.</p> <p>‘When specifying crown lifting, the points between which the clearance will be measured should be stated; for example, this may be from ground or roof level to the point of origin of the lowest remaining branch or the lowest remaining foliage’.</p> <p>Due to its mature stage and proximity to a habitable dwelling, The Town Council recommends that the owner of the tree commissions regular inspections by a qualified arboriculturist (recommended on a 2 yearly basis in and out of leaf). Ongoing management might consider retrenchment pruning, removal of deadwood over 50mm where a target is present using conservation cuts, and removal of sections of ivy to enable the inspection of the base of the tree.</p>
PL/2021/04550	<p>Monkton House, Sadlers Mead, Chippenham</p> <p>Fell 1 Holly and 1 Fir Tree</p>	Monkton	<p>No Objection</p> <p>Application states removal is to improve the area surrounding the historic yew tree which the trees proposed for felling are adjacent to, and to improve light into the courtyard.</p> <p>Whilst yews are a shade tolerant species, the removal of the adjacent trees would prevent any suppression of the crown to the south west/ west, and encourage an even crown. The yew tree is a more mature specimen with higher amenity/ historical value and a significantly longer lifetime expectancy than the adjacent fir and holly, and the Town Council considers that the removal of these trees</p>

			<p>may benefit the yew tree in the long term, as well as enhancing its prevalence as a feature tree.</p> <p>The Town Council would request that appropriate replacement species in keeping with the character of the area are replanted elsewhere in the grounds (e.g. in the garden) and appropriate aftercare carried out as they establish; the ultimate height and spread of such replacement trees might be considered so that views into Monkton House are not impeded.</p>
PL/2021/04980	<p>CHIPPENHAM RAILWAY STATION, COCKLEBURY ROAD, CHIPPENHAM, SN15 3QE</p> <p>Crown Lift 2 maple and 4 Hawthorn Trees to 3 Metres from Ground Level</p>	Chippenham Monkton	<p>No Objection</p> <p>Application states ‘Crown lift all trees in car park... by up to 3 metres and reduce crown by up to 1 metre...to allow safe access underneath trees for passengers and the public’.</p> <p>No objection to this routine maintenance. Trees appear in good vitality. The Town Council would request that any crown pruning does not exceed 30% and any crown lifting from ground level to the lowest branch does not exceed 1/3 of the height of the tree after crown reduction.</p>
PL/2021/03165	<p>22 Moss Mead, Chippenham, SN14 0TN</p> <p>Conversion of one half of link attached double garage in to a habitable dwelling room including the replacement of existing garage door with brick</p>	Cepen Park & Derriads	No objection

	wall incorporating a UPVC double glazed window.		
PL/2021/03609	4 Sandes Close, Chippenham, SN15 2NH Proposed first floor side extension over existing attached double garage	Lowden & Rowden	No objection There may be an issue with the proposed first floor window on the rear elevation overlooking the neighbouring rear garden of No. 22 Erleigh Drive as the window is only 5m distant from this garden. This aspect should be carefully assessed.
PL/2021/03626	27 AUDLEY ROAD, CHIPPENHAM, SN14 0DY Proposed two storey side extension.	Chippenham Lowden and Rowden	Object Whilst there is no objection in principle to a first floor side extension over the garage, the proposed extension does not appear subservient to the host dwelling, and the contrived design of the overhanging first floor would appear as a dominant and uncharacteristic feature, contributing towards a 'terracing effect' in the streetscene. The loss of front boundary treatment and paving over of all of the front garden would also have a negative impact on the character and appearance of the surrounding area. The proposal would therefore be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF.
PL/2021/03594	9 Ridings Mead, Chippenham, SN15 1PG	Chippenham Hardenhuish	No objection The existing bungalow is sandwiched between two 2-storey houses and therefore appears as somewhat of an anomaly in the streetscene. The proposed two storey dwelling would

	Proposed first floor extension converting bungalow into two storey dwelling		better complement the immediate surroundings in terms of scale. The design of the proposed house would be acceptable, albeit further consideration should be given to breaking up the expanse of white render with brickwork or stonework to avoid a utilitarian appearance. Whilst the footprint of the ground floor would be acceptable, a site visit assessment will need to be made to ensure that the first floor does not result in any loss of light to what may be existing habitable room windows located in the side elevations of both neighbouring properties, and potential loss of light to rear habitable rooms in these neighbouring dwellings.
PL/2021/04539	4 Old Hardenhuish Lane Chippenham SN14 6HH Single storey rear extension	Chippenham Cepen Park and Redlands	No objection
PL/2021/04701	Wedmore Farm, Pewsham, Chippenham, Wiltshire, SN15 3RR The dismantling of five former poultry buildings and the construction of a replacement agricultural storage/workshop building.	Chippenham Hardens and England	No objection

PL/2021/04742	<p>Hathaway Retail Park, Unit 1 Foundry Lane Chippenham SN15 1JG</p> <p>Three slimline badge signs and two internal promotional digital screens..</p>	Chippenham Monkton	<p>No objection</p> <p>Whilst there is no objection to the proposed signage, the proposed internal illumination of large, high level signage on the rear elevation of the building cannot be justified for identification purposes given there is no public entrance here. Illumination of signage on this elevation would harm the significance of Chippenham Conservation Area and the setting of the adjacent Grade II Listed Railway Station.</p>
PL/2021/05110	<p>Hathaway Retail Park, Unit 1 Foundry Lane Chippenham SN15 1JG</p> <p>Three slimline badge signs and two internal promotional digital screens..</p>	Chippenham Monkton	<p>No objection</p> <p>Whilst there is no objection to the proposed signage, the proposed internal illumination of large, high level signage on the rear elevation of the building cannot be justified for identification purposes given there is no public entrance here. Illumination of signage on this elevation would harm the significance of Chippenham Conservation Area and the setting of the adjacent Grade II Listed Railway Station.</p>
Form/Notice Attached	<p>Application to amend the Langley Burrell Neighbourhood Area Designation</p> <p>A new application for the designation of Langley Burrell neighbourhood area has been received which amends the boundary of the original Langley Burrell neighbourhood area,</p>		<p>No objection</p> <p>Letter of Support</p>

	designated on 13 th March 2015, by removing part of the parish area from it. The consent to amend the original boundary has been received from all relevant parties namely Langley Burrell Parish Council.		
Amended Description			
21/00795/REM	<p>Land at North Chippenham Hill Corner Road West of A350 Chippenham</p> <p>Development comprising the erection of 22 dwellings and associated landscaping and infrastructure at Land at North Chippenham (Parcel P1E).</p>	Chippenham Hardenhuish ;Kington	No objection