



Minutes of a meeting of the Planning, Environment & Transport Committee held in the Neeld, Chippenham on Thursday 03 June 2021 at 7pm

Councillors present:

Clare Cape (Vice - Part)	Bill Douglas
Robert Giles	Gemma Grimes (Chair - Part)
Andy Phillips	Nina Phillips
David Poole	Nic Puntis
John Scragg (Chair - Part)	Matthew Short
Hayley Wilson	

Officers present: Andy Conroy, Head of Planning
Heather Rae, Head of Democratic Services
Jake Bailey, Aboricultural Officer
Matt Kirby, Director of Community Services

Public present: No members of the public were present

PUBLIC QUESTION TIME

There were no public questions.

Mayor of Chippenham, Councillor John Scragg in the Chair

1. APOLOGIES

There were apologies for absence from Councillor Chris Ruck due to work commitments.

2. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

3. DECLARATION OF INTEREST

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

ii) Following declaration at the Annual Council meeting on 19 May, Councillors Clare Cape and Nic Puntis each declared a non-pecuniary interest as members of the Local Planning Authority for the Municipal Year 2021-2022.

4. ELECTION OF CHAIRMAN

The Mayor invited nominations for Chairman of the Planning and Environment Committee for the Municipal Year. Councillor Gemma Grimes was proposed by Councillor Matthew Short and seconded by Councillor David Poole. There were no other nominations and with all in favour, it was;

RESOLVED that:

Councillor Gemma Grimes be Chairman of the Planning, Environment and Transport Committee for the Municipal Year 2021/22.

Councillor Gemma Grimes in the Chair

5. ELECTION OF VICE CHAIRMAN

The Chairman invited nominations for Vice-Chairman of the Planning, Environment and Transport Committee for the Municipal Year. Councillor Clare Cape was proposed by Councillor Matthew Short and seconded by Councillor John Scragg. There were no other nominations and with all in favour, it was;

RESOLVED that:

Councillor Clare Cape be Vice-Chairman of the Planning, Environment and Transport Committee for the Municipal Year 2021/22.

6. CHAIRMAN'S ANNOUNCEMENTS

- (i) The Chairman requested that the new format for the agendas of this committee where householder applications are for noting on block be discussed at the next meeting, and all planning applications be discussed individually at this meeting. The Director of Community Services highlighted the purpose of the new format, to make the meeting more focussed and that Councillors would remain able to raise any queries on an item and discuss it individually.

7. PLANNING APPLICATIONS

RESOLVED that:

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

8. URGENT ACTION BETWEEN MEETINGS

Councillors noted the decisions made under delegated authority by the Chief Executive in accordance with Standing Order 11.4.

Councillors questioned whether once ratified, the Neighbourhood Plan would give greater weight to the Council's comments and views on applications. The Head of Planning confirmed that if the Neighbourhood Plan passes, policies such as Zero Carbon and Electrical Vehicle Charging would be in place and the Council could object with stronger grounds.

RESOLVED that:

Councillors noted the decisions made under delegated authority by the Chief Executive in accordance with Standing Order 11.4.

9. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following were noted:

- 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

There were no specific items for communication.

11. DATE OF NEXT MEETING

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

The meeting concluded at 7.53pm

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 - 03 June 2021

i) Planning Applications for consideration:		
Application No.	Address/Description	Ward
PL/2021/05238	<p>65 Hill Corner Road, Chippenham, SN15 1DR Internal alterations and extension to Grade II listed building Cllr Robert Giles consulted: - No Objection</p> <p>There is a good level of detail and assessment of how the proposed development would affect the significance of the Grade II Listed Building. However, it would be prudent to investigate further, through research of historic plans/photos, the age of the chimney proposed to be removed and whether or not this is a later 20th Century addition. If the latter there would be no objection to its removal. The rationale for proposing a flat roofed, contemporary designed, extension to this elevation is justified, and use of contemporary materials/glazing will help clearly distinguish this element from the original building. However, the canopy of the extension appears too close to the existing ground floor kitchen window and the extension should be reduced slightly in width to bring it away from this window. The loss of historic fabric to create a new opening into the extension would be disappointing, but if there is no workable alternative to doing so i.e. using existing openings or historic openings (through research), then this approach appears reasonable.</p>	Hardenhuish
PL/2021/03669	<p>65 Hill Corner Road, Chippenham, SN15 1DR Internal alterations and extension to Grade II listed building Cllr Robert Giles consulted: - No Objection</p> <p>There is a good level of detail and assessment of how the proposed development would affect the significance of the Grade II Listed Building. However, it would be prudent to investigate further, through research of historic plans/photos, the age of the chimney proposed to be removed and whether or not this is a later 20th Century addition. If the latter there would be no objection to its removal. The rationale for proposing a flat roofed,</p>	Hardenhuish

	<p>contemporary designed, extension to this elevation is justified, and use of contemporary materials/glazing will help clearly distinguish this element from the original building. However, the canopy of the extension appears too close to the existing ground floor kitchen window and the extension should be reduced slightly in width to bring it away from this window. The loss of historic fabric to create a new opening into the extension would be disappointing, but if there is no workable alternative to doing so i.e. using existing openings or historic openings (through research), then this approach appears reasonable.</p>	
<p>PL/2021/04095</p>	<p>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 Cllrs Bill Douglas and Matthew Short consulted: - Objection</p> <p>Paragraph 130 of the NPPF is explicit that <i>“Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”</i></p> <p>The Officer’s Report for the consented scheme on the site noted <i>“The proposed staggered terraced layout, sawtooth roofscape and matching, smaller rear projections are considered to reflect local modern vernacular”</i>. The dumbing down of the proposed design through use of standard hipped roofs and squaring off of the footprint would represent a retrograde step in design quality.</p> <p>The Officer’s Report goes on to explain: <i>“In terms of materials, the adjacent terraces are an eclectic mix comprising traditional stone, brick and timber...”</i> The use of bricks and timber cladding complemented the consented contemporary design. In contrast, there appears to be no design justification for the use of white render and brick slips, materials that are not consistent with the local vernacular and are not considered high quality enough for development within the Conservation Area. If the consented scheme is not viable then a financial viability assessment should have been submitted</p>	<p>Hardens & Central (Hardens & England on website)</p>

	<p>to demonstrate that this is the case with this current application.</p> <p>The proposal now represents ‘off the shelf’ design which could be replicated anywhere and incorporates no links to the local vernacular. The proposed development would therefore diminish design quality and would harm the significance of Chippenham Conservation Area, contrary to the NPPF, National Design Guide, CP57 and CP58 of the Wiltshire Core Strategy, and the Chippenham Conservation Area Management Plan SPG.</p>	
PL/2021/03411	<p>Listed building consent Tanners Cottage, 26 Westmead Lane, Chippenham. SN15 3HZ Installation of Blue Plaque to front elevation Cllrs Bill Douglas and Matthew Short consulted: - No Objection</p> <p>It was noted that the applicant is an employee of the Town Council. However, this application had been submitted in that person’s voluntary capacity as a member of Chippenham Civic Society and there is no Town Council involvement or conflict of interest which would prevent the Town Council from commenting on the application.</p>	Hardens & Central (Hardens & England on website)
PL/2021/05109	<p>16 Bythebrook, Chippenham, SN14 6QD Fell 1 Scots Pine Cllrs Nic Puntis and Hayley Wilson consulted: - Objection</p> <p>Application form: ‘Excessive shading, wild planting unable to survive and having a detrimental effect on the environment. 5 dwarf fruit trees have been proposed to offset. 2 tree surgeons have suggested removing MTPO33 (Scots Pine) due to its inappropriate proximity to the house and unsuitable nature for a domestic setting. It is also preventing other forms of flora thriving thus impacting on birds and insects’.</p> <p>The reasons cited in the application are unacceptable reasons for felling the above Scots pine and do not appear to be based on fact. Pinus sylvestris is a one of only 3 conifers native to the UK, and the only pine native to the UK. Studies support that Scots pine has a positive impact on biodiversity, even when planted (i.e. not in Caledonian pine forest) (O’Sullivan et al, 2017). The tree being</p>	CP & Derriads

	<p>applied to be felled exhibits good vitality as of June 2021 and there were no visible symptoms of physiological decline. Additionally, the species is in keeping with the landscape character of areas elsewhere in Chippenham (including Bythebrook) and provides significant landscape amenity to the surroundings, which would not be replaced by dwarf fruit trees.</p> <p>The Town Council would only consider removal as an acceptable reason for felling if the tree posed a significant and actual risk to people or property; no such risks were apparent from the application or the vitality of the crown (inspected from a distance).</p>	
PL/2021/05004	<p>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. Cllr Gemma Grimes consulted: - Objection</p> <p>The tree was measured at approximately 22m. The proposed reduction would reduce the height by almost 50%. The tree's spread was measured at a maximum of 10.5m extending over the car parking spaces; the proposed lateral reduction would reduce this by up to 76%. These specifications are well over the 30% maximum crown reduction recommended in BS3998:2010 and it is not considered that the condition of the tree warrants such extreme reduction; although defects were visible on the tree, the deadwood section appeared to be localised to an area with a relatively low target (above an area of grown out vegetation) and the vitality of the tree was good elsewhere in the crown, with healthy new growth evident. Such an extreme reduction would be highly likely to cause significant areas of decay in a non-durable heartwood species such as <i>Tilia</i>, shortening the safe useful lifetime expectancy of the tree.</p> <p>The Town Council would support a more sympathetic crown reduction of up to 30% and conservation dead wooding of the tree in order to lower the risk of harm associated with the tree to a reasonable level.</p>	Monkton
PL/2021/05529	<p>Thermuthis Cottage, 14 The Hamlet, Chippenham, SN15 1BY Proposed replacement of existing workshop for ancillary</p>	Monkton

	<p>accommodation Cllr Gemma Grimes consulted: - No Objection</p>	
PL/2021/04686	<p>Thermuthis Cottage, 14 The Hamlet, Chippenham, SN15 1BY Proposed replacement of existing workshop for ancillary accommodation Cllr Gemma Grimes consulted: - No objection subject to the new garage being tied to the host dwelling.</p> <p>Councillors requested that a Listed Building Consent application be listed clearly on future agendas.</p>	Monkton
PL/2021/04281	<p>12 Birch Grove, Chippenham, SN15 1DD Erection of detached dwelling to rear of property Cllr Robert Giles consulted: - Objection</p> <p>The recent outline approval of a similar such backland development within the adjoining rear garden of No. 10 Birch Grove is noted. However, this does not set a precedent for approval of the current planning application at No. 12 - each case should be judged on its own merits.</p> <p>CP57 of the Wiltshire Core Strategy explains that <i>“Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality”</i>. The policy contains a list of ways in which new development can be designed to make a positive contribution to the character of the area. One of these is <i>“responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building, plot size, elevational design, materials, streetscape, and rooflines to effectively integrate the building into its setting.”</i></p> <p>The character of the surrounding area is leafy and suburban, with semi-detached dwellings generally set in spacious plots, and with strong building lines along Birch Grove and Cedar Grove. From its junction with Elmwood, plots and rear gardens of Birch Grove dwellings successively increase in size progressing eastwards. The subdivision of the plot of No. 12 for backland development would not respect or make a positive contribution to the surrounding area given:</p>	Hardenhuish

	<ul style="list-style-type: none"> • There is no existing building line along the south side of Cedar Grove • The remaining plot and rear garden of No. 12 would be significantly smaller than other plots/rear gardens along Birch Grove and would not follow the local characteristic of increasing in size successively to the east • The streetscape on the south side of Cedar Grove comprises largely of tree/hedge screening, which is a positive local characteristic that would be eroded/removed in order to form a new access • A Tree Survey has not been submitted in order to assess the quality of the trees/hedge that would need to be removed in order to provide an access • The dimensions of the proposed house appear to be more akin to a two storey house than a bungalow. The Officer Report for 20/03156/OUT at No. 10 Birch Grove noted <i>“Due to the elevation of the land, which rises to the north, a single storey bungalow is considered the appropriate height of development for this location”</i>. The proposed development at No. 12 would therefore be of a scale that would be out of keeping with the surrounding area. <p>The scale of the proposed dwelling, and the cumulative impact of the proposed backland development with the adjoining approved development (being implemented in a piecemeal fashion) would have a negative impact on the character and appearance of the surrounding area, and streetscene and amenity for residents along Cedar Grove, and would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide, and the NPPF.</p>	
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ii): Householder Planning Applications and Tree Applications taken individually as requested by the Chairman:		
Application No.	Address/Description	Ward
PL/2021/05105	39 Park Lane, Chippenham, SN15 1LN Fell 1 Laurel, 20% Reduction to 1 Purple Plum Cllrs Bill Douglas and Matthew Short consulted: - No Objection	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)

	<p>Cllrs Bill Douglas and Matthew Short consulted: - No Objection The Town Council welcomes the replacement of felled trees with a more appropriate species wherever possible.</p>	
PL/2021/04312	<p>16 Lingfield Close, Chippenham, SN14 0XN New vehicular access No Ward Councillors present - No Objection</p>	CP & Hunters Moon
PL/2021/04032	<p>32 Deansway, Chippenham, SN15 1QZ Proposed single storey side and rear extension. Cllr Robert Giles consulted: - No Objection</p>	Hardenhuish
PL/2021/03967	<p>37 Canterbury Street, Chippenham, Wilts, SN14 0DZ Proposed two storey side extension and alterations/improvements to existing single storey rear extension Cllrs Andy and Nina Phillips consulted: - No Objection</p>	Sheldon
PL/2021/04220	<p>6 Partridge Close, Chippenham, SN14 6XY Conversion of integral garage to habitable accommodation. Bi folding doors to existing rear extension. Cllrs Nic Puntis and Hayley Wilson consulted: - No Objection</p>	CP & Derriads (CP & Redlands on website)
Amended Plan:		
PL/2021/03004	<p>Bumpers Way, Bumpers Farm Industrial Estate, Chippenham, SN14 6FH Minor proposed external alterations Cllrs Nic Puntis and Hayley Wilson consulted: - No Objection</p>	CP & Derriads (CP & Redlands on website)