



Minutes of a meeting of the Planning, Environment & Transport Committee held in the Town Hall, Chippenham on Thursday 24 June 2021 at 7pm

Councillors present:

Bill Douglas	Robert Giles
Gemma Grimes (Chairman)	David Poole
Nic Puntis	John Scragg
Matthew Short	Hayley Wilson

Officers present: Matt Kirby, Director of Community Services
Andy Conroy, Head of Planning
Heather Rae, Head of Democratic Services
Kieran Moore, Technician/Duty Officer

Public present: No members of the public were present

PUBLIC QUESTION TIME

There were no public questions.

12. APOLOGIES

There were apologies for absence from Councillors Clare Cape, Andy and Nina Phillips and Chris Ruck.

13. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

14. DECLARATION OF INTEREST

No declaration of interest was made.

15. MINUTES

The minutes of the meeting held on 03 June 2021 were proposed by Councillor Nic Puntis and seconded by Councillor Robert Giles. With all in favour, it was;

RESOLVED that:

The minutes were approved as a correct record and were signed by the Chairman.

16. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements from the Chairman.

17. 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.

18. FORMAT OF PLANNING AGENDAS

The Director of Community Services gave a verbal update on the format of agendas for the Planning, Environment and Transport Committee and recommended that the original format be retained to consider all application individually. It was unanimously agreed to continue with agendas in the previous format, where all applications are considered individually. With all in favour, it was;

RESOLVED that:

Agendas for the Planning, Environment and Transport Committee continue in their previous format where all applications are considered individually.

19. URGENT ACTION BETWEEN MEETINGS

Councillors noted the decision made under delegated authority by the Chief Executive in accordance with Standing Order 11.4 regarding a premises licence for the sale of alcohol.

RESOLVED that:

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

20. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following was noted:

- i) Temporary closure of part of Upper Cocklebury Lane Chippenham, from its junction with B4069 for a distance of approximately 300 metres in a south-easterly direction, 24 July between 07:00 and 19:00 hours for surface works.

21. BUS CONSULTATION

The Chairman introduced the request from Wiltshire Council for new suggestions for new bus services or changes to existing bus services as part of the Bus Back

Better strategy. The Chairman requested that Councillors email any suggestions to the Planning Officer by 1 July 2021 so a reply can be forwarded to Wiltshire Council.

Councillors discussed sharing this opportunity with residents and would engage with residents in their Wards to raise awareness and gauge opinions. Social media and flyers were suggested as forms of communication on this topic. With all in favour, it was;

RESOLVED that:

Councillors noted the request for new suggestions for new bus services or changes to existing bus services as part of the Bus Back Better strategy and Councillors to email any suggestions to the Planning Officer by 1 July 2021 so a reply can be forwarded to Wiltshire Council.

22. ITEMS FOR COMMUNICATION

Councillors requested communication on Wiltshire Council's Bus Consultation on the website, social media and local press.

23. DATE OF NEXT MEETING

The next meeting will take place on Thursday 15 July 2021 at 7pm.

The meeting concluded at 7.48pm

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 - 24 June 2021

i) Planning Applications for consideration:		
Application No.	Address/Description	Ward
PL/2021/04418	<p>Householder Planning Permission 130 London Road, Chippenham, SN15 3BA Single storey rear extension together with loft conversion and repositioning of boundary wall. Cllrs Bill Douglas and Matthew Short consulted: - No Objection</p>	Hardens & Central
PL/2021/05515	<p>Prior Approval for retail, betting/loan shop/casino to restaurant or cafe 6 Station Hill, Chippenham, SN15 1EG Notification for Prior Approval Change of Use from Retail to Cafe/ Restaurant Cllr Gemma Grimes consulted: - No Objection</p>	Monkton
PL/2021/05608	<p>Consent under Tree Preservation Orders 20 St Margarets Gardens, Chippenham, SN15 2BU Poplar Tree (T2) reduce large limb over road back to grass verge 2-3 metres. Lift Lime group (T3) lift lower crown over road to 6 metres. Cllrs David Poole and John Scragg consulted: - No Objection</p> <p>The Town Council considers that this is acceptable routine maintenance to fulfil the landowners obligations with regard to highway clearance/ safety.</p>	Lowden & Rowden
PL/2021/04269	<p>Removal/variation of conditions Unit 1B, Hathaway Retail Park, Foundry Lane, Chippenham, SN15 1JG Variation of Condition 2 of 20/11567/FUL Relating to Approved Plans Cllrs Bill Douglas, Matthew Short and Gemma Grimes consulted: - No Objection</p>	Hardens & Central/Monkton
PL/2021/05661	<p>Consent under Tree Preservation Orders 171 Queens Crescent, Chippenham, SN14 0NW Re Pollard 1 Lime Tree Back to Previous Pruning Points (T1) No Ward Councillors present</p>	Cepen Park & Hunters Moon

	<p>- Objection</p> <p>Application form: ‘Lime (T1) -repollard. Additionally, reduce the tree to 2 metres past its previous cutting points, making the tree a tidier and more balanced shape than it currently is. (The tree has a slightly unbalanced look at present). This is because the tree is at an ideal point in its growth cycle to re-pollard it. It has had some years to recover from its last pollarding and it has not yet invested in so much re-growth that another pollarding will be a great shock. The tree is now very large in the garden -it totally dominates the front garden at the size it is now. Mr and Mrs Atkinson have lived at number 171 for 35 years and have never asked for a substantial reduction of the tree before, yet they have seen near neighbours being granted substantial reductions past the existing pollard points. They are now asking to be granted the same.’</p> <p>The Town Council does not object to the pruning of the tree back to its original pruning points, which would be considered routine and necessary maintenance in order to maintain the tree in its domestic setting.</p> <p>However, the Town Council considers the proposed pruning 2 metres past its previous cutting points to be excessive both in terms of the amount of cut material and the reduction in amenity. No significant defects were noted on the tree and the crown appeared to be in good vitality (June 2021).</p> <p>BS399:2010 recommends crown reductions do not exceed 30% in order to exceed excessive decay. Pruning of the current crown back to previous pruning points would equate to an approximate 20-25% linear crown reduction, whereas an additional 2m would equate to an approximate 30-50% linear reduction.</p>	
<p>PL/2021/04750</p>	<p>Householder Planning Permission 61 Stonelea Close, Chippenham, SN14 0DD Single storey extension to rear of property. No Ward Councillors present - No Objection</p>	<p>Sheldon</p>
<p>PL/2021/05776</p>	<p>Notification of proposed works to trees in a conservation area 61 Malmesbury Road, Chippenham, SN15 1PT T1 (Conifer) - Fell. Cllrs Bill Douglas and Matthew Short consulted: - No Objection</p> <p>The Town Council would not consider that the tree</p>	<p>Hardens & Central</p>

	<p>merits a TPO and the tree is a large canopied species planted in a constrained environment. The Town Council would request that a suitable garden tree is planted as a replacement e.g. Prunus sp., Malus sp., Pirus sp. (fruitless varieties of these trees are available) or Syringa sp. (this is not an exhaustive list).</p>	
PL/2021/04593	<p>Householder Planning Permission 5 Montague Close, Chippenham, SN15 3NZ Proposed alterations to front porch, side extension and rear extension Cllr Gemma Grimes consulted: - No Objection</p>	Monkton
PL/2021/04614	<p>Householder Planning Permission 4 Noyes Close, Chippenham, SN14 0TP The erection of a single storey rear extension. The conversion of the existing garage and raising of its eaves for first floor accommodation providing a habitable annexe to the main dwelling. Cllrs Nic Puntis and Hayley Wilson consulted: - No Objection</p> <p>In order to avoid the garage being converted into a separate dwelling in the future (which would provide inadequate living conditions for future occupiers) it is recommended that a condition be attached to any consent to ensure that the use remains tied to the host dwelling.</p>	Cepen Park & Derriads
PL/2021/04354	<p>Full planning permission Former Station Garage, 5 Union Road, Chippenham, SN15 1HW Installation of external Air Source Heat Pump & external flue to rear courtyard, replacement of roller shutter door with glazed doors and introduction of coffee roasting business to the ground floor. Cllrs Bill Douglas and Matthew Short consulted: - No Objection</p> <p>The existing character of the building and location would lend itself to the proposed micro-roastery use and therefore this application is supported. Notwithstanding, given that residential flats immediately adjoin the premises to the rear, a thorough assessment of the impact of odours from the roastery on residential amenity would need to be made prior to any determination.</p>	Hardens & Central

PL/2021/05816	<p>Notification of proposed works to trees in a conservation area 46 New Road, Chippenham, SN15 1HL T1 - Section fell Holly tree to as close to ground level as possible to allow more light to neighbouring plants T2 - Section fell 10ft dead old tree stump to as close to ground level as possible. Cllrs Bill Douglas and Matthew Short consulted: - No Objection</p> <p>Given that T1 can only be seen from immediately adjacent properties/ viewpoints, the Town Council does not consider that the tree merits a TPO. However, the Town Council would ask that the applicant consider the following ecological considerations in the management of these trees:</p> <ul style="list-style-type: none"> • Not treating the stump of the holly (T1) so that reiterative growth may occur (coppicing) • Leaving a higher stump (T1) than ground level, if this does not impact upon adjacent vegetation • Retaining an appropriate height section of the deadwood (T2) as deadwood habitat • Failing the above, the Town Council would request that replacement trees of an appropriate specification for the garden environment are planted. 	Hardens & Central
PL/2021/05840	<p>Consent under Tree Preservation Orders 2 Truro Walk, Chippenham, SN14 0QY Lime (T1) re-pollard to previous cutting points, tidying up any unevenness that there may be in shape of the crown. No Ward Councillors present - No Objection</p> <p>The Town Council has no objection, the regrowth is now sizeable for the environment but maintainable through cyclical pruning to previous pruning points. The Town Council would request any reshaping does not exceed a 30% linear crown reduction as recommended in BS3998:2010.</p>	Cepen Park & Hunters Moon
21/02435/LBC	<p>Listed building consent Flat 6, 45 St Mary Street, Chippenham, SN15 3JW Replace existing entrance door to the flat with a new fire door, replace existing entrance door closer with a hidden self-closer. - Removal of glass panel in modern stud wall of hallway storage cupboard, replace hallway storage cupboard door to match the majority of other existing internal doors throughout the flat. - Removal of</p>	Hardens & Central

	<p>existing stud airing cupboard in the bathroom. Removal of modern plastic secondary glazing panels from windows.</p> <p>Cllrs Bill Douglas and Matthew Short consulted: - No Objection</p>	
PL/2021/05779	<p>Consent under Tree Preservation Orders 3 Sandes Close, Chippenham, SN15 2NH T1 - Section fell self sown Ash tree due to having Ash dieback and pushing against boundary fence. Tree is multi-stemmed with poor unions, with a height of approx 6m and radial spread of 2m. Cllrs David Poole and John Scragg consulted: - Objection</p> <p>T1 did not exhibit any symptoms that would indicate Ash dieback as of June 2021, the tree exhibited a healthy crown well within the class 1 75-100% remaining live crown bracket (See image). It is recommended the tree is further monitored before it is felled for this reason as European industry colleagues recommend best practice to retain healthy individuals within the population in order to encourage genetic resilience; premature felling would negate this approach. The Town Council was unable to inspect the condition of the unions in detail, however the tree was in a partially sheltered aspect and poor unions could be managed with crown reduction rather than the entire loss of the tree. The Town Council does not consider the reasons stated on the application to be suitable justification for the loss of an apparently healthy tree.</p>	Lowden & Rowden
PL/2021/04996	<p>Householder Planning Permission 10 Birch Grove, Chippenham, SN15 1DD Proposed single storey rear extension and two storey side extension. Cllr Robert Giles consulted: - No Objection</p>	Hardenhuish
PL/2021/04664	<p>Full planning permission Morrisons, West Cepen Way, Chippenham, SN14 6UZ Home shopping extension with vehicle parking canopy Cllrs Nic Puntis and Hayley Wilson consulted: - No Objection</p>	Cepen Park & Derriads

PL/2021/05068	<p>Householder Planning Permission 6 Wedmore Avenue, Chippenham, SN15 1QP Proposed extension and alterations. Cllr Robert Giles consulted: - No Objection</p>	Hardenhuish
PL/2021/05095	<p>Consent to display an advertisement Hathaway Retail Park, Unit 3b, Foundry Lane, Chippenham, SN15 1JG 2 x Internally illuminated flex-face signs, 1 x internally illuminated fascia panel, 1 x Vinyl totem overlay patch. Cllr Gemma Grimes consulted: - No Objection</p>	Monkton
PL/2021/05603	<p>Householder planning permission 6 Pavely Close, Chippenham, SN15 2BZ Erection of a two storey side extension Cllrs David Poole and John Scragg consulted: - Objection</p> <p>It is not clear from the plans whether the two car parking spaces existing on site are owned by the Applicant, or by the occupier of No. 5 Pavely Close. Only one of these spaces would be able to be accessed if the proposed extension were to be approved (the other space would be blocked off a car is already parked adjacent), and therefore plans need to show the layout of proposed car parking spaces on the site to compensate for the loss of the space. The proposed extension would also appear to block off the existing garden access gate to No. 6 and it is not clear whether this would be replaced elsewhere along the rear garden boundary.</p> <p>Whilst there is no objection in principle to a side extension to the property, the proposed roof form (the plans suggest a hipped roof which does not tie in to the ridge of the pitched roof of the host dwelling) is of poor design which does not reflect the character or appearance of the host dwelling or streetscene. A subservient pitched roof extension would likely be supported instead. There are also opportunities which could be taken to improve the design of the extension by incorporating windows in the side elevation to make this elevation, which faces on to the public realm, more active. The proposed development would provide inadequate off-street parking. In addition, the design of the roof form would have a negative impact on the</p>	Lowden & Rowden

	character and appearance of the host dwelling and streetscene. The proposal would therefore be contrary to CP64 and CP57 of the Wiltshire Core Strategy, the National Design Guide, and the NPPF.	
PL/2021/04918	Householder planning permission 28 Sheldon Road, Chippenham, SN14 0BW Ground floor & First Floor Rear Extension Cllrs David Poole and John Scragg consulted: - No Objection	Sheldon
PL/2021/06006	Removal/variation of conditions Former Mill House Public House, Methuen Park, Chippenham, Wilts, SN14 0UL Variation of condition 6 of 19/04609/FUL (Demolition of the existing building and the erection of a Class A1 discount foodstore with associated access, parking and servicing areas, and landscaping) to allow highway works to be completed within 6 months of store opening No Ward Councillors present - No Objection We understand from Wiltshire Council that the completion of the highway works for the KFC has been delayed, and this has then resulted in approval for the Applicant to commence their highway works not being able to be given (as two sets of works in the same general location would not be allowed). We understand that the highway works for the Applicant are now intending to commence on 12th July and due for completion on 27th August, and therefore raise no objection given the delay in commencement of these works was outside of the Applicant's control.	Cepen Park and Hunters Moon
Amended Plan:		
PL/2021/04435	Householder planning permission (amended description) 99 Hardens Mead Chippenham SN15 3AB Single storey extension to front Cllrs Bill Douglas and Matthew Short consulted: - No Objection	Hardens & Central