



Minutes of a meeting of the Planning, Environment & Transport Committee held in the Town Hall, Chippenham on Thursday 26 August 2021 at 7pm

**Councillors present:**

Clare Cape (Vice)	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  
Jessica Mantell, Democratic Services Officer  
Kinglsey Walker, Halls Team

**Public present:** No members of the public were present.

**PUBLIC QUESTION TIME**

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

51. **APOLOGIES**

There were apologies for absence from Councillors Andy Phillips and Nina Phillips and no reason was given.

52. **NOTIFICATION OF SUBSTITUTION**

No notification of substitution was received.

53. **DECLARATION OF INTEREST**

No declaration of interest was made.

54. **MINUTES**

The minutes of the meeting held on 5 August 2021 were proposed by Councillor Clare Cape and seconded by Councillor Robert Giles subject to the amendments raised by Councillors David Poole and Robert Giles regarding the correction of wards and the time the previous meeting ended. With all in favour, it was;

**RESOLVED that:**

The minutes were approved as a correct record subject to these amendments and were signed by the Chairman.

**55. CHAIRMAN'S ANNOUNCEMENTS**

- (i) The Chairman noted that a slideshow presentation from Wiltshire Council was circulated to PET Councillors on 16 August which summarised recent and proposed Government changes to the planning system including: a revised National Planning Policy Framework (NPPF), published in July 2021, and which is intended to place greater emphasis on beauty, place making, the environment, sustainable development and underline the importance of local design codes; new permitted development rights which allow change of use from retail to residential via the prior approval process, introduced in August 2021, the Environment Bill, which requires biodiversity net gain, is due to receive Royal Assent in Autumn; the Planning Bill is due later this year.
- (ii) The Chairman highlighted some of the key changes to the revised NPPF for PET Committee: the definition of sustainable development has been expanded to include the 17 Global Goals for Sustainable Development from the UN. The NPPF is still a material consideration and there is still a presumption in favour of sustainable development; the defined social and environmental objectives of sustainable development have been updated. The social objective has introduced "beautiful and safe" places, although 'beauty' is not defined. The environmental objective wording has been strengthened with a requirement to 'protect and enhance' the environment and 'improve biodiversity'; reference to the National Design Guide and National Model Design Code and the expectation that local authorities or developers produce their own design codes and guides setting out design principles which new development in their areas should reflect; emphasis on the importance of trees to the character of an area and the quality of environments, and a requirement for new streets to be tree-lined; emphasis on approving good design as well as refusing poor quality schemes; improvements to biodiversity and access to nature through design; environment related changes, including on flood risk and climate change.
- (iii) The Chairman welcomed the new Democratic Services Officer, Jessica Mantell to the committee meeting.

**56. PLANNING APPLICATIONS**

**RESOLVED that:**

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) It was proposed by Councillor Nic Puntis and seconded by David Poole that a request be made to the Wiltshire Council Ward Member to 'call-in' PL/2021/07588 for consideration by the Wiltshire Council Northern Area Planning Committee.

57. **CHIPPENHAM COMMUNITY AREA TRANSPORT GROUP (CATG) DROPPED KERB EXERCISE 2021/22**

The Head of Democratic Services presented the report regarding Wiltshire Council's annual dropped kerb exercise for 2021/22. Councillor Hayley Wilson proposed six further suggestions in Redland and Sheldon areas but these were not supported. It was proposed by Councillor Bill Douglas and seconded by Councillor Nic Puntis to put forward the four suggestions outlined in the report located in Queen's Crescent. With the majority in favour, it was;

**RESOLVED that:**

i) The following dropped kerb suggestions be put forward for CATG consideration:

- 1) Pathway from Carnarvon Close behind the coop
- 2) Windsor Close Junction
- 3) Clover Dean Junction
- 4) Farleigh Close Junction

ii) Councillors did not support the six additional proposals in Redland and Sheldon areas brought forward by Councillor Hayley Wilson for CATG but Councillors supported raising this at a future meeting.

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

The following was noted:

i) Temporary closure of Greenway Lane (Spur Road), Chippenham from its junction with Greenway Lane (main) for its entire length to enable Wiltshire Council to carry out application of Micro Asphalt, adjustment of ironwork, reinstatement of road markings and associated maintenance works, on 15 September from 07:00 to 19:00.

ii) Temporary Closure on 15 September consecutively for 2 days of:

- A) Coniston Road, Chippenham; from its junction with Queens Crescent for its entire length;
- B) Kilverts Close, Chippenham; from its junction with Queens Crescent for its entire length;
- C) Plantation Road, Chippenham; from its junction with Woodlands Road for its entire length.

To enable Wiltshire Council to carry out application of Micro Asphalt, adjustment of ironwork, reinstatement of road markings and associated maintenance works.

iii) Temporary Closure of Fuller Close (Part), Chippenham, from its junction with Flowers Yard for approximately 11m in a south easterly direction. To enable Molloy's Groundwork to carry out new water connection and associated works on 14 September 2021 and the closure will be required until 22 September 2021.

iv) Temporary Closure of Footpath 4 (Part) from its junction with Brooklands for a distance of approximately 150m in a westerly direction and Footpath 6 (Part) from its junction with Footpath 4 for a distance of approximately 200m in a southerly direction. To enable development works pursuant to planning application 17/08786/REM. This closure which was due to expire on 22 September 2021 will now continue in force until 22 March 2022 or until completion of the works, whichever is earliest.

v) Urgent Closure of Ivy Lane (Part) (Northbound), Chippenham from its junction with Bridge Centre for approximately 40m in a northerly direction and Ivy Lane (Part) (Southbound), Chippenham from its junction with Marshfield Road to its junction with the Bridge Centre, to enable Wessex Water to carry out urgent S81 double manhole and water cover replacement. These works will commence on 25 August 2021 and are anticipated to be required for 1 day between the hours of 09:30 and 15:00.

vi) Temporary Closure of B4528 Saltersford Lane (Part), Chippenham from its junction with B4528 Showell to its junction with Easton Lane to enable Flynn Limited to carry out drainage works to serve new housing development. This Order which previously came into operation on 16 November 2020 will now recommence on 30 August 2021 and the closure will be required until 24 September 2021.

vii) Temporary Closure of Sadlers Mead, Chippenham from its junction with Cocklebury Road to its junction with Downham Mead to enable Wiltshire Council to carry out application of Micro Asphalt, adjustment of ironwork, reinstatement of road markings and associated maintenance works on 05 October 2021 and the closure will be required between the hours of 09:00 and 15:00 for 2 days.

viii) Urgent Closure of Wood Lane (Part), Chippenham from the road outside 7 Bakehouse Close for approximately 30m in a Southerly direction to enable Wessex Water to carry out urgent replacement of a com pipe. These works will commence on 23 August 2021 and are anticipated to be required for 3 days.

**59. ITEMS FOR COMMUNICATION**

There were no items for communication.

**60. DATE OF NEXT MEETING**

The next meeting will take place on Thursday 16 September 2021 at 7pm.

The meeting concluded at 8.30pm.

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:

DRAFT

PLANNING APPLICATIONS - 26 August 2021

Application No.	Address/Description	Ward
<a href="#">PL/2021/06966</a>	<p><b>Householder planning permission</b></p> <p>1 Riverside Drive, Chippenham, SN15 3NU</p> <p>Free standing cantilever car port to front elevation of property.</p> <p>Councillor Gemma Grimes consulted:</p> <p>-No objection</p>	Monkton
<a href="#">PL/2021/06942</a>	<p><b>Full planning permission</b></p> <p>39 Marshfield Road, Chippenham, SN15 1JT</p> <p>Creation of a rear access to Falstaff.</p> <p>Councillors Bill Douglas and Matthew Short consulted:</p> <p>-No objection</p>	Hardens & Central
<a href="#">PL/2021/06944</a>	<p><b>Listed building consent</b></p> <p>39 Marshfield Road, Chippenham, SN15 1JT</p> <p>Creation of a rear access to Falstaff.</p> <p>Councillors Bill Douglas and Matthew Short consulted:</p> <p>-No objection</p>	Hardens & Central
<a href="#">PL/2021/07039</a>	<p><b>Wiltshire Council R3</b></p> <p>Wiltshire Council Depot, Parsonage Way, Chippenham, SN15 5PT</p> <p>Redevelopment of the existing highway depot:</p> <ul style="list-style-type: none"> <li>- Proposed 2000T salt store.</li> <li>- Proposed extension to existing vehicle bays with an additional 3no. bays.</li> <li>- Proposed wash down facility.</li> <li>- Proposed battery store.</li> <li>- Proposed weighbridge.</li> </ul> <p>Councillor Gemma Grimes consulted:</p>	Monkton

	<p>-No objection</p> <p>It is requested that the existing vehicular entrance into the site, proposed to be stopped up and removed, be reinstated as grass verge with hedging and/or a couple of new trees, and that new boundary treatment across the former entrance be installed to match existing boundary treatment along the site frontage to Parsonage Way. This would help both screen the proposed salt store building from Parsonage Way, maintain visual amenity, and contribute to biodiversity on the site. It is also requested that the number of solar panels proposed to be installed on the roof of the salt store building be increased from 12 to 60 as part of the tender contract, so that Wiltshire Council leads by example in providing renewable technologies on new buildings.</p>	
<a href="#">PL/2021/07073</a>	<p><b>Householder planning permission</b></p> <p>Jays Farm, Pewsham, SN15 3RW</p> <p>Two storey extension to the rear of the property with other internal alterations along with side window replaced with window and door.</p> <p>Councillor Clare Cape consulted:</p> <p>-No objection</p>	Pewsham
<a href="#">PL/2021/07200</a>	<p><b>Householder planning permission</b></p> <p>8 Sunningdale Close, Chippenham, SN15 3XH</p> <p>Garage conversion &amp; single storey link to main house including internal layout changes and landscape alterations.</p> <p>Councillor Gemma Grimes consulted:</p> <p>-No comment due to no plans being available</p>	Monkton
<a href="#">PL/2021/07275</a>	<p><b>Householder planning permission</b></p> <p>33 Langley Road, Chippenham, SN15 1BT</p> <p>Loft conversion with dormer window. Rear kitchen extension.</p> <p>Councillors Bill Douglas and Matthew Short consulted:</p> <p>-No objection</p>	Hardens & Central
<a href="#">PL/2021/07724</a>	<p><b>Prior approval Part 3 Class O: Offices to dwelling houses</b></p>	Hardens &

	<p>1 Langley Road, Chippenham, SN15 1BP</p> <p>Notification for Prior Approval under Class O for a Proposed Change of Use from Offices to Residential (Use Class C3) to Form 1 Dwelling.</p> <p>Councillors Bill Douglas and Matthew Short consulted:</p> <p><b>-Objection</b></p> <p>The Town Council raised no objection to the previous prior approval application for residential on this site (PL/2021/03951) and still welcomes the principle of residential on this site. However, it notes this application was subsequently refused due to the potential for high background noise levels from the existing flue/condenser units at the adjoining takeaway premises impacting on the amenity of future occupiers. With the benefit of new information that the amenity of future occupiers would be harmed without any mitigation measures being taken, and without benefit of an updated Noise Impact Assessment submitted in support of this application to demonstrate that silencers and enclosures that have been fitted at the adjoining premises reduce background noise to a level which would not harm the amenity of future occupiers, the application cannot currently be supported and would be contrary to CP57 of the Wiltshire Core Strategy and the NPPF, and Schedule 2, Part 3, Class O, paragraph O.2 (1)(d) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p>	Central
<a href="#">PL/2021/07164</a>	<p><b>Full planning permission</b></p> <p>1 Fleet Road, Chippenham, SN15 1NZ</p> <p>Removal of existing rear conservatory glazing and roof. Constructing a single storey timber frame structure on top of the existing low level walls complete with flat roof.</p> <p>Councillors Bill Douglas and Matthew Short consulted:</p> <p>-No objection</p>	Hardens & Central
<a href="#">PL/2021/07516</a>	<p><b>Householder planning permission</b></p> <p>45 Avebury Road, Chippenham, SN14 ONX</p> <p>Replacement of conservatory for single storey rear extension.</p>	Cepen Park & Hunters Moon



	<p>No ward Councillor present: -No objection</p>	
<a href="#">PL/2021/07444</a>	<p><b>Listed building consent (Alt/Ext)</b> 35 Bristol Road Chippenham SN15 1NT Remove modern lobby partition and reposition new smaller lobby area wall to enlarge kitchen. No ward Councillor present: -No objection</p>	Sheldon
<a href="#">PL/2021/07588</a>	<p><b>Householder planning permission</b> 15 Newbury Drive, Chippenham, SN14 0SP Proposed single storey side extension. No ward Councillor present: -No objection</p>	Cepen Park & Hunters Moon
<a href="#">PL/2021/07564</a>	<p><b>Full planning permission</b> Morrisons, Car Park, West Cepen Way, Chippenham, SN14 6UZ Coffee Shop with Drive Thru Facility. Councillors Nic Puntis and Hayley Wilson consulted: <b>-Objection</b> Notwithstanding the sequential assessment carried out in support of this application the Town Council would prefer this use (without drive-thru element) to be located in Chippenham town centre where investment is needed, rather than on an out-of-centre site. There is a current planning application (PL/2021/04664) within Morrisons car park for a home shopping extension. This application states that the total number of existing car park spaces is 479, whereas the Transport Statement submitted for the current application states that the total number of existing spaces is 586. Further clarification is required to explain the difference in figures. In addition, the Transport Statement does not take into account the additional 24 car park spaces which would be lost were the home shopping extension application to be granted. Notwithstanding, the Transport Statement demonstrates that the proposed development would result in a</p>	Cepen Park & Derriads

	<p>maximum of only 53% of the Morrisons car park being fully occupied at peak times. As such there is likely to be sufficient car parking capacity remaining for the store even if both applications were to be approved.</p> <p>The submission of an Energy and Sustainability Statement, and proposed use of air source heat pumps for the new building, is welcomed. However, Planning Application PL/2021/03002 for a Starbucks Drive Thru on Bath Road (which was recently withdrawn) achieved a 'Very Good' BREEAM rating (65% of credits) and incorporated 6 electric vehicle charging points. In contrast, the proposed development by the same Applicant, on a site which is not wholly dissimilar, would achieve an 'Unclassified' BREEAM rating (26% of credits). The Statement explains that 4 credits could be targeted to bring the BREEAM rating up to 'Very Good' (still short of the 'Excellent' rating required by Core Policy 41 of the Wiltshire Core Strategy) but that this would be financially unviable. However, no Viability Assessment has been submitted to demonstrate such. The proposal would therefore not meet the BREEAM minimum standards of performance for key environmental issues or the overall threshold score required to achieve at least a Pass rating, and this is a good indication of the development being unsustainable. There are significant missed opportunities to install electric vehicle charging infrastructure as part of the proposed development/to serve the existing Morrisons car park, and/or improve pedestrian/cycle links to/from the site through S106 contributions or similar. No cycle storage facilities are to be provided as part of the proposed development, and sustainable transport is not covered by the Transport Statement. In conclusion, the proposal has both poor sustainability and environmental credentials and would be contrary to CP41, CP60 and CP61 of the Wiltshire Core Strategy and the NPPF.</p>	
<p><a href="#">PL/2021/07582</a></p>	<p><b>Householder planning permission</b></p> <p>5 Harnish Way, Chippenham, SN14 6XZ</p> <p>Single storey rear extension with associated internal alterations and external works.</p> <p>Councillors Nic Puntis and Hayley Wilson consulted;</p> <p>-No objection</p>	<p>Cepen Park &amp; Derriads</p>

<a href="#">PL/2021/07579</a>	<p><b>Householder planning permission</b></p> <p>17 Centurion Close, Chippenham, SN15 3TQ</p> <p>Create a new window opening on the front elevation wall.</p> <p>Councillor Clare Cape consulted:</p> <p>-No objection</p>	<p>Pewsham</p>
<a href="#">PL/2021/07664</a>	<p><b>Consent under Tree Preservation Orders</b></p> <p>Scratchwood, 4 Old Hardenhuish Lane, Chippenham</p> <p>T4 Horse Chestnut. Crown clean, thin outer canopy by up to 20%, shorten north west back low heavy limb by up to 2m and reduce height of its upward arching end portion by up to 2m, shorten east/south east back low heavy limbs by up to 2m, up to 2m reduction to remaining crown.</p> <p>Councillors Nic Puntis and Hayley Wilson consulted:</p> <p>-No objection</p> <p>Specified work is sympathetic and appropriate management for a large canopy species in a residential setting. The comprehensive arboricultural report supplied was satisfactory.</p>	<p>Cepen Park &amp; Derriads</p>
<a href="#">PL/2021/07837</a>	<p><b>Consent under Tree Preservation Orders</b></p> <p>Teresa Lodge, 5 Old Hardenhuish Lane, Chippenham, SN14 6HH</p> <p>T1 - Austrian Pine Reduce branches from roadside back by 1.5m; T2 Austrian Pine - Lightly tip back side branches over neighbour's garden by 1.0 metres to 1.5 metres; T3 Beech - Reduce height and lateral branches by up to 3 metres. Crown thin by 15%. Target reduction to crossing limbs on north side of crown to alleviate the risk of failure.</p> <p>Councillors Nic Puntis and Hayley Wilson consulted:</p> <p>-No objection</p> <p>Sympathetic work proposals maintaining tree safety in order to fulfil the owner's duty of care obligations, including with regard to the adjacent highway. The comprehensive arboricultural report supplied was satisfactory.</p>	<p>Cepen Park &amp; Derriads</p>
<a href="#">PL/2021/07591</a>	<p><b>Notification of proposed works to trees in a</b></p>	<p>Lowden &amp;</p>

	<p><b>conservation area</b></p> <p>The Chase, Lowden Hill, Chippenham, SN15 2DB</p> <p>T1 Sycamore is to have lateral branches reduced by 3 metres in the lower to mid section of canopy on roadside only.</p> <p>G2 Group of small Cypress trees and one single cypress are to be reduced in height by up to 2 metres.</p> <p>T3 One Sycamore with acute lean, located roadside, is to have lateral branches reduced by up to 3 metres in the lower to mid section of canopy on roadside only.</p> <p>T4 Sycamore located on the lamp post is to be removed to ground level.</p> <p>T5 Large Beech tree located on the driveway is to have all deadwood removed on roadside only.</p> <p>Councillors David Poole and John Scragg consulted:</p> <p>-No objection</p> <p>Works are sympathetic and have been specified in order to fulfil the landowner's duty of care with regard to the adjacent highway (T1, T3, T4, T5), or as routine maintenance (G2).</p> <p>T4 a relatively young and likely self-seeded tree, its loss will have relatively low impact on environment/ amenity compared to removing it in later years when it is likely to conflict with adjacent highways infrastructure.</p>	Rowden
<b>Amended Plans</b>		
<a href="#">PL/2021/04095</a>	<p><b>Removal/variation of conditions</b></p> <p>Land between 19 Gladstone Road &amp; 30 Westmead Lane, Chippenham, SN15 3BW</p> <p>Variation of condition 2 (approved plans) on 19/08610/FUL to incorporate redesign to plots 1-5 and site layout</p> <p>Councillors Bill Douglas and Matthew Short consulted:</p> <p>-No objection</p> <p>The amended plans overcome the Town Council's previous objection to this proposal on design grounds.</p>	Chippenham Hardens and England (Historic)

<p><a href="#">PL/2021/03685</a></p>	<p><b>Full planning permission</b></p> <p>1A Burlands Road, Chippenham, SN15 3DF</p> <p>Demolition of garaging and replacement with one two storey one bedroom dwelling</p> <p>Councillors Bill Douglas and Matthew Short consulted:</p> <p>-No objection</p>	<p>Chippenham Hardens and England (Historic)</p>
<p><a href="#">20/11654/REM</a></p>	<p><b>Reserved Matters</b></p> <p>Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU</p> <p>Submission of Reserved Matters for Appearance, Landscaping, Layout and Scale for the Erection of 120no. Dwellings, Pursuant to Outline Planning Permission 17/08554/OUT.</p> <p>-No objection</p> <p>The concerns raised by the Town Council in our previous response have not been adequately addressed by the current submission.</p> <p>The scheme still does not demonstrate that pedestrians and cyclists can travel between the site and Rowden Park development. Without these links the site would be an isolated development without any car-free routes. We encourage developers on both sites to work together to provide a joined-up solution which provides permeability between the sites. We would prefer to see segregated cycleways incorporated within the development, rather than the shared cycle/pedestrian paths shown (as the former is now considered to be best practice when designing new developments). We would also expect such pedestrian or cycle paths to benefit from good natural surveillance from surrounding properties and roads for them to be safe and attractive to users. As cycle provision with the development appears to be 'on-road', we would suggest the development is made a 20mph zone.</p> <p>We also support the outstanding concerns raised by the Wiltshire Council Ecologist and Urban Designer.</p> <p>We refer you to our previous comments below:</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</p>	<p>Corsham Without and Box Hill (Historic)</p> <p><i>Close to Parish Boundary by Lowden &amp; Rowden and Pewsham.</i></p>

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.

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:

- 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 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.