



Minutes of a meeting of the Planning, Environment & Transport Committee held in the Town Hall, Chippenham on Thursday 18 November 2021 at 7pm

Councillors present:

Clare Cape (Vice-Chairman)	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
Jess Mantell, Democratic Services Officer

PUBLIC QUESTION TIME

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

97. APOLOGIES

There were apologies for absence from Councillor Mary Norton due to ill health and Councillors Andy and Nina Phillips due to not feeling well.

98. NOTIFICATION OF SUBSTITUTION

No notification of substitution was received.

99. DECLARATION OF INTEREST

Councillor Nic Puntis declared a non-pecuniary interest in the matter referred to in Minute 102(i) - a Reserved Matters application ([20/06824/REM](#)) for Land at Hunters Moon as a relative to the sellers of the land to its current owners. Councillor Nic Puntis abstained from the vote.

100. MINUTES

The minutes of the meeting held on 28 October 2021 were proposed by Councillor Nic Puntis and seconded by Councillor Clare Cape. With all in favour, it was;

RESOLVED that:

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

101. CHAIRMAN'S ANNOUNCEMENTS

(i) The Chairman confirmed that Councillor Mary Norton has now replaced Councillor Chris Ruck on the Planning, Environment & Transport Committee.

(ii) The proposed experimental traffic order on Station Hill outlined in the previous meeting came into effect on Monday 15 November which seeks to alleviate the traffic issues affecting this junction. The Order introduces a Loading restriction between 8:00am and 6:00pm of 30 minutes with no return within 1 hour for the section, reverting to an unrestricted parking bay at all other times for the section outside the Carpet Barn. Wiltshire Council will be considering in due course whether the provisions of the Experimental Orders should be continued indefinitely. If the Town Council wishes to make an objection, it must be made within a period of six months.

(iii) Wiltshire Council has introduced a pilot scheme to use 'no engine idling' signs for roadworks in Calne. This initiative could potentially be extended to Wiltshire more broadly including Chippenham and therefore it is proposed the PET Committee consider this at a future meeting.

102. PLANNING APPLICATIONS

RESOLVED that:

- (i) The attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) No request was made to the Wiltshire Council Ward Member that an application be called-in.

103. VARIATION OF PREMISES LICENCE APPLICATION FOR THE BLACK FARMER FULFILMENT CENTRE

Councillors considered a variation of Premises Licence Application received by Wiltshire Council, made by The Black Farmer Fulfilment Centre for the following licensable activity:

- Off sales of Alcohol 06:00 until 21:00 daily

RESOLVED that:

Wiltshire Council be informed that the Town Council has no objections to this application.

104. PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT

The following was noted:

- (i) Temporary closure of Fuller Close (Part), Chippenham, from its junction with Flowers Yard for approximately 11m in a south easterly direction, to enable Bath and Wessex Drainage and Civils to carry out new water connection and associated works, on 13 December until 22 December 2021.

(ii) Temporary closure of Lowden Hill, Chippenham, from its junction with Lowden to its junction with A4, to enable Openreach to carry out works for overhead and underground cabling with potential to excavate for blockages and desilting, on 06 January until 12 January 2022 between the hours of 09:00 and 17:00.

(iii) Temporary closure of Hill Corner Road (Part), Chippenham, from its junction with Pew Hill to its junction with Heathfield, to enable Openreach to carry out traffic management to provide safe working zone for pole test, on 26 January 2022 for one day between the hours of 09:30 and 15:30.

105. ITEMS FOR COMMUNICATION

There were no items for communication.

106. DATE OF NEXT MEETING

The next meeting will take place on Thursday 09 December 2021 at 7pm.

The meeting concluded at 7:41pm

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 - 18 November 2021

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

Application No.	Address/Description	Ward
PL/2021/09899	<p>Full planning permission</p> <p>Vectura House, Bumpers Way, Bumpers Farm Industrial Estate, Chippenham, SN14 6FH</p> <p>Minor external alterations</p> <p>Councillors Nic Puntis and Hayley Wilson consulted:</p> <p>-No objection</p>	Cepen Park & Derriads
PL/2021/09924	<p>Full planning permission</p> <p>52 Lowden, Chippenham, SN15 2BE</p> <p>Proposed two storey, four bedroom dwelling</p> <p>Councillors David Poole and John Scragg consulted:</p> <p>-Objection</p> <p>The proposed reduction in the number of dwellings to be accommodated on this site, i.e. one dwellinghouse, appears to overcome previous reasons for refusal (primarily overdevelopment and inadequate living conditions for future occupiers) for residential development on this site. As such there is no objection to the principle of the proposed development. We note local concerns in respect of potential access in to the driveway with parked cars being located opposite and request that this aspect is carefully assessed, preferably through submission of vehicle tracking plans.</p> <p>Despite being accepted in principle, the choice of proposed materials (red brick with quoins, grey window frames and slate tiles) takes its cue from a terrace of adjoining dwellings which do not front on to St. Peter's Close. These materials are not prevalent along St. Peter's Close, nor at No. 52 Lowden. In addition, windows on the front elevation are rather mean in terms of size, the dwelling would be sited right up against the northern site boundary rather than being set back, and there would be</p>	Lowden & Rowden

	<p>virtually no soft landscaping on the frontage. Amended plans to address the above design failings, and change of use of materials to light brown brickwork or reconstituted stone to complement the local vernacular along St. Peter's Close, may be supported. However, as it stands the proposed development would appear alien and out of keeping with the streetscene along St. Peter's Close and character of the surrounding area, would therefore be contrary to CP57 and the Wiltshire Core Strategy, the National Design Guide and the NPPF.</p>	
PL/2021/09991	<p>Consent to display advertisement</p> <p>Plot 1 (KFC), Bath Road, Chippenham, SN14 0UN</p> <p>Advertisement consent for signage on Plot 1, Bath Road (KFC)</p> <p>-Objection</p> <p>The south west elevation of the building/frontage is in a sensitive location, with countryside/Corsham Park located opposite. As no new trees/taller planting is proposed to screen the site boundary from the highway in this location, the cumulative impact of proposed internally illuminated signage on the building's south west elevation and numerous illuminated freestanding signs in front of this elevation (including a height restrictor with illuminated lettering) would harm the visual amenity of the surrounding area, contrary to CP57 of the Wiltshire Core Strategy and the NPPF. Support may be forthcoming were the number of internally illuminated signs, in this sensitive location, reduced.</p>	Cepen Park & Hunters Moon
PL/2021/10038	<p>Householder planning permission</p> <p>61 Downing Street, Chippenham, Wilts, SN15 0AA</p> <p>Two storey extension</p> <p>-Objection</p> <p>The proposed two storey rear extension at 4m in length, plus a further 1.3m long single storey extension, to be sited immediately on the boundary with No. 63, would likely harm the amenity of these adjoining occupiers in terms of loss of light and outlook from rear habitable room windows and rear amenity space. This would be contrary to CP57 of the</p>	Sheldon

	Wiltshire Core Strategy, the National Design Guide and the NPPF. A two storey rear extension of reduced length, set away from site boundaries, would likely be supported.	
PL/2021/10173	<p>Householder planning permission</p> <p>2 Ailesbury Close, Chippenham, SN15 3TX</p> <p>Single storey rear extension together with internal alterations and relocation of existing garage</p> <p>Councillor Clare Cape consulted:</p> <p>-Objection</p> <p>The proposed development would result in the creation of a self-contained, independent dwelling, that would have no dependency on the main house. The creation of a new dwellinghouse in this location, which would be single storey in form, have no private amenity space, have no allocated parking, and no built-in storage, would result in development that would be out of character with the surrounding area and result in poor living conditions for future occupiers. This would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF. If a granny annexe is proposed then revised plans should be submitted to demonstrate that the accommodation is ancillary to the use of the main house, and the proposal may be supported.</p>	Pewsham
PL/2021/10083	<p>Removal/variation of conditions</p> <p>Former Divisional Police Headquarters, Wood Lane, Chippenham, SN15 3DH</p> <p>Variation of Condition 2 (approved plans) of 18/07381/FUL (Demolition of Former Police Station and Westmead School and the Erection of a 66 No. Bed Care Home for the Elderly) comprising of alterations to the approved land levels, alterations to the approved landscaping scheme and alterations to the boundary treatments</p> <p>Councillors Bill Douglas and Matthew Short consulted:</p> <p>-Objection</p> <p>The proposed dumbing down of design quality by replacing block paving with tarmacadam, and</p>	Hardens & Central

	<p>removal of nearly half the number of trees proposed to be planted on the site, including crucially those along the frontage which would have softened the appearance/massing of the new building and streetscene along Wood Lane, would result in 'less than substantial harm' to Chippenham Conservation Area. However, there would be no public benefits to outweigh this harm and so the proposal would be contrary to CP57 and CP58 of the Wiltshire Core Strategy, Chippenham Conservation Area Management Plan SPG, the National Design Guide and the NPPF.</p>	
PL/2021/10253	<p>Householder planning permission</p> <p>31 Plantation Road, Chippenham, SN14 0EU</p> <p>Single storey rear extension to dwelling</p> <p>-No objection</p>	Sheldon
PL/2021/10289	<p>Householder planning permission</p> <p>1 Mount Pleasant, Chippenham, SN14 6LQ</p> <p>Replacement porch and single storey rear extension, as well as proposed new two storey side extension with loft conversion and an additional single storey rear extension to replace existing outbuildings</p> <p>Councillors Nic Puntis and Hayley Wilson consulted:</p> <p>-Objection</p> <p>No. 1 belongs to a group of attractive historic terraced houses, set within spacious surroundings, with views of sky/vegetation between individual houses/groups of houses evident in the streetscene along this section of Bristol Road. The proposed two storey side extension would be splayed and built right up to its site boundary, revealing a long blank side elevation to the street. The loss of an existing tree and section of hedge on the site boundary in order to accommodate the proposed extension would add to the stark nature of the proposed extension. When combined with the consequent reduction in spaciousness between the terraced group and No. 20 Acacia Close, the fact that the proposed side extension would not appear subservient to the host building, and the rear dormer window would appear rather dominant due to its size, would, on balance,</p>	Cepen Park & Derriads

	<p>result in harm to the character and appearance of the surrounding area and streetscene along Bristol Road, being contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF. A subservient side extension, sited at right angles to Bristol Road, may be supported.</p>	
Amended Plans		
20/06824/REM	<p>Reserved matters</p> <p>Land at Hunters Moon Chippenham</p> <p>Submission of reserved matters for appearance, landscaping, layout and scale for the erection of 60no. dwellings, pursuant to outline planning permission 16/12493/FUL</p> <p>Councillor Nic Puntis declared a non-pecuniary interest in this item as a relative to the sellers of the land to its current owners. Councillor Nic Puntis abstained from the vote.</p> <p>-No objection</p> <p>The revised plans are welcomed and would result in noticeable design improvements to the scheme. However, we refer you to our previous outstanding comments in respect of greater use of swift bricks, electric vehicle charging infrastructure and low carbon/sustainable housing. In addition, whilst a landscaped buffer to Taffswell Farm is now shown on amended plans, there is a cut-out section where the site boundary does not incorporate a landscaped buffer. The buffer needs to extend for the whole length of the site boundary where it adjoins Taffswell Farm to satisfy the obligations of the outline consent.</p>	<p>Cepen Park & Hunters Moon</p>
PL/2021/09865	<p>Notification of proposed works to trees in a conservation area</p> <p>Avonbridge House Bath Road, Chippenham, SN15 2BB</p> <p>T1 - Section fell mostly dead Alder tree to allow for replacement</p> <p>Councillors Bill Douglas and Matthew Short consulted:</p> <p>-Objection</p> <p>T1 displayed dieback of the central leaders, and some minor dieback of peripheral branches.</p>	<p>Hardens & Central</p>

	<p>Abundant cone production may be a symptom of ill health, there was also minor stem resin bleeding noted. However around 80% live crown growth still remained at the time of inspection (17/11/21).</p> <p>This is generally a hardy species with good vitality and the tree may recover, however its quality does not warrant TPO status and therefore the Town Council does not have reasonable grounds to raise an objection on these grounds. Nevertheless, the Town Council would recommend that the tree is further monitored before felling and replacing, as reiteration is a possibility and currently, the tree is not dead, does not present an unacceptable risk of harm and is currently providing amenity value; premature removal and replacement would be a wasteful use of resources.</p> <p>The application states the reason for removal is replacement with a healthy specimen and the Town Council would be supportive of this should the existing tree continue to decline.</p>	
<p>PL/2021/10378</p>	<p>Notification of proposed works to trees in a conservation area</p> <p>Greenway Business Park, Bellinger Close, Chippenham, SN15 1BN</p> <p>G30 - fell group of Semi Mature Silver Birch - historical congested tree planting/thin out tree groupings</p> <p>Councillor Robert Giles consulted:</p> <p>-Objection</p> <p>The wording of the application is not clear- The Town Council objects to the complete removal of this group of trees, which would appear unnecessary and unjustified; however the application also mentions thinning. The Town Council would not object to thinning within the group (as opposed to felling the whole group) as the spacing is very close for amenity trees and one individual is clearly dominant and more prominent in the landscape (the eastern tree).</p> <p>The Town Council would recommend that the above is clarified prior to the case officer granting consent or rejecting the application.</p>	<p>Hardenhuish</p>

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