

MALMESBURY TOWN COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENTAL ISSUES COMMITTEE MEETING HELD ON 12 JULY 2007 IN THE COUNCIL CHAMBER, TOWN HALL, MALMESBURY AT 7 PM

PRESENT: Councillor: Mrs A Davis, J E F Poole, M H Snell, C M Vernon, P Rice
- Deputy Town Clerk (Minutes).

Members of Public: - Members of Press: -

Apologies:- Councillor: Mrs C C Doody, S Killane, A C R Woodcock

Also in attendance: - Councillor W G Blake

Non-Attendance: - Councillor: J A Bowen

1. PUBLIC QUESTION TIME

None

2. **MINUTES** In the absence of the Chairman, Cllr Snell took the chair and it was resolved that the minutes of meeting held on 19 June 2007 be signed as a true record with the exception of the last sentence under Public Question Time. This should be deleted and replaced with "Councillor Blake commented that perhaps the balance between the need to provide adequate residential parking space and ensuring access for the emergency services was not right. Councillor Davis supported this and added that in her opinion there were too many yellow lines. Councillor Davis suggested that a review of these was necessary to see which could be removed. These comments were noted by the chairman".

Outstanding/incomplete from the last meeting

- Cllr Bowen is to draft a suitable resolution for consideration by the committee in order that applications such as tree surgery etc can be considered outside the normal meetings. **ACTION CLLR BOWEN**
- We requested that bollards be placed at the Oxford Street end of Market Lane. There are funds available and a detailed proposal is requested.
ACTION PHIL RICE
- We are to chase regarding the destroyed bollard in the lower High Street.
ACTION PHIL RICE
- By the new Newnton Grove development, dropped kerbs have been left meaning that cars can be parked on what is already a dangerous corner. It is felt that these should be removed.
ACTION PHIL RICE TO WRITE

Re application 07/01567/FUL, Cllrs Davis, Doody and Woodcock visited the site on Saturday 23 June and, as delegated at the last meeting, confirmed that MTC should support the application. Comments from Cllr Woodcock on behalf of himself, Cllrs Davis and Doody were:

“.....our recommendation is to permit the works as they stand. There will be little impact on neighbours, the garages on the site shield the views from the Velux window.”

3. DECLARATIONS OF INTEREST

Name	Application/item	Type of Interest	Nature of interest	Action
Cllr Vernon	07/00966/FUL	Personal	Lives close by	Did not vote

4. PLANNING ISSUES

APPLICATIONS RECEIVED The applications on the attached schedule were tabled and comments forwarded to North Wiltshire District Council.

ACTION PHIL RICE

Planning Application 07/01744/FUL was thought to be worthy of a site meeting and it is hoped that this can take place on Saturday 21 July at 11 am with Cllrs Davis and Snell representing this committee. Phil Rice will contact the applicants. The issue will then be discussed at the next meeting of this committee

ACTION PHIL RICE, CLLRS DAVIS, SNELL

- Unresolved Planning Issues**

	Location	Issue	Action	Current Position
1	Manor House, Oxford Street and The Manse	It is thought that the owner of the property has made some inappropriate alterations to the interior of the building including stairs thought not in keeping with a Grade 2 listed building	Phil Rice in dialogue NWDC	150606 It is likely that following Health & Safety plus Risk Assessments NWDC will do remedial work themselves, with costs charged back by way of charging order and this plus interest recovered on ultimate sale of the property

5 TO CONSIDER CURRENT PARKING AND ENVIRONMENTAL ISSUES

Cllr Davis mentioned, that living close to some of the proposed key restricted parking areas, she had received significant negative feedback. Meanwhile Cllr

Blake felt that that a parking policy needs to be devised by this council and communicated extensively.

After some discussion, it was resolved that a parking working party be formulated with representatives from residents, Chamber of Commerce and community policing. In the first place Cllr Davis will take this forward. **ACTION CLLR DAVIS**

5. NORTH WILTS DEVELOPMENT FRAMEWORK CORE ISSUES: SECOND CONSULTATION. TO DETERMINE THIS COUNCIL'S APPROACH

There had not been significant feedback from members to what has been a very extensive set of documents. In the discussion that ensued, the following issues were felt to be key:

- Lack of funding for infrastructure
- The transport issues, key to access to the town, have not been properly addressed
- Regional spatial strategy provided little for tier 2 settlements

Cllr Vernon had previously provided a summary document which, with some amendments from the comments above, has, since the meeting, been forwarded to North Wiltshire District Council. Phil Rice would like to thank Cllr Davis and Vernon for their valuable contribution and assistance in this exercise.

6. CORRESPONDENCE, INFORMATION AND EXCHANGE OF INFORMATION

- Two copy letters have been received from residents expressing concern about the proposed parking amendments.
- A decision was taken on 2 July not to issue a certificate of immunity in respect of Burton Hill School and as such the school has "been listed at Grade II with immediate effect".
- We received an email from the Residents Association on 26 June expressing concern about the plans at 30 Back Hill (07/01208/FUL) which we supported at the last meeting. It is thought there may be potential for damage to shared walls at this property and next door.
- As advised to committee members on 28 June, there are still no significant developments regarding the extent of Hyams Autos parking in Cross Hayes. It is interesting that county has now taken the decision to mark the taxi ranks outside the Cross Hayes entrance to the Town Hall and its work is expected to commence shortly.
- Concern was expressed regarding the safety of the collapsed wall at 54 Baskerville and on enquiry, we were advised that a "highway technician has inspected the wall and does not feel it is a danger to the public. They will not be taking any further action".
- If required the minutes of a Cotswolds Conservation Board meeting of 26 April and the agenda for one held on 28 June are available from the office.
- It was noted that the authorities had recently reinstated double yellow lines in part of town in yellow rather than primrose paint. **ACTION PHIL RICE TO INVESTIGATE AND HAVE PUT RIGHT**
- We have received a copy from the applicants of an application made by Abbey House Gardens Ltd to place a directional sign mounted on a mobile trailer on land at Whychurch Farm. So far it appears that the papers have not gone out to St Paul Without.

DATE OF NEXT MEETING –TUESDAY 31 JULY 2007 AT 7 PM.

7. Meeting closed at 8.35 pm.

PLANS FOR PLANNING MEETING 12 JULY 2007

APPLICATION NUMBERS:	NWDC 07/00996/FUL MTC	461
PROPOSAL (REVISED)	Erection of single garage	/433
APPLICANT	J E Ward	
LOCATION	28 Bonners Close	
DECISION	SUPPORT	
DECISION (AMENDED PLANS)	SUPPORT	
APPLICATION NUMBERS:	NWDC 07/00985/FUL MTC	462
PROPOSAL (REVISED)	Demolish garden room and build new/419 garden room/kitchen	
APPLICANT	Mr & Mrs P McAllister	
LOCATION	14 Cross Hayes	
DECISION	OPPOSE. DOES NOT ENHANCE OR IMPROVE A LISTED BUILDING. SEE POLICY HE4	
DECISION (AMENDED PLANS)	SUPPORT	
APPLICATION NUMBERS:	NWDC 07/01408/LBC MTC	463
PROPOSAL (REVISED)	Removal of existing lean-to garage structure and erection of two storey side extension plus internal alterations	/451
LOCATION	St John's Cottage, St John's Street	
APPLICANT	Mr C Metcalf	
DECISION	SUPPORT	
DECISION (REVISED PLANS)	SUPPORT	
APPLICATION NUMBERS:	NWDC 07/01407/FUL MTC	463A
PROPOSAL (REVISED)	Removal of existing lean-to garage structure and erection of two storey side extension plus internal alterations	/451
LOCATION	St John's Cottage, St John's Street	
APPLICANT	Mr C Metcalf	
DECISION	SUPPORT	
DECISION (REVISED PLANS)	SUPPORT	
APPLICATION NUMBERS:	NWDC 07/01737/FUL MTC	464
PROPOSAL	Residential development - 8 units	
LOCATION	Abbey Mews, adj Old Station Yard	
APPLICANT	Prism Developments Ltd	
DECISION	OBJECT AS CONTRARY TO POLICY C3 PARTICULARLY IN RESPECT OF	

~DEVELOPMENT NOT IN KEEPING WITH THE LOCAL CHARACTER AND DISTINCTIVENESS OF THE AREA WITH REGARD TO DESIGN, SIZE, SCALE, SITING AND LAYOUT OF THE PROPOSAL

~THE QUALITY OF THE NATURAL AND BUILD ENVIRONMENT, INCLUDING THE HISTORIC ENVIRONMENT, ARCHAEOLOGY OF THE LOCALITY

~DOES NOT INCORPORATE CURRENT ENERGY CONSERVATION REQUIREMENTS

APPLICATION NUMBERS: NWDC 07/01685/FUL MTC 465
PROPOSAL Rear conservatory- rev 06/00881/REM
LOCATION 15 Loiret Crescent
APPLICANT Persimmon Homes (Wessex)
DECISION **SUPPORT**

APPLICATION NUMBERS: NWDC 07/01721/TCA MTC 466
PROPOSAL Tree surgery to three poplar trees
LOCATION 15 The Maltings
APPLICANT Mrs Gage
DECISION **SUPPORT**

APPLICATION NUMBERS: NWDC 07/00966/FUL MTC 467
PROPOSAL Residential development of five dwellings
LOCATION Avon Edge, Dark Lane
APPLICANT JMC Talbot & Partner, Redruth
DECISION **OPPOSE AS PER LAST SUBMISSION**

**FELT THAT CONCENS STILL NOT ADDRESSED AND THE PLANS MAY BE INACCURATE RE EXISTING GROUND LEVELS. THE PREVIOUS DECISION FROM THIS COUNCIL WAS:
OPPOSE. CONCERNED GREATLY ABOUT THE RISK OF FLOODS (PER POLICIES NE21 AND NE22) WHICH ARE NOT ADEQUATELY ADDRESSED IN THIS DEVELOPMENT. CI iv AND c3 iii ALSO APPLY**

ADDITIONAL COMMENTS TO SUPPORT DECISION ARE UNDER:

There remains a major problem that has arisen due to the incorrect

setting out on site. One drawing has a note that the ground level between the houses and the river will remain the same as the floor level of the houses. It seems that they have been built between .6m and 1m higher. To deal with this problem a vast quantity of aggregate and top soil has been imported on to the site and laid particularly around plots 3 and 4. It is thought that about 500 tonnes has been laid and the job does not appear half completed. Another factor of this additional height is that the privacy and amenity of Tanyard has been severely compromised - this has been exacerbated by the garden room of Plot 2 not being built in accordance with the latest plan ie large glazed doors have been built on the eastern elevation rather than the window shown.

The landscaping plan does not appear to have been followed.

A very large mature hedge was removed from the eastern boundary and the plan was to replace this with the addition of some fencing. The contractor is presently installing 6' high panel fencing and there does not seem to be any room for a hedge.

Clearly it would not be reasonable to demolish these houses but a different, more innovative solution is required to deal with the huge difficulty resulting from poor setting out. In particular the soil must be removed from the flood plain.

LATE APPLICATIONS FOR MEETING 12 JULY 2007

APPLICATION NUMBERS:	NWDC	07/01654/TCA	MTC	468
PROPOSAL		Crown reduction of three poplar and fell one eucalyptus		
LOCATION		15 The Maltings		
APPLICANT		Mrs J V Cace		
DECISION		SUPPORT		
APPLICATION NUMBERS:	NWDC	07/01722/TCA	MTC	469
PROPOSAL		Tree surgery to eucalyptus tree		
LOCATION		14 The Maltings		
APPLICANT		The Occupier		
DECISION		SUPPORT		
APPLICATION NUMBERS:	NWDC	07/01744/FUL	MTC	470
PROPOSAL		Two storey front extension		
LOCATION		8 Willow View Close		
APPLICANT		Mr C & Mrs H Daines		
DECISION		SITE MEETING TO BE HELD AND APPLICATION TO BE DISCUSSED AT NEXT COMMITTEE MEETING		
APPLICATION NUMBERS:	NWDC		MTC	471
PROPOSAL		Replace four glazed casements to rear elevation with double glazed units together with replacement door		
LOCATION		48 Bristol Street		
APPLICANT		Mr D Bowring		
DECISION		SUPPORT		

APPLICATION NUMBERS:	NWDC 07/01828/FUL	MTC	472
PROPOSAL	Extension to detached garage		
LOCATION	1 River View, Park Road		
APPLICANT	Mr & Mrs Waine		
DECISION	SUPPORT		
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APPLICATION NUMBERS:	NWDC 07/01826/FUL	MTC	473
PROPOSAL	Extension to detached garage		
LOCATION	2 River View, Park Road		
APPLICANT	Mr & Mrs D Grigsby		
DECISION	SUPPORT		
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