

MALMESBURY TOWN COUNCIL

Town Hall
Cross Hayes
Malmesbury
Wiltshire, SN16 9BZ

24 July 2007

You are requested to attend a Meeting of the Planning & Environmental Issues Committee to be held on **TUESDAY 31 JULY 2007** in the Town Hall, Malmesbury commencing at 7 pm.

Phil Rice
Deputy Town Clerk

To all members of the Planning & Environmental Issues Committee:

Councillors: Mrs A Davis, J A Bowen, Mrs C C Doody, S Killane, J E F Poole, M H Snell, C M Vernon, A C R Woodcock.

A G E N D A

Public Question Time – any person may ask a question contained within this agenda for a period not exceeding 3 minutes.

1. Apologies for Absence.
2. To confirm the Minutes of the Meeting held on 12 July 2007 – previously circulated.
3. To receive any Declarations of Interest in accordance with the Local Councils (Model Code of Conduct) order 2001.
4. Planning Issues – To consider the following:
 - Planning applications received to date – list attached.
 - Unresolved planning issues.
5. To consider current parking and environmental issues.
6. Information from the Clerk plus exchange of information and correspondence.

APPLICATIONS FOR PLANNING MEETING 31 JULY 2007

APPLICATION NUMBERS: NWDC 07/01744/FUL **MTC** 474/
PROPOSAL Two storey front extension 470
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**

DECISION

APPLICATION NUMBERS: NWDC 07/00026/FUL **MTC** 475/
PROPOSAL (FURTHER AMENDED) Change of Use of School (D1) to 8460/
(NB -just recessed windows -7/07) Residential flats (C3) 434/
APPLICANT Wiltshire County Council 363
Trowbridge Wiltshire
Malmesbury Arts Centre
Malmesbury

DECISION

**NB 07/00027/CAC WAS WITHDRAWN - THIS PER NWDC SHOULD NOT
HAVE BEEN - WE ARE ASKED TO RECONSIDER**

DECISION**APPLI'N WITHDRAWN**

SUPPORT IN PRINCIPLE BUT THE

**COMMITTEE DO NOT LIKE THE
LIFT BEING SO FAR AWAY FROM
THE BUILDING ITSELF AND
ADDITIONALLY THE MATERIAL TO
BE IS USED ARE NOT
SATISFACTORY. CAN THE LIFT BE
INCORPORATED IN THE BUILDING?
SUPPORT**

DECISION (AMENDED PLANS)**DECISION (FURTHER AM'ND)**

APPLICATION NUMBERS: NWDC 07/01076/LBC **MTC** 476
PROPOSAL Replace rear conservatory and intern'l
alterations to kitchen and existing
outbuilding
LOCATION 40 West Street
APPLICANT Mr J Hughes
DECISION

APPLICATION NUMBERS: NWDC 07/01077/FUL **MTC** 477
PROPOSAL Replace rear conservatory and intern'l
alterations to kitchen and existing
outbuilding

LOCATION 40 West Street
APPLICANT Mr J Hughes
DECISION

APPLICATION NUMBERS: NWDC 07/01878/FUL **MTC** 478
PROPOSAL Proposed first floor extension and

LOCATION	alterations		
APPLICANT	33 White Lion Park		
DECISION	Mr J Kuchczynski		
APPLICATION NUMBERS:	NWDC	07/01192/COU	MTC 479/
PROPOSAL (REVISED)		Erection of part single, part two storey basement and ground floor side extension plus external and conversion of part basement to self contained two bed annexe, internal and external alterations to stable and change of use to two bed holiday accommodation, alteration to front boundary wall	445
LOCATION	Braxted House, 99 Gloucester Road		
APPLICANT	Ms E Harris		
DECISION	SUPPORT		
DECISION (REVISED APPL)			

APPLICATION NUMBERS:	NWDC	07/00966/FUL	MTC 480/
PROPOSAL (FURTHER REVISED)		Residential development of five dwellings	467/ 415

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.

DECISION (AMENDED PLANS)

LATE APPLICATIONS FOR MEETING 31 JULY 2007

APPLICATION NUMBERS:	NWDC	07/01986/FUL	MTC	481
PROPOSAL		Erection of dwelling in garden of 54 Gloucester Street and re-indtatement of pedestrian access to Burnivale		
LOCATION		land adjoining 54 Gloucester Street		
APPLICANT		Mr & Mrs Stevens		
DECISION				

APPLICATION NUMBERS:	NWDC	07/01987/LBC	MTC	482
PROPOSAL		Erection of dwelling in garden of 54 Gloucester Street and re-indtatement of pedestrian access to Burnivale		
LOCATION		land adjoining 54 Gloucester Street		
APPLICANT		Mr & Mrs Stevens		
DECISION				
