

MALMESBURY TOWN COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENTAL ISSUES COMMITTEE MEETING HELD ON 13 SEPTEMBER 2007 IN THE COUNCIL CHAMBER, TOWN HALL, MALMESBURY AT 7 PM

PRESENT: Councillor: J Bowen, Mrs C C Doody, M H Snell, C M Vernon, A C R Woodcock, P Rice - Deputy Town Clerk (Minutes)

Members of Public:- None Members of Press:- None

Apologies:- Councillor: S Killane, J E F Poole

Also in attendance: Councillor: W Blake

Non-Attendance: Councillor: Mrs A Davis

1. PUBLIC QUESTION TIME

None

2. **MINUTES** It was resolved that the minutes of meeting held on 21 August 2007 be signed as a true record.

Points raised:

- Following the last meeting covering specifically flooding in the Reeds Farm area, Cllr Blake provided a map of the area affected at this meeting.
- Following the issue raised by Cllr Blake at the last meeting, Cllr Bowen indicated he would mention the issue of studs identifying the bays in the Market Cross at the next MALG meeting on 26 September and whether alternative clearer marking can be implemented. **ACTION CLLR BOWEN**
- It was resolved that an outstanding actions issue be included in future meetings. **ACTION PHIL RICE**

Outstanding/incomplete from the last meeting

- We requested that bollards be placed at the Oxford Street end of Market Lane. Despite again chasing district council, it is still not clear whether funds will be available. The issue will also be raised at the next MALG meeting. **ACTION PHIL RICE**
- We have also again chased regarding the destroyed bollard in the lower High Street and await replacement but this could take some time. Again to be covered at the MALG meeting. **ACTION PHIL RICE**

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 take part in the discussion or vote
Cllr Snell	07/01384/LBC, 07/0222/FUL, 07/0223/FUL	Personal	Member Warden & Freemen	Did not take part in the discussion or 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

- 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 with NWDC	210807 Latest position is that NWDC are considering their stance on this although it is expected that "positive" action will be taken ACTION PHIL RICE TO CHASE IN EARLY OCTOBER

5 TO CONSIDER CURRENT PARKING AND ENVIRONMENTAL ISSUES

- It was confirmed that Cllr Snell will lead this group and he will now look to recruit members to it who perhaps may not all be council members. In the first place he was encouraged to draw up Terms of Reference.

ACTION CLLR SNELL

- At the council meeting on 11 September it was agreed that the siting of taxi ranks be discussed at this meeting this evening. It was resolved after some discussion that two be sited in the Market Cross adjacent to the travel agents and one outside the former Athelstan Attic. It was agreed however that the former needs to be sensitively positioned.
- Members expressed concern about the number of large lorries that back onto the rear of the Co-op Store and wondered, in view of its ethical stance, how

the situation could be resolved – ideally by the use of smaller vehicles (as other national companies do in the town) or deliveries at other times than now. We are to write to the store’s head office along these lines.

ACTION PHIL RICE

- Concern had been expressed about the size of the new parking signs in the Cross Hayes (and after the meeting in the long stay car park) and we are to write to the relevant officer regarding this. **ACTION PHIL RICE**
- Cllr Doody mentioned putting a finger post in the Cross Hayes and although we have written to two local organisations to ask for financial assistance, it was suggested that perhaps finance could come also via Malmesbury MALG and this will be brought up accordingly. **ACTION PHIL RICE**
- A Malmesbury sign by Dysons has been graffitied and needs to be cleaned up. **ACTION PHIL RICE**
- It was also resolved that an alternative route sign to Burnham Road be placed by St Mary’s Hall whilst the current problems in the area continue. **ACTION PHIL RICE**

ACTION PHIL RICE

6 CORRESPONDENCE, INFORMATION AND EXCHANGE OF INFORMATION

- Application 07/01737/FUL in respect of a development at Abbey Mews, adjacent to Station Yard, has been approved by district council.
- The chairman spoke against the application at Avon Edge at the last North Wiltshire District Council Development Control Committee meeting on 29 August. The plans were deferred pending report from the Environment Agency. It is understood now that the latter has no objections.
- It transpires that following local objections, particularly from Malmesbury & St Paul Without Residents’ Association, that a natural stone wall will be constructed at the front of the new health care facility – it appears that the developers were seeking to “slip” railings in.
- The Wiltshire Local Transport Plan 2007 Progress report is available from the county council’s web site or copies can be photocopied for members, if required.
- Members are reminded that a special Environment Event is to be held at the Activity Zone on 26 September from 5 pm followed at 7 pm by the Area 1 meeting.
- In answer to a query from the Town Promotions and Tourism Committee concerning the new coach parking there, we await further information as to a date when work on the new car parking design at the long stay will commence.
- We have received a letter from a resident of Chippenham in support of outline planning permission for six semi-detached houses at Maycroft, Filands. As yet no application has been received. Post meeting note – now received
- It was agreed that Cllr Bowen will talk to Jeff Penfold regarding issues concerning 70 Abbey Row, the collapsed wall in Burnivale and particularly the apparent lack of progress on the homes damaged/destroyed in the Horsefair. After the meeting Cllr Vernon reminded Phil Rice that he had offered (in view of his professional background) any help needed by those affected to sort out insurance delays and this should be covered in any subsequent communication that is sent. **ACTION CLLR BOWEN**
- A local resident asked whether a seat could be placed half way up the Abbey Steps and whilst it would possibly be on the site of an ancient monument, the committee did have some sympathies given how difficult it can be for older people to climb the steps. **CLLR BOWEN TO CONTACT RESIDENT TO DISCUSS THE POSITION IN DEPTH**

- Regarding concerns about the parking area at 77 Bristol Street, below is an extract of a conversation between Phil Rice and an officer from North Wiltshire District Council on 31 August following exchange of a “raft” of correspondence between both parties: *“It now appears that the applicant is now seeking to lower the boundary wall and gate to such heights that planning permission and conservation area listing will no longer be required” – one meter being apparently the requisite height”.*

7 **DATE OF NEXT MEETING – TUESDAY 2 OCTOBER AT 7 PM.**

8. Meeting closed at 8.15 pm.

NB SINCE THESE MINUTES WERE WRITTEN, THE MALMESBURY MALG MEETING HAS BEEN POSTPONED TO 17 OCTOBER AT 2.15

APPLICATIONS FOR MEETING 13 SEPTEMBER 2007

APPLICATION NUMBERS:	NWDC 07/01737/FUL	MTC	495/464
PROPOSAL(REVISED)	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		
	~DOES NOT INCORPORATE CURRENT ENERGY CONSERVATION REQUIREMENTS		
DECISION (REVISED)	SUPPORT		

APPLICATION NUMBERS:	07/02225/TPO	MTC	496
PROPOSAL	Fell ash tree		
LOCATION	9 Crabtree Close		
APPLICANT	M & P Tenerife		
DECISION	OPPOSE. DO NOT BELIEVE THAT THE TREE SHOULD BE FELLED BUT WOULD SUPPORT AN ELEMENT OF POLLARDING		

APPLICATION NUMBERS:	07/02159/FUL	MTC	497
PROPOSAL	Erection of five dwellings and		

LOCATION	redevelopment of site		
APPLICANT	Kingfisher Mill, Park Road		
DECISION	Cordier Developments	SUPPORT	
APPLICATION NUMBERS:	07/02212/LBC	MTC	498
PROPOSAL	Demolition of porch at rear of building		
LOCATION	38 West Street		
APPLICANT	D F & D M Culpin		
DECISION	SUPPORT		
APPLICATION NUMBERS:	07/02222/FUL	MTC	499
PROPOSAL	Demolition of existing concrete wall to rear of 15/17 St Johns Street and replacement with natural stone to same height		
LOCATION	15/17 St Johns Street		
APPLICANT	Warden & Freeman of Malmesbury		
DECISION	SUPPORT		
APPLICATION NUMBERS:	07/02223/FUL	MTC	500
PROPOSAL	Demolition of existing concrete wall to rear of 15/17 St Johns Street and replacement with natural stone to same height		
LOCATION	15/17 St Johns Street		
APPLICANT	Warden & Freeman of Malmesbury		
DECISION	SUPPORT		
APPLICATION NUMBERS:	07/00966/FUL	MTC	501/489/479/445
PROPOSAL	Residential development of 5 dwellings		
(revision to 04.00717.REM)			
LOCATION	Avon Edge, Dark Lane		
APPLICANT	JMC Talbot & Partner, Redruth		
DECISION (Revised)	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. A DECISION SHOULD NOT BE MADE AT DEVELOPMENT CONTROL WITHOUT THE APPROVAL OF THE ENVIRONMENT AGENCY		
DECISION (FURTHER REV)	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. A DECISION SHOULD
NOT BE MADE AT DEVELOPMENT
CONTROL WITHOUT THE
APPROVAL OF THE ENVIRONMENT
AGENCY**

APPLICATION NUMBERS:	NWDC07/01384/LBC	MTC	502/454
PROPOSAL (REVISED)	Build wall and other works to prevent flooding of properties		
LOCATION	Land to rear of 1 The Bridge, St Johns Street		
APPLICANT	Warden & Freemen of Malmesbury		
DECISION	OBJECT. IT IS FELT THERE STILL COULD BE SOME FLOOD DANGERS TO ADJOINING PROPERTIES BUT WOULD APPRECIATE THE VIEWS OF THE ENVIRONMENT AGENCY		
DECISION (REVISED)	OBJECT FOR THE SAME REASONS AS PREVIOUSLY STATED		

LATE APPLICATION FOR MEETING 13 SEPTEMBER 2007

APPLICATION NUMBERS:	NWDC07/01823/LBC	MTC	503/471
PROPOSAL (Amended)	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		
DECISION(AMENDED)	SUPPORT		
