

MALMESBURY TOWN COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENTAL ISSUES COMMITTEE MEETING HELD ON 23 OCTOBER 2007 IN THE COUNCIL CHAMBER, TOWN HALL, MALMESBURY AT 7 PM

PRESENT: Councillor: J Bowen, Mrs C C Doody, S Killane, J E F Poole, C M Vernon, A C R Woodcock, P Rice - Deputy Town Clerk (Minutes)

Members of Public: Two Members of Press: None

Apologies: Councillor: M H Snell

Also in attendance: Councillor: W Blake

Non-Attendance: Councillor: Mrs A Davis

PUBLIC QUESTION TIME

- A local resident who has recently moved to Dark Lane had written to district council about what has apparently become a “rat run” in Dark Lane. His email was referred to MTC and we gave him the opportunity to attend this meeting. He wondered whether people were using it as a relief road and whether any traffic calming methods could be adopted. There was some discussion about the various remedies there might be and it was agreed that in the first place we would invite Highways to a site meeting and at the same time cover the nearby Truckle Bridge where brickwork etc needs repairing.

ACTION PHIL RICE

- Moving on he had suggested that serious consideration should be given to pedestrianisation of the High Street and altered traffic flow. This had been considered approximately two years ago and we will provide copies of the correspondence to him.
- The Chairman thanked the local resident for his interest and attending the meeting.

ACTION PHIL RICE

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

Points raised: None

2. PROGRESS ACTION POINTS FROM PREVIOUS MEETING

- No solution was identified at the MALG meeting on 17 October although the outside workers have been asked to see what we can do in-house.

ACTION PHIL RICE

- We have discussed the potential erection of traffic bollards at the Oxford Street end of Market Lane. It is anticipated that the cost could be in the region of £1200 and again Highways suggest that they may need to consult Julian Kashdan-Brown at district council. This was raised at the MALG meeting and we await response from Peter Harris (on holiday as at 19 October) of WCC regarding any legal and consultation aspects.

ACTION PHIL RICE

- Turning to the destroyed bollards in the lower High Street, Julian Kashdan-Brown is to “influence” Highways following the MALG meeting.

ACTION PHIL RICE

- Awaiting formal response from Co-operative Retail Society re issue of long vehicles unloading in the Cross Hayes. An acknowledgement has been received. **ACTION PHIL RICE**
- Whilst It appeared despite protests to both Highways and district council that nothing can be done regarding the new parking signs in the Cross Hayes, Julian Kashdan-Brown felt that in the Cross Hayes this was not the case and he has been asked to pursue for us with district council. **ACTION PHIL RICE**
- No support offered so far by the two local organisations whilst MALG felt that the proposed finger post in the Cross Hayes should not be supported. **ACTION PHIL RICE**
- We tried unsuccessfully to remove the graffiti from the road sign at the Dyson end of town – this was anyway reported some weeks ago to Clarence. However it was noted that the offending sign belongs to us anyway and Cllr Snell will advise us of what product we can purchase. **ACTION CLLR SNELL IN FIRST PLACE**
- Cllr Bowen raised the issue of a seat at the Abbey Steps at MALG. Meanwhile Cllr Snell suggestion of an alternative idea similar to the seating in bus shelters is to be pursued. **ACTION CLLRS BOWEN AND THEN PHIL RICE**
- A number of members expressed concern that with that there had again been flooding in Station Yard, part of Cross Hayes and the old Verona House. This appears typical of what has been happening certainly throughout the county. Councillor John Thomson to take up with Highways following our request.

3. DECLARATIONS OF INTEREST

Name	Application/item	Type of Interest	Nature of interest	Action
Cllr Vernon	07/02580/TCA	Personal	Cllr Vernon friendly with applicant	None required

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	OCTOBER 2007 NWDC taking legal action ACTION PHIL RICE TO CHASE AGAIN FEBRUARY 2008

5 TO CONSIDER CURRENT PARKING AND ENVIRONMENTAL ISSUES INCLUDING THE RESULTS OF NORTH WILTSHIRE DISTRICT COUNCIL'S CONSULTATION ON TAXI PARKING

- The NWDC car park strategy document had not been received but since the meeting has been.
- Moving on to the NWDC taxi document we are asked to feedback that we would like to see a taxi rank in the Cross Hayes as previously discussed. We are aware that Malmesbury & St Paul's Residents Association are not supportive of a rank in the Market Cross. **ACTION PHIL RICE**

6 CORRESPONDENCE, INFORMATION AND EXCHANGE OF INFORMATION.

- We have heard that the Cowbridge reconstruction should be completed by 21 December. The suggestion seen elsewhere that this could be February turns out not to be valid.
- The application in respect of a house in the garden at 54 Gloucester Street (07/01986/FUL) as will (07/00966/FUL) – the residential development of five dwellings at Avon Edge, Dark Lane were both approved at the Development Control meeting on 10 October. Regarding Gloucester Street members who attended this meeting expressed great concern about the attitude and comments made by a member of the district council.
- We have written opposing the appeal by the owners of 52 Corn Gastons against the refusal to agree to the plans to erect four one-bedroom flats at the rear of this property.
- We have received a further letter from the Malmesbury & St Paul Residents Association suggesting that placing a taxi rank in the Market Cross is not the right cause of action. See above.
- We have received a letter from WCC regarding the crossing by the new health complex in answer to this council's expressed concerns.
- We have had a letter from the applicant in respect of the outline proposal re Maycroft, Filands thanking us for our support. However it appears that the relevant planning officer will not support the development "as the site is deemed to be too far away from services and employment opportunities." It appears that the framework boundary adjoins but does not include Maycroft and the site should be promoted for inclusion in the framework boundary at the next review.
- Cllr Vernon outlined some of the key points from the recent MALG meeting and Phil Rice will circulate the minutes. **ACTION PHIL RICE**
- Cllr Bowen mentioned that after the MALG meeting he had been talking to Julian Kashdan-Brown who had agreed to pursue the possibility of surrounding the Market Cross with a raised pavement on which planters could be placed. This would hopefully have some impact on lessening the natural damage, erosion etc caused by natural wear and fumes from cars left running as people use Abbey News particularly in the early mornings.
- Cllr Blake wondered whether we could obtain an overhead projector, and maybe a laptop, to help us improve the way plans are viewed at our meetings. Phil Rice will explore. **ACTION PHIL RICE**
- The committee briefly covered the North Wiltshire Local Development Framework consultation documents being (1) Sustainable Development Supplementary Planning Document and (2) The North Wiltshire Open Space Supplementary Planning Document and it was agreed that these topics would be on the agenda for the next meeting. Meanwhile members are urged to study the documents on the district council's website and following the quick link to the local development framework. Please contact Phil Rice should you

require a hard copy of these documents. It is anticipated that the next meeting will result in a small group then being asked to provide the feedback, which is required by 23 November 2007. **ACTION PHIL RICE TO PLACE ON AGENDA FOR NEXT MEETING AND ALL TO STUDY DOCUMENTS.**

- The budget for 2008/9 will be discussed at the next meeting. In the meantime the cost centre figures only are detailed below: **ACTION PHIL RICE**

**Cost Centre Report as at
23/10/2007**

	YTD Budget		Variance
<u>401 Planning and Environment</u>			
4105 Conservation Areas	£0	£2,500	2,500
4106 Market Cross, Bus Shelter, etc	£0	£2,500	2,500
4141 Communication and Publicity	£0	£250	250
Expenditure	0	5,250	5,250
1012 Donations Mkt Cross etc	£10	£0	-10
Income	10	0	-10
Net Expenditure over Income	-10	5,250	

8. DATE OF NEXT MEETING – THURSDAY 15 NOVEMBER AT 7 PM.

9. Meeting closed at 8.35 pm.

APPLICATIONS FOR PLANNING MEETING 23 OCTOBER 2007

APPLICATION NUMBERS 07/02177/LBC **MTC** (492) 513
PROPOSAL (Amended) Internal & external alterations including replacement front door
LOCATION 123 High Street
APPLICANT Tracey Poole & Alistair Wilson
DECISION **SUPPORT**
DECISION (AMENDED) **SUPPORT**

APPLICATION NUMBERS | 07/01986/FUL **MTC** (482) 514
PROPOSAL | Erection of dwelling in garden of 54
(Amended) | Gloucester St & reinstatement of pedestrian access off Burnivale
LOCATION | Land adjoining 54 Gloucester Street
APPLICANT | Mr & Mrs E Stevens
DECISION | C3i, C3ii, C3iii, C3iv. IT IS ALSO FELT THAT THE DEVELOPMENT COULD ENCOURAGE AN ELEMENT OF FLOODING GIVEN THE POTENTIAL LOSS OF GRASS/SOIL ETC ON THE SITE OF THE NEW HOUSE. THE PROPERTY IS ALSO IN THE ENVIRONS OF A LISTED BUILDING SEE HE1 AND WOULD NOT BE IN KEEPING WITH CHARACTER OF THE AREA. WE WOULD ALSO DRAW YOUR ATTENTION TO THE REJECTED (BY YOU AND AT APPEAL) OF THE DEVELOPMENT AT 54 KINGS WALL, MALMESBURY. IT IS ALSO FELT THAT THE APPLICATION IS NOT IN KEEPING WITH EMERGING PLAN
DECISION (AMENDED) **SUPPORT**

APPLICATION NUMBERS 07/02580/TCA **MTC** 515
PROPOSAL Reduce height of 2 leylandi cypress trees
LOCATION 2 Abbots Garden
APPLICANT Mr P L Oura
DECISION **SUPPORT**

APPLICATION NUMBERS 07/02570/FUL **MTC** 516
PROPOSAL Conversion of existing garage to study new double garage, new timber boundary fence to north boundary
LOCATION 51 Bonners Close

APPLICANT DECISION	Mr & Mrs Auty SUPPORT
APPLICATION NUMBERS PROPOSAL	07/02697/FUL MTC 517 Extension to form 2 flats & associated works
LOCATION APPLICANT DECISION	55 Parklands Mr T Dennison OPPOSE AS THE ERECTION OF THESE DWELLINGS WILL CREATE OVERDEVELOPMENT ON THE SITE POLICY C3 iii OF THE LOCAL PLAN REFERS
APPLICATION NUMBERS PROPOSAL	07/02686/TCA MTC 518 Fell 5 leylandi cypress trees
LOCATION APPLICANT DECISION	95 High Street B S Potter SUPPORT
APPLICATION NUMBERS PROPOSAL	07/02654/OUT MTC 519 Demolition of 4 Pool Gastons Road and erection of 4 dwellings
LOCATION APPLICANT DECISION	Land at 4 Pool Gastons Road Mr & Mrs Shellard OPPOSE. THE DEVELOPMENT WILL PROVIDE LOW LEVELS OF PRIVACY AND CREATE LOSS OF PRIVACY FOR NEIGHBOURS. C3iii OF THE NWDC LOCAL PLAN REFERS. WE HAVE CONCERNS ALSO ABOUT THE CAR PARKING AND VEHICULAR ACCESS TO THE SITE. POLICY C3vii OF THE LOCAL REFERS.
LATE APPLICATIONS FOR MEETING 23 OCTOBER 2007	
APPLICATION NUMBERS PROPOSAL	07/02753/FUL MTC 520 New vehicular access
LOCATION APPLICANT DECISION	Redcliffe, Crudwell Road Mr I Ross and Miss L Bright SUPPORT
APPLICATION NUMBERS PROPOSAL	07/02701/LBC MTC 521 Demolish conservatory at rear of building, erect single story extension and internal alterations and replacement of unauthorised windows
LOCATION APPLICANT DECISION	14 Cross Hayes Mr & Mrs P McAllister SUPPORT

APPLICATION NUMBERS PROPOSAL	07/02710/FUL MTC 522 Demolish conservatory at rear of building, erect single story extension and internal alterations and replacement of unauthorised windows
LOCATION APPLICANT DECISION	14 Cross Hayes Mr & Mrs P McAllister SUPPORT
APPLICATION NUMBERS PROPOSAL	07/02668/LBC MTC 523 Demolish existing conservatory on rear elevation and erect new conservatory
LOCATION APPLICANT DECISION	77 Gloucester Road P Jobbins SUPPORT
APPLICATION NUMBERS PROPOSAL	07/02669/FUL MTC 524 Demolish existing conservatory on rear elevation and erect new conservatory
LOCATION APPLICANT DECISION	77 Gloucester Road P Jobbins SUPPORT
APPLICATION NUMBERS PROPOSAL LOCATION APPLICANT DECISION	07/02731/FUL MTC 525 Alterations and extension rear and side 8 Webbs Way Mr & Mrs D Johns SUPPORT
APPLICATION NUMBERS PROPOSAL LOCATION APPLICANT DECISION	07/02758/FUL MTC 526 Rear conservatory 28 The Maltings Mr & Mrs Parkinson SUPPORT