

MALMESBURY TOWN COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENTAL ISSUES COMMITTEE MEETING HELD ON 15 NOVEMBER 2007 IN THE COUNCIL CHAMBER, TOWN HALL, MALMESBURY AT 7 PM

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

Members of Public: One Members of Press: None

Apologies: Councillor: Mrs C C Doody, J E F Poole

Also in attendance: Councillor: W Blake

Non-Attendance: Councillor: Mrs A Davis

PUBLIC QUESTION TIME

None

1. **MINUTES** It was resolved that the minutes of meeting held on 23 October 2007 be signed as a true record.

Points raised: None

2. PROGRESS ACTION POINTS FROM PREVIOUS MEETING

- 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 below is the response from WCC:

"Whilst I can see no legal reason why bollards cannot be installed, there are certain conditions that would really need to be met.

Firstly if the bollards with keys are to be used, both the lock at the entry end, and that at the Oxford Street end, would need to use the identical key.

The bollards at the Oxford Street end would need to be set sufficiently far back from the main carriageway so that a vehicle exiting the lane, could pass through the dropped down bollard, stop and re erect the bollard whilst still parked in Market Lane. This means the bollards would not be readily visible from Oxford Street.

However as Market Lane is one way and the only people with permission to access it are frontagers who have a key for access for vehicles conveying

goods or passengers, they know that they can only access it from Cross Hayes and know they are breaking the law if they reverse in from Oxford Street.

Consequently a quiet word or leaflet from the appropriate Police officer should knock this problem on the head and avoid the need for more street furniture which is a maintenance liability. They could also be a hindrance to the emergency services in their initial response. The residents have a duty to advise anyone visiting them of the legal situation, and of course, they have a duty themselves to comply with the law!

If you wish I will talk to the traffic management Police and discuss the possibility of a leaflet that the Town Council could distribute on behalf of the police and highway authority (Divisional highway manager) to frontagers advising of the legal situation."

Members mentioned that currently this is a non-residential area anyway and some of the comments above are inappropriate and this should be included in the agenda for the site meeting with Highways on 20 November.

ACTION PHIL RICE

- Turning to the destroyed bollards in the lower High Street, representatives from Highways are coming as mentioned on Tuesday when this will be discussed. It is anticipated that funding for "upgraded" bollards will be available for this.

ACTION PHIL RICE

- We have chased and still await formal response from Co-operative Retail Society re issue of long vehicles unloading in the Cross Hayes. **ACTION PHIL RICE**
- New smaller signs are to be put in the Cross Hayes Car Park – timing not known yet however. Thanks are to be formally sent to Julian Kashdan-Brown.

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 PHIL RICE BUT CONSULT CLLR SNELL IF REQUIRED**
- 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. Julian Kashdan-Brown is supportive of this and is pursuing. Cllr Bowen is preparing a suitable drawing for this **ACTION CLLR BOWEN**

3. DECLARATIONS OF INTEREST

Name	Application/item	Type of Interest	Nature of interest	Action
None				

4. PLANNING ISSUES

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

ACTION PHIL RICE

- Cllr Snell asked that the minutes reflect that he supported application numbered 07/02412/OUT which was decided on the Chairman's casting vote.
- Meanwhile we are to request more information on 07/02959/LBC and 07/02924/FUL and hold both applications over to the next meeting.

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 FEB'Y 2008

5 TO CONSIDER CURRENT PARKING AND ENVIRONMENTAL ISSUES INCLUDING A RESIDENT'S CONCERN ABOUT THE POTENTIALLY DANGEROUS BUS STOP IN PARK ROAD OPPOSITE WILLOW VIEW CLOSE

Regarding the specific issue above, Cllr Woodcock had taken photographs which illustrate the concerns. After some discussion, it was resolved that:

- We should write to Andy Buses pointing out the problem
 - In the meeting with Highways on 20 November, ask what road marking remedy etc they can suggest
 - Write to Malmesbury Primary School pointing out the issue (worst apparently pre and post school) although of course there is no legal obligation to prevent parking in the area
- ACTIONS PHIL RICE**

On another issue Cllr Woodcock pointed out some recent wind turbine initiatives although it does appear that domestically and in our "non-windy" town, wind turbines are by no means the way forward.

6. TO CONSIDER THE PLANNING & ENVIRONMENTAL ISSUES BUDGET FOR 2007/8

- A number of members again brought up the issue of modern technology to facilitate a better process for determining and discussing applications. With current budget pressures it is not something that can be considered for 2008/9.
- The budget to be recommended to Policy & Resources for 2008/9 is:

Conservation Area Enhancements etc	£2500 (£2500)
Market Cross, Bus Shelters etc	£2500 (£1000)

There is nothing this coming year for communications.

In answer to a question, these sums are rolled up for future years if unspent and the current earmarked position is as under: However these figures do not include this year's budget which will be rolled up at financial year end and will increase each of the figures in brackets by £2500.

Members agreed that more funds should ideally be set aside for the Market Cross and indeed to encourage recycling but that is not possible at this time.

7. TO CONSIDER THE NORTH WILTSHIRE LOCAL DEVELOPMENT DEVELOPMENT FRAMEWORK DOCUMENTS ON (1) SUSTAINABLE DEVELOPMENT AND (2) OPEN SPACE

Cllr Vernon summarised that the overall issue is about putting minimum standards in place. By necessity the standards have to be set at a fairly low standard. However these are both excellent documents and officers should be congratulated on the work put in. Several members were encouraged by the overall message. It is hoped that officers, in their discussions with developers, are able to give them every encouragement to exceed these standards. **ACTION PHIL RICE TO SEND THANKS TO NWDC OFFICERS**

8. CORRESPONDENCE, INFORMATION AND EXCHANGE OF INFORMATION.

- We have heard that the Cowbridge opens to one-way traffic by 21 December although verbal contact to the chairman today suggests the next day.
- We have received a letter of objection concerning application 07/002654/OUT regarding a demolition and rebuild at 4 Pool Gastons Road which this committee objected to at the last meeting.
- We have also received correspondence regarding the collapsed wall in Burnivale. It was thought at one time that this was owned by WCC but it appears this is not the case and NWDC are keen to have their bills paid and have today asked their own legal advisers to establish ownership and thus liability.
- As members are aware there has been some concern about the shared ownership issues to the entrance of both the travel agents and residential home. A suggestion put to NWDC was turned down some time ago. Fresh management of both establishments are looking at an alternative that is acceptable to both businesses and NWDC; the latter's view influenced by conservation issues. It has been suggested to the travel agent particularly that it might be helpful if any future scheme is firstly routed through us.
- NWDC has suggested a compromise, in a letter to Dorothy House, regarding the proposed taxi rank in the Market Cross. This is that one space outside the

travel agents is designated a hackney carriage stand and the space behind it a waiting rank. This would allow members of the public to park for a short time when using the shop etc.

- It appears that Boots Chemists is considering locating its High Street branch pharmacy to the new health centre.
- We have received a consultation document on the NWDC retail needs assessment and it is intended that this topic be placed on the agenda for the meeting. Members may wish in the meantime to study the proposals on the NWDC website. **ACTION PHIL RICE/ALL**
- We are aware that one of the bollards around the war memorial was damaged and then presumably stolen. We have just been advised that budget is available to replace it and it is intended to proceed. **ACTION PHIL RICE**
- WCC has produced an adverse weather leaflet and a limited number are available from the office. Similarly a "Transport Times & Telegraph" county transport newsletter is available from the office.
- We have been advised that the report on waiting restrictions has been completed following objections/feedback etc. It is intended that the report be signed off about now assuming no objections from WCC members.
- NWDC has approved plans, opposed by this committee, for a single storey extension to the front of 42 Corn Gastons.
- In answer to concerns many residents have expressed about 75-77 Bristol Street, NWDC has indicated that the part demolition of the wall does not require Conservation Area Consent and the other works are permitted development and thus the file is now closed.
- We have received a letter and booklet from Wiltshire Historic Buildings Trust Ltd offering support and suggesting partnership workings should buildings of "special architectural or historic interest" be endangered. Cllr Woodcock mentioned that he had recently attended a 40th anniversary reception for this organisation.
- Cllr Blake observed that the privately owned wall outside Abbey Mill is in a poor state. Meanwhile he is also concerned about the poor state of the Lower High Street; something which can also be covered on Tuesday along with the poor state of Foundry Hill. **ACTION PHIL RICE**
- Cllr Killane remarked that only one architect remains at NWDC.
- Cllr Vernon advised that English Heritage has produced a number of publications on energy conservation.

9. DATE OF NEXT MEETING – TUESDAY 4 DECEMBER AT 7 PM.

10. Meeting closed at 9.05 pm.

APPLICATIONS FOR PLANNING MEETING 15 NOVEMBER 2007

APPLICATION NUMBERS	07/02412/OUT	MTC 527/506
PROPOSAL (REVISED)	Outline application for the erection of six dwellings and six garages following the demolition of the bungalow and widening of access	
LOCATION	Maycroft, Filands	
APPLICANT	Mrs C Fishlock	
DECISION	SUPPORT	
DECISION (REVISED)	OPPOSE AS PER NWDC DECISION RE ORIGINAL PLANS-CITE NWDC POLICIES H4 AND C3	
APPLICATION NUMBERS	07/02801/FUL	MTC 528
PROPOSAL	Conservatory (Revision to Plot 114)	
LOCATION	118 Avenue De Gien	
APPLICANT	Charles Church Western	
DECISION	SUPPORT	
APPLICATION NUMBERS	07/02808/FUL	MTC 529
PROPOSAL	Demolition of detached garage, new vehicular access, extensions	
LOCATION	Bethany, Tetbury Hill	
APPLICANT	Mr & Mrs C Forss	
DECISION	SUPPORT	
APPLICATION NUMBERS	07/02781/LBC	MTC 530
PROPOSAL	Roof terrace and access	
LOCATION	Abbey Brewery, Market Cross	
APPLICANT	Mr & Mrs R Williams	
DECISION	SUPPORT	
APPLICATION NUMBERS	07/02418/FUL	MTC 531/505
PROPOSAL (REVISED)	Proposed new dwelling and proposed new access for 2 Athelstan Road	
LOCATION	2 Athelstan Road	
APPLICANT	Mr & Mrs Curnock	
DECISION	SUPPORT	
DECISION (REVISED)	SUPPORT	
APPLICATION NUMBERS	07/02871/TCA	MTC 532
PROPOSAL	Tree surgery to willow and poplar tree	
LOCATION	22 The Maltings	
APPLICANT	Mr J Hamilton-Burney	
DECISION	SUPPORT	
APPLICATION NUMBERS	07/02725/COU	MTC 533
PROPOSAL	Change of use from shop to residential flat	
LOCATION	10 Gloucester Street	
APPLICANT	Mr Le Marchal	

**OPPOSE PER POLICY R1 11.4 OF
THE NORTH WILTSHIRE LOCAL
PLAN**

LATE APPLICATIONS FOR PLANNING MEETING 15 NOVEMBER		
APPLICATION NUMBERS	07/02891/FUL	MTC 534
PROPOSAL	Outbuilding with verandah	
LOCATION	33 Gastons Road	
APPLICANT	S Evans	
DECISION	SUPPORT	
APPLICATION NUMBERS	07/02959/LBC	MTC 535
PROPOSAL	Provision of new lantern to flat roof, alter rear garden to kitchen to form french doors, change existing windows to double glazed units	
LOCATION	43 High Street	
APPLICANT	Mr & Mrs A Gleed	
DECISION	HOLD OVER UNTIL MEETING 4 DECEMBER AND REQUEST MORE INFORMATION IN MEANTIME	
APPLICATION NUMBERS	07/02924/FUL	MTC 536
PROPOSAL	Provision of new lantern to flat roof, alter rear garden to kitchen to form french doors, change existing windows to double glazed units	
LOCATION	43 High Street	
APPLICANT	Mr & Mrs A Gleed	
DECISION	HOLD OVER UNTIL MEETING 4 DECEMBER AND REQUEST MORE INFORMATION IN MEANTIME	
APPLICATION NUMBERS	7/01192/COU	MTC 537
PROPOSAL (revised)	Erection of part single, part two storey basement and ground floor side extension, external alterations and conversion of part basement to self contained one bed annexe, internal and external alterations to stable and change of use to two bed holiday accommodation, alterations to front boundary wall	
LOCATION	Braxted House, 99 Gloucester Road	
APPLICANT	Ms E Harris	
DECISION	SUPPORT	
DECISION (revised)	SUPPORT	
APPLICATION NUMBERS	7/01188/LBC	MTC 537a
PROPOSAL (revised)	Erection of part single, part two storey basement and ground floor side	

extension, external alterations and conversion of part basement to self contained one bed annexe, internal and external alterations to stable and change of use to two bed holiday accommodation, alterations to front boundary wall

LOCATION Braxted House, 99 Gloucester Road

APPLICANT Ms E Harris

DECISION **SUPPORT**

DECISION (revised) **SUPPORT**

APPLICATION NUMBERS 07/02903/FUL **MTC** 538

PROPOSAL Condenser compound

LOCATION Persimmon Office, land at Tetbury Hill

APPLICANT Persimmon Homes (Wessex)

DECISION **SUPPORT**
