

## MALMESBURY TOWN COUNCIL

Town Hall  
Cross Hayes  
Malmesbury  
Wiltshire, SN16 9BZ

6 November 2007

You are requested to attend a Meeting of the Planning & Environmental Issues Committee to be held on **TUESDAY 4 DECEMBER 2007** in the Town Hall, Malmesbury commencing at 7 pm.

Phil Rice  
Deputy Town Clerk

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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 15 November 2007 – previously circulated.
3. Progress action points from previous meeting.
4. To receive any Declarations of Interest in accordance with the Local Councils (Model Code of Conduct) order 2001.
5. Planning Issues – To consider the following:
  - Planning applications received to date – list attached.
  - Unresolved planning issues.
6. To consider current parking and environmental issues to include a resident's concern about the Burnivale wall collapse and the apparent lack of progress on rebuild.
7. To consider the North Wiltshire Retail Needs Assessment Study – see attached Report 1.
8. Information from the Clerk plus exchange of information and correspondence.

**To Planning & Environmental Issues Committee Members**  
**REPORT 1**  
**POLICY & RESOURCES COMMITTEE MEETING - 4 DECEMBER 2007**  
**NORTH WILTSHIRE RETAILS NEEDS ASSESSMENT NEEDS STUDY**  
**(September 2007)**

(See [http://www.northwilts.gov.uk/index/env/planning/ldf\\_studies.htm](http://www.northwilts.gov.uk/index/env/planning/ldf_studies.htm))

This topic was briefly covered in the minutes of the last Planning & Environmental Issues Committee meeting on 15 November and will be on the agenda for the next one on 4 December.

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The aim of the study is really to assist planners in assessing future retail development proposals and as a paper it is probably difficult to challenge the data provided given that a retail firm of consultants prepared it. I have however just provided you with the summary pages from the report. For that reason I will simply cover some of the facts, statistics and findings that relate to Malmesbury.

Some statistics/suggestions/findings:

- Some 7% of retail space is unoccupied. In Chippenham this is 7.7%, Wootton Bassett 5.5%, Calne 9.8% and Corsham 4.9%
- The gross retail space in Malmesbury is 8020 sq metres
- Malmesbury has a limited need in meeting the requirements of its shoppers
- Car parking continues to be a major deterrent whilst congestion is another annoyance
- The presence of a large number of solicitors, estate agents and banks contributes to this limited need (*although with more retail space available, would there just be more vacant space....but maybe lower rents?*)
- Relatively strong rentals of around £25-£27 psf with yields normally around 7-8%.
- Report commented on the relatively unattractive Gloucester Street retail area
- Some 51% of shoppers use their cars for shopping in Malmesbury, more than several other places in North Wiltshire but less than Calne (31%).
- Visitors like the town for its churches/atmosphere and 1/3 comment positively on choice and selection
- To improve the town as a retail centre, it will come as no surprise that shoppers suggest the need for more, cheaper and accessible parking
- 36% of people comment on the shortage of restaurants and cafes and 20% on the lack of pubs and bars
- Retail turnover estimated in 2007 (using 2004 figures) is £6.1m.
- Recent annual spending at Somerfields is £6.8m. In comparison, Simsbury's in Chippenham is £55.7m
- Some 94% of Somerfields income comes from local residents who spend 27.3% of their convenience food spending there, compared to 15.9% at Tesco in Tetbury
- 26% of Malmesbury respondents to the survey eat in Malmesbury

I would suggest therefore we just note the report. However if you do have any specific comments to make, I will be happy to forward them to North Wiltshire District Council on your behalf.

Phil Rice  
21 November 2007  
Encl

## **APPLICATIONS FOR MEETING 4 DECEMBER**

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**APPLICATION NUMBERS** 07/02959/LBC                      **MTC**    539/535

**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 (interim)**                      **HOLD OVER UNTIL MEETING 4 DECEMBER AND REQUEST MORE INFORMATION IN MEANTIME**

### **DECISION**

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**APPLICATION NUMBERS** 07/02924/FUL                      **MTC**    540/536

**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 (interim)**                      **HOLD OVER UNTIL MEETING 4 DECEMBER AND REQUEST MORE INFORMATION IN MEANTIME**

### **DECISION**

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**APPLICATION NUMBERS** 07/02936/LBC                      **MTC**    541

**PROPOSAL**                      Erection externally illuminated signage

**LOCATION**                      Kings Arms, 29 High Street

**APPLICANT**                      Enterprise Inns PLC

### **DECISION**

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**APPLICATION NUMBERS** 07/02937/ADV                      **MTC**    542

**PROPOSAL**                      Erection externally illuminated signage

**LOCATION**                      Kings Arms, 29 High Street

**APPLICANT**                      Enterprise Inns PLC

### **DECISION**

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**APPLICATION NUMBERS** 07/03033/LBC                      **MTC**    543

**PROPOSAL**                      Internal and external alterations including replacement front door and rear sash window and exterior redecoration

**LOCATION**                      98 Gloucester Road

**APPLICANT**                      Ms A J Brown

### **DECISION**

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**APPLICATION NUMBERS** 07/03064/TCA                      **MTC**    544

**PROPOSAL**                      Tree surgery work to two willows, fell one ash and one willow

**LOCATION**                      Harpers Lane Garden, Bristol Street

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& Daniels Well

**APPLICANT** AR Taylor & A P Jones

**DECISION**

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**APPLICATION NUMBERS** 07/02518/FUL **MTC** 545/512

**PROPOSAL (amended)** Erection of six dwellings

**LOCATION** Kingfisher Mill, Park Road

**APPLICANT** Cordier Developments Ltd

**DECISION** **SUPPORT**

**DECISION (amended)**

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**LATE APPLICATIONS FOR MEETING 4 DECEMBER**

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**APPLICATION NUMBERS** 07/02988/TPO **MTC** 546

**PROPOSAL** Tree surgery to ash tree

**LOCATION** 8 Crab Tree Close

**APPLICANT** A Steel

**DECISION**

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**APPLICATION NUMBERS** 07/03144/TCA **MTC** 547

**PROPOSAL** Tree surgery to weeping willow tree

**LOCATION** 81 Gloucester Road

**APPLICANT** E Hall

**DECISION**

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**APPLICATION NUMBERS** 07/03100/FUL **MTC** 548

**PROPOSAL** Erection of two-storey front/side extension

**LOCATION** 17 Orwell Close

**APPLICANT** Mr M Walsh

**DECISION**

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**APPLICATION NUMBERS** 07/02889/LBC **MTC** 549

**PROPOSAL** Replace glass panels on front door with timber panels

**LOCATION** 34A Gloucester Street

**APPLICANT** S Perry

**DECISION**

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**APPLICATION NUMBERS** 07/03139/LBC **MTC** 550

**PROPOSAL** Internal and external alterations

**LOCATION** 42 Gloucester Street

**APPLICANT** Ms J White

**DECISION**

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**APPLICATION NUMBERS** 07/03118/TPO **MTC** 551

**PROPOSAL** Tree surgery to pine trees

**LOCATION** North Hill House, Tetbury Hill

**APPLICANT** Mrs Cole

**DECISION**

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