

## MALMESBURY TOWN COUNCIL

### MINUTES OF THE PLANNING AND ENVIRONMENTAL ISSUES COMMITTEE MEETING HELD ON 4 DECEMBER 2007 IN THE COUNCIL CHAMBER, TOWN HALL, MALMESBURY AT 7 PM

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

Members of Public: Two      Members of Press: None

**Apologies:** -

**Also in attendance:** Councillor: W Blake

**Non-Attendance:** Councillor: S Killane

#### **PUBLIC QUESTION TIME**

The meeting was informed that Malmesbury & St Paul's Residents Association are in dialogue with district council regarding the breach of planning permission in respect of White Lodge Farm which technically is out of this council's jurisdiction.

1. **MINUTES** It was resolved that the minutes of meeting held on 15 November 2007 be signed as a true record.

**Points raised:** None

#### **2. PROGRESS ACTION POINTS FROM PREVIOUS MEETINGS**

- We have chased several times by telephone, letter and email and still await any substantive response from Co-operative Retail Society re issue of long vehicles unloading in the Cross Hayes. It is understood however that a response has been dictated. **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**
- 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**
- A number of other issues, most of which have been previously discussed by this committee were covered in a meeting with Highways staff recently and the resulting email below sent to Highways covers the topics. The response from Highways is in **BOLD:**

#### **2.1. DARK LANE**

*We spent some time talking to Mr Pascoe and his neighbours re this. We covered the following:*

- *Concerns over speed of traffic in both directions*
- *We understand this is part of the safe route to school plan*

- The "impact" of the non-implementation of traffic lights in Bristol Street.
- Is a one-way system appropriate?
- Maybe a painted small island at the top end
- Problems caused by road narrowing and the wideness impression given at the higher end by the entrance to a small number of houses so a speed bump there would probably have minimal impact

You were both going to take the issue away, speak to colleagues and come up with a remedy although like everything else this would have to be prioritised. In the meantime we have cleared the weeds etc by the slow sign at the top end

**RESPONSE** Discuss options for traffic calming. Consider divisional road markings. Visit site with Traffic Engineer.

#### **ACTION PHIL RICE TO DIARY TO 4 FEBRUARY FOR PROGRESS**

Since the meeting, Cllr Vernon advised that kerbs had been placed in Avon Edge protruding beyond the old wall ie leaving the highway narrower than it had been and this needs to be taken up appropriately. **ACTION PHIL RICE**

#### **2.2 WRONG YELLOW LINING IN DARK LANE AREA**

*I forgot to cover it and I did not notice it on Tuesday, but I understand that the yellow lines there are painted the wrong yellow - will that be sorted?*

**RESPONSE** Geoff Woodward has defected the utility companies within the area as the lines that they have installed are wrong he is asking them to re-line the area in the correct colour Primrose Yellow and 50mm

#### **ACTION PHIL RICE TO DIARY 4 FEBRUARY FOR PROGRESS**

#### **2.3 TRUCKLE BRIDGE**

*Here you acknowledged that the cracks on the walls were getting worse and there was evidence of some initial cracking on the highway. Initially you were to talk to Dave Weston*

**RESPONSE** Have discussed damage with Julian Hanes in the bridge office, he is aware of movement in the parapets and will have another look at it this week / next week. He is not too concerned at this stage as the bridge is a concrete slab not an arch. He believes there is some movement on one of the abutments. This has been monitored for some time and if necessary appropriate action will be taken before the problem becomes too serious.

#### **ACTION PHIL RICE TO DIARY 4 FEBRUARY FOR PROGRESS**

#### **2.4 THE BUS STOP IN THE LAY BY AT PARK ROAD OPPOSITE WILLOW VIEW CLOSE**

*This was an issue brought to MTC's attention only about a week ago. We have since spoken to Andy Buses re the problem of old people not being able to get out to get the bus to stop at particularly the beginning and end of the school day. We have also asked that Malmesbury Primary School encourage parents etc not to use the lay by at peak times. You talked about maybe having "demarcation" lines painted there. We left it that you would do some further investigation*

**RESPONSE** *The Bus Stop in the lay by at Park Road opposite Willow View Close. Nothing proposed in near future with passenger transport. Need formal request from Town Council and cost contribution. See below information from Sarah Linham*

*If the Parish Council has the money to do so, we can part fund an improvement for a bus stop and shelter - we offer a grant for 50% of the costs, up to a value of £2550. If they would like details, please advise them to get in touch.*

It was agreed that given the budget pressures from this council at this time, this was not an initiative we could take forward.

## **2.5. MISSING BOLLARD AT WAR MEMORIAL AND DAMAGED BOLLARDS AT THE SOUTH END OF THE HIGH STREET**

**RESPONSE** *I have 4 new bollards on order and as soon as I get delivery will install two new ones to replace the damaged ones and then we have two for stock. Would you be able to retain these within your stores? (YES WE WOULD)*

**ACTION PHIL RICE TO DIARY 10 JANUARY FOR PROGRESS**

## **2.6. MARKET LANE- NEW BOLLARDS**

I think it is fair to say that you agree with Peter Harris's view on this issue that it would not be appropriate to put these in place and, as it happened, a police officer was to speak to the manager of the Borough Arms that morning. You made the point that if you implemented this, it would be at the expense of some other enhancement in the town.

**RESPONSE** *Traffic order does not cover Market Lane, but reversing the wrong way up a One Way Street is an offence. I have spoken to Peter Harris who will try to come up with a leaflet in conjunction with the police that can be put on vehicles warning them of the offence*

**ACTION PHIL RICE TO DIARY 10 JANUARY FOR PROGRESS**

## **2.7. STATE OF ROAD AT BOTTOM END OF (THE STEEP) FOUNDRY LANE**

*You already have this on the do list*

**RESPONSE** *I have identified this area for works within the 2008 financial year and until this has been agreed we will maintain the area within WCC intervention levels. I hope to have some information early 2008*

**ACTION PHIL RICE TO DIARY 10 JANUARY FOR PROGRESS**

## **2.8. ROAD RESURFACING**

*Another issue that has surfaced only as I was writing this email. It may be that you will be able to lean on people in respect of this. Some three weeks ago, BT's contractors tarmacked Gastons Road and I'm told it's already shredding probably, it is thought, because the tarmac has not been edged properly. The impact is worse from around 21-36 Gastons Road. Also in Gloucester Road there was some tarmacking done at the weekend which again residents say,*

has been poorly done. Please would you let me know what is likely to happen on this.

**RESPONSE AWAITED ACTION PHIL RICE DIARY TWO WEEKS**

**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 did not support the decision taken in respect of applications 07/02936/LBC and 07/02937/ADV.

• **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 <b>ACTION PHIL RICE TO CHASE AGAIN FEB'Y 2008</b>

**5 TO CONSIDER CURRENT PARKING AND ENVIRONMENTAL ISSUES INCLUDING A RESIDENT'S CONCERN ABOUT THE BURNIVALE WALL COLLAPSE AND THE APPARENT LACK OF PROGRESS ON REBUILD**

- Cllr Snell's has prepared a press briefing in respect of the new car parking working group which is now to be released. **ACTION PHIL RICE**
- A number of members expressed concern and frustration regarding the state of many of the roads in and around the town.
- There was a brief discussion about car park charges in the town, in some cases higher than those seen elsewhere, and whilst this is an emotive topic, some members wondered whether in fact the presence of some 40 plus free spaces in the High Street and Market Cross meant that on average the hourly cost overall in the town centre was not unreasonable. In any case this will be investigated in greater detail by the working group.

However the greater part of this part of the agenda was taken up with discussing the delays in repairing the collapsed wall along Burnivale following dialogue with

a local resident. This took place at the beginning of the meeting. The key points covered were:

- The fact that the narrowing of the road is causing access difficulties, reducing parking and meaning that there is greater risk to damage to the resident's property noting that some of his rooms below ground protrude into the road. He wondered whether the barriers could be pushed back to give more access.
- Cllr Bowen explained that normally the walls are not covered for insurance purposes and we have evidence elsewhere in the town of this. Cover is possible but the cost is extremely high.
- It is thought that ownership of the walls rests with two residents along Abbey Row, something which the district council are trying to ascertain in order that their costs can be passed on.

It was agreed that a meeting involving this resident, the two owners of the houses thought to be affected plus members from this council and NWDC should meet to try to determine the way forward. **ACTION PHIL RICE TO CO-ORDINATE**

## **6. TO CONSIDER THE NORTH WILTSHIRE RETAILS NEEDS ASSESSMENT STUDY**

It was agreed that the committee would simply note the content of the report although surprise was expressed at how reliant the town is on Somerfields when looked at from the retail spend of the town there.

## **7. CORRESPONDENCE, INFORMATION AND EXCHANGE OF INFORMATION.**

- At the suggestion of Highways staff we have written to them to point out the potential need already for yellow lining etc on Tetbury Hill alongside the new Filands development. It had been suggested some time ago that any contact of this nature be postponed until the estate had been fully populated for six months. We await developments. **ACTION PHIL RICE**
- A local resident has suggested that when work starts on the 54 Gloucester Street development, contractors will be trying to use the space in front of the wooden garages in Burnivale for parking and he suggested that the owner of these garages was likely to bollard this space. This same resident was also suggesting that car park charges in Malmesbury are higher than elsewhere in North Wiltshire. As members know there is some evidence of this.
- We have until 23 January 2008 to comment on proposed changes to the NWDC Local Development Framework Revised Affordable Housing Supplementary Planning Document. Whilst guidance has been in place since August "*experience of using the guidance has revealed a particular difficulty in respect of the required financial contribution that would be applied to developments involving a single development or an odd number of dwellings in rural areas*". Further information can be found at [www.northwilts.gov.uk/index/env/planning/localplans/ldf/affordable\\_housing\\_spd.htm](http://www.northwilts.gov.uk/index/env/planning/localplans/ldf/affordable_housing_spd.htm). It is intended that this topic be included in the agenda for the next meeting. **ACTION PHIL RICE/ALL**
- A retail outlet in the Market Cross has requested that NWDC reconsider the positioning of a waiting rank outside their shop as it "*does not guarantee that this space is available to our donors or blue badge holders*".
- NWDC has given partial consent to the application for felling an ash tree at 9 Crab Tree Close (application 07/02225/TPO) by amending the consent to

*“From fell ash tree to removal of right hand stem and crown reduction of 3-4m to form a high pollard”.* This is largely in line with this councils’ views.

- It was noted that the youth centre no longer bears the name Cartmell however the names lives on at Cartmell Court.
- In an internal email, Judy Enticknap from NWDC has commented that certain parts of the town walls repaired by the district council are becoming overgrown and that *“at a minimum, vegetation growth is removed regularly”.*

**8. DATE OF NEXT MEETING –TUESDAY 18 DECEMBER AT 7 PM.**

9. Meeting closed at 8.10 pm.

**APPLICATIONS FOR MEETING 4 DECEMBER**

<b>APPLICATION NUMBERS</b>	07/02959/LBC	<b>MTC</b>	5
<b>PROPOSAL</b>	Provision of new lantern to flat roof, alter rear garden to kitchen to form french doors, change existing windows to double glazed units		
<b>LOCATION</b>	43 High Street		
<b>APPLICANT</b>	Mr & Mrs A Gleed		
<b>DECISION (interim)</b>	<b>HOLD OVER UNTIL MEETING 4 DECEMBER AND REQUEST MORE INFORMATION IN MEANTIME</b>		
<b>DECISION</b>	<b>FURTHER INFORMATION IS REQUIRED AND REQUEST DEFERMENT UNTIL AFTER NEXT MEETING ON 18 DECEMBER</b>		
<b>APPLICATION NUMBERS</b>	07/02924/FUL	<b>MTC</b>	5
<b>PROPOSAL</b>	Provision of new lantern to flat roof, alter rear garden to kitchen to form french doors, change existing windows to double glazed units		
<b>LOCATION</b>	43 High Street		
<b>APPLICANT</b>	Mr & Mrs A Gleed		
<b>DECISION (interim)</b>	<b>HOLD OVER UNTIL MEETING 4 DECEMBER AND REQUEST MORE INFORMATION IN MEANTIME</b>		
<b>DECISION</b>	<b>FURTHER INFORMATION IS REQUIRED AND REQUEST DEFERMENT UNTIL AFTER NEXT MEETING ON 18 DECEMBER</b>		

<b>APPLICATION NUMBERS</b>	07/02936/LBC	<b>MTC</b>	5
<b>PROPOSAL</b>	Erection externally illuminated signage		
<b>LOCATION</b>	Kings Arms, 29 High Street		
<b>APPLICANT</b>	Enterprise Inns PLC		
<b>DECISION</b>	<b>OPPOSE AS NOT IN KEEPING WITH A CONSERVATION AREA AND ILLUMINATED SIGNS ARE NOT IN KEEPING WITH THE GUIDELINES SET OUT RE CLASS 5 ADVERTISEMENTS ON BUSINESS PREMISES AS PER PAGE 17 OF A GUIDE FOR ADVERTISERS OUTDOOR ADVERTISEMENTS AND SIGNS PUBLISHED BY ODPM</b>		
<b>APPLICATION NUMBERS</b>	07/02937/ADV	<b>MTC</b>	5
<b>PROPOSAL</b>	Erection externally illuminated signage		
<b>LOCATION</b>	Kings Arms, 29 High Street		
<b>APPLICANT</b>	Enterprise Inns PLC		
<b>DECISION</b>	<b>OPPOSE AS NOT IN KEEPING WITH A CONSERVATION AREA AND ILLUMINATED SIGNS ARE NOT IN KEEPING WITH THE GUIDELINES SET OUT RE CLASS 5 ADVERTISEMENTS ON BUSINESS PREMISES AS PER PAGE 17 OF A GUIDE FOR ADVERTISERS OUTDOOR ADVERTISEMENTS AND SIGNS PUBLISHED BY ODPM</b>		
<b>APPLICATION NUMBERS</b>	07/03033/LBC	<b>MTC</b>	5
<b>PROPOSAL</b>	Internal and external alterations including replacement front door and rear sash window and exterior redecoration		
<b>LOCATION</b>	98 Gloucester Road		
<b>APPLICANT</b>	Ms A J Brown		
<b>DECISION</b>	<b>SUPPORT</b>		
<b>APPLICATION NUMBERS</b>	07/03064/TCA	<b>MTC</b>	5
<b>PROPOSAL</b>	Tree surgery work to two willows, fell one ash and one willow		
<b>LOCATION</b>	Harpers Lane Garden, Bristol Street & Daniels Well		
<b>APPLICANT</b>	AR Taylor & A P Jones		
<b>DECISION</b>	<b>SUPPORT</b>		

<b>APPLICATION NUMBERS</b>	07/02518/FUL	<b>MTC</b>	545/512
<b>PROPOSAL (amended)</b>	Erection of six dwellings		
<b>LOCATION</b>	Kingfisher Mill, Park Road		
<b>APPLICANT</b>	Cordier Developments Ltd		
<b>DECISION</b>	<b>SUPPORT</b>		
<b>DECISION (amended)</b>	<b>SUPPORT</b>		
<b>LATE APPLICATIONS FOR MEETING 4 DECEMBER</b>			
<b>APPLICATION NUMBERS</b>	07/02988/TPO	<b>MTC</b>	546
<b>PROPOSAL</b>	Tree surgery to ash tree		
<b>LOCATION</b>	8 Crab Tree Close		
<b>APPLICANT</b>	A Steel		
<b>DECISION</b>	<b>SUPPORT</b>		
<b>APPLICATION NUMBERS</b>	07/03144/TCA	<b>MTC</b>	547
<b>PROPOSAL</b>	Tree surgery to weeping willow tree		
<b>LOCATION</b>	81 Gloucester Road		
<b>APPLICANT</b>	E Hall		
<b>DECISION</b>	<b>SUPPORT</b>		
<b>APPLICATION NUMBERS</b>	07/03100/FUL	<b>MTC</b>	548
<b>PROPOSAL</b>	Erection of two-storey front/side extension		
<b>LOCATION</b>	17 Orwell Close		
<b>APPLICANT</b>	Mr M Walsh		
<b>DECISION</b>	<b>SUPPORT</b>		
<b>APPLICATION NUMBERS</b>	07/02889/LBC	<b>MTC</b>	549
<b>PROPOSAL</b>	Replace glass panels on front door with timber panels		
<b>LOCATION</b>	34A Gloucester Street		
<b>APPLICANT</b>	S Perry		
<b>DECISION</b>	<b>SUPPORT</b>		
<b>APPLICATION NUMBERS</b>	07/03139/LBC	<b>MTC</b>	550
<b>PROPOSAL</b>	Internal and external alterations		
<b>LOCATION</b>	42 Gloucester Street		
<b>APPLICANT</b>	Ms J White		
<b>DECISION</b>	<b>SUPPORT ALTHOUGH WE DO WONDER WHY AN OLD ART DECOR FEATURE IS BEING REMOVED</b>		
<b>APPLICATION NUMBERS</b>	07/03118/TPO	<b>MTC</b>	551
<b>PROPOSAL</b>	Tree surgery to pine trees		
<b>LOCATION</b>	North Hill House, Tetbury Hill		
<b>APPLICANT</b>	Mrs Cole		
<b>DECISION</b>	<b>SUPPORT</b>		