

MALMESBURY TOWN COUNCIL

**MINUTES OF THE PLANNING AND ENVIRONMENTAL ISSUES COMMITTEE
MEETING HELD ON 18 DECEMBER 2007 IN THE COUNCIL CHAMBER, TOWN
HALL, MALMESBURY AT 7 PM**

PRESENT: Councillor: J Bowen, S Killane, J E F Poole, 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: Mrs C C Doody

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 4 December 2007 be signed as a true record.

Points raised: None

2. PROGRESS ACTION POINTS FROM PREVIOUS MEETINGS

- We have been informed by the Co-operative Retail Society regarding the issue of long vehicles unloading in the Cross Hayes that from yesterday deliveries changed to 5.30 pm for groceries and 6 am for fresh produce.
- 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.

ACTION CLLR BOWEN

- **DARK LANE**

Awaiting to hear regarding options for traffic calming. 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. A response is awaited from Highways **ACTION PHIL RICE**

- **WRONG YELLOW LINING IN DARK LANE AREA**

Geoff Woodward of WCC has advised 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 width. **ACTION PHIL RICE TO DIARY 4 FEBRUARY FOR PROGRESS**

- **TRUCKLE BRIDGE**

The cracks on the walls were getting worse and there was evidence of some initial cracking on the highway.

WCC 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

- 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

- **MISSING BOLLARD AT WAR MEMORIAL AND DAMAGED BOLLARDS AT THE SOUTH END OF THE HIGH STREET**

There are four new bollards on order and as soon delivered will install two new ones to replace the damaged ones and put two in stock.

ACTION PHIL RICE TO DIARY 10 JANUARY FOR PROGRESS

- **ROAD RESURFACING**

This has been done in Gastons Road.

- **THE BURNIVALE WALL COLLAPSE AND THE APPARENT LACK OF PROGRESS ON REBUILD**

It was agreed at the last committee meeting that a meeting involving an affected resident, the two owners of the houses adjoining the damaged wall plus members from this council and NWDC should meet to try to determine the way forward. We still however await information from NWDC and the officer has indicated that he cannot work on this until 28 December.

Before proceeding we still need information from NWDC.**ACTION PHIL RICE TO CO-ORDINATE**

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

- **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

- On the above Cllr Vernon expressed concern about the broken windows in the Manor House and suggested that Phil Rice speak to Sarah Gosling at NWDC regarding this. **ACTION PHIL RICE**

6. TO CONSIDER CURRENT PARKING AND ENVIRONMENTAL ISSUES

Cllr Snell outlined the content of an informal meeting he had on parking with members of the parking working group. In summary concerns/observations were expressed regarding:

- Vehicle obstruction and double-parking in and around the town centre and the inability to get the authorities to take this seriously. As it happens Cllr Blake had been at a Chamber of Commerce meeting earlier and the police officer at the meeting indicated that the matter generally has been taken out of their hands although obstruction itself has not been. The police had also covered the need for CCTV.
- Road width alongside Abbey Heights and the possibility of putting a small number of parking spaces and/or a bus stop. **ACTION PHIL RICE TO SPEAK TO COUNTY ABOUT THE BUS STOP ISSUE**
- Parking on one side of the High Street that Cllr Snell felt was numerically a non-starter.
- Phil Rice was asked to find out when the yellow lining and work on Station Yard will take place **ACTION PHIL RICE BOTH POINTS**
- Concerns were expressed about Post Office sorting vans being parked illegally on the yellow lines up from the sorting office. The position may have worsened recently in the light of the change of working hours there.

Moving on members mentioned:

- How much longer will the skip in the Market Cross remain? **ACTION PHIL RICE TO FIND OUT**
- Similarly how much longer will the temporary traffic lights remain by Dyson? **ACTION PHIL RICE TO FIND OUT**

7. CORRESPONDENCE, INFORMATION AND EXCHANGE OF INFORMATION

- The application number 07/02725/COU in respect of the change of use from shop to residential opposed by the committee, has been withdrawn.
- The appeal in respect of four one-bedroom flats to be placed at the rear of 52 Corn Gastons was set aside by the planning inspectorate.
- Application 07/02697/FUL for the erection of two flats at 55 Parklands, opposed by MTC, has been passed.

- Meanwhile the applicants in respect of the erection of six dwellings at Maycroft, Filands, opposed by NWDC, have appealed against the decision. **ACTION PHIL RICE TO WRITE PLANNING INSPECTORATE APPROPRIATELY**
- A further application in respect of the change of use from shop to residential at 10 Gloucester Road, opposed by the committee, has been withdrawn. The matter was recently again brought to our attention as a neighbour, whose home adjoins the subject property, had not been consulted
- 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. It had been intended that this topic be included in the agenda for this meeting but will now be included in the next meeting. In the meantime a briefing paper has been sent out. **ACTION PHIL RICE/ALL**
- Members may be aware that there was some confusion as to whether the Cross Hayes car park would be closed over the weekends of 15/16 and 22/23 December and it was a pity that an erroneous story was printed in one of the local newspapers.
- We have received copy correspondence from Wiltshire NHS Primary care Trust regarding the opening of a 100-hour exempt category pharmacy at the new community health centre at Burton Hill. The comments surround the ability to staff the facility, the need to meet the requirements of the Sunday Trading Act, the possible prejudicial impact on other pharmacies in Malmesbury and the monitoring of opening hours.
- Members agreed that we should keep a watching brief on work being carried out at the Guild Hall given the history of this ancient building.
- The chairman advised that he had received a copy of a letter from the Civic Trust addressed to district council regarding the way the applications regarding 54 Gloucester Street had been handled in Chippenham. This is a long and detailed letter from a professional planning expert. The chairman will provide the letter to Phil Rice who will copy to all members. It appears that the decision taken by NWDC contradicts the authority’s own planning guidelines and although it is unlikely to lead to a change of decision, it should help planners make/recommend the correct decisions in future. **ACTION CLLR BOWEN THEN PHIL RICE**

8. DATE OF NEXT MEETING –TUESDAY 15 JANUARY AT 7 PM.

- 9. Meeting closed at 7.55 pm.

APPLICATIONS FOR MEETING 18 DECEMBER 2007

APPLICATION NUMBERS	07/02959/LBC	MTC	552/539/535
----------------------------	--------------	------------	-------------

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	FURTHER INFORMATION IS REQUIRED AND REQUEST DEFERMENT UNTIL AFTER NEXT MEETING ON 18 DECEMBER
-----------------	--

NB REVISED APPLICATION RECEIVED 171207

DECISION	SUPPORT
-----------------	----------------

APPLICATION NUMBERS	07/02924/FUL	MTC	553/540/536
----------------------------	--------------	------------	-------------

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	FURTHER INFORMATION IS REQUIRED AND REQUEST DEFERMENT UNTIL AFTER NEXT MEETING ON 18 DECEMBER
-----------------	--

NB REVISED APPLICATION RECEIVED 171207

DECISION	SUPPORT
-----------------	----------------

APPLICATION NUMBERS	07/02903/FUL	MTC	554/533
----------------------------	--------------	------------	---------

PROPOSAL(Revised)	Condenser compound
--------------------------	--------------------

LOCATION	Persimmon Office, land at Tetbury Hill
-----------------	--

DECISION	SUPPORT
-----------------	----------------

DECISION (Revised)	SUPPORT
---------------------------	----------------

LATE APPLICATIONS FOR MEETING 18 DECEMBER

APPLICATION NUMBERS	07/02710/FUL	MTC	555/522
----------------------------	--------------	------------	---------

PROPOSAL(Revised)	Demolish conservatory at rear of building, erect single story extension and internal alterations and replacement
--------------------------	--

LOCATION	of unauthorised windows
APPLICANT	14 Cross Hayes
DECISION	Mr & Mrs P McAllister
DECISION (Revised)	SUPPORT
APPLICATION NUMBERS	SUPPORT
PROPOSAL	07/03187/LBC MTC 556
LOCATION	Erection of smoking shelter
APPLICANT	The Smoking Dog, 62 High Street
DECISION	S A Brain & Co Ltd
	OPPOSE. CONCERNED THAT NON SMOKERS WILL HAVE TO PASS THROUGH ROOM TO GET TO GARDEN AREA. IN ADDITION IT IS FELT THAT THE DEVELOPMENT WILL NOT ENHANCE THE DEVELOPMENT AREA AND IS THUS CONTRARY TO POLICY HE1