

## MALMESBURY TOWN COUNCIL

### MINUTES OF THE PLANNING AND ENVIRONMENTAL ISSUES COMMITTEE MEETING HELD 12 AUGUST 2008 IN THE TOWN HALL, MALMESBURY AT 7 PM

**PRESENT:** Councillor: W G Blake (Chairman), J Bowen, Mrs C C Doody, J E F Poole, M H Snell, C M Vernon, P Rice - Deputy Town Clerk (Minutes)

Members of Public: One      Members of Press: None

**Apologies:-** Councillor: M Thomas. S Killane (whilst not a member of the committee, he had hoped to attend)

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**In attendance:** - The Mayor, Cllr A C R Woodcock

**Non-Attendance:-** Councillor: R F Sanderson

#### PUBLIC QUESTION TIME

**1 MINUTES** It was resolved that the minutes of meeting held on 22 July 2008 be signed as a true record.

**Points raised:**

- None

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

NB The figures in brackets are the dates when the issue was first raised.

- **(10/07)** Regarding the proposed steps half way up the Abbey Steps, the lady who made the suggestion some time ago is taking great interest in the progress on this project. Cllr Snell has, following the recent MALG meeting, taken the issue on and met Julian Kashdan-Brown after that meeting and will look at the design and pricing in due course. **ACTION CLLR SNELL TO PROGRESS**
- **(4/08)** A resident of Basevi Close had expressed concern about the speed of traffic at the front of this new development made worse by the road now being in parts "blind" making it difficult for residents of the new road to exit it in their vehicles. Highways met with Cllr Thomson recently to look at remedies etc and we are still trying to ascertain progress. **ACTION PHIL RICE**
- **(11/07) THE BURNIVALE WALL COLLAPSE AND PROGRESS ON REBUILD** We have heard that the lawyers of district and county council have met but there is nothing to report as there is still some dispute about the ownership of the relevant wall. We have kept the complainant informed but note a recent development regarding a planning application to rebuild one of the walls affected; this one at the rear of 70 Abbey Row. **ACTION PHIL RICE TO CHASE AGAIN EARLY AUGUST**
- **(6/08)** Cllr Bowen expressed concern about right of way issues at the pinch point in Holloway and we are awaiting developments **ACTION PHIL RICE**
- **(7/08)** Again not a parking issue but it was agreed that, following information supplied by Cllr Snell, we would ask for a new sign in St Mary's Lane and a narrow width sign as well and we await developments. **ACTION PHIL RICE**
- **(7/08)** Members briefly discussed at the last meeting the proposed Cross Hayes car park layout and members wondered whether a bike stand could be included and this is to be pursued. **ACTION PHIL RICE AWAITING RESPONSE**

- Also in respect of Cross Hayes car park members expressed concern about the proposed layout and would prefer a similar layout as now but with the wider bays as per the existing plan. **ACTION PHIL RICE TO WRITE**
- **(7/08)** Cllr Snell expressed concern at the large lorries (sometimes with trailers on) parked opposite the ambulance station and wondered if there are any weight and length limitations. Phil Rice recently wrote to the Department of Transport for clarification. **ACTION PHIL RICE TO MONITOR AND CHASE**
- **(8/08)** This led to a discussion about the problems and damage to local roads caused particularly by large lorries and following an email from the senior transport planner in answer to a query from Cllr Vernon, it was resolved that we write and advise her that we have a problem particularly on the western approaches to the town. **ACTION PHIL RICE TO WRITE**
- **(7/08)** Cllr Killane had asked at the last meeting that Fairtrade signs be put on the four Malmesbury signs on the extremities to the town and his discussions with county officials about this have not been helpful. He is to provide Phil Rice with some information and he will try to get some empathy and action. **ACTION CLLR KILLANE THEN PHIL RICE**

### 3. DECLARATIONS OF INTEREST

Name	Application/item	Type of Interest	Nature of interest	Action
Cllrs Poole, Snell	08/01143/COU	Personal	Both are Warden & Freemen	Neither voted

### 4. PLANNING ISSUES

- **APPLICATIONS RECEIVED** The applications on the attached schedule were tabled and comments forwarded to North Wiltshire District Council. **ACTION PHIL RICE**
- It should be noted that the two tree applications numbered MTC 670 and 671 were supported following site visit by the Chairman and one other member in accordance with delegated powers agreed by this committee.

- **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	May 2008 NWDC taking legal action but matters proceeding slowly <b>ACTION PHIL RICE CHASE AUGUST</b>

2	6 Gloucester Street	Erection of suitable sign and internal alterations done without planning permission	March 2008 Phil Rice reported to NWDC	May 2008 We are assured planning application will "follow". <b>CHASE AGAIN AUG 2008</b>
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3	St John's Cottage, 6 St John's Street	Felt breach of planning regulations here in respect of the roof and the dormer windows	June 2008 Phil Rice reported to NWDC	At this stage acknowledged only <b>CHASE AGAIN AUGUST 2008</b>
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4	Roundmead, St John's Street	Yard of a boarded up cottage being used as a car park	June 2008 Phil Rice reported to NWDC	At this stage acknowledged only <b>CHASE AGAIN AUGUST 2008</b>
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5	David Hendry Cars	Use of grass verge as display area	July 2008 Reported	July 2008 Reported
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6	Mr P Neal's premises on by pass	Use of grass verge as display area	July 2008 Reported	July 2008 Reported
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## 5. TO CONSIDER CURRENT PARKING ISSUES

- Cllr Bowen expressed concern regarding parking abuses on the Abbey View estate which will undoubtedly get worse once the development is completed. It was agreed that at this stage, no action is appropriate but we will monitor the position.
- Cllr Snell advised following emails received in the office that a resident of Katifer Lane had complained about parking outside her house. However he felt that there was nothing that could be done as the house opens on to the highway and there are no parking restrictions.
- On Unresolved Planning Issues 5 and 6 above, the meeting was advised that St Paul Without has also written to district council on what are effectively parking issues.
- It was resolved that we write to the Parking Officer in a constructive manner suggesting that once extended hours "policing" is fully operational that his staff ensure that this enforcement certainly includes Kings Wall, St John's Lane, Burnivale and Bristol Street. **ACTION PHIL RICE**

- District council recently wrote to us regarding temporary parking concessions and it was agreed that the issue be delegated to the Parking Sub Group to determine this town's approach although it is likely that any meeting will be called by district council. **ACTION PHIL RICE TO LIAISE WITH NWDC AND CLLR SNELL ACCORDINGLY**

#### **6. TO CONSIDER CURRENT ENVIRONMENTAL ISSUES**

- Cllr Snell reported that there seems to have been an improvement in the "boy racer" problems in and around the long stay car park as reported at the last meeting. There is some evidence of increased policing.
- Cllr Doody mentioned that, on occasions, there are up to five buses parked in the Cross Hayes at the same time which has caused problems for drivers wishing, particularly, to enter and leave the church there. This had recently been brought to the attention of the bus operator who had clearly asked his drivers to leave.
- Members expressed concern about the position of the night time kebab van adjacent to the bypass which has led to an increase in the petty vandalism, litter and noise on the approach to the kebab van. The Residents Association are also mindful of these problems and it was resolved that between us we should ask the police to take appropriate action. **ACTION PHIL RICE**

#### **7. TO CONSIDER THE WORDING OF A RESOLUTION TO BE PUT TO FULL COUNCIL IN RESPECT OF URGENT REMEDIAL WORK REQUIRED TO IMPROVE AND REPAIR ROADS IN MALMESBURY**

- This was discussed at some length and it was agreed that there are unfortunately no easy solutions with county council budgeting restrictions not helping the overall position. The meeting was reminded that the office maintains information on the Clarence system regarding complaints, faults etc and a summary of this data will be provided for the next meeting with the topic being put on the agenda. **ACTION (2) PHIL RICE**

#### **8. SUSTAINABILITY SYMPOSIUM/WORKSHOP FOR MALMESBURY – NEXT STEPS**

- Cllr Vernon reported that matters are proceeding well with Cassandra Campbell's involvement being especially valuable and appreciated. The event will take place on 31 and 31 January 2009. He also reminded councillors that the symposium is a good financial opportunity for the Town Hall. The Chair asked that Cllrs Bowen and Snell pass on the committee's thanks to her.

#### **9. TO CONSIDER WHAT ACTION, IF ANY, TO BE TAKEN REGARDING IMPROVEMENTS TO ENSURE THAT BUSES STOP IN THE LAY BY ALONG PARK ROAD CLOSE TO THE SMALL INDUSTRIAL ESTATE**

- Phil Rice outlined the history here and a number of potential solutions were discussed including moving the bus stop and yellow hatch lines the length of a bus stop. Whilst we have previously discussed the problem with the bus operator, Cllr Doody advised that she would contact the county council's public transport officer as well as the operator. **ACTION CLLR DOODY AND PHIL RICE TO WRITE TO THE COMPLAINANT**

#### **10. CORRESPONDENCE AND EXCHANGE OF INFORMATION**

- Following complaints from a local resident, NWDC is writing to the owner of 46 St Dennis Road, the condition of which is, at best, neglected, suggesting that the owner takes steps to improve the condition.

- Members will be aware of the poor condition of the pond area in Reeds Farm. We, and others, have been trying to get Persimmon to restore the area to its original condition following pipe work done there. After many conversations we are led to believe that the area has been sprayed (to kill the overgrown weeds) and in three weeks time, following further inspection, the area will be further tidied up and suitably landscaped. **ACTION PHIL RICE TO DIARY ONE MONTH FOR PROGRESS**
- Application 08/01137/LBC in respect of replacement windows at Flat 2, The Silk Mills, opposed by this council, has been withdrawn.
- We have recently been advised that Wiltshire and Swindon Minerals and Waste Development has submitted Development Plan Documents with a feedback deadline of 12 September. "The purpose of this final round of consultation will be to test the overall *soundness* of the submitted Minerals and Waste Development Control Policies". If members require further information, please contact Phil Rice.

**11. DATE OF NEXT MEETING – TUESDAY 2 SEPTEMBER 2008 IN THE TOWN HALL.**

12. Meeting closed at 9.00 pm

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**PLANS FOR PLANNING MEETING 12 AUGUST 2008**

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<b>NUMBERS-NWDC</b>	08/01143/COU	<b>MTC</b>	668/650/647
<b>PROPOSAL</b>			
<b>(REV)</b>	Change of use from offices (B1) to one bed maisonette (C3) on first and second floor with associated alteration works		
<b>LOCATION</b>	Rear of 5 Oxford Street		
<b>APPLICANT</b>	Warden & Freemen		
<b>DECISION</b>	SEEK DEFERMENT UNTIL MEETING 1 JULY		
<b>DECISION</b>	SUPPORT		
<b>DECISION (Rev'd)</b>	SUPPORT IN PRINCIPLE SUBJECT TO MORE TRADITIONAL FORM FOR THE BRACKET COPYING SIMILAR ONES IN THE TOWN		

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<b>NUMBERS-NWDC</b>	08/01722/FUL	<b>MTC</b>	669
<b>PROPOSAL</b>	Conservatory		
<b>LOCATION</b>	1 Jubilee Gardens		
<b>APPLICANT</b>	Mr & Mrs Eardley		
<b>DECISION</b>	SUPPORT		

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<b>NUMBERS-NWDC</b>	08/01763/TCA	<b>MTC</b>	670
<b>PROPOSAL</b>	Re-pollard two ash trees		
<b>LOCATION</b>	28 The Maltings		
<b>APPLICANT</b>	Mr & Mrs Parkinson		
<b>DECISION</b>	SUPPORT		

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<b>NUMBERS-NWDC</b>	08/01723/TCA	<b>MTC</b> 671
<b>PROPOSAL</b>	Tree surgery work to one silver birch, one Norway maple and one ash tree	
<b>LOCATION</b>	26 Burnham Road	
<b>APPLICANT</b>	Miss R Parry	
<b>DECISION</b>	SUPPORT. HOWEVER IN THE CASE OF THE ASH WE WOULD PREFER THAT SEVERAL BRANCHES BE CUT BACK TO THE MAIN TRUNK RATHER THAN REDUCED IN LENGTH	
<b>NUMBERS-NWDC</b>	08/01818/ADV	<b>MTC</b> 672
<b>PROPOSAL</b>	Replacement signage-one off set non-illuminated acrylic letters and logo	
<b>LOCATION</b>	28 High Street	
<b>APPLICANT</b>	AAH plc	
<b>DECISION</b>	SUPPORT	
<b>NUMBERS-NWDC</b>	08/01799/COU	<b>MTC</b> 673
<b>PROPOSAL</b>	To carry out MOT testing in addition to the fitting of tyres, exhausts, brakes and other fast motorist repairs	
<b>LOCATION</b>	Old Station Yard, Gloucester Road	
<b>APPLICANT</b>	Kwik Fit Properties Ltd	
<b>DECISION</b>	SUPPORT	
<b>NUMBERS-NWDC</b>	08/01784/LBC	<b>MTC</b> 674
<b>PROPOSAL</b>	Rebuild collapsed retaining wall	
<b>LOCATION</b>	70 Abbey Row	
<b>APPLICANT</b>	Miss S Knight	
<b>DECISION</b>	SUPPORT	
<b>LATE APPLICATIONS FOR MEETING 12 AUGUST 2008</b>		
<b>NUMBERS-NWDC</b>	08/01785/FUL	<b>MTC</b> 675
<b>PROPOSAL</b>	Rebuild collapsed retaining wall	
<b>LOCATION</b>	70 Abbey Row	
<b>APPLICANT</b>	Miss S Knight	
<b>DECISION</b>	SUPPORT	

NB The decision process for tree application 08/01877/TCA has been delegated to the Chairman and one other member to determine.