

MALMESBURY TOWN COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENTAL ISSUES COMMITTEE MEETING HELD 27 JANUARY 2009 IN THE TOWN HALL, MALMESBURY AT 7 PM

PRESENT: Councillor: W G Blake (Chairman), J E F Poole, M H Snell, M Thomas, C M Vernon, The Mayor, Cllr A C R Woodcock, P Rice - Deputy Town Clerk (Minutes)

Members of Public: One Members of Press: None

Apologies: - Councillor J Bowen, A Carnegie

In attendance: -

Non-Attendance:- Councillor: Mrs C C Doody, R F Sanderson

PUBLIC QUESTION TIME

- Roger Budgen covered letters the Residents Association had sent to NWDC regarding the kebab van on the by pass and the situation at David Hendry cars; the latter being superseded by an imminent application.
- Meanwhile the Chairman covered a letter received from Hunter Page Planning regarding an application to be submitted regarding conversion of out buildings at the bottom of Holloway Hill into residential. Expressing gratitude for having been consulted and in principle support what is proposed, members feel however that any house built should not exceed the height of the existing one and strongly wish to retain the wall along that side of Holloway which is part of the ancient fabric of the town. Additionally we would be delighted to be given the opportunity to discuss the application itself with Hunter Page. **ACTION PHIL RICE TO WRITE**

1 MINUTES

It was resolved that the minutes of meeting held on 13 January 2009 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; we have been advised that work will commence very shortly. **ACTION PHIL RICE TO MONITOR**
- **(7/08)** We have provided NWDC with the information required regarding a new road sign on St Mary's Lane and have chased for a response. They have indicated that this will be done but not probably for several months. **ACTION PHIL RICE TO DIARY UNTIL MAY TO CHASE IF REQUIRED**
- **(11/07)** All parties are ready to proceed regarding the rebuild of the wall at Burnivale but it appears that the insurers are not in agreement on presumably each other's liability despite the fact that the households affected have agreed on joint action. We can only diary forward, **ACTION PHIL RICE TO MONITOR IN MID MARCH IF REQUIRED**
- **(10/8)** The Head teacher at St Joseph's School has now written to NWDC requesting short term concessionary parking passes for Cross Hayes Car

Park and we will diary two months for progress. If successful this will hopefully dramatically reduce (if perhaps not completely eliminate) the need for parking outside the school. **ACTION PHIL RICE TO DIARY MID MARCH IF NO PROGRESS IN MEANTIME**

- **(11/08)** Cllr Sanderson had suggested in December that the bus stop area in Park Road in front of the bungalow be marked in the usual white paint “Bus Stop” to help prevent the problems of buses not always stopping. **ACTION CLLR SANDERSON**
- **(11/08)** Cllr Bowen had on 13 January chased regarding potential allotments discussed recently. **ACTION CLLR BOWEN**
- **(12/09)** We understand that there is serious graffiti on the wall at Ebley Tyres facing Sweetnam & Bradley and action to clear is awaited. **ACTION PHIL RICE**
- **(12/07)** Cllr Sanderson indicated at the December meeting that he would find out the answer to Cllr Snell’s concerns about the local planning guidelines in respect of the now popular hard standings on front gardens and could this be covered by this committee as soon as possible. **ACTION CLLR SANDERSON**
- **(1/09)** Cllr Bowen expressed concern at the last meeting about the enthusiastic way planning notices are stuck on lamp posts and removing them tends to remove paint as well. We have contacted NWDC regarding this and await a response. **ACTION PHIL RICE**
- **(1/09)** There was concern at the last meeting about the removal of the bus station by the fire station and below is the response from WCC:
“This bus shelter belonged to Clear Channel, a private company who used to be called Adshel, and it is they who have removed it. Clear Channel notified us that they are removing 8 shelters around Wiltshire that are 20 years old because of their health and safety policy. They will not replace these shelters as the agreements they had with the local councils have expired. None of the other shelters are in Malmesbury. As they only told us about this two months ago, we have not allowed for their replacement in the 2008-9 budget. We are looking at replacing them with our own standard shelters in the 2009-10 financial year, subject to the final budget agreed for Wiltshire Council.”
 In view of a number of concerns expressed to members, it was agreed that the lack of communication was appalling and it was agreed that we should write to Highways about this which is in the Conservation Area and the issue should be covered in the press. **ACTION PHIL RICE X 2**

3. DECLARATIONS OF INTEREST

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

4. PLANNING ISSUES

- **APPLICATIONS RECEIVED** The applications at the end of these minutes were tabled and comments are to be forwarded to North Wiltshire District Council. **ACTION PHIL RICE**
- A letter dated 22 January had been received on 26 January giving us until 16 February to consider and provide feedback on planning policy. Members had of course not had the opportunity to consider the extensive content whilst the

next meeting of the committee is three days after the WCC deadline. We should go back and tell WCC that we will provide a considered view after our meeting on 17 March. In the meantime documentation to be provided to members and the topic to go on the agenda for the next meeting. **ACTION PHIL RICE X 3**

- **Unresolved Planning Issues**

	Location	Issue	Action	Current Position
1	Oxford Street/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 Ongoing dialogue with NWDC	OCTOBER 2008 NWDC taking legal action but matters still proceeding slowly. Not enough data yet to prosecute on the Manse REVIEW FEB 2009 NB Little progress on The Manse as Enforc'ment need more evidence rather than "rumour" to gain access although a local organisation has written in about it.
2	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	OCTOBER 2008 NWDC to look at property. CHASE 25 IN FEB

5 TO CONSIDER CURRENT PARKING ISSUES

- Cllr Snell and Phil Rice met an official of WCC on a number of topics last week including Market Lane. This officer still believes that the best way of dealing with the problem is yellow lining. He has also been asked to consider the problems of fire doors and wheelie bins in Market Lane and will come back to us on this. We await comments. Members resolved to go for the 50

mm double yellow lines with the broken bollard replaced. This is covered also at 7. below.

- A potential one way system from The Triangle to Hudson Road had been discussed at recent meetings and it was agreed that the same objectives could possibly be met by a Homezone arrangement (believed to be one on the Lucent residential development) and whilst we have obtained useful information from the internet, we should approach Spencer Drinkwater at Highways and ask for more information. **ACTION PHIL RICE**
- Cllr Snell advised that the problems at the long stay car park had appeared again with several cars making causing unreasonable disturbance at 4 am last Sunday morning. He has written appropriately in a private capacity.
- Cllr Snell advised that in the above meeting Katifer Lane had been discussed and an alternative acceptable proposal to extend the yellow lining to the front door of number 7 had been suggested and we are to ask for this to be implemented. **ACTION PHIL RICE**

6 TO CONSIDER CURRENT ENVIRONMENTAL ISSUES

- Members reflecting comments received from members of the public felt uncomfortable about the A boards displayed from time to time outside the Market Cross and we are to write to the businesses concerned. **ACTION PHIL RICE**
- A dog fouling sign has been put up along Gloucester Road but members of the public still ignore this or do the business elsewhere.
- Members made mention of the Building Products Book which we should try to obtain. **ACTION PHIL RICE**

7 TO CONSIDER A REVIEW OF WAITING INSTRUCTIONS IN MALMESBURY

This was contained in a letter dated 6 January from Mouchels which had been circulated to members. The committee's feedback was:

- Arches Lane – this is St Paul Without although the suggestion does seem reasonable.
- Baskerville Hill – adopt option A.
- Burnivale – support.
- Cross Hayes Car Park – support the Pottery but an explanation of the remaining parts would be appreciated.
- Market Lane – support subject to 50 mm lines and the missing bollard replaced.
- Hudson Road/Burnham – support but do wonder whether the grass bank could be removed at the junction to facilitate more parking.
- St John's Street – support.
- The Triangle – support.
- Willow View Close – support.

When responding cover Katifer Lane as covered elsewhere in these minutes.

ACTION PHIL RICE

8 TO RECEIVE AND CONSIDER A POSITION STATEMENT FROM THE COTSWOLD CONSERVATION BOARD ON AFFORDABLE HOUSING

- Members agreed to note the report and agree with the general principles of this and we are to write accordingly. **ACTION PHIL RICE**

9 SUSTAINABILITY SYMPOSIUM/WORKSHOP

- There are some 25 exhibitors etc at the Friday session which whilst less than hoped, appears to be acceptable to these parties and should make the day more intimate.

- Meanwhile Cllr Vernon showed a poster promoting the Saturday sessions and advised that the project will cover the cost of hiring the Town Hall.

10 CORRESPONDENCE AND EXCHANGE OF INFORMATION

- Members will have seen in the press that the “Royal Mail equivalent of a supermarket trolley” chained in Lacemakers Road has been removed.
- Applications in respect of part change of use at 32-34 Gloucester Road, supported by this committee, have been turned down by NWDC.
- Some months ago we discussed the disgraceful state of the exterior of 46 St Dennis Road and it appears that, having unsuccessfully tried to serve a warrant on the property owner, the options available to NWDC may have been exhausted. There is some chance of obtaining further information at this end which is being explored.
- Thanks to the efforts of the Residents Association for chasing this matter but it now appears at best that there has been (at best) some confusion regarding the mobile catering unit on the bypass. It appears that any action should be directed towards WCC under the Highways Act.
- Additionally they too have chased in respect of the boarded up windows at 6 Oxford Street and were told that NWDC Enforcement had a meeting arranged with the owner on 22 January which was cancelled by him at the last minute.
- The road will be blocked off outside Westport House for service alterations for approximately one week from 27 January.
- Whilst perhaps not strictly related to this committee, NWDC has provided a North Wiltshire Business Support Pack and the information will be copied to the Town Promotions Committee. **ACTION PHIL RICE**
- It was agreed that once the new unitary authority is in place we should ask a Conservation officer to attend one of our planning meetings. **ACTION PHIL RICE TO DIARY TO MAY TO ARRANGE**

11 DATE OF NEXT MEETING – THURSDAY 19 FEBRUARY 2009 IN THE TOWN HALL.

12 Meeting closed at 9.05 pm.

APPLICATIONS FOR PLANNING MEETING 27 JANUARY 2009

NUMBERS-NWDC 08/02817/FUL **MTC** 739
PROPOSAL Erection of two storey side extension to provide enlarged garage, new front porch/utility room and alterations to conservatory roof design

LOCATION 8 Willow View Close

APPLICANT J English

DECISION SUPPORT

NUMBERS-NWDC 08/02830/LBC **MTC** 740
PROPOSAL Replacement of all windows to Outer Silk Mills with double glazed units

LOCATION Outer Silk Mills

APPLICANT Avon Silk Mills

DECISION SUPPORT

NUMBERS-NWDC 08/02834/COU **MTC** 741
PROPOSAL Conversion of church hall to residential dwelling

LOCATION Moravian Church, Oxford Street

APPLICANT Moravian Union

DECISION	SUPPORT	
NUMBERS-NWDC PROPOSAL	09/000111/LBC	MTC 742
	Internal and external alterations associated with residential conversion	
LOCATION	Moravian Church, Oxford Street	
APPLICANT	Moravian Union	
DECISION	SUPPORT	
NUMBERS-NWDC PROPOSAL	08/02683/LBC	MTC 743/736
(Review following meeting 130109)	Demolish existing lean to gable extension, build two storey extension and internal alterations and re-roof house	
LOCATION	23 Culver Gardens	
APPLICANT	M Blyfield	
DECISION	AT THIS STAGE ARRANGE SITE MEETING WITH IDEALLY NWDC OFFICER & APPLICANT	
	ADDITIONAL PLANS RE REPLACING VELUX WINDOWS REC 26/1	
DECISION (Rev)	SUPPORT BUT NOT CONTENT WITH THE MATCH OF THE ROOF TILES	
NUMBERS-NWDC PROPOSAL	08/02684/FUL	MTC 744/737
(Review following meeting 130109)	Demolish existing lean to gable extension, build two storey extension and internal alterations and re-roof house	
LOCATION	23 Culver Gardens	
APPLICANT	M Blyfield	
DECISION	AT THIS STAGE ARRANGE SITE MEETING WITH IDEALLY NWDC OFFICER & APPLICANT	
	ADDITIONAL PLANS RE REPLACING VELUX WINDOWS REC 26/1	
DECISION (Rev)	SUPPORT BUT NOT CONTENT WITH THE MATCH OF THE ROOF TILES	
NUMBERS-NWDC PROPOSAL	08/02845/TCA	MTC 745
	Fell two horse chestnuts and one sycamore. Tree surgery to one willow to pollard to 4.5m and crown lift	
	3 sycamores	
LOCATION	Land rear of St Joseph's School	
APPLICANT	Diocese of Clifton	
DECISION	SUPPORT	
NUMBERS-NWDC PROPOSAL	09/00048/FUL	MTC 746
	Demolition of 4 Pool Gastons Road and the erection of three dwellings	
LOCATION	4 Pool Gastons Road	
APPLICANT	Mr & Mrs E Shellard	
DECISION	OPPOSE. WHILST WE RECOGNISE THAT THE REVISED DEVELOPMENT ADDRESSES SOME OF THE INSPECTOR'S	

CONCERNS IT WILL STILL PROVIDE LEVELS OF PRIVACY AND CREATE LOSS OF PRIVACY FOR NEIGHBOURS. C3iii OF THE NWDC LOCAL PLAN REFERS. WE STILL HAVE CONCERNS ALSO ABOUT THE CAR PARKING AND VEHICULAR ACCESS TO THE SITE. POLICY C3vii OF THE LOCAL REFERS.

NUMBERS-NWDC	09/00043/FUL	MTC 747
PROPOSAL	Proposed new dwelling and proposed new access	
LOCATION	2 Athelstan Road	
APPLICANT	Mr & Mrs E Curnock	
DECISION	SUPPORT	
NUMBERS-NWDC	09/00044/FUL	MTC 748
PROPOSAL	Erection of two storey extension	
LOCATION	20 Niebull Close	
APPLICANT	Mr Cloke	
DECISION	SUPPORT	
LATE APPLICATIONS FOR MEETING 27 JANUARY 2009		
NUMBERS-NWDC	09/00100/FUL	MTC 749
PROPOSAL	Single storey rear extension	
LOCATION	3 Park Mead	
APPLICANT	S Sweetingburgh	
DECISION	SUPPORT	
NUMBERS-NWDC	09/00060/FUL	MTC 750
PROPOSAL	Rear single storey extension	
LOCATION	2 West Street	
APPLICANT	J Pritchard	
DECISION	SUPPORT	
NUMBERS-NWDC	08/02665/FUL	MTC 751/729
PROPOSAL (Rev)	Renewal of previous permission (03/01247/s73) internal and external alterations to form two living units from existing living accommodation ancillary to shop	
LOCATION	38 Gloucester Street	
APPLICANT	The Kit Box	
DECISION	SUPPORT	
DECISION (Rev)	SUPPORT	
NUMBERS-NWDC	08/02666/LBC	MTC 752/728
PROPOSAL (Rev)	Renewal of previous permission (03/01247/s73) internal and external alterations to form two living units from existing living accommodation ancillary to shop	
LOCATION	38 Gloucester Street	
APPLICANT	The Kit Box	

DECISION	SUPPORT
DECISION (Rev)	SUPPORT
NUMBERS-NWDC	08/02680/COU MTC 753/725
PROPOSAL(Rev)	Change of use from light industrial/warehouse to tyre and exhaust fitting centre
LOCATION	Unit 10, Beuttell Way
APPLICANT	Harkness Tyre & Exhaust
DECISION	SUPPORT
DECISION (Rev)	SUPPORT