

## MALMESBURY TOWN COUNCIL

### MINUTES OF THE PLANNING AND ENVIRONMENTAL ISSUES COMMITTEE MEETING HELD 19 FEBRUARY 2009 IN THE TOWN HALL, MALMESBURY AT 7 PM

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

Members of Public: 5

Members of Press: Nil

**Apologies:** - The Mayor, Cllr A C R Woodcock

**In attendance:** -

**Non-Attendance:**- Councillor M Thomas

#### 1 PUBLIC QUESTION TIME

- We had received two letters from local residents along Blicks Hill concerned about the increase in traffic and parking along the lower part of this narrow carriageway. After some discussion with residents in attendance it was agreed that the matter be considered further by the Parking Working Group.

**ACTION PHIL RICE – SEND COPIES OF LETTERS TO CLLR SNELL**

**ACTION CLLR SNELL – PLEASE CALL MEETING OF THIS GROUP**

**IDC**

- The Chairman briefly covered the recent NWDC planning training sessions and the notes etc are to be provided to all members of this committee who were not in attendance.

**ACTION PHIL RICE**

#### 2 MINUTES

It was resolved that the minutes of meeting held on 27 January 2009 be signed as a true record.

**Points raised:**

- None

#### 3 PROGRESS ACTION POINTS FROM PREVIOUS MEETINGS

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

- **(1/09)** At the last meeting 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. We wrote accordingly.
- **(10/07)** The seat half way up the Abbey Steps has been finished and we are to arrange press coverage on this. **ACTION PHIL RICE**
- **(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 apparently 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. Certainly a person nearby is severely affected but we feel that there is little we can do to move this forward We can only diary forward, **ACTIONS X 2 PHIL RICE TO MONITOR IN MID MARCH IF REQUIRED AND IN MEANTIME WRITE TO THE PERSON MENTIONED ABOVE**
- **(10/8)** The Head teacher at St Joseph's School wrote 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. There was a suggestion that MTC should pay for this but members were concerned that if we did this, we would become liable for maintenance etc. **ACTION PHIL RICE X 2 TO RESPOND TO THIS AND THE BRISTOL ROAD BUS STOP QUERY FOLLOWING CLLR SANDERSON'S LETTER WITH THE LATTER TOPIC TO BE ON THE AGENDA FOR THE NEXT MEETING**
- **(11/08)** Cllr Bowen had on 13 January chased regarding potential allotments discussed recently and he has been told that the party involved is investigating but is not expecting significant developments in the short term. Later on in the meeting it was resolved that he be given authority to speak to landowners who may be able to assist. **ACTION CLLR BOWEN**
- **(12/09)** We were told this week that the graffiti on the wall at Ebley Tyres facing Sweetnam & Bradley is to be put right next week. **ACTION PHIL RICE TO MONITOR**
- **(12/07)** Cllr Sanderson indicated at a recent 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 has papers at home which he will provide to Cllr Snell. **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. Members had removed over 40 of these but we have still not had a reply from NWDC. **ACTION PHIL RICE TO CHASE**
- **(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 TO CHASE RE REPLY TO OUR LETTER**

- **(1/09)** At the last meeting a potential one way system from The Triangle to Hudson Road was discussed 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. Below is the reply received:

*“...The County Council has developed two home zones; Westleigh, Warminster, and the College Road area of Trowbridge. These were partly funded from a one-off Department of Transport (DfT) Challenge Bid fund with the County Council providing the remainder of the funding from its Local Transport Plan (LTP) capital settlement. Following the completion of these projects the County Council is following a period of monitoring to assess their impact on their respective communities. The decision on whether to develop further Home Zones will depend on the findings of this monitoring and whether further Challenge Bid opportunities are made available by the Government. However, my initial view is that the controversial nature of Home Zones and the substantial investment that they require to construct, together with the limited benefits they deliver in terms of reducing accidents and promoting sustainable modes of transport, means that we are unlikely to pursue and fund further schemes in the near future.*

The below link takes you to the Government's good practice guide on Home Zones and may be of interest to you.

<http://www.dft.gov.uk/pgr/sustainable/homezones/cfos/>

*I am told that the Lucent technology site was designed and constructed as a 20mph zone incorporating features which should enforce a 20mph speed limit. The application of a 20mph zone to an existing highway/street (i.e. retro-fitting) is a far more difficult and expensive undertaking”*

Members, following discussions, agreed that we should write to ask what suggestions/alternatives they could suggest and the matter in the meantime should also be communicated to both the area board and Malmesbury and the Villages.

**ACTION PHIL RICE X 3**

- **(1/09)** 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 have written and in one case spoken to the businesses concerned. The problem seems to have been addressed.
- **(1/09)**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**

**4. DECLARATIONS OF INTEREST**

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

**5. 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**
- On the Corn Gastons application (09/00048/FUL) it was agreed that we would respond to the applicants' letter which was brought to the attention of the meeting. Additionally members spent a significant amount of time discussing the merits of the application in a wide ranging debate. It is unfortunate that we had been unable to speak to the case officer due to his absence on holiday but his manager did take the opportunity to discuss his thinking prior to the meeting without advising whether he thought the application would be successful. However Cllr Sanderson who, due to other commitments, attended the meeting after all the plans had been considered indicated that he thought that NWDC Development Control Committee would discuss the application in due course with the officer's recommendation to approve.  
**ACTION PHIL RICE**

- **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 <b>REVIEW FEB 2009</b> 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	June 2008 Phil Rice reported to NWDC	OCTOBER 2008 NWDC to look at property.

		windows		<b>CHASE IN FEB</b>
--	--	---------	--	-------------------------

**6. TO CONSIDER CURRENT PARKING ISSUES**

- We have received plans to improve the parking opposite the old swimming pool site.
- Highways had provided further information regarding a recent meeting concerning yellow lining Katifer Lane and Market Lane indicating that the yellow lining is to be included in the current exercise. Discussion ensued regarding enforcement of the obstruction laws by the police and it was resolved that we should write to the police regarding this and the missing bollard should be urgently replaced. **ACTION PHIL RICE x 2**
- We were advised that Malmesbury residents can now park in the long stay car park for £70 per annum.
- We received a long note re parking policy for new unitary council following the meeting we had with NWDC councillors last summer and the note is to be circulated. **ACTION PHIL RICE**

**7. TO CONSIDER CURRENT ENVIRONMENTAL ISSUES**

- Ross Mackie's email on energy efficiency was discussed and hopefully the messages will be taken up by Cllr Vernon's group.
- It was agreed for completeness that Cllr Carnegie's note re Station Yard be circulated and they are at the end of these minutes.
- The meeting was informed that an uninsured bus shelter in Cross Hayes requires repairs following vandalism some time ago and we have asked a local contractor to consider how this might be achieved without having to call on the (very expensive) services of the original suppliers. Cllr Vernon mentioned that he thought NWDC's David Stirling had supplied this and there is a chance there may be ones in store somewhere. **ACTION PHIL RICE TO RESEARCH AND AWAIT RECEIPT OF CONTRACTOR'S ESTIMATE AND DRAWING**
- It was noted that Hilditch's appear to be doing some major demolition and members wondered if planning permission was required. **ACTION PHIL RICE TO FIND OUT**

**8. TO CONSIDER ISSUES RELATING TO THE WILTSHIRE COUNCIL PLANNING POLICY SD CONTAINED IN LETTER DATED 22 JANUARY – PREVIOUSLY CIRCULATED**

- Given the highly technical nature of the very large report, members had taken the chance to examine it at mostly summary level and the content was noted.

**9. SUSTAINABILITY SYMPOSIUM/WORKSHOP – INFORMAL REVIEW**

- Whilst there are some small bills to pay there appears to be a surplus so far of £608.41 and Phil Rice will, now that he has returned from holiday, see if all invoices have been paid. Cllr Vernon indicated that whilst delegate numbers on the Friday were not as high as had been hoped, the feedback had been extremely positive. He felt slightly disappointed about the numbers who came on the Saturday. The Chairman congratulated all those who had been involved and was pleased that Cllr Vernon had already written to Sustainability Plus and others thanking them for their support.

**ACTION PHIL RICE**

**10. CORRESPONDENCE AND EXCHANGE OF INFORMATION**

- The application for a tyre and exhaust centre at Beuttell Way, supported by this committee, is to be determined by NWDC Development Control with recommendation to approve.
- We understand that work at Stainsbridge House should be completed shortly.
- There was concern and some feeling among residents that the recent cancelled meeting on the future of Burnham House would lead to decisions etc being made behind closed doors. Members were assured that this is not the case.
- We had received a letter from a business on the Dyson site about the absence of signage for the businesses there. It is thought that the whole of this land is owned by Dyson and we are to respond that whilst we will support any initiative, in the first place the landowner would need to be contacted.

**ACTION PHIL RICE**

**11. DATE OF NEXT MEETING – TUESDAY 10 MARCH 2009 IN THE TOWN HALL.**

**12.** Meeting closed at 9.15 pm.

**NOTES CLLR CARNEGIE  
Station Yard Car Park and surrounding work areas**

**Malmesbury 06 Jan 2009**

**Background**

The car parking for Malmesbury town centre and outlying areas is primarily served by the main intermittent facility at Cross Hayes; intermittent and limited on street parking, with long term parking in the Station Yard facility.

This report is focused on the long term facility at Station Yard and supplementary issues. The facility is central to Malmesbury at all levels as it is the prime parking facility for the town and also the town's effective gateway.

- A. Current Usage
- B. Increasing Utilisation by local residents
- C. Feedback from Malmesbury Cruisers as were
- D. Feedback from the local police

These items are concentrated into a conclusion with recommendations.

**Layout and current schemes.**

The Car park is located off the access road running between Gloucester road and mill lane.

It has a maximal capacity of 143 cars with current charging being £0.40 per 1<sup>st</sup> hour, £0.50 up to 4 hours and £1 per day running between 08.00 and 18.00 excluding public holidays and Sundays.

Maximal current potential income is therefore approximately around £40,000 p.a.

The current resident's scheme offers a rate of £270 p.a. If there was 100% uptake by local resident's then maximal income would be approximately £66,000 p.a.

It should be noted that the current residents scheme falls far short of the reduction offered in other parts of North Wilts which average £70 p.a.

## **Issues and results**

### **A. Current usage**

A limited survey was undertaken by the author where a number of people parking were asked where they were going and why they parked. Businesses in the local area were also asked in relation to their perception of the current parking situation and the use of the facility by their clients and staff.

Businesses contacted were Lux, Hilditch, Sweetnam and Bradley, Ebley Tyres, PD Fitness, Fentek and Lumley's.

Limited meetings were held with some residents in Gloucester road.

50 people parking were questioned over 1 month.

A meeting was conducted with Malmesbury cruisers.

A meeting was conducted with PC M Tipp of Malmesbury Police

A meeting as conducted with Malmesbury Youth Centre

Local businesses report that their staff and clients are limited users of the facility to the extent that none of the main local companies utilise it due to onsite facilities being available.

PD fitness report that the limited term bay parking is a success as it has supported their business by freeing up parking resource locally and Lumley's report a similar effect.

Main users of the facility are shoppers (30%) and people working in the town centre (64%) with the remainder being visitors. It must be stressed that these are very limited figures and it should be expected that the visitor proportion would increase in the summer months.

Local residents cited concerns regarding the perception of the "boy racers" in terms of speeding locally, the cost of the annual parking charge, perceived security of both people and vehicles and noise.

### **B. Increasing Utilisation of Facility**

The current annual resident's scheme is counterproductive.

The minimal discount offered is out of keeping with the current schemes offered by other towns in North Wilts. The annual charge of £270 p.a. is also significantly higher than that charged by larger towns. Reading, as an example, offers residents the first car free and a 2<sup>nd</sup> at £50 p.a. Current schemes in North Wilts offer annual residents parking at £70 p.a.

There has been investigation by the current portfolio holder into barrier access parking but this is too expensive. Following feedback from other parties above it may well have been counterproductive in that it would reduce the number of people in the area in the late evening thus decreasing real security in the area.

Likewise CCTV is only a perceptual answer in that it is retrospective and does not actually prevent crime other than assisting with subsequent arrests. It was noted that currently light levels in the area appear sub standard. 2 lights are inoperative, one in the car park and one leading on the access road.

On this basis a light level survey was conducted using a lux meter. Ambient lighting level was averagely assessed as being around 0.4 lux.

Measurements were taken of the street lighting on Gloucester road and these recorded as being around 20 lux.

The car park off park road has an average level of 21 lux.

The access road leading to Station Yard car park was measured as being around 21 lux.

The actual car park area itself returned readings of only 2 lux, substantially below average levels elsewhere.

The footpath leading from the car park up Abbey steps returned readings of 20 lux.

### **C. Meeting with Malmesbury Cruisers**

A meeting was held late between the young people, formally known as Malmesbury cruisers, and the author.

Whilst the light readings were conducted there was some friction generated and the author was subjected to some abuse from a distance however when this was questioned it transpired that it was a combination of somebody who was not local, youthful bravado and the perception that the author was photographing the cars. The person concerned was rejected by his own peer group and left.

The young people appear to be sensible and generally well behaved. They feel that they want somewhere “cool” to meet and chat, they perceive that the youth centre is aimed at a younger age group which is supported by the centre staff themselves.

Malmesbury cruisers have been disbanded and the web site isn't currently updated. In reality it never really got off the ground.

The young people want to be included and to be perceived as being good members of their community. They feel that they are tarnished with a negative image caused by people from Tetbury and Chippenham who actually have started not to “hang out” in the car park due to police pressure locally.

An idea was discussed which is outlined in the solution proposed below.

#### **D. Meeting Malmesbury Police**

A short meeting was held with PC Tripp of Malmesbury police who broadly confirmed that the majority of the information contained in A to C above fitted in with their own understanding.

The police are supportive of any initiative that helps the local community but also feel that their direct involvement might be counterproductive with the younger cruisers as it would be seen as being “un-cool” to be associated with a police supported initiative.

Police statistics do not show the real picture known locally as not all crime is reported however crime in the area is low.

#### **Conclusion**

The council’s prime interest must be served by increasing utilisation of the station yard facility. Higher revenues can be achieved however this should be within achievable budget allocation.

The current resident’s scheme is not working and is too highly priced even by comparison to other North Wilts schemes. Increased local uptake will increase security and also revenues and is the biggest potential revenue growth area. Currently the car park is almost empty over night.

Changes to the main car park will not affect local businesses other than if there is increased trade.

The image and conduct of the young residents using the facility needs to be changed.

These residents need a facility where they can meet which meets their social goals.

Local residents need to perceive that the car park is safe over night.

The current lighting of the area is so inadequate that it would be better turned off. Current regulations should be checked on legal requirements for lighting such a facility and also the level of liability by the current installations dim performance!

It is believed that changing perception of the young residents who use the car park will also result in helping change complaints regarding noise and local speeding.

The portfolio holder should request that the existing lighting that requires bulb replacement is attended to.

#### **Recommendations**

The lighting of the car park needs to be brought up to be at a similar level to the access areas. It may be that this need to be staged so that residential impact is minimised i.e. there is a reduction to current levels after midnight as an example.

The formation of a council backed initiative called “Malmesbury Marauders”. This car club would become self funding and would only be open to local residents. Cars belonging to the club would carry a clear logo, flag or window sticker. There would be a web site and the general image would be intended to be “cool” for the generation likely to be interested.

Members of the club would ensure that they were fully road legal and that this is a requirement of membership renewal.

The council would line out the area formally used for recycling and designate it as a meeting point for the club with locally located bins. The area would be well lit.

Club members would self police the car park, keeping an eye of stopping bad behaviour and offering a visible reassurance to anybody who might be in need of assistance. If need be they would notify the police however it would be expected that this would be only in an extreme situation such as the recent arson attacks there. The police would keep a low profile around their meeting area. Importantly the club and its local role would be promoted locally as being a reason why the car park was safe to park in, with the aim of altering local perception of the cruisers. It is accepted that this recommendation requires more in depth consultation and work to become viable.

A post code two tier parking scheme would be implemented. Residents in an agreed area will have the option to pay a reduced rate for annual parking, proposed as being £70 per car. The 2<sup>nd</sup> tier for residents outside the area would remain at current levels.

Daily parking charges should be increased as they are very low and do not offer any benefit to local business staff.

<b>APPLICATIONS</b>	<b>PLANNING MEETING- 19 FEBRUARY 2009</b>	
<b>NUMBERS-NWDC</b>	09/0040/TCA	<b>MTC</b> 754
<b>PROPOSAL</b>	Tree felling and surgery work	
<b>LOCATION</b>	Hillside, 34 Holloway	
<b>APPLICANT</b>	Catherine Waterfield	
<b>DECISION</b>	SUPPORT	
<b>NUMBERS-NWDC</b>	09/00015/TCA	<b>MTC</b> 755
<b>PROPOSAL</b>	Tree surgery to 2 apples, 2 willows, 2 hollies, 1 ash, 3 leylandii, 1 cypress and 1 bay. Including crown lifting and crown reductions. Fell 1 plum.	
<b>LOCATION</b>	Kings House, 30 Kingswall	
<b>APPLICANT</b>	Mrs Deborah Gray	
<b>DECISION</b>	SUPPORT	
<b>NUMBERS-NWDC</b>	09/00048/FUL	<b>MTC</b> 756/746
<b>PROPOSAL (Rev)</b>	Demolition of 4 Pool Gastons Road and the erection of three dwellings	
<b>LOCATION</b>	4 Pool Gastons Road	
<b>APPLICANT</b>	Mr & Mrs E Shellard	
<b>DECISION</b>	<p>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.</p>	
<b>DECISION (Rev'd)</b>	<p>OPPOSE. WHILST IT IS APPRECIATED THAT HIGHWAYS HAS LIFTED ITS OBJECTIONS, WE ARE STILL CONCERNED THAT THE ADJOINING POOL GASTONS ROAD IS A NARROW AND BUSY THOROUGHFARE WITH A REGULAR BUS SERVICE AND IS A REGARDED AS A SAFE ROUTE TO SCHOOL. ADDITIONALLY WE ARE NOT BY ANY MEANS CONVINCED THAT THE DEVELOPMENT WILL PROVIDE SUFFICIENT PARKING LEADING TO ADDITIONAL PARKING ON POOL GASTONS ROAD, ON WHICH MANY OF THE HOUSES HAVE INSUFFICIENT PARKING NEEDS, WE STILL FEEL THAT THIS APPLICATION FAILS ON POLICY C3III</p>	
<b>LATE PLANS</b>	<b>MEETING 19 FEBRUARY 2009</b>	

<b>NUMBERS-NWDC</b>	09/00011/LBC	<b>MTC</b> 757/742
<b>PROPOSAL (Rev)</b>	Internal and external alterations associated with residential conversion	
<b>LOCATION</b>	Moravian Church, Oxford Street	
<b>APPLICANT</b>	Moravian Union	
<b>DECISION</b>	SUPPORT	
<b>DECISION (Rev)</b>	SUPPORT	
<b>NUMBERS-NWDC</b>	08/02834/COU	<b>MTC</b> 757A/741
<b>PROPOSAL (Rev)</b>	Internal and external alterations associated with residential conversion	
<b>LOCATION</b>	Moravian Church, Oxford Street	
<b>APPLICANT</b>	Moravian Union	
<b>DECISION</b>	SUPPORT	
<b>DECISION (Rev)</b>	SUPPORT	