

MALMESBURY TOWN COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENTAL ISSUES COMMITTEE MEETING HELD 21 APRIL 2009 IN THE TOWN HALL, MALMESBURY AT 7 PM

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

Members of Public: Nil Members of Press: Nil

Apologies: - Councillor: J Bowen,

In attendance: - Mr R Budgen (Malmesbury & St Paul Without Residents Association)

Non-Attendance:- Councillor: R F Sanderson, M Thomas,

1 PUBLIC QUESTION TIME

At this stage, the Chair firstly wished Cllr Bowen well and then went on to outline his attendance at the recent Northern Area Planning Committee where he was representing this council to oppose the development regarding the recent Tanyard application. He felt that the committee did try to find ways to represent the community's written opposition. Ultimately there were no planning reasons to oppose this application. However Cllr Blake did feel that he was given a very good hearing and the application, along with others that evening, was handled in a thoroughly professional way and he has written to Cllr Thomson to applaud the work of the committee and the officers.

2 MINUTES

It was that the minutes of the meetings held on 10 & 31 March 2009 (incomplete) 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.

- **(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 carry forward. **ACTION PHIL RICE TO MONITOR IN MID MAY IF REQUIRED**
- **(10/8)** The Head teacher at St Joseph's School wrote to NWDC requesting short term concessionary parking passes for Cross Hayes Car Park. If successful this will hopefully dramatically reduce (if perhaps not completely eliminate) the need for parking outside the school. Not much so far has happened on this and we are liaising with the school to move matters forward. **ACTION PHIL RICE**
- **(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. Cllr Sanderson now has this in hand but at this stage there is no information

known regarding when the work will be completed. We will monitor.

ACTION PHIL RICE TO DIARY SAY JUNE FOR PROGRES

- **(11/08)** Cllr Bowen had in 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 January meeting it was resolved that he be given authority to speak to landowners who may be able to assist. It is also suggested that Cllr Bowen contact Cllrs Sanderson or Snell regarding an additional site that may perhaps be available. **ACTION CLLR BOWEN**
- **(3/09)** Whilst the graffiti on the wall at Ebley Tyres facing Sweetnam & Bradley has been painted over there was concerns that there could be more covering the white paint used and members asked that we see if the senior school would be willing to use the wall to make an very large suitable "mural" etc and we will ask all parties for their views. At this stage the matter is with the leaseholder's property department, and having chased them twice in the last week we still await a substantive response. **ACTION PHIL RICE**
- **(1/09)** There was concern at the last meeting about the removal of the bus shelter by the fire station and below is the response from WCC:
Ahead of the March 10 meeting Cllr Sanderson advised that this is now to be put right by Highways and we have asked Cllr Sanderson for his understanding on timing etc although at this stage we have just found out that he has no definitive date. **ACTION PHIL RICE**
- **(1/09)** At a recent committee meeting a potential one way system from The Triangle to Hudson Road was discussed and after some exchange of correspondence a meeting was held between two officers of the highways authority and Cllr Snell plus Phil Rice.
Cllr Snell had felt this to be a very positive meeting and the officers commented on the poor state of the roads in that part of town whilst making suggestions on how we could proceed. Some aspects of Homezone could be built into any scheme which should initially be put to the Malmesbury Area Board. Cllr Blake felt that in due course we should be looking to put proposals to this committee and wondered whether a working group might examine proposals. He did ask that should a working group be formed, whether Roger Budgen would wish to be part of it. However in the first place we should speak to the officers to ascertain their initial views. **ACTION PHIL RICE**
- **(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**
- **(2/09)** 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. Cllr Snell showed members some photographs he had taken and the meeting discussed the problems residents and others are having. He suggested that double yellow lines should be painted from Mr Dixey's house down to just before the junction and in the first place he will discuss this with Mr Dixey. **ACTION CLLR SNELL**
- **(2/09)** In February the committee was informed that a bus shelter in Cross Hayes requires repairs following vandalism some time ago and we have this week been provided with drawings and a rough estimate of about £300. Cllr Snell and Phil Rice met the contractor last week and he will now proceed to effect the repairs. **ACTION PHIL RICE**
- **(2/09)** A suitable bollard for the end of Market Lane has been sourced whilst the unsafe hole where the missing bollard was sited has been filled in. We do not have a date however for the bollard being replaced and we will follow up after the meeting. **ACTION PHIL RICE**

- **(3/09)** It is felt that WCC may have missed an area in the current yellow lining exercise being on the north side of Hudson Road/Burnham Road for about three metres. We have advised Highways and await a response. **ACTION PHIL RICE**

- **(3/09)** Cllr Vernon indicated at the last meeting that he felt that there are funds available for a bus shelter in Bristol Road and it had been resolved, in order to seek written views, that we write to residents of the bungalows, the western end of Parklands down to Newton Grove and at the opposite end a number of houses adjoining the senior school. We have had seven responses of which seven suggest that any shelter be on the north side of Bristol Road. There were differing views on whether matters should proceed and this will be we discussed at the next meeting. Meanwhile we will obtain some prices.

ACTION PHIL RICE

At the area 1 meeting on 11 March, it was mentioned that 50% of the funding may become available via this committee. **PHIL RICE TO CONTACT MIRANDA GILMOUR AT THE APPROPRIATE TIME**

- **(3/09)** Cllr Snell provided some specifications for benches etc along the river in the long stay car park area and we will look at them and arrange for quotations etc for concreting the benches in. One of the existing benches etc has been damaged and it looks on the face of it that it can be repaired and it makes sense that the very old table and bench be repaired which our staff think is possible. **ACTION PHIL RICE HAS LIAISED WITH CLLR SNELL AND IS ORDERING TWO SUITABLE BENCHES**

- **(3/09)** There is concern about land slip etc on the bridge from the long stay car park and we should draw this to the attention of the relevant landowner.

ACTION PHIL RICE

- **(3/09)** Members expressed concern about the increased graffiti on the bridge under the southern end of the bypass and we have written to the police accordingly. So far no response has been received. **ACTION PHIL RICE TO CHASE**

- **(3/09)** Cllr Snell expressed concern at the last meeting about the continued early morning dog fouling along Gloucester Street and we have written to the dog warden asking him to take appropriate action and await a response and await a response to our chaser letter last week. **ACTION PHIL RICE**

- **(3/09)** A local resident has written about the need for speed bumps once the yellow lining in Baskerville has been completed. This was discussed under Environmental Issues later in the meeting. There are various suggestions where any sign should be located, if at all, and it was agreed that Phil Rice would go back to the affected residents and ask for more information. Members did wonder how for instance hauliers etc would deal with big packages etc for Baskerville residents and whether in fact, as suggested, sat nav users were really taken down there to get to the bypass. **ACTION PHIL RICE**

- **(3/09)** Cllr Snell and Phil Rice recently met a resident of the Horsefair about the state of flower bed outside his house and initially we wondered about maybe spending a modest amount to improve it, despite the fact that strictly speaking the rectification, after the 2007 explosion, is not our responsibility. However before considering this further, Cllr Snell will have a look at the flower bed shortly. **ACTION CLLR SNELL**

- **(3/09)** A number of consultation periods on applications discussed at the meeting seem short but it would appear that there have been clerical errors and Phil Rice will monitor future applications.

- **(3/09)** Regarding application 09/00261/COU (since withdrawn – see later) members wondered if a similar development at 1 Moffatt Rise was a permitted development. The research so far does not help.
- **(3/09)** Some weeks ago a lorry knocked against the wall of a house in Dark Lane and it was suggested that the people concerned should write to Highways, copying in the Town Council. It was disappointing that following a meeting late in 2007 with Highways, no action appears to have been taken about a number of issues in Dark Lane. Members felt that some form of protective strip against the householders' property might be helpful. However over the last weekend, further damage has been done and we are to look at the relevant wall and report back. **ACTION PHIL RICE**

4. DECLARATIONS OF INTEREST

Name	Application/item	Type of Interest	Nature of interest	Action
Cllr Vernon	00/00321/FUL	Personal	Neighbour	Did not speak nor vote

5. PLANNING ISSUES

- **APPLICATIONS RECEIVED** The applications at the end of these minutes were tabled and comments are to be forwarded to Wiltshire Council. **ACTION PHIL RICE**
- There are two applications for St Paul Without at Trucklebridge (09/00377/FUL and 09/00467/CAC) which we had not been consulted on. Technically we are beyond the consultation date and we will find out why we were not consulted and it was agreed that Cllr Blake would be given the authority to determine our approach. Roger Budgen, in his capacity as a St Paul Without councillor, indicated that his authority supported the application with some reservations. There were concerns that with the likely passing of the adjoining Tanyard application, there could be even more risk of flooding etc. We are to find out why the applications were not copied to us and Cllr Blake is to look at the applications and communicate a decision via Phil Rice. **ACTIONS CLLR BLAKE, 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	MARCH 2009 NWDC taking legal action on both properties. REVIEW JUNE 2009
2	St John's	Felt breach of	June 2008 Phil	MARCH

	Cottage, 6 St John's Street	planning regulations here in respect of the roof and the dormer windows	Rice reported to NWDC	2009 NWDC has been chased CHASE NOW
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6. TO CONSIDER CURRENT PARKING ISSUES

- We are to write to Julian Kashdan-Brown to thank him and ask him to pass on thanks to all those involved in completing the coach parking bay in the long stay car park. **ACTION PHIL RICE**
- Cllr Poole mentioned that Sweetnam & Bradley have put a barrier up in their car park to prevent unacceptable use of that area.
- On the long stay car park and nearby, Cllr Snell advised that there was a strong police presence over the weekend and members briefly discussed the bylaws that are, or not applicable, and we are to contact the police in the first place to get more information. **ACTION PHIL RICE**

7. TO CONSIDER CURRENT ENVIRONMENTAL ISSUES.

- We had been in discussion and correspondence with the owner of 24 Gloucester Street about several instances of damage to his house caused by lorries. The details were outlined to members and whilst this has been a problem for many years, made worse by satnav users, all admitted there are no real easy solutions. Cllr Vernon outlined the Freight Strategy document which is with the Area Board and the Residents Association, Roger Budgen felt, would back any action that helps lessen the problem. **ACTION PHIL RICE TO RESEARCH AND GO BACK TO RESIDENT**
- Phil Rice advised members of an email he had had from a local resident about light savings. This is an issue which has already been brought up.
- We received copy correspondence between a resident of Startley and Wiltshire Council regarding the state of the High Street and it was agreed that we should go back to the relevant officer to ascertain progress and ask if there is any support this council can give. **ACTION PHIL RICE**
- The Wiltshire Local Transport Plan 2011 – Consultation Issues Paper, with a consultation deadline of 29 May, is available for viewing at <http://www.wiltshire.gov.uk/parkingtransportandstreets/roadandtransportplans/transportpublications.htm>
Phil Rice will summarise the paper which should be on the agenda of the next meeting. **ACTION PHIL RICE x 2**
- There was only brief discussion about a more suitable lamp on a modern lamp standard in West Street. It will be discussed at the next meeting but initial thoughts concerned whether the lamp standard and lamp fitting would complement each other. **ACTION PHIL RICE COVER NEXT MEETING**
- Members expressed concern about the range of activities including a mobile home, selling cars, vegetables and animal activities at the southern end of the bypass. There was a suggestion that Enforcement may again be involved and we will find out. **ACTION PHIL RICE**

8. MINUTES OF THE LATEST MALG MEETING

- Cllr Vernon outlined the minutes which had been distributed to committee members and the meeting felt that this group should continue and Phil Rice is to write to Cllr Thomson for details of officers we are to liaise with re the Conservation Area Plan and related topics. **ACTION PHIL RICE**

9. CORRESPONDENCE AND EXCHANGE OF INFORMATION

- Recent correspondence from Wiltshire Council includes:
 - 1 Refusal re the externally illuminated fascia sign at 8 High Street (09/00297/ADV) that this committee also opposed.
 - 2 Application 09/00261/COU regarding change of use of landscaped area to domestic garden has been withdrawn; this committee opposed.
 - 3 The application re 4 Pool Gastons Road (09/00048/OUT) was passed despite our opposition and the Chairman's comments at the relevant Planning Committee.
 - 4 Application 09/00321/FUL concerning a new vehicular access and driveway at the Tanyard, 1 Dark Lane is to be discussed at the next Northern Area Planning Committee on 29 April and Cllr Blake will be in attendance.
- Members may be interested to know that the number of applications discussed during the year ending 31 March was 172, 37 less than the previous year.
- We have recently received the details of works to be done by Wiltshire Council in Area 1 and in Malmesbury this includes retexturing schemes on the B4040 Malmesbury West to Easton Grey and, as mentioned earlier, replacement of the Adshel shelter.

10. DATE OF NEXT MEETING – **THURSDAY 14 MAY 2009** IN THE TOWN HALL

11. Meeting closed 9.00 pm and at this point Cllr Blake thanked the committee for its support over the past year and wished the new committee well for the coming council year.

APPLICATIONS	MEETING 21 APRIL 2009		
NUMBERS-NWDC	09/00225/LBC	MTC	776/760
PROPOSAL (Rev)	Internal and external alterations		
LOCATION	8 Silver Street		
APPLICANT	Mr M Butler		
DECISION	SUPPORT		
DECISION (Rev)	SUPPORT		
NUMBERS-NWDC	09/00226/FUL	MTC	776/759
PROPOSAL (Rev)	Internal and external alterations		
LOCATION	8 Silver Street		
APPLICANT	Mr M Butler		
DECISION	SUPPORT		
DECISION (Rev)	SUPPORT		
NUMBERS-NWDC	09/00583/TCA	MTC	777
PROPOSAL	Crown reduction of two beech, two silver birch, one acer		
LOCATION	Rosemead, Culver Gardens		
APPLICANT	Dr Ingram (Ingham)		
DECISION	SUPPORT		
NUMBERS-NWDC	09/00321/FUL	MTC	778/766/764
PROPOSAL (Rev)	New vehicular access and driveway		
LOCATION	The Tanyard, 1 Dark Lane		
APPLICANT	Mr M Lehrer		

DECISION	RE-CONSIDER MEETING 31 MARCH		
DECISION (31/3)	ARRANGE FOR APPLICATION TO BE CALLED IN		
DECISION (Rev)	OPPOSE. WE ARE CONCERNED STILL ABOUT THE VEHICULAR ACCESS AND ROAD SAFETY. WE ARE ALSO CONCERNED ABOUT THE DESTRUCTION OF CERTAIN ATTRACTIVE TREES AND WILL BE REPRESENTED AT THE 29 APRIL NORTHERN AREA PLANNING MEETING		
NUMBERS-NWDC	08/02701/LBC	MTC	779/775/765/763
PROPOSAL(Rev)	Conversion of property from surgery to office space, alterations to street elevation, atrium entrance and side entrance; addition of air conditioning plant to north elevation and addition of roof lights to north elevation		
LOCATION	46 High Street		
APPLICANT	G Adams		
DECISION	SUPPORT BUT CONCERNED	THAT ENTRANCE TO THE BUILDING DOES NOT MATCH THE FENESTRATION	
DECISION (Rev'd)	SUPPORT BUT CONCERNED	THAT THE ENTRANCE TO THE BUILDING DOES NOT MATCH THE FENESTRATION	
DECISION -31/3	SPEAK NWDC RE APPLICATION'S BACKGROUND		
DECISION -21/4	SUPPORT		
LATE PLANS	MEETING 21APRIL 2009		
NUMBERS-NWDC	09/00524/LBC	MTC	780
PROPOSAL	Internal and external alterations and repairs including replacement of dormer windows. Replacement of flat roof area to south of building with new flat roof containing roof lights; alterations to partitions and formation of new bathroom/kitchen facilities		
LOCATION	Cross Hayes House, Cross Hayes Lane		
APPLICANT	Mr D Baker		
DECISION	SUPPORT		
NUMBERS-NWDC	09/00523/FUL	MTC	781
PROPOSAL	Internal and external alterations and repairs including replacement of dormer windows. Replacement of flat roof area to south of building with new flat roof containing roof lights; alterations to partitions and formation of new bathroom/kitchen facilities		
LOCATION	Cross Hayes House, Cross Hayes Lane		
APPLICANT	Mr D Baker		
DECISION	SUPPORT		