

MALMESBURY TOWN COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENTAL ISSUES COMMITTEE MEETING HELD 4 AUGUST 2009 IN THE TOWN HALL, MALMESBURY AT 7 PM

PRESENT: Councillor: W G Blake (Chair), A Carnegie, M H Snell, A Stamp, C M Vernon, P Rice - Deputy Town Clerk (Minutes)

Members of Public: Two Members of Press: Nil

Apologies: - Councillor: J E F Poole, R F Sanderson

In attendance: - The Mayor Councillor Mrs C C Doody, Mr R Budgen – Malmesbury & St Paul Residents Association

Non-Attendance:- -

15. PUBLIC QUESTION TIME

- None

16. MINUTES

It was proposed and resolved that the minutes of the meetings held on 14 July 2009 be signed as a true record.

Points raised:

- None.

17. PROGRESS ACTION POINTS FROM PREVIOUS MEETINGS

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

- **(11/07)** It appears some progress has been made as some early remedial work has commenced regarding the damaged Burnivale wall but it may still be some time according to the contractor before repairs commence in earnest. However, Cllr Vernon mentioned that much of the stonework has been removed which having taken away much of the support could lead to an accident. A recent conversation with the contractor suggests that the structure is not unsafe. **ACTION PHIL RICE TO REVIEW SEPTEMBER 2009**
- **(10/8)** The Head Teacher at St Joseph's School wrote to NWDC requesting short term concessionary parking passes for Cross Hayes Car Park. It now appears that the issue will be brought up again with a review in October 2009. **ACTION PHIL RICE DIARY TO OCTOBER TO ENSURE PROGRESS**
- **(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. We have recently been advised that the work is scheduled to be completed but with cost charged to MTC. We are to get details of cost from Highways and perhaps even get done ourselves. **ACTION PHIL RICE**
- **(7/09)** The Mayor agreed to run with the issue of finding allotments and in the meantime we understand that as at last week five of the seven allotments made available by a local businessman had been taken up by local residents. **ACTION MAYOR**
- **(1/09)** There was concern early this year about the removal of the bus shelter by the fire station and ahead of the March 10 meeting Cllr Sanderson advised that this is now to be put right by Highways during August 2009. **ACTION PHIL RICE DIARY SAY LATE AUGUST FOR PROGRESS**

- **(1/09)** A conservation officer is to attend this committee's meeting on 25 August. It was agreed that we should invite local groups to attend the meeting. **ACTION PHIL RICE TO ARRANGE**
- **(2/09)** A suitable bollard for the end of Market Lane has at last been erected and we simply await the relevant key being supplied.
- **(3/09)** It was agreed at the last meeting that the agreement mentioned be completed enabling the erection of a bus shelter on the northern part of Bristol Road by the bungalows to proceed. **ACTION PHIL RICE TO TAKE THIS FORWARD**
- **(3/09)** Cllr Snell expressed concern at a recent meeting about the continued early morning dog fouling along Gloucester Street and with this having been followed up by relevant enforcement staff and the dog warden, some encouraging progress was noted.
- **(5/09)** The three rubbish bins ordered in accordance with the street furniture grant have been received and erected.
- **(6/09)** There was a brief discussion about signs, advertising, bill boards etc particularly in the conservation area and we will again try to obtain guidelines etc when the officer from county attends in August. **ACTION PHIL RICE**
- **(6/09)** Opposite Basevi Close, following meetings earlier in the year, county is looking to take out much of the grass verge to improve parking in the area along with "some small scale waiting restrictions". We have recently recommended a slight increase in parking capacity which seems to have been taken on board. However members expressed concerns about the likelihood that the measures to be adopted could well lead to an increase in speeding traffic in the area and given the proximity to the play area, the chances of an accident seem high. Additionally traffic would inevitably park opposite the proposed cut in. The matter has been brought up with Highways staff and we await the results of their deliberations. **ACTION PHIL RICE TO MONITOR**

NEW ISSUES OUTSTANDING FROM THE LAST MEETING

- **(7/09)** There seems to be no positive comments being made about the future of the MALG committee and it appears that the matter will be brought up by council representatives at the next Area Board meeting on 16 September. **ACTION PHIL RICE TO KEEP IN MINUTES FOR TIME BEING**
- **(7/09)** A local resident's house at Wren Cottage has been hit for about the fourth time in about a year by an HGV and members expressed concern at the potential for injury etc. It was agreed that at the last meeting to bring this to the attention of the county council by way of an issues sheets should be completed by the gentleman concerned and ourselves. Initially we were given no encouragement about this but we have since been given same. The form is now to b sent. **ACTION PHIL RICE**

18. DECLARATIONS OF INTEREST

	Application/item	Type of Interest	Nature of interest	Action
None				

19. .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**
- It should be noted that there was a full discussion regarding application 09/00097/FUL prior to the matter being supported.

- **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	JULY 2009 Order obtained and entrance made. Awaiting a report on the next steps. REVIEW END SEPT 2009

- Below are the comments the enforcement officer made to us about the above topic:
- *Have told Mr Faryub the wooden sheets covering the windows have to be removed*
- *Advised him for certain issues, planning permission needs to be obtained and building regulations obtained*
- *A ceiling is being supported by steel girders*
- *A staircase has been removed but he was not too worried about that*
- *There are various conservation issues that his colleagues are looking at before they go to back to Faryub with a full list of requirements*

20. TO RECEIVE AND CONSIDER A REPORT FROM THE DEPUTY TOWN CLERK ON REPAIRS TO THE LOWER HIGH STREET

- Members felt that the matter should be tackled from the point of view of the whole town. Indeed the Malmesbury Community Area Manager has admitted that the roads in town are in an extremely poor state. Members were reminded that the road maintenance budget has been reduced by 3.5%.
- Moving on Cllr Snell suggested that he take photographs and these be sent with a paper to Highways identifying priorities etc but we must also remember that it is likely capital projects could well be identified along with routine repairs and maintenance. Additionally a meeting with relevant Highways staff might also be required. **ACTION CLLR SNELL**

21. TO RECEIVE AND CONSIDER A REPORT FROM THE DEPUTY TOWN CLERK ON THE DETERIORATION OF THE TOWN WALL

Members were made aware of a dispute on repairs to this in one part of town and whilst grants etc have been made available in the past for essential repairs, this is no longer the case. Cllr Vernon provided information on what actually is the Town Wall. It was agreed that we should ask Judy Enticknap to provide clarification as to what is the Town Wall when she visits in August.

ACTION PHIL RICE TO ADVISE HER OF THE ISSUES TO BE COVERED INCLUDING THIS ONE

22. MAKING AN ENVIRONMENTAL DIFFERENCE – PROGRESS SINCE THE LAST MEETING

- Terms of Reference prepared by Cllr Stamp were circulated and agreed and it was resolved that he leads the group and works with Phil Rice and others in choosing membership etc **ACTION CLLR STAMP IN FIRST PLACE**
The Mayor applauded Cllr Stamp on taking this initiative forward.

23. TO CONSIDER CURRENT PARKING ISSUES

- Cllr Snell had recently met with residents of Blicks Hill and has provided a suggested yellow lining plan which, after agreement by members, will be passed onto Wiltshire Council. It is intended that the above matter and the parking along Holloway will also be discussed with Highways staff. On the latter a 23 hour parking scheme has been discussed but Highways views would be needed. **ACTION PHIL RICE TO SET UP MEETING BUT FIRST SEND THE YELLOW LINING PLAN TO THEM**

24. TO CONSIDER CURRENT ENVIRONMENTAL ISSUES

- An elderly resident had expressed concern about a dangerous path behind the King Arms hotel leading down to Kings Wall. Unfortunately history and recent research suggests that there is no ownership of this strip and it is certainly not legally a public pathway. There had been suggestion that perhaps a rail could be erected but members pointed out that if we were to do this and there was a subsequent accident etc, an element of liability could be directed at the town council. Whilst sympathising with the gentleman, perhaps support could be found from Social Services or Community Payback and we are to write accordingly to him. **ACTION PHIL RICE**

25. CORRESPONDENCE AND EXCHANGE OF INFORMATION

- It is intended that a representative of the Residents Association will talk to us at a future meeting (suggest first one in September) on the tree warden scheme.
- We wrote to the local police thanking them for the part they played in the removal of the kebab van on the bypass.
- It is possible to get s106 monies for even small developments but the process does appear tenuous and an email from the relevant Wiltshire Council officer is reproduced below:

You must bear in mind that the final level of 'Off Site' POS contribution is determined by the Local Planning Authority and the planners, as they may need to balance a number of key considerations and issues locally. So for instance if Social housing was a priority in a key location or expensive land contamination restoration was on balance effecting the affordability of the actual development itself, then all s.106 contributions may be balanced or factored down through further negotiations or an open book exercise with the developer or applicant. Also remember that there is a time lag for payment of contributions usually linked to the actual start of development or other agreed trigger within the s.106 agreements. So you can't count your chickens etc. as planning permission's can expire without being started in some instances.

I have attached a link to the Open Space Study for you

http://www.wiltshire.gov.uk/northwiltsopen_space_study.pdf

- There is an appeal in regarding a refusal by NWDC on an application by a local car dealer to amend planning condition 11 of the original 2006 application which sought to extend the height of the front boundary wall at White Lodge Farm Buildings. This revision had not been communicated to MTC.
- We understand that a pre-school or similar may be built on the land at the Activity Zone where the former school caretaker's house is now situated.
- A local resident has written to us to inform us about an elderly tourist falling over a speed hump. She was kept in hospital overnight and we have written to Wiltshire Council to seek their views on what was described as a dangerous obstacle for a pedestrian.
- The application numbered 09/00979/FUL regarding 4 Morse Close has been withdrawn.

26. DATE OF NEXT MEETING – TUESDAY 25 AUGUST 2009 IN THE TOWN HALL

27 Meeting closed 9.00 pm.

PLANS	MEETING 4 AUGUST 2009	
NUMBERS-WC-N	09/01127/LBC	MTC 815
PROPOSAL	Internal alterations to form WC	
LOCATION	Town Hall	
APPLICANT	Malmesbury Town Council	
DECISION	SUPPORT	
NUMBERS-WC-N	09/01037/FUL	MTC 816
PROPOSAL	Revisions to 08/00793./COU. Conversion of Arts Centre to nine residential units	
LOCATION	Malmesbury Arts Centre, Gastons Road	
APPLICANT	Causeway Developments	
DECISION	SUPPORT	
NUMBERS-WC-N	09/00997/FUL	MTC 817/806
PROPOSAL (Rev)	Erection of two-storey rear extension following demolition of conservatory	
LOCATION	16 Aubrey Rise	
APPLICANT	P Robinson	
DECISION	SUPPORT	
DECISION (Rev'd)	SUPPORT	
NUMBERS-WC-N	09/01210/TCA	MTC 818
PROPOSAL	Reduce height of lylandi cypress hedge	
LOCATION	9 Burnham Road	
APPLICANT	Dr Keer	
DECISION	SUPPORT	
NUMBERS-WC-N	09/01209/CAC	MTC 819
PROPOSAL	Demolition of exiting single story annex, modifications	

	to vehicular/pedestrian access together with construction of single storey extensions		
LOCATION	Trucklebridge, Foxley Road		
APPLICANT	Mr & Mrs R Jefferson		
DECISION	SUPPORT		
NUMBERS-WC-N	09/01197/FUL	MTC	820
PROPOSAL	Proposed front, side and rear two storey extension		
LOCATION	117 White Lion Park		
APPLICANT	K Brown		
DECISION	SUPPORT		
NUMBERS-WC-N	09/01115/Full	MTC	821
PROPOSAL	Erection of single storey porch extension, rear extension and conservatory		
LOCATION	12 Lacemakers Road		
APPLICANT	P Toop-Rose		
DECISION	SUPPORT		
NUMBERS-NWDC	09/00980/FUL	MTC	822/805
PROPOSAL (REV'D)	Single storey extensions and alterations		
LOCATION	14 Ingram Street		
APPLICANT	R Turner		
DECISION	SUPPORT IN PRINCIPLE BUT WE DO HAVE SOME CONCERNS ABOUT THE IMPACT ON THE NEIGHBOURING CONSERVATION AREA AND NO DOUBT ADVICE FROM THE CONSERVATION OFFICER WILL BE SOUGHT		
DECISION (REV'D)	SUPPORT IN PRINCIPLE BUT WE DO HAVE SOME CONCERNS ABOUT THE IMPACT ON THE NEIGHBOURING CONSERVATION AREA AND NO DOUBT ADVICE FROM THE CONSERVATION OFFICER WILL BE SOUGHT		
NUMBERS-WC-N	09/01228/LBC	MTC	823
PROPOSAL	Conversion of existing roof space to provide bedroom and en-suite facilities		
LOCATION	Flat A, 84 High Street		
APPLICANT	W Cooper		
DECISION	OPPOSE. DEVELOPMENT DOES NOTHING TO PRESERVE OR ENHANCE THE CONSERVATION AREA. POLICY HE1 OF THE LOCAL PLAN SHOULD APPLY		
NUMBERS-WC-N	09/01227/FUL	MTC	824
PROPOSAL	Conversion of existing roof space to provide bedroom and en-suite facilities		
LOCATION	Flat A, 84 High Street		
APPLICANT	W Cooper		

DECISION OPPOSE. DEVELOPMENT DOES NOTHING TO PRESERVE OR ENHANCE THE CONSERVATION AREA. POLICY HE1 OF THE LOCAL PLAN SHOULD APPLY

NUMBERS-WC-N 09/01117/FUL **MTC** 825
Amendment to application/07/02418/FUL - Proposed new

PROPOSAL dwelling and access for 2 Athelstan Road including single storey extension

LOCATION 2 Athelstan Road

APPLICANT J Thornbury

NB WE SUPPORTED THE 2007 APPLICATION INO CURNOCK

DECISION SUPPORT
