

**MALMESBURY TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING HELD ON 26th
February 2019 IN THE TOWN HALL, MALMESBURY**

Present: Councillors: J Gundry, R Budgen, W Jones, P Exton, J Exton & C Hardwick

1. DECLARATIONS OF INTEREST

Cllr Budgen declared an interest in item 5a, ref 84.

2. PUBLIC QUESTION TIME

None

3. APOLOGIES FOR ABSENCE

Cllrs P Smith & K Power.

4. TO CONFIRM THE MINUTES OF THE MEETING HELD ON THE 5th February 2019

The minutes of the meeting held on the 5th February were signed and approved as a correct record.

5a. TO CONSIDER PLANNING APPLICATIONS RECEIVED SINCE PREVIOUS MEETING

19/00759/LBC - 21a Abbey Row, SN16 0AG

Resolved: No objection

Cllr Budgen left the meeting for the next application

19/00845/LBC - 17 Culver Gardens, SN16 9BY

Resolved: No objection

19/00851/TCA - 27 Bristol St, SN16 0AZ

Noted that the decision has already been made

19/01122/FUL - 16 St Mary's Street, SN16 0BJ

Resolved: To object on the grounds of overbearing impact & potential loss of amenity for number 15 West Street with reference to the garden studio's height & positioning.

19/01143/FUL - 47 Bonners Close, SN16 9UF

Resolved: No objection.

19/01184/LBC - 16 St Mary's St, SN16 0BJ

Resolved: To object on the grounds of overbearing impact & potential loss of amenity for number 15 West Street with reference to the garden studio's height & positioning.

19/01488/FUL - 115 High St, SN16 9AL

Resolved: No objection

19/01426/FUL - Westgate Cottage, SN16 0AA

Resolved: The Committee has had the benefit of a site visit to the property, which has largely informed the comments below.

The Committee fully appreciate the importance of trying to preserve the essential fabric and features of listed buildings however this worthy aspiration has to be tempered by the practical imperative of ensuring that such properties do not fall short of widely accepted modern living standards.

The proposal seeks to replace two very tired and failing extensions to the rear of the property with a new extension having a marginally larger footprint to incorporate a kitchen and dining area. The opportunity is also being taken to remodel the side porch to permit a safe entrance space with stairs and headroom that conform to current building regulations. The Committee welcomes these improvements particularly the much needed safety improvement at the entrance to the property.

The retaining wall that supports part of the extension and decking area appears to be failing very badly and hence the Committee welcome the replacement of this support structure and the creation of space underneath to store unsightly garden paraphernalia.

The creation of the main bathroom at the top of the house also appears sensible. To ensure adequate light into this space the Committee thought the proposed enlarged window to be a reasonable addition and in keeping with the proportions of the house when viewed from the rear.

In summary, the Committee believe this proposal to be a sympathetic attempt to bring this small cottage up to modern-day standards without compromising its visual impact upon the Conservation Area. The Town Council strongly supports this application.

19/01467/LBC - Westgate Cottage, SN16 0AA

Resolved: As above

19/01672/LBC - 115 High St, SN16 9AL

Resolved: No objection.

5b. UNRESOLVED PLANNING APPLICATIONS

The Committee noted the TPO on the trees in the Abbey churchyard.

5c. PLANNING UPDATES

None

6. TO CONSIDER ACTION TO BE DETERMINED TO ADDRESS ILLEGAL PARKING IN AND AROUND THE TOWN

Cllr Jones had taken several pictures of illegally parked vehicles in various places on the High Street. It was RESOLVED that the Clerk will write to and forward pictures to both the Parking Services at Wiltshire Council and to Wiltshire Police to seek a solution to the ongoing issue of hazardous parking around the town.

7. TO NOTE REPLY FROM WILTSHIRE COUNCIL REGARDING APPLICATION NUMBER 18/10379/FUL (THE WORKSHOP, KATIFER LANE)

The Committee noted with thanks the reply from the Team Leader North, Planning.

8. TO DISCUSS REPRESENTATIONS FROM THE COMMITTEE AT THE NORTHERN AREA PLANNING COMMITTEE ON 6TH MARCH REGARDING THE LIDL & ALDI PLANNING APPLICATIONS

Cllr Jones proposed that Cllr Gundry uses his circulated comments as a basis to speak at the NAPC on the 6th March but to remove the word 'object' and replace with 'has concerns'. Cllr Gundry voted against the proposal but it was RESOLVED to remove the word 'object'.

It was also RESOLVED that Cllr Gundry will comment that a requested meeting with Wiltshire Council to discuss S106 provision has been overlooked and therefore MTC is disappointed that it currently seems that S106 money will not be available to mitigate diversion of Town Centre trade.

9. TO CONSIDER REQUEST FROM THE CONSERVATION GROUP TO LOOK INTO ISSUES AT ABBEY BRIDGE

Committee members noted the circulated report from The Conservation Group. It was RESOLVED to request that the Parish Steward re-paints the railings on the Abbey steps and that all other recommendations are passed to Wiltshire Council for action.

The Meeting closed at 9pm.