

MALMESBURY TOWN COUNCIL

Minutes of the Planning & Environment Committee held on 25th June 2019 at 7pm in the Town Hall

Present; Cllrs R. Budgen (Chair) P. Exton (Vice Chair) C Hardwick
W Jones C. Ritchie

Also present; Cllr P Newman, Clerk to the Committee & 2 members of the public

PE/16 To receive Pecuniary Declarations of Interest in accordance with the Council's Code of Conduct

None

PE/17 Public question time

None

PE/18 Apologies for absence

Apologies noted from Cllr J Gundry & J Exton.

PE/19 To confirm the minutes of the meeting held on 4th June 2019

The minutes of the meeting held on the 4th June were signed and approved as a correct record.

Cllr Ritchie stated that since P&E last met, a meeting has been arranged of the Conservation Group on the 26th July.

PE/20 Planning Issues – to consider the following

a. Planning Applications received since previous meeting

19/04622/FUL – Dyson Technology

It was resolved that the P&E Committee has **no objection** to this application.

19/05248/FUL – Old Walls House

It was resolved that the P&E Committee has **no objection** to this application

19/04927/FUL – 4 Oxford Street

Following detailed discussion it was resolved that the Committee **strongly objects** to the application & comments submitted will include;

- MTC believe the loss of the A3 space would have an impact on the vitality and viability of the Town Centre.
- No evidence is presented that 4 Oxford Street is not viable as an A3 business.
- The application is also silent on the provision of WC's minimum residential parking standards for a three-bedroom property.

It was also agreed that the Clerk will request that Cllr Grant 'Calls the application in' were the Case Officer to be minded to approve the application.

19/05293/LBC – 4 Oxford Street

Decision as 19/04927/FUL, above

19/04869/VAR – The Tangled Garden

Following detailed discussion it was resolved that the Committee **strongly objects** to the application & comments submitted will include;

- MTC regrets not fully appreciating, and commenting more forcefully upon, the harmful impact that the original application [17/11010/FUL] would have on the privacy and neighbour amenity of adjacent properties, but particularly Newlands.

- This harmful impact has been further exacerbated by the applicants using their property's Permitted Development Rights [PDR] to erect a large outside kitchen structure directly across from Mr & Mrs Castle's sitting room further reducing light into their property and increasing the sense of dominance from The Tangled Garden
- The application is seeking to regularise two significant breaches of the original permission.
- MTC also has concerns that the dimensions of the balcony as constructed exceed those identified on the approved plans.
- MTC is extremely disappointed that the scale of development on this property has been thought appropriate by planning officers. MTC is implacably opposed to applications that mask the ultimate intentions of applicants who subsequently attempt to achieve their objectives with retrospective applications.

It was also agreed that the Clerk will request that Cllr Grant 'Calls the application in' were the Case Officer to be minded to approve the application.

19/04106/FUL – Land adjacent to Waitrose

It was resolved to **object** to this application because the proposal contains insufficient information to make an informed assessment.

19/05827/LBC – Town Hall

It was resolved that the Committee **supports** this application.

19/05411/FUL – Town Hall

It was resolved that the Committee **supports** this application.

19/01184/LBC – 16 St Mary's Street

It was resolved that the Committee has **no objection** to the application.

19/01122/FUL – 16 St Mary's Street

Decision as 19/01184/LBC, above.

b. Unresolved planning issues

Cllr P Exton mentioned bins at St Aldhelm's Mead but it was noted that bins are to be discussed later in the meeting.

c. Planning updates

Members noted previous applications that had been discussed this year and that no decisions had been made by Wiltshire Council as yet.

PE/21 To receive finance report.

Committee noted the report.

PE/22 To consider options for planters around the Market Cross as a protective measure and agree a budget

It was agreed that a recommendation is put to Full Council to install large, solid planters around the Market Cross as a protective measure and that Wiltshire Council & Historic England are consulted as major stakeholders, a budget can then be determined.

Signed.....

Date.....

PE/23 To consider the implications of MTC taking on Parking Enforcement in the town

The Clerk had contacted Parking Enforcement to make enquiries about the town council taking on enforcement duties. The response was that the Town Council is unable to do so. Members requested that the Clerk asks WC for the legal reason why it is not possible.

PE/24 To consider provision of more bins at Daniel's Well

Following discussion it was agreed that a map is put together of all the bins in the town owned by both WC & MTC to establish if certain bins are under-utilised and could be moved.

PE/25 To receive CATG report from Cllr Budgen

Cllr Budgen stated that the Waiting Restriction Orders at the Kings Arms & Athelstan Road will be issued shortly.

PE/26 To consider issue raised at junction from Burnivale onto Bristol Street – larger vehicles parked in end bay block the view when pulling out onto Bristol Street.

The Committee noted the request and resolved to support it, the applicant will be notified and the request will be forwarded to the Integrated Transport department of Wiltshire Council.

PE/27 To review and approve P&E meeting date alterations

The altered meeting dates were approved by all.

PE/28 To discuss way forward with regard to temporary barriers on Kings Wall path

It was resolved for the Clerk to contact Matt Perrott to request the urgent permanent repair of the railing on the Kings Wall path.

Meeting closed at 8.45pm