

## MALMESBURY TOWN COUNCIL

### Minutes of the Planning & Environment Committee held on 6<sup>th</sup> August 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 K Power, Clerk to the Committee & 5 members of the public

#### **PE/38 To receive Pecuniary Declarations of Interest in accordance with the Council's Code of Conduct**

Cllr Ritchie declared ownership of a property within the Stonewater Estate.

#### **PE/39 Public question time**

Cllr Budgen stated that he had received correspondence from various residents of the High Street to complain about noise nuisance coming from the garden of the Smoking Dog late into the evening. Members agreed that the Chair of the committee should approach the managers of the establishment requesting that action is taken to reduce disturbance to neighbours.

#### **PE/40 Apologies for absence**

Apologies noted from Cllr J Gundry & J Exton.

#### **PE/41 To confirm the minutes of the meeting held on 16<sup>th</sup> July 2019**

The minutes of the meeting held on the 16<sup>th</sup> June were approved & signed as a correct record.

It was noted that several issues remained outstanding;

- The protection/maintenance of the Market Cross (waiting to hear from English Heritage)
- Parking Enforcement in the town
- The planning application on land behind 52 Corn Gastons is ongoing. Previous and most recent plans were displayed and it was noted that the revised plans do not appear on the WC website. It was **resolved** that a letter will be written to Development Management at WC stating that MTC feels a re-consultation should have taken place given the original objections.

#### **PE/42 Planning Issues – to consider the following**

##### **a. Planning Applications received since previous meeting**

##### 19/06576/FUL & 19/06847/LBC Westgate Cottage

It was resolved that the P&E Committee **supports** these applications.

##### 19/05898/OUT Land off Park Road

Following discussion it was resolved that MTC **strongly objects** to the application based on the following points;

- The development is outside the Malmesbury settlement boundary and is on land not allocated for development in the Malmesbury Neighbourhood Plan.
- The MNP is already delivering over 1000 dwellings against the minimum housing requirement for Malmesbury of 885 identified in the Wiltshire Core Strategy. The approval of these additional dwellings has not been assessed against whether the local infrastructure such as schools and health care are able to accommodate these numbers
- The developer has failed to provide any evidence of the local need for this many affordable houses. The MNP has already delivered 54 affordable homes from the Filands View scheme and will deliver another 80 affordable homes from the Backbridge Farm scheme
- MTC will emphasise in its objection that park road lies in an area of high & medium flood risk and local experience confirms this. There are also concerns that the additional traffic generated

along Park Road will have an adverse effect particularly to the west where the road narrows into one lane

- The development is on the wrong side of town for access to the principle facilities such as main roads and local schools
- The proposed site is close to an AONB and has a mixed and vibrant ecology that will be damaged

19/07042/TCA 30 The Maltings

It was resolved that MTC has **no objection** subject to the views of the Tree Warden.

19/06884/FUL & 19/07080/LBC 16 Cross Hayes

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

19/07095/REM Land at Burton Hill

A more detailed discussion will take place at the next meeting, it was resolved that comments to be submitted after that meeting.

**b. Unresolved planning issues**

The Land behind 52 Corn Gastons had been discussed during the approval of the previous minutes, it was noted that residents of Avon Road were present at the meeting to raise their concerns.

**c. Planning updates**

Cllr Ritchie stated that there had been a delay in the determination of the application for the Public Toilets but this should be resolved within the deadline to apply for grant funding.

**PE/43 To consider Highways Improvements Request Form received with regard to the B4040 (Bristol St & issues from Bristol St into Burnivale)**

Committee noted the three forms that have been received by the Clerk, it was resolved that the issues will be referred to the Community and Transport Group (CATG) for consideration.

**PE/44 To consider Highways Improvements Request Form received with regard to cycle routes in town.**

It was agreed that the request to make the footpath along Filands both a pedestrian & cycle way would be referred to the CATG but that the Clerk will investigate whether Mill Lane is already a two way access for cycles.

**PE/45 To discuss the way forward with waste & recycling provision in the town.**

It was agreed to defer this item to a future meeting.

**PE/46 To receive a Conservation Group update from Cllr Ritchie and discuss protocol for involving Wiltshire Planning Enforcement Officers on matters raised by the Conservation Group.**

Cllr Ritchie had attended his first meeting of the Conservation Group and reported that several issues were raised by the group. The protection of the Market Cross and derelict properties within the Conservation Area is of specific concern. It was agreed that whilst the work of the group is valued, the group is able to make its own representation to the Wiltshire Council Enforcement Team and that any issues that are of sufficient gravity should be raised with the P&E Committee.

Meeting closed at 8.25pm

Signed.....

Date.....