

Malmesbury Town Council

Minutes of the **Planning & Environment Committee Meeting**
Held in Malmesbury Town Hall on **Tuesday 5th October 2021** at 7.00pm.

Present: Cllrs P Exton (Chair), C Ritchie (Vice Chair), W Jones, E Whatton & RP Jones

Also present: Claire Mann (Town Clerk), Cllr P Smith & 1 member of the public

P&E/21/108 To receive Declarations of Interest in accordance with the Council's Code of Conduct

None received

P&E/21/109 To receive apologies for absence

Apologies received from Cllrs J Exton & R Sanderson

P&E/21/110 To receive Public Questions in respect of items on this agenda

Iris Thompson was invited to raise a question during discussion at Planning Application for Land to North of Wychurch Farm.

P&E/21/111 To confirm the Minutes of the meeting held on the 15th September

The Minutes were approved & signed as a correct record.

P&E/21/112 Planning issues – to consider the following;

a. Planning Applications received since previous meeting

PL/2021/08778, Weavers

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

PL/2021/09232 14 Gastons Road

It was resolved that the P&E Committee has **no objection** to the application, members requested that the Clerk contact the case officer to clarify if permission is required for annual maintenance of trees.

PL/2021/08862 Arcanum

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

PL/2021/08403 The Old Bell Hotel

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

PL/2021/08453 Land North of Wychurch Farm

It was resolved that the P&E Committee **strongly objects** to the application, comments to be submitted as follows;

- The proposal is outside of the settlement boundary for Malmesbury, so it is located in the open countryside and has not been allocated for residential development within the Wiltshire Core Strategy (January 2015), The Wiltshire Housing Sites Allocation Plan (February 2020) or the Malmesbury Neighbourhood Plan (2015).

- The development fails to meet any of the special circumstances for the creation of additional residential development in such circumstances listed under Paragraph 4.25 of the Wiltshire Core Strategy.
- The proposal is contrary to Core Policies 1, 2, 3 & 13 of the Wiltshire Core Strategy, Saved Policy H4 of the North Wiltshire Local Plan and the Malmesbury Neighbourhood Plan.
- The proposal is in conflict with the development plan taken as a whole. As such, the proposal fails to constitute and secure sustainable development as required by the NPPF 2021, specifically paragraphs 2, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 47 and is contrary to the development strategy of the development plan.
- In accordance with paragraph 11d (ii) of the NPPF the benefits of the proposal will have to be fully considered. The view of Malmesbury Town Council is that the adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against the policies in the NPPF taken as a whole.
- The outline plan, including access, is deeply flawed. It is another in-out development along the B4014 without any sense of community, any essential community facilities or adequate provision for public transport.
- The drainage proposals – large attenuation ponds sited above the neighbouring Reeds Farm estate which would also be adjacent to proposals being considered for the development of the neighbouring site and alongside proposed footpaths that are proposed to be used for access to schools and other off-site facilities - are not suitable.
- The proposal fails to meet the sustainability requirements dictated by the declared Wiltshire Climate Emergency, the emerging Wiltshire Climate Change strategy and UK Climate Change strategy.

PL/2021/08790 48 Kings Wall

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

b. Unresolved planning issues/updates;

Cllr Ritchie reported that the two appeals at Filands has now become three, the hearing will take place over six days at the end of November and that the Neighbourhood Plan Review leaflet would shortly be delivered to properties in the three parishes.

P&E/21/113 To consider Traffic Survey Request at Park Road

Following discussion it was agreed that the Town Council did not support the request of a Traffic Survey along Park Road. It was noted that this is the first request in the area since the Lollipop Person had been removed. It was also noted that no long-term residents have raised any issues.

P&E/21/114 To consider Highways Improvement Request received

Following discussion it was agreed that the Council would not forward the request to the CATG Scheme for improvements to the bollards at Lower High Street. Councillors believe that priority should be given to other, more dangerous areas in the Town.

P&E/21/115 To confirm subsidy payment from MTC for 2hrs free parking at Station Yard Car Park & Sunday & Bank Holiday Parking in Cross Hayes Car Park

It was resolved that Malmesbury Town Council would subsidise 2hrs free parking at Station Yard Car Park and Sunday & Bank Holiday Car Parking in the Cross Hayes.

Meeting Closed at 8.48pm

Signed..... Date.....