

PLANNING CONSERVATION & TRANSPORT MEETING
Monday 27th April 2009
7.00 p.m. at Ockwells

Councillors present:

Cllr P Colmer – Chairman

Cllr B Atfield

Cllr D Avenell

Cllr B Beasley

Cllr M. Dixon

Cllr Mrs G Chapman

Cllr D Tetlow

Cllr Mrs A. Dentith

Cllr Mrs L. Forrester

11 members of the public

At the start of the meeting the Chairman pointed out the notice regarding fire instructions on the entrance door.

Public Question Time

There were no questions from members of the public

MINUTES

09.011 Apologies for absence

Cllr Mrs M. Boulton

09.012 Declarations of Interest in items on the agenda - None

09.013 Minutes

The minutes of the meeting held on the 6th April 2009 were signed by the Chairman and adopted as a true record.

09.014 Planning applications received from Wiltshire Council.

Application no.	Applicant details, site and description
09/00493/REM	Glen Pac (Southern) Ltd, The Forty Erection of Eleven Dwellings & New Access (Revised Scheme)
	During a suspension of standing orders 3 members of the public spoke against the development and the applicant's agent spoke in favour. Following discussion it was noted that this was a re-submission of the application following the refusal by the Development Control Committee on 18 th March 2009. The revised application amends the design of the property on plot 6 so that it is a "dormer bungalow". Further concerns were expressed regarding flooding and the parking arrangements on the development which was thought to be in contravention of various Planning Guidance. The impact of on street parking would be considerable and that as well as a development

	<p>contribution to this effect the scheme should require the provision of car ports rather than fully enclosed garages.</p> <p>It was also noted that the developer considered that a financial contribution to the Town in respect of open space or the infrastructure was not legitimate in light of the policies being adopted after outline planning permission was granted. It was argued that the development significantly fails to meet this guidance and that no provision has been made for recreational areas, play area and informal play space within the development area.</p> <p>It was therefore RESOLVED unanimously to OBJECT to the latest application on the grounds that:</p> <ol style="list-style-type: none"> 1) There is a significant loss of amenity to neighbouring properties, contrary to Policy C(i) and C(iii); and 2) The lack of provision of off-street parking without contributing to the enforcement of on-street parking controls or street design is contrary to Policy T4 and National Policy PPS3 3) The lack of provision of recreational areas, play areas and informal play space is contrary to National Policy PPS3 4) Houses facing The Forty could be turned 180 degrees to improve parking and pedestrian safety in the area. Consideration should also be given to the provision of Car Ports adjacent to properties rather than garages to ensure adequate parking on site.
09/00511/COU	<p>European Entertainment Corporation, Chelworth Park Industrial Estate, Braydon Lane, Chelworth Change of Use from Agricultural Use to B8 (Storage Use)</p>
	<p>This was a retrospective application for a change of use for the parking, storage and maintenance of circus vehicles. The number of vehicle units is currently stated to be circa 260. The applicants state the site has been developed now for over 10 years. Aerial photographs dated 1999 supports this assertion. From site visits it was noted that the site is untidy. Existing hedges have been retained and there is a bund on the north-east side of the site.</p> <p>The land is bounded on two sides by nature conservation sites of local importance. The land is outside the current designated employment land allocated at Chelworth.</p> <p>It was therefore RESOLVED unanimously to OBJECT to the application on the grounds that:</p> <ol style="list-style-type: none"> 1) The development is contrary to Policy BD5 in that it is extensive in size and scale and unsympathetic to its surroundings. No consideration has been given to the impact on the road network in the vicinity of the development, and the wider impact of HGVs travelling through Cricklade. The development fails to meet any of the criteria envisaged by i), ii), or iii) set out in BD5 of the Local Plan. 2) The proposed development is likely to have an adverse impact on the adjoining nature conservation sites of local importance and is therefore contrary to Policy NE7 of the Local Plan. 3) Impact on drainage and surface water needs to be considered also potential for pollution of water courses from vehicle storage. <p>In addition to the above, it was considered that the Enforcement Officer should be aware of the fact there are buildings on the site that do not have planning approval and that some of the adjoining land has been developed without approval. In neither case have these developments existed for 10 years.</p>

09/00560/S73A	Mr Edred Gwilliam, Candletree House, Bath Road, Cricklade SN6 6AX Erection of Single Storey Three Bedroom Dwelling (Renewal of Permission 06/01384/S73A
	Following discussion it was RESOLVED to SUPPORT this application subject to: 1) The Planning Officer being satisfied that the neighbouring property is not subject to any significant loss of amenity in terms of privacy. 2) The payment of a s106 agreement to provide local infrastructure 3) That adequate measures are put in place to ensure that disposal of foul and surface water are in place before development is commenced.
09/00545/S73A	Cricklade Town Council, Ockwells, 113 High Street Change of Use to Car Park (Renewal of 06/00359/COU)
	As the applicant Cricklade Town Council made no comment in respect of this application.

09.015 Planning decisions received from Wiltshire Council.

09/00270/FUL Mr D Drudy, 20 Stockham Close, Conversion of Garage (& Widening of Driveway) Granted – CTC Supported
--

09.016 Correspondence received and actions to take.

- a. Wiltshire Council – amended plans for 23 High St., The outcome of our objections were noted.
- b. Wiltshire Transport Plan 2011 – Consultation Exercise. This matter was delegated to the Assistant Town Clerk to respond.
- c. Mouchel B4696 Ashton Keynes. Closure of Road for 10 weeks for essential maintenance. This was noted.
- d. Wiltshire Council – Community Area Highway Information 2009/10 – this was noted. The Assistant Town Clerk to confirm provision for High Street North and Calcutt Street had been included.
- e. Swindon Eastern Development Area Supplementary Planning Document and review of Swindon's LDS. It was **RESOLVED** that a response was not necessary.
- f. Resurfacing Bishopsfield/Pittsfield. A number of complaints had been made to Councillors regarding the inadequacy of the completed work. The Assistant Town Clerk updated members on information he had received from Highways. It was **RESOLVED** to write to Sally Barnett expressing the concerns and requesting a site visit and the work rectified.

09.017 Planning Application 08/01928/FUL – The appeal submission was noted.

09.018 Report on actions from the last meeting.

- (07.113) Traffic Calming Purton Road. Proposed changes agreed; Implementation
(07.133) between August and November 2009 with High Street South changes. Plans to
(e) be copied to us for information.
- 08.108 (e) Common Hill Traffic – Request made for details of latest traffic survey made
23/9/08. Ask for more information on enforcement.
- 08.155 & High Street Car Park – Response sent to Lemon and Co and Partial payment of
08.212 £2k paid towards costs. Planning application resubmitted. Details of revised

lease and numerous questions received relating to the land. These have been answered and the Working Party needs to meet to discuss and arrange meeting with Solicitor.

- 08.208 (e) Environment Agency. Contacted Richard Rumming 12/2/09 re NFU meeting regarding state of Thames. NFU has arranged a workshop with the Environment Agency for their members to explain Water Framework Directive and its impact on landowners bordering the river. Richard Rumming will let me know outcome.
- 08.221 West of Swindon Study Update - Response agreed at previous meeting submitted. Swindon Strategic Housing land Availability Consultation - LDF working party held Comments submitted. **CLEARED**
- 08.223 Cricklade Country Way – CTC comments submitted in relation to current Planning Application. **CLEARED**
- 08.220 (c)
09.006(c) A419 Highways Agency. Correspondence copied to Secretary of State for Transport (Rt Hon Geoff Hoon MP) and James Gray and Michael Wills expressing our continued concerns relating to the proposals. Copied to Residents.
- 08.222 Town Hall Car Park – Street light still to be erected. Bin to be provided. Contacted Legal Services are still processing minor boundary change.
- 09.004 (a) CCTV – Town Clerk to obtain from contractor a written statement regarding the adequacy of the camera. Requested - being followed up by Town Clerk. **CLEARED**
- 09.006(b) Suggestions made at last meeting for naming of new development at Lypiatt House submitted. **CLEARED**
- 09.006(d) Planning changes –ensure that changes to development Control process are on agenda for first meeting of Unitary Authority on 15th July 2009
- 09.006(e) HGVs in Cricklade – follow up on Michael Wills’ suggestion that we write to each constituency party to seek assurance that they will support provision of southern by-pass. Chris Morley to provide information regarding increase in traffic from last survey. Assistant Town Clerk to follow up non response to request. Advise resident who complained of action taken and invite them to form a pressure group.
- 09.006 h) Planning application 09/00074/FUL – Chicken Farm Leigh. CTC objection withdrawn. **CLEARED**
- 09.006 (i) Planning Application 23 Common Hill – Development Control NWDC allowed the application on 8th April 2009. **CLEARED**

09.020 Working Party updates.

These were noted.

Cllr Chapman reported verbally on current flooding issues. The North Wilts Flooding Working Party has not met since the setting up of Wiltshire Council and two of the main members were now being redeployed elsewhere in the County.

This was of some concern as the loss of their knowledge, expertise and resource was going to impact on how the current issues being considered by that committee could be taken forward.

It also meant that our Hydrological Survey may not be undertaken. It was **RESOLVED** to write to Jane Scott and ask her to intervene in this apparent mismatch of resources and skills set. We should also ask other members of this working group to raise the matter with Wiltshire Council accordingly.

The meeting closed at 8.30pm