

**PLANNING CONSERVATION & TRANSPORT MEETING**  
**Monday 12<sup>th</sup> January 2009**  
7.00 p.m. at Ockwells

**Councillors present:**

Cllr P Colmer – Chairman

Cllr B Atfield

Cllr D Tetlow

Cllr B Beasley

Cllr Mrs M Boulton

Cllr Mrs G Chapman

Cllr Mrs A Dentith

Cllr Mrs L Forrester

Cllr M. Dixon

16 members of the public

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

**Public Question Time**

Mr Stuart Allen from Broadleaze Farm outlined the issues he had regarding his property and requested an opportunity to discuss flooding issues with the relevant members of the Council. It was decided in the first instance that Cllr Chapman would contact him and have a preliminary talk regarding a way forward.

**MINUTES**

**08.192 Apologies for absence**

Cllr Mrs D Avenell;

**08.193 Declarations of Interest in items on the agenda**

None.

**08.194 Minutes**

The minutes of the meeting held on the 22nd December 2008 were signed by the Chairman and adopted as a true record.

**08.195 Planning applications received.**

<b>Applicant details, site and description</b>
<b>08/02769/FUL</b> Mr K Ewart, Windmill Farm, Common Hill – erection of livestock building. It was unanimously resolved that Cricklade Town Council <b>SUPPORTS</b> this application.
<b>08/02427/TCA</b> Ms Julie Barclay, Prior Park Preparatory School – Fell 5 Pines, 1 Ash, 1 Poplar,, Tree Surgery to 20 Ash, 1 Maple and 2 Willow to include 30% Crown Reduction, removal of up to 4 Limbs and Pollard up to 5.4 Metres. One letter of support had been received. Following discussion there was a proposal to support this application however on voting this was not supported and subsequently it was resolved by 6 votes to 2 with 1 abstention that Cricklade Town Council <b>OBJECTS</b> to this application. It was felt the proposal was extreme and the application does not make clear

the purpose or the future use of the cleared area. It was suggested that the tree conservation officer should look closely at the application and that whilst the tree surgery work was supported the felling of seven trees in this area with no proposals to replace them appeared unnecessary. The Assistant Town Clerk was requested to comment accordingly.

**08/02792/REM** Glen-Pac (Southern) Ltd, The Forty – Erection of Eleven Dwellings and New Access.

Four letters of objection had been received. The Chairman read out the comments Cricklade Town Council had made in 2006 in connection with the outline planning permission. During a suspension of standing orders five members of the public spoke against the application and the applicant spoke in favour. Their objections were in respect of the design, scale and layout of the development. Concern was expressed about the road safety on The Forty with additional parked cars and the effect on the already overloaded sewage system and recent flooding in the vicinity. The applicant explained that the application had been made three years ago and there had been previous opportunity to raise these issues.

Following discussion it was resolved that whilst Cricklade Town Council fully supports the proposal to develop this site for housing it would **OBJECT** to this application on the following grounds:-

The design of the dwellings appears to result in a considerable loss of amenity to adjacent dwellings. The size of the proposed dwelling at Plot 6 is not in keeping with the surrounding buildings. It replaces a single storey building (Glen-Pac) and is adjacent to other single storey buildings in Water Furlongs. This is the largest dwelling proposed and could have been sited in other areas of the development or reduced in scale whereas it proposed to build right up to the boundary of the development. Contrary to NWDC Local Plan 2011 Policy C iii

The design of the dwelling is not in keeping with the surrounding properties particularly in Water Furlongs, The Forty and Purton Road or provides acceptable levels of privacy. Contrary to NWDC Local Plan 2011 Policy C i.

The lack of parking provision within the site is likely to force visitors and residents to park in an area of The Forty that is narrow and close to a junction. This will increase the risk to pedestrians and other road users both in and out of the development. Contrary to NWDC Local Plan 2011 Policy C iv & vii

The materials being proposed are not suitable for the area. Plot 6 is proposed to be red brick and tile roof. It is felt reconstituted stone to match others would be more appropriate and less intrusive. Contrary to NWDC Local Plan 2011 Policy C i

This was agreed unanimously with one abstention.

Additionally it was agreed to report our concerns directly to Thames Water that adequate provision is made for surface water and sewage disposal. This area has a history of flooding and sewage overflows and any further development needs to demonstrate the capacity to cope with this additional load on services. It was also suggested that this should be conditional on the application being granted and should be adopted before occupation of any of the properties. It was also agreed to report the Highways issues directly to the Highways Authority.

It was also noted that no Section 106 contribution has been requested as part of the application. It was **AGREED** unanimously that this should be clarified.

**08/02787/FUL** Mr P Parkin, 5 Common Hill – Erection of one detached dwelling. It was unanimously resolved that Cricklade Town Council **SUPPORTS** this application. However it was noted that the proposals do not appear to deal adequately with the surface water disposal. Foul water is also being run into an already problematic private sewer system in an area that is already susceptible to flooding. The Assistant Town Clerk was requested to comment accordingly.

It was also noted that no Section 106 contribution has been requested as part of the

<p>application and this should be clarified.</p> <p><b>08/02207/FUL</b> Mr L Robinson, c/o Willis &amp; Co (Town Planning) Ltd, 30 The Causeway, Chippenham, Wiltshire SN15 3DB. Erection of Two Dwellings at 23 Common Hill</p> <p>Three letters of objection had been received in respect of the amended plans. During a suspension of standing orders two members of the public spoke against the application and the applicant and his agent spoke in favour. The objections were in respect of the design, scale and increased risk of flooding as a result of the development and the effect on the already overloaded sewage system and recent flooding in the vicinity. The applicant's agent explained that the amended plans had been produced in consultation with NWDC planning department and their drainage officer. He outlined the various changes that had been made to the plans to assist in dealing with the surface water. Various solutions were to be implemented including a 300mm wall at the end of the garden and a wall between the property and 'Two Elms' Common Hill. The applicant also asked to speak, but as his comments were not relevant to the planning application the Chairman asked him to restrict his comments to the application being considered. The applicant then restated his earlier comments. He was therefore informed that he had had his opportunity to comment on the application and no further observations were taken from the public.</p> <p>The Chairman outlined the comments Cricklade Town Council had made in October 2008 in connection with the original application.</p> <p>Following discussion it was resolved that Cricklade Town Council <b>OBJECTS</b> to these amended plans as the previous comments submitted in October 2008 in relation to this application were still relevant and have not been addressed.</p> <p>The concerns previously raised regarding serious flooding and water management in this area do not seem to have been resolved. The information provided suggests the building of a wall (bund) outside of the Local Development Framework would be contrary to planning permissions previously granted on this land. It would also appear that the proposed development still encroaches on this land by extending the driveway into this area. The flooding of property in this area has been a constant complaint from residents both in Common Hill and in other parts of the Town that are affected by storm water run off from the hill. Any alteration to established watercourses and drainage systems must force the water to other properties in the vicinity causing problems for those residents. It is considered that a full hydrological survey of the area should be completed to enable the application to comply with NWDC Plan before it is granted; contrary to NWDC Local Plan 2011 Policy C iii.</p> <p>CTC is still of the opinion that two properties on this site is overdevelopment. They will dwarf the small cottage and completely over shadow it. The site is in effect the whole garden of 23 Common Hill and is considerably larger than the 'host' property. Contrary to NWDC Local Plan 2011 Policy C i. It was also felt the issue of development outside of the Local Development Boundary needed to be resolved as it may set an unwanted precedent to other properties in the area that have all complied with the original planning applications and covenants on this land.</p> <p>It was also noted that no Section 106 contribution has been requested as part of the application and this should be clarified.</p>
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**08.196 Planning decisions received from North Wiltshire District Council.**

<p><b>08/02135</b> Mrs S Webb, Cricklade Town Council Erection of Lean-to Rear Extension to form Store and Plant Room No Comment - Granted</p>
<p><b>08/01997/CAC</b> N Cant, Nigel Cant Planning, Sutton Farm, Sandford, Devon Demolition of Garage at 46 High Street, Cricklade Refused – CTC objected</p>
<p><b>08/01998/FUL</b> Mr R England, Corbel Homes Ltd, Sutton Farm, Sandford</p>

Erection of Single Storey 2 Bedroom Dwelling, Alterations to Boundary and Erection of Fence Refused – CTC objected
<b>08/02405/FUL</b> Mr & Mrs Kensett, Hobbits, Horse Fair Lane Erection of Conservatory Refused – CTC Supported
<b>08/02406/FUL</b> Mr & Mrs Irving, 2 The Priory Single Storey Extension to Provide Garden Room, Hall and Cloakroom. Internal alterations to suit Granted – CTC Supported
<b>08/02411/LBC</b> Mr & Mrs Irving, 2 The Priory Single Storey Extension to Provide Garden Room, Hall and Cloakroom. Internal alterations to suit Granted – CTC Supported
<b>08/02477/FUL</b> Cricklade Town Council Siting of Storage Container for Rugby Club and Resiting of Existing Container, Fairview Fields Granted – CTC Supported
<b>08/02517/FUL</b> Mr T Giannotti, 10 Abingdon Court Lane Single Storey Fron Extension at 10 Abingdon Court Lane Granted – CTC Supported

**08.197 Correspondence received and actions to take.**

- a. North Wilts District Council Town and Parish Council Training on planning matters nominations to attend sessions at Monkton park were agreed. Cllrs Colmer and Chapman would attend on 4<sup>th</sup> February and Cllr Tetlow and Beasley on 10<sup>th</sup> February.

**08.198 Town Hall Car Park** – The Assistant Town Clerk updated members on progress. Confirmation from NWDC that funding was available had been received. The contractors had been contacted and start date was to be agreed. It was hoped this would be within the next few weeks. There were still a number of issues that needed to be resolved. In particular the alignment of the spaces. The Chairman reminded members of the agreement we had with 1 Waylands and suggested that it may be necessary to block some spaces to prevent parking below bedroom windows. It was **RESOLVED** to seek professional advice and plans up to a limit of £250 so that we can agree the revision with Planning.

**08.199 Cricklade Country Way** – A revised planning application 07/00426/OUT had been submitted to NWDC. Cllr Tetlow outlined the background to the application before us. Cricklade Town Council had approved an earlier design that was submitted for lottery funding. This bid had failed and these amended plans were in response to the current position. The Council had not previously had an opportunity to take a position on whether this was the right way forward for Cricklade, but the issue now was the plans that have been submitted. During discussion various opinions were voiced expressing disappointment that the scheme has had to be significantly curtailed and the lack of opportunity the Council had had to influence the revised scheme. It was felt the Project Manager could usefully attend either a Community and Leisure Meeting or a Working Party Meeting to explain the changes. The main concerns expressed were as follows-

- Lack of facilities and space provided at the winding circle for moored boats and the occupants.
- Distance to the Town may deter visitors from using local facilities.
- Lack of toilet facilities etc for boat owners and visitors to the railway as well as ticketing facilities.
- Insufficient car parking for visitors – it was noted that visitors were not expected to join the railway here however inevitably some will.
- Flooding – this is a major concern to the Council. The environmental statement does

not adequately deal with this issue and makes a number of assumptions based on previous years when the water levels were much lower. Current water levels have resulted in a number of properties being flooded in this area and any alteration of existing watercourses that are a major part of the natural drainage system for much of the Town must be the subject of a full hydrological survey.

- Lack of strategic view for the future – is connection to other canals and river now shelved.

In view of the lack of time and consultation and as a partner in the CCW Project it was felt that CTC had not had the opportunity to properly consider the scheme or to seek local views. NWDC had suggested that any comments should be made by 21<sup>st</sup> January 2009 in order that they can take this to Development Control meeting before the demise of the Council in March 2009. The view of the Town Council is that as this is such an important development for Cricklade it should be decided in a considered manner.

It was proposed that the Committee should write to the Project Manager and request that the application be deferred until proper consultation and consideration could be given to the scheme. An amendment to this was proposed by Cllr Atfield Seconded by Cllr Tetlow that we should continue to support the proposals. In a recorded vote Cllrs Atfield, Beasley, and Tetlow voted for the motion. Cllrs Colmer, Chapman, Dixon, Dentith, Boulton and Forrester voting against. The original motion was then carried by eight votes to one (Cllr Atfield).

#### 08.200 High Street Car Park

A draft heads of agreement between the Council and The Club had been received from the Agent. These were noted. Cllr Tetlow proposed that we now instruct solicitors to draw up a lease based on this document. It was also **RESOLVED** to resubmit the original planning application provided the Agent was content for us to do so in view of the terms of the heads of agreement.

#### 08.201 Report on actions from the last meeting.

- (07.113)  
(07.133)  
(e) Traffic Calming Purton Road. Proposed changes agreed; to go before WCC members for approval in December. If approved implementation between April and June 2009.
- 07.133  
(g) Signing on A419 – Footpath sign requested at Latton Wharf. Now being dealt with under C & L. **CLEARED**
- 08.093 Common Hill/Malmesbury Rd. Action completed –state of the road to be referred to Highways as repairs completed inadequate. This had been referred to highways on 12<sup>th</sup> January 2008.
- 08.108 (e) Common Hill traffic – Request made for details of latest traffic survey made 23/9/08. A further request had been made on 12<sup>th</sup> January 2008.
- PQT  
20.10.08 Write to Tesco regarding delivery issues in High Street. A reminder had been sent on 12<sup>th</sup> January 2008. Cllr Colmer proposed that this item be treated as cleared as no recent complaints had been received. This was agreed. **CLEARED**
- 08.155 High Street Car Park – This was dealt with as an agenda item.
- 08.176 Affordable Housing – reply to NWDC re Housing Register information. Response for Planning received – *to be followed up*.
- 08.176 L.D.F. - Await response from G C-D re future strategy for Cricklade.
- 08.178 Open Space Contributions (Section 106) Write to Mike Hasted and inform him of list of projects and request advice on next steps. This has now been sent to NWDC and no further action was necessary. Cllr Tetlow requested to see the correspondence. **CLEARED**
- PQT  
22.12.08 Report three street lights out of action in High Street and Calcutt Street. **CLEARED** A further report had been made as two of these were still not operating.
- 08.186 (a) Parish Improvement Grants – to ask Bloomers if they are interested in making

bid for funding. Bloomers suggested Cricklade Footpath Group. Information passed to them with offer of assistance if they wish to follow up. The group had suggested improvements in Spitals Lane to Waylands and our assistance in making a case had been offered – awaiting information from the group.

08.186 (b) WCC Waiting restriction changes. Letter sent objecting to Bath Road changes supporting other changes. **CLEARED.**

08.187 Town Hall Car Park – see agenda item

08.188 A419 – Junction closure. Letter sent to Highways Authority regarding lack of consultation and concerns expressed at meeting. Copied to neighbouring parishes and Richard Freeth. **CLEARED**

**08.202 Working Party updates.**

These were noted.

Cllr Chapman updated members on current issues.

**MEETING CLOSED AT 9.20 PM**