

PLANNING CONSERVATION & TRANSPORT MEETING
Monday 29th June 2009
7.00 p.m. at Ockwells

Councillors present:

Cllr B Beasley – Vice- Chairman
Cllr Mrs G Chapman Cllr L. Forrester Cllr Mrs M. Boulton Cllr B Atfield
Cllr Mrs A. Dentith Cllr M. Dixon Cllr D Avenell Cllr D Tetlow
7 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 present.

MINUTES

09.043 Apologies for absence

Cllr T. Robertson.

09.044 Election of Chairman of Committee

Following Cllr Colmer's resignation on his election to Wiltshire Council, Cllr Gina Chapman was proposed as the new Chairman of the committee. This was agreed unanimously. Thanks were recorded to Cllr Colmer for his work as Chairman for a number of years. The Assistant Clerk was asked to ensure this was recorded and brought to his attention.

09.045 Working Party Appointments –

Car Parking – Cllr Chapman replaces Cllr Colmer
Local Development Framework (chair) Cllr Dixon agreed to Chair the working party and Cllr Chapman would be a member.

09.046 Declarations of Interest in items on the agenda

Cllr D Avenell	N/09/00914/FUL Personal	Stayed, took part in discussion.	Did not vote
Cllr M Dixon	Personal Resident of The Fiddle	Stayed, took part in discussion.	No vote

09.047 High Street North – The results of the informal consultation of the proposals had been circulated. Laura Jones and Marc Cashmore from Mouchel attended the meeting to update members on the proposals. Following discussion the following points were agreed:-
20mph should be extended to cul-de-sacs leading from the High Street.
Mouchel would look at improvements to the pavement at Abingdon Court Lane to enhance pedestrian safety and car safety including a pavement in the lane.

The white lining of the parking bays was to be reviewed to see if 'T' markings could be used.
 No herring bone parking to be included. Additional bay outside the Red Lion and Brook House to be included with 'H' markings rather than double yellow lines.
 No additional Zebra Crossing to be included.
 Kerbs and pavements 'as is' with no changes to style or arrangements.
 Adequate drainage to be incorporated within the scheme.
 Laura Jones was thanked for her work on both this and High Street South schemes as she was now moving to Swindon Borough Council. Marc Cashmore stated that the points raised would be looked at and a final scheme drawn up for consultation.

09.048 Minutes

The minutes of the meeting held on the 8th June 2009 were signed by the Chairman and adopted as a true record.

09.049 Planning applications received from Wiltshire Council.

<p>N/09/00876/FUL Mr D Bane, The Gallons, Chelworth Road SN6 6HJ Replacement of Existing Workshop with Workshop and Office Following discussion it was RESOLVED to SUPPORT this application.</p>
<p>N/09/00914/FUL Miss Katie Walsh, Mill House, Cerney Wick GL7 5QJ Dwelling in Connection with Equestrian Business Chelworth Fields Livery Yard, Common Hill SN6 6HA Following discussion it was RESOLVED to SUPPORT this application by 6 votes to 2. It was also considered that a Section 106 Open Space contribution may be appropriate and requested if appropriate. It was also felt that a condition on continuing agricultural use should be requested.</p>
<p>N/09/00946/LBC Cricklade Town Council, 113 High Street SN6 6AE To place CCTV Camera on Building, Vale Hotel, High Street, Cricklade SN6 6AY As the applicant was Cricklade Town Council this application was noted.</p>
<p>N/09/00947/FUL Cricklade Town Council, 113 High Street, SN6 6AE To place CCTV Camera on Building, Vale Hotel High Street, Cricklade SN6 6AY As the applicant was Cricklade Town Council this application was noted.</p>
<p>N/09/00940/CAC Mrs R Kular, Educational Plus Ltd, Meadowpark Pre Prep School, Calcutt Street, Cricklade SN6 6BB Removal of Conservatory on Front of Building (Permitted under 97/00337/FUL) Following discussion it was RESOLVED to SUPPORT this application subject to the Conservation Officer's support.</p>
<p>N/09/00991/FUL W Risby Ltd, c/o Abberley Design Ltd, 4 Silver Street, Cirencester GL7 2BL New Single Dwelling on Site Adjoining Horsey Down, Common Hill, Cricklade SN6 6EZ Following discussion it was RESOLVED to OBJECT to this application on the following grounds – 1. The application states that the current use of this site is domestic, this is not the case. 2. The area of the development is at the gateway to Cricklade. It will alter the historic setting and view of the Town when approaching from the west and is a departure from existing ribbon development creating an estate setting. When approaching the Town from</p>

<p>the south and east it will be visible on the skyline and will alter the setting of this Saxon Town in relation to the surrounding countryside and landscape. It will encourage further development and the subsequent coalescence of the town and other properties. This is considered to be contrary to NW Local Plan NE15.</p> <p>3. Although the area is not shown on the EA maps as in the flood plain, run off down Common Hill can cause localised flooding in heavy rain. The volume of water coming from the hill was proven with the collapse of the chamber north of the Leisure Centre. A measurement of 219 litres per second has been recorded in this area. It is considered that a Flood Risk Assessment should be undertaken. This is considered to be contrary to NW Local Plan NE21 and 22.</p> <p>4. The application contains no detail of the existing drainage system and it is considered that a detailed Impact Study on the sewerage system should be undertaken to prevent a recurrence of the problems experienced in the area. The mains sewage system down Common Hill passes through the gardens and properties of between 16 and 18 residences. 5 or 6 properties have connected to this system which is a normal domestic sewage system which has not been adopted by Thames Water. Permission for attachment from the residents would be required. It is full to capacity. This is confirmed by a letter from Thames Water in connection with application N08/00442/FUL stating that 50 metres of main sewage system in The Forty Cricklade needs to be replaced as it is at capacity. Another house should not be permitted to connect without some upgrade work undertaken. This is considered to be contrary to NW Local Plan C3 (viii)</p> <p>5. The access to the proposed development is by means of a service road to the B4040. This is at the start of the 30mph limit for the Town. The latest information from the Wiltshire Speed Camera Unit for 2008 informed us that for this area - ‘The Percentage of traffic exceeding the 30 mph limit was 79.12%. 85th percentile is 41.8 mph (This is the speed at or below which 85% of traffic is travelling) Average speed of those exceeding the limit 37.36 mph Average speed of all vehicles 35.1 mph’ This demonstrates the traffic problem that exists in this area and is a constant source of complaint from the residents. Any development must include proposals to enhance road safety in the area.</p> <p>6. If permission is granted then a Section 106 open space contribution should be sought</p>
<p>N/09/00954/LBC Ms J Barclay, Prior Park Preparatory School, Calcutt Street, Cricklade SN6 6BB Demolition of Three Chimney Stacks and Rebuild and External Repairs Following discussion it was RESOLVED to SUPPORT this application subject to the Conservation officer’s support.</p>

09.050 Planning decisions received from Wiltshire Council.

<p>N/09/00493/REM Mr J Stapleton, Glen-Pac (Southern) Ltd, The Forty, Cricklade Erection of Eleven Dwellings & New Access (Revised Scheme) Granted– CTC Objected</p>
<p>N/09/00493/REM Mr L Robinson, c/o Wills & Co, Land Adjacent to 23 Common Hill, Cricklade Erection of One Dwelling and Access Granted – CTC Objected</p>
<p>N/09/00451/FUL Mr & Mrs Moisejevs, 31 Rooktree Farm, Down Ampney, Cirencester, Glos Erection of Log Cabin & Associated Driveway & Parking at Blackberry Pond, Chelworth Road, Cricklade SN6 6HD Refused – CTC Objected</p>
<p>N/09/00774/CLE</p>

Mr B Austen European Entertainments Corporation Chelworth Park Industrial Estate, Chelworth. SN6 6HE. Existence and use of building for B8 purposes for more than 4 years. Granted – CTC Objected
N/09/00804/TCA Mr Peter Okell. 17 High Street, Cricklade Wilts. SN6 6AP Fell one eucalyptus tree. Granted – CTC Supported

09.051 Correspondence received and actions to take.

- a. **Wiltshire Council** – Notification of approval of planning application for Temp. Agricultural dwelling and associated works for Chicken farm. This was noted.
- b. **Wiltshire Council – Enforcement Appeal** – S & R Motors Seven Bridges Garage, Cricklade. This was noted.
- c. **Wiltshire Council – Appeal notice** 23 Common Hill Cricklade for 2 dwellings. The Chairman reported that she had contacted Thames Water for further information. It was delegated to the Assistant Town Clerk to prepare a submission to the Planning Inspectorate setting out the objections once again.

09.052 Calling in of future planning applications – Cllr Peter Colmer Wiltshire Councillor had requested a protocol be established for the calling in of future planning applications to Development Control. This can only be actioned by the Wiltshire Councillor for the area. The applicant, objectors and the Town Council can formally request in writing to the Wiltshire Councillor to ‘call in’ a planning application and must detail the reasons for the request. The reasons must be planning related and be in conjunction with the NWDC 2011 local plan. The Wiltshire Councillor may talk to all parties concerned to obtain as much background as possible; this will also include the relevant planning officer. It may be possible to resolve issues by this process and eliminate the need to use the call in process. The previous method of 5 neighbours objecting will be a significant factor as to whether to call in an application.

The Wiltshire Councillor will confirm in writing to the relevant parties of the decision whether or not to refer the application and state the reasoning. If the application is called in, it would be expected that a quorum of the objectors together with a representative of the Town Council to attend Development Control to put their case

This was broadly agreed although it was felt that some flexibility would be needed particularly if timescales were tight when discussion would be required between the parties.

09.053 Enforcement – a copy of the questions raised with Wiltshire Council by our representative had been circulated. Following discussion it was **RESOLVED** to write to the Director of Planning expressing our concern at the lack of effective action in the light of the breach of the temporary stop notice that had been served on them.

09.054 Future Toilet provision in Cricklade
Cllr Tetlow reported on a number of schemes elsewhere which provided toilet facilities without the need for public conveniences. Wiltshire Council had intimated that the facilities in the Town could be transferred to the local council. Following discussion it was **RESOLVED** that further information was necessary before any recommendation could be made to Full Town Council. The Assistant Town Clerk was requested to establish what would be the terms of any transfer; the annual cost; what additional funding we could expect if the provision was transferred.

09.055 Report on actions from the last meeting.

(07.113) Traffic Calming Purton Road. Work is planned for September 2009. Plans to be

- (07.133) copied to us for information.
(e)
- 08.155 & 08.212 High Street Car Park – Permission granted. Final draft lease received and copied to Solicitors. Awaiting final lease and will then go to committee. Wilts Council confirmation on access and agreement to changes sought, surgery contacted for informal discussion on proposals and affect on them. Replies awaited
- 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. The Assistant Town Clerk to refer matter to Wilts Councillor to follow up. **CLEARED**
- 09.006(e) HGVs in Cricklade – followed up on Michael Wills’ suggestion that we write to each constituency party to seek assurance that they will support provision of southern by-pass. Two replies received held for third. Chris Morley to provide information regarding increase in traffic from last survey for information.
- 09.020 Flooding – write to Jane Scott regarding loss of flooding Working Party in North Wilts and copy to other members. A reply had been received that day which was read to members. This matter to be taken forward to Flooding Working Party. **CLEARED.**
- 09.030 Southern Relief Road to carry forward to appropriate meeting to consider in the light of changed circumstances.
- PQT 8/6/09 Contact local bus companies re High Street Traffic Calming and parking. Completed – letter sent 17/6/09 **CLEARED**
- 09.038 (d) Planning appeal 46 High St., CTC submission completed and submitted. Copy to County Archaeologist **CLEARED**
- 09.038 (e) LDF – response sent that no comments would be submitted. **CLEARED**
- 09.040 Proposed sand and gravel – invite representative from Hansons.
- 09.041 Enforcement – to display notice regarding Planning Enforcement at Travellers Site Calcutt – completed **CLEARED**

09.056 Working Party updates.

These were noted.

Cllr Tetlow confirmed that the lease for access rights for the car park was still with Cricklade Town Council’s solicitors. There was some concern that associated legal costs were increasing due to complications around access and ambiguous wording. Even though it may incur additional fees it was agreed that the Assistant Town Clerk should arrange a meeting between the lessor, the Town Council and the solicitor to finalise the lease and thereby limit further costs.

Cllr Dixon drew members’ attention to the draft notes of meeting held with Planning Officer regarding Affordable housing in Cricklade and the planning application for development in The Fiddle. This was noted.

Cllr Chapman updated members on flooding issues and asked that the letter from Cllr Scott be followed up regarding the specific proposals for action on flooding in Cricklade.

The meeting closed at 8.55pm