

**PLANNING CONSERVATION & TRANSPORT MEETING**  
**Monday 20<sup>th</sup> July 2009**  
7.00 p.m. at Ockwells

**Councillors present:**

Cllr Mrs G Chapman – Chairman

Cllr B Beasley

Cllr T. Robertson.

Cllr Mrs M. Boulton

Cllr B Atfield

Cllr Mrs A. Dentith

Cllr M. Dixon

Cllr D Avenell

Cllr D Tetlow

12 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**

Bob Jones, Cricklade Business Association reported that further meetings with Environmental Health had taken place regarding the Drum School and it was hoped position could be resolved in the next two weeks. This was noted.

**MINUTES**

**09.057 Apologies for absence**

Cllr L. Forrester

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

None

**09.059 Minutes**

The minutes of the meeting held on the 29<sup>th</sup> June 2009 were signed by the Chairman and adopted as a true record.

**09.060 Planning applications received from Wiltshire Council.**

<p><b>N/09/00393/FUL</b> Mr Alan Olding, Chelworth Lodge Cricklade Change of Use of Land to Accommodate 16 Gypsy Pitches and Associated Works</p>
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<p>Three letters of objection had been received and during a suspension of standing orders three members of the public spoke against the proposals. Following discussion it was <b>RESOLVED to OBJECT</b> to this application on the following grounds:-</p>
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<p>1. The latest application follows the unsuccessful appeal and application which was refused. It does not address the fact that the site was considered to be out of character for the area. The new site would still abut the existing Gypsy site and taken together there would be some 32 pitches in total. This is out of keeping with the scale and character of residential accommodation in the area contrary to Policy H9(ii). The fact that the two sites are so close together (within 60m at the closest point) will inevitably lead to this being considered a single site, and would be the largest site in North Wiltshire.</p>
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<p>2. The Flood Risk Assessment attempts to address the concerns over flooding but it</p>
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<p>continues to fail to demonstrate what would be the impact on the existing water courses and any consequential flooding – merely pointing out that lowering ground levels and increasing the levels elsewhere on the site should mean no additional flooding. This overlooks the point that the areas may run to different points and also the impact of laying hardcore, etc would increase run-off. It was hoped that the Environment Agency would take a cautious approach in this sensitive area.</p> <p>3. Whilst accepting that the development could be sustainable in principle it will undoubtedly have an impact on the infrastructure / services in Cricklade. 16 additional pitches will mean added pressure on Cricklade's schools, and health services. The application lacks any plans to support the continued service levels for these facilities and should therefore be refused.</p> <p>4. The Assistant Town Clerk was also requested to research the number of sites within the vicinity of Cricklade and whether these were being considered as part of the allocation of sites in the area. The Wiltshire and Swindon Gypsy and Travellers Accommodation Needs Assessment 2006 key recommendation (1.4) was to provide 24 pitches (including 16 at Minety less than 6km from here and now approved retrospectively) by 2011. This would leave a further 8 pitches to be provided in North Wiltshire over the (then) next 5 years i.e. by 2011. This was considered to be inappropriate and in excess of the number considered appropriate for the area.</p>
<p><b>N/09/01043/FUL</b>  Mr M Hart, 48 Cherry Tree Road  Erection of Single Storey Rear Extension</p>
<p>Following discussion it was <b>RESOLVED</b> to <b>SUPPORT</b> this application subject to the Planning Officer being satisfied that there is no significant loss of amenity (light) to the neighbouring property.</p>
<p><b>N/09/01093/FUL</b>  Mr &amp; Mrs Irving, 2 The Priory, High Street  Single Storey Extension to Provide Garden Room, Hall &amp; Cloakroom</p>
<p><b>N/09/01096/LBC</b>  Mr &amp; Mrs Irving, 2 The Priory, High Street  Single Storey Extension to Provide Garden Room, Hall &amp; Cloakroom</p>
<p>Following discussion it was <b>RESOLVED</b> to <b>SUPPORT</b> these applications subject to the Conservation Officer agreement.</p>
<p><b>N/09/00912/FUL</b>  Mr H Attwell c/o Green Planning Solutions LLP  3A High Street, Much Wenlock, Shropshire.  Change of use to include stationing and of Caravans 14 no. Residential gypsy pitches with utility/day room buildings and hard-standing ancillary to that use.</p>
<p>Following discussion it was <b>RESOLVED</b> to <b>OBJECT</b> to this application on the grounds that it is contrary to Policy H9(ii), furthermore:-</p> <ol style="list-style-type: none"> <li>1. The site is on the edge of the flood plain and a flood risk assessment should be required to determine, what impact, if any, the development is likely to have on flooding in the vicinity.</li> <li>2. The development is adjacent to the A419/Ermin Street and given the importance of this historic Roman Road we would have thought that some archaeological oversight or other requirements would be appropriate.</li> <li>3. The application makes no provision for supporting the services in the settled base of Cricklade to meet the needs of the travelling community.</li> <li>4. The siting of residential Gypsy pitches is out of character with the surrounding area, positioned between the listed Calcutt Farmhouse and Calcutt Manor, adjacent to the A419. i.e. the development is not in keeping with the character of the immediate area. In</li> </ol>

<p>addition there is insufficient evidence of need for this locality sufficient to outweigh the harm to neighbours and land caused by the development of the site.</p> <p>It was felt that in Cricklade we already have 16 Gypsy pitches at Chelworth Lodge/Bournelake, within 3 km of Cricklade. A further application is being considered for this site and if approved this would lead to 32 pitches at that site alone. A further 14 here would bring the total to 46. This is in addition to a number of unauthorised sites within the vicinity. This more than meets the requirement for the whole of North Wiltshire, let alone within 3 km of Cricklade. The Wiltshire and Swindon Gypsy and Travellers Accommodation Needs Assessment 2006 key recommendation (1.4) was to provide 24 pitches (including 16 at Minety less than 6km from here and now approved retrospectively) by 2011. This would leave a further 8 pitches to be proved in North Wiltshire over the (then) next 5 years i.e. by 2011. The Assistant Town Clerk was requested to research the number of sites within the vicinity of Cricklade and whether these were being considered as part of the allocation of sites in the area.(see Application N/09/00393/FUL)</p>
<p><b>N/09/01078/FUL</b> Mrs J Duda, 51 Chelworth Road Cricklade Wilts. SN6 6HL Erection of 2 storey Side Extension &amp; Balcony, Single Storey rear extension Front Porch and Detached garage Hobbies room in rear garden following demolition of existing garage.</p>
<p>Following discussion it was <b>RESOLVED</b> to <b>SUPPORT</b> this application subject to the Planning Officer being satisfied that there is no significant loss of amenity (light) to the neighbouring property.</p>

**09.061 Planning decisions received from Wiltshire Council.**

<p><b>N/09/00299/LBC</b> Mrs M Bone, 23 High Street, Cricklade SN6 6AP Structural Work and Stone Repairs to Main House, Structural Work and Replacement of Doors to Coach House, Take Down and Rebuild Sections of Boundary Garden Walls. <b>Granted– CTC Supported</b></p>
<p><b>N/09/00565/FUL</b> Mrs M Bone, 23 High Street, Cricklade SN6 6AP Take Down and Rebuild Garden Boundary Wall and Part of Wall within Rear Garden. <b>Granted – CTC Supported</b></p>
<p><b>N/09/00800/FUL</b> Mr C Neville-Jones, 9 Hallsfield, Cricklade SN6 6LR. Erection of First Floor Rear Extension including Alterations to Roof <b>Granted – CTC Supported</b></p>
<p><b>N/09/00789/FUL</b> Ms Canvin, Windmill Farmhouse, Common Hill, Cricklade, SN6 6HA Single Storey Extension, Porch, Detached garage and conservatory. <b>Granted – CTC Supported</b></p>
<p><b>N/09/00794/FUL.</b> Mrs S Blundell St Sampson’s Infants School Cricklade SN6 6AX Erection of 2 cycle Racks and 2 scooter racks together with laying concrete base. <b>Granted – CTC Supported</b></p>

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

- a. **Appeal Decision** – 123 Ladymead – dismissed. This was noted.
- b. **Wilts Council Highways** – Traffic order temporary closure of B4696 between Leigh and Ashton Keynes this was noted.
- c. **Letter from resident regarding Town Hall Car Park** – The Assistant Town Clerk was instructed to respond to the letter and explain the reasons behind the enhancement.

**09.063 Planning applications to be considered at Development Control on 22/7/09**

09/00787/COU – 30C High Street. Amended plans were noted and Cllr Chapman agreed to

attend the meeting at Monkton Park.

09/00511/COU – Chelworth Park Industrial Estate Cllr Chapman agreed to attend the meeting at Monkton Park.

**09.064 Calling in of planning applications** – This matter was discussed at the last planning committee meeting. Cllr Chapman confirmed the position with members. Following discussion it was **RESOLVED** to have a standing item on the agenda for this purpose.

**09.065 HGVs in Cricklade** – A response from Michael Wills MP and also from other Constituency Parliamentary candidates had been received. Following discussion it was resolved to wait for the response from George Batten, Wiltshire Council to a suggestion from James Gray, MP regarding an alternative route across the Water Park to the Spine Road before deciding upon further action.

**09.066 Report on actions from the last meeting.**

(07.113) Traffic Calming - Purton Road. Work is planned for September 2009. Plans to  
(07.133) be copied to us for information.  
(e)

08.155 & High Street Car Park – Meeting with CTC Solicitor held 14/7/09. Wilts Council  
08.212 Assets Team verbal agreement to demolition of wall obtained.

09.006(e) HGVs in Cricklade – See agenda item.

09.030 Southern Relief Road to carry forward to appropriate meeting to consider in the light of changed circumstances.

09.040 Proposed sand and gravel – invite representative from Hanson's. Emailed Paul Williams 13.07.09 reply awaited.

09.047 Write to WC about 20 mph in High Street South. Emailed Mouchel Marc Cashmore to follow up. 14/7/09

09.049 (b) Confirmed that Sect 106 Open Space not generally appropriate for houses in the rural area, but may qualify for other Sect 106 contributions. **CLEARED**

09.051 (c) Prepare and submit appeal submission for 23 Common Hill. Completed 20/7/09 **CLEARED**

09.052 Calling in of Planning Applications – confirm some flexibility could be applied in the event of urgent or late applications. This has been agreed. **CLEARED**

09.053 Write to Chief Planning Officer to express concerns regarding the lack of any enforcement action at Calcutt Travellers site. Completed 20/7/09 **CLEARED**

09.054 Establish cost and charges relating to public toilets provision. Contacted Andy Lane 14/7/09 email.

09.056 Write to Cllr Scott in response to her letter regarding future of flooding action in Wiltshire. Cllr Chapman held meeting with WC representative on 13<sup>th</sup> July also advised that recommendation will go to cabinet in the next few weeks to formulate a Wiltshire wide Highways & Land Drainage team with a new officer appointment to manage the team. It was agreed that this matter could now be followed up via flooding working party. **CLEARED**

**09.067 Working Party updates.**

These were noted.

**The meeting closed at 8.22pm**