

PLANNING CONSERVATION & TRANSPORT MEETING
Monday 2nd November 2009
7.00 p.m. at Ockwells

Councillors present:

Cllr Mrs G Chapman – Chairman

Cllr B Atfield

Cllr D Tetlow

Cllr Mrs M. Boulton

Cllr B Beasley

Cllr T. Robertson

Cllr D Avenell,

Cllr M. Dixon

Cllr L. Forrester

Cllr Peter Colmer Wiltshire Councillor and 18 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

A resident of Common Hill requested clarification regarding the way in which both surface water and foul drainage was being managed in Common Hill particularly since the further building work in the area. He had sought advice from various building Inspectors and Planning Officers but had still not received a satisfactory response. He was asked to leave details with the Assistant Town Clerk so that the matter could be followed up. A resident of The Fiddle asked to speak on item 7. This was agreed. Mr Bob Jones Cricklade Business Association asked for an update on the High Street Car Park he was told this would be reported under Working Party updates.

MINUTES

09.108 Apologies for absence

Cllr Mrs A. Dentith

09.109 Declarations of Interest in items on the agenda

Name	Agenda Item	Type of Interest	Action
Cllr Dixon	7	Personal	Stayed, took part in discussion, and did not vote.
Cllr Boulton	4(e)(j)(k)	Personal	Stayed, did not vote.
Cllr Beasley	4 (a)	Personal	Stayed, did not vote.
Cllr Tetlow	4 (i)	Personal	Stayed, took part in discussion, and did not vote.
Cllr Robertson	11	Personal	Stayed, took part in discussion, and did not vote

09.110 Minutes

The minutes of the meeting held on the 12th October 2009 were signed by the Chairman and adopted as a true record.

09.111 Planning applications received from Wiltshire Council.

<p>(a) 09/01315/CLE Robert Cooper, c/o 42 High Street, Cricklade SN6 6BX Use of Land at Hicks Leaze Chelworth for Storage and Dismantling of Cars, Vans, Lorries, Plant and Machinery for Export and Recycling; Siting of One Caravan for Residential Use</p>
<p>Following discussion it was RESOLVED to OBJECT to this application. According to information obtained from aerial maps the field in question has not been in use for more than 10 years as stated in the application. It is next to a Wiltshire Wildlife Conservation area in the open countryside outside the Local Development framework. Furthermore it is not an area set aside for industrial use. It is therefore contrary to policy C3, BD5, and NE15 of NWDC Local Plan.</p>
<p>(b) 09/01672/FUL Mr Franklin, 9 Galley Orchard, Cricklade SN6 6EE Erection of Conservatory</p>
<p>During a suspension of standing orders one member of the public spoke seeking clarification on the scale of the development. Following discussion it was RESOLVED to SUPPORT this application.</p>
<p>(c) 09/01702/FUL Mr Smith, 17 Abingdon Court Farm, Cricklade SN6 6BZ Erection of Conservatory</p>
<p>Following discussion it was RESOLVED to SUPPORT this application.</p>
<p>(d) 09/01757/FUL Mr Griffin, Barncombe House, West Mill Lane, Cricklade SN6 6JL Detached Timber Framed Garage</p>
<p>Following discussion it was RESOLVED to SUPPORT this application.</p>
<p>(e) N/09/01556/S73A Mr Tanner, The Alternative Drum School, 105 High Street, Cricklade SN6 6AA Change of Use from Office to Music Teaching Room</p>
<p>During a suspension of standing orders the applicant and two members of the public spoke in support of the scheme. Following discussion it was RESOLVED to SUPPORT this application subject to an assurance from the Environmental Health Officer that the noise complaint raised as part of a previous application had been adequately dealt with.</p>
<p>(f) N/09/01642/FUL and (g) N/09/01643/LBC Mr Jeremy Turner, 108 High Street, Cricklade SN6 6AE Creation of New Dwelling and Retention of Alterations to Existing Building including Enlarged First Floor Extension (Retrospective)</p>
<p>Following discussion it was RESOLVED to continue to OBJECT to these applications. The applicant has failed to meet the requirements of a previous planning application and now sought to remedy an unlawful build. The flat roof proposed was considered not acceptable in the Cricklade Conservation area and would not have been accepted on the original plans had it been shown as such. This roof is visible from Calcutt St and will set an unwanted precedent in the area. There are also concerns regarding the materials used and the internal alterations proposed that should be considered by the Conservation Officer and was contrary to HE1 Development in Conservation Area, and C3 i) and ii) of NWDC Local Plan 2011.</p>
<p>(h) N/01758/FUL Mrs C Fitzgerald, Ivy Cottage, The Forty, Cricklade SN6 6HW First Floor Side & Front Extension</p>
<p>Following discussion it was RESOLVED to SUPPORT this application.</p>

(i) 09/01856/FUL Rev Beisly, St Mary's Church, High Street, Cricklade SN6 6AP Erection of Single Storey Meeting Room in Churchyard
Following discussion it was RESOLVED to OBJECT to this application. Concerns were raised that the proposed building is not in keeping with the historical setting of the churchyard, it is a fairly sizeable building albeit behind the church, but will impact on the historical setting and Conservation Area. The siting of the proposed building is on the Saxon Town walls that form part of and run through the churchyard boundary. Cricklade Town Council therefore considers an Archaeological Evaluation should have been submitted with the application as suggested in HE8 and is therefore contrary to HE1, HE5, and HE6 of NWDC Local Plan 2011.
(j) 09/01829/FUL Jessica's Properties C/O Agent, 42 Highworth Road, Swindon SN3 4QL Erection of 1 Two Storey Dwelling at Land Off Calcutt Street, Cricklade SN6 6AZ
One letter of objection had been received and during a suspension of standing orders one member of the public spoke against the proposals. Following discussion it was RESOLVED to OBJECT to this application. A previous application for development (08/02047/FUL) was refused as it failed to comply with Policies C3 i) & ii) and HE 1 of NWDC Local Plan. The impact on highway safety and free flow of traffic Policy C3 vii) and viii) and the lack of a contribution to public open space required by Policy CF3 of NWDC Local Plan 2011. It was considered that the current proposals do not address any of these concerns and whilst a residential dwelling is considered more acceptable it was still out of keeping with neighbouring properties and an overdevelopment of a very small site.
(k) 09/01830/FUL Jessica's Properties, C/O Agent, 42 Highworth Road, Swindon SN3 4QL Erection of Two Storey Building with Flat Over and A1 (Travel Agents) Use on Ground Floor at Land Off Calcutt Street, Cricklade SN6 6AZ
One letter of objection had been received and during a suspension of standing orders one member of the public spoke against the proposals. Following discussion it was RESOLVED to OBJECT to this application for similar reasons for those stated above. The development was not considered suitable for this important site within the conservation area.

09.112 Planning Applications – to formally request call in of any appropriate applications.

It was **RESOLVED** to request Cllr Colmer to consider applications 09/01856/FUL, 09/01829/FUL and 09/011830/LBC for determination by Wiltshire Council Development Control Committee.

09.113 Planning decisions received from Wiltshire Council.

N/09/01295/FUL Mr Groves, 4 Thames Close, Cricklade, SN6 6BH Garage and Shed Granted – CTC Supported
N/09/01532/REG3 Wiltshire Council, County Hall, Bythesea Road, Trowbridge Installation of Mobile Classroom to Form New Childrens' Centre at St Sampsons County Infants School, Bath Road, Cricklade SN6 6AX Granted – CTC Supported

09.114 Sarsen Housing Development – During a suspension of standing orders Cllr Colmer reported on the outcome of Planning Application N09/00243/FUL which was refused by Wiltshire Council. He thanked the number of residents who had attended the Development Control meeting which had assisted the case. A resident of The Fiddle also thanked

Councillors for their support in the process. Cllr Colmer stated that the application will almost certainly go to appeal and that in his view we needed to strengthen our case in relation to Highway Safety. An independent Highways expert could be engaged to produce a safety report. Following discussion it was **RESOLVED** not to do so as this would set a precedent that we could not fund in relation to all other planning applications. It was agreed that we needed to produce the strongest possible case for any appeal including the safety issues. Any photographs of traffic problems would assist. Cllr Avenell asked if the Safer Routes to School initiative could also be used as a lever in the appeal. The Assistant Town Clerk was asked to follow this up.

09.115 Correspondence received and actions to take.

- a. A letter had been received concerning the Sustrans Cycle Path, trespass, arson and anti-social behaviour. The matter had already been raised with Sustrans who were responsible for the footpath and some additional fencing had been suggested. This was therefore noted.
- b. Letter from Glos. CC regarding potential Minerals and Waste Sites – Cllr Atfield had already researched the document and none were in the immediate vicinity of Cricklade. The Assistant Town Clerk was requested to respond accordingly.
- c. Wiltshire Council – Land Owner Survey – A letter had been received regarding potential Sand and Gravel bearing land in Wiltshire. As some of the identified area included land owned by Cricklade Town Council it was **RESOLVED** that a reply should be sent expressing interest so that we continued to be informed of the progress of the survey.
- d. Wiltshire Council – Planning for Wiltshire's Future. Details of the commencement of consultation had been received. A public exhibition is to be held on 3rd December 2009 in the Council Offices and a workshop for this Area at Wootton Bassett on 30th November. This was also the date of the next Full Town Council. Following discussion it was agreed that Cllr Dixon would attend and that a Local Development Framework working party meeting should be held before this date to produce recommendations.

09.116 High Street North and South – the Assistant Town Clerk updated members. The next project Board meeting would be held on 10th November 2009. There was little further to update on High Street South the work was on schedule with a number of minor issues resolved. Cllr Forrester commented on the number of barriers strewn about after recent high winds. The Assistant Town Clerk was asked to follow this up with the contractors. High Street North was still being considered however the traffic calming near to the Town bridge was not possible and an alternative was being sought.

09.117 Calcutt Street – A letter from Meadowpark School regarding traffic problems in Calcutt Street had been received. Cricklade Town Council had also become aware following conversations regarding High Street North and South that a traffic management scheme promised for Calcutt Street had been closed down in 2006 and was not being actively considered. No record of this was held in the Town Council offices and correspondence received since 2006 had suggested that the scheme was still active. Advice received from Wiltshire Council had suggested that improvements via the safe route to schools initiative were likely to be more successful. The Assistant Town Clerk had already contacted both Prior Park and Meadowpark to suggest a School Transport Plan was needed. After further discussion it was also agreed that we should write to Alan Feist at Wiltshire Council and ask for his views considering the assurances that he had given in the past relating to Calcutt Street enhancements..

09.118 Climate Change Working Party – Cllr Forrester reported on Climate Change Working Party meeting held on 5th October and the Action Plan that had been produced. It was **RESOLVED** that the recommendations be adopted and actions undertaken via the Working Party. Action on Fairview Fields Car park and cycle racks could possibly be met from existing budgets. This needs to be followed up.

09.119 Planning Transport & Conservation – The Assistant Town Clerk introduced the draft 2010/11 budget proposals. Following discussion it was **RESOLVED** that the figures as stated, excluding a sum for Southern Relief Road Campaign would be submitted for inclusion in the overall Town Council budget. This included a sum of £5k towards the new recently acquired Car Park behind the Club.

09.120 Report on actions from the last meeting.

- 09.006(e)
& 09.065.
09.094 HGVs in Cricklade – Agreed 21/9/09 to hold further action for 12 months and await developments.
- 09.030 Southern Relief Road to carry forward to appropriate meeting to consider in the light of changed circumstances.
- 09.040
09.091 (c) Proposed sand and gravel extraction at Eysey – invite representative from Hanson's. Emailed Paul Williams 13.07.09. Email sent to cancel as full application now considered on 21/9/09. Awaiting response from Hanson's to the specific points raised on the planning application. Reminder sent 19/10/09
- 09.107 Future Toilet provision in Cricklade – referred to Community and Leisure to take forward. **CLEARED**
- 09.105 Parish Plans – recommendation to invite Community First to a Full Town Council meeting passed to SP. **CLEARED**
- 09.103 Write to Planning Officer regarding non request for Sec 106 Contribution to Open Space on Planning Application. Emailed 20/10/09
- PQT
12.10.09 Contact Highways and Westlea regarding 24 hour parking at Bath Road/Heberden House. Email parking services 19/10/09. A reply had been received confirming ownership by Westlea Housing which will enable us to follow up with them.
- PQT
12.10.09 Street clutter and builders containers Bath Road – passed to Enforcement 9/10/09. **CLEARED**
- 09.107 Climate Change – prepare action plan and present to next Planning Meeting. See agenda item

09.121 Working Party updates.

Car Park – Cllr Tetlow reported that the lease had been signed and exchanged which meant to Car Park was now a town Council asset. It was **RESOLVED** that public liability insurance should be included on our policy and the asset recorded as such. It was decided that a press release and notice be issued advising residents of the position. Maintenance of the area now fell to Cricklade Town Council and this would place extra responsibility onto the grounds men.

LDF – It was confirmed that Cllr Dixon would attend consultation workshop on 30th November and a further meeting of the working party would be held prior to this date.. Members were encouraged to attend the exhibition on 3/12/09. Cllr Tetlow reported on discussions surrounding the LDF and our status in the exercise which needed to be considered.

Flooding – written update noted.

Climate Change – written update noted.

The meeting closed at 8.45pm