

## CALNE TOWN COUNCIL

### TOWN DEVELOPMENT AND PLANNING COMMITTEE

Draft Minutes of the meeting of the Town Development & Planning Committee held on Wednesday 29<sup>th</sup> May 2019 in the Large Hall of the Town Hall

**PRESENT:** Cllr Merrick – Town Mayor – Chilvester & Abberd  
Cllr Jones – Deputy Town Mayor – Chilvester & Abberd  
Cllr Ansell – Calne North  
Cllr Bennett – South (substitute for Cllr Boaler)  
Cllr Canfer – Chilvester & Abberd  
Cllr Fisher – Calne North  
Cllr Hill – Calne South  
Cllr MacNaughton – Calne Central

**OFFICERS:** Mark Edwards – Head of Business  
Natasha Griffin – Committee Clerk

#### IN ATTENDANCE:

#### PUBLIC & PRESS:

#### PUBLIC PARTICIPATION

11 members of the public present.

Members of the public expressed concern regarding application 19/03435/FUL by Churchill Retirement Living plc and requested that members object to the application.

#### 1/19 Election of Chairman

It was proposed by Cllr Hill, seconded by Deputy Town Mayor, Cllr Jones and

**RESOLVED** to elect Cllr Ansell as Chairman of the Town Development & Planning Committee for the 2019/120 municipal year.

#### 2/19 Election of Vice Chairman

It was proposed by Cllr Ansell, seconded by Deputy Town Mayor, Cllr Jones and

**RESOLVED** to elect Cllr Hill as Vice Chairman of the Town Development and Planning Committee for the 2019/120 municipal year.

#### 3/19 Start time for this Committee

Members were in agreement that the start time for the Town Development and Planning Committee should remain at 18:00 for the 2019/20 municipal year.

#### 4/19 Apologies

Cllr Boaler.

#### 5/19 Declarations of Interest

None.

#### 6/19 Minutes

It was proposed by the Town Mayor, Cllr Merrick, seconded by Cllr Ansell and

**RESOLVED** to approve the Minutes of the Town Development and Planning Committee held on Wednesday 8<sup>th</sup> May 2019 as a correct record and were signed by the Chair.

#### 7/19 Planning Applications - Schedule 1 – 2019/20

<u>Application Number</u>	<u>Location of Development/ Ward</u>	<u>Description of Development</u>	<u>Comments</u>
1 <a href="#">19/04521/FUL</a>	Byeways Castle Walk Calne Wiltshire SN11 0DZ CALNE CENTRAL	New glazed single storey rear extension with timber/metal fascia and roof lantern above. New glass canopy to either side of extension with metal/timber structure.	No Objection
2 <a href="#">19/01387/FUL</a>	51 Wenhill Heights Calne Wilts SN11 0JZ CALNE CENTRAL	Proposed two storey extension and detached garage	No Objection
3 <a href="#">19/04790/LBDC</a>	Dominion House, 2 Market Hill Calne Wiltshire SN11 0BT CALNE CENTRAL	Discharge of conditions 2 & 3 on 18/07620/LBC	Noted.
4 <a href="#">19/04410/DP3</a>	Calne Leisure Centre	Internal refurbishment of ground and first floor to	No objection.

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	Whitehorse Way Calne Wiltshire SN11 0SP CALNE SOUTH AND CHERHILL	provide facilities for wet and dry change rooms and enlarged gym facility. Alterations to function rooms and reception area. External groundworks including paths to entrances. New external escape door and alterations to existing entrance area	
5	<a href="#">19/03533/FUL</a> Calne Leisure Centre White Horse Way Calne Wiltshire SN11 0SP CALNE SOUTH AND CHERHILL	Provision of 2 biomass boilers to replace 2 oil fired boilers and external flue store (retrospective)	Members resolved not to support this application.
6	<a href="#">19/04329/FUL</a> 5 St Marys Courtyard Church Street Calne SN11 0QZ CALNE CENTRAL	Change of use of premises to "cosmetic tattooist"	No objection.
7	<a href="#">19/04247/TPO</a> 18 Ebor Gardens Calne Wiltshire SN11 0AJ CALNE SOUTH AND CHERHILL	Fell 1 Lawson Cypress, and 1 Dead Acacia	Members objected to the felling of the Lawson Cypress. No objection to removal of the dead Acacia.
8	<a href="#">19/03435/FUL</a> Land to rear of 8 - 13 High Street Calne Wiltshire CALNE CENTRAL	39 Apartments for older people (sixty years of age and/or partner over fifty-five years of age), Guest Apartment, Communal Facilities, Access, Car Parking, Landscaping and 4 Retail Units.	Object. Comments below
<p>Calne Town Council STRONGLY OBJECTS to application 19/03435/FUL by Churchill Retirement Living plc as the Council did to their previous application 18/09556/FUL which was refused permission on 25<sup>th</sup> January 2019.</p> <p>Our comments are shown below:</p>			

<u>Application Number</u>	<u>Location of Development/ Ward</u>	<u>Description of Development</u>	<u>Comments</u>
			<p>The differences in design, massing and siting between the 2nd application and the 1st application does not overcome the first two reasons for refusal attached to the 1st application by the Local Planning Authority.</p> <p>Calne Town Council's reasons for <b>OBJECTION</b> to the proposal contained in application <b>19/03435/FUL</b> are as follows:</p> <p><b>Reason 1:</b> The proposal, by reason of its spatial layout, and the configuration of private sheltered housing with frontage retail development, will fail to integrate with the existing town centre along the north and south boundaries of the site, and does not make the most of the opportunity to enhance the public realm, improve connectivity, or support an active community. There are no benefits to the proposal that could be considered to outweigh the lost opportunity to regenerate the town centre that would arise from the implementation of this proposal. The proposal is therefore in conflict with Policy CP8 of the Wiltshire Core Strategy and Policy WSS.2 of the Calne Community Neighbourhood Plan.</p> <p><b>Reason 2:</b> The proposal, by reason of its height and substantial mass, would dominate the town centre, obstruct existing north-south views and vistas through the site, and would fail to enhance the public realm or improve connectivity in the town centre. The proposal's ubiquitous design also fails to reinforce local distinctiveness. The proposal is therefore in conflict with Policy CP57 of the Wiltshire Core Strategy and Policy BE1 of the Calne Community Neighbourhood Plan.</p> <p>The Vision and Scoping study conducted as a forerunner to the creation of the Calne Community Neighbourhood Plan identified Calne as a market town set in a valley with characteristic views of the surrounding ridge lines from the town centre. The mass of this proposal would clearly be detrimental to that character rather than enhancing local distinctiveness.</p> <p><b>Reason 3:</b> The proposal, by reason of not being able to demonstrate that adequate provision for the servicing needs and staff parking of the commercial units, and the inadequate frontage footway, is likely to be prejudicial to highway safety for road users and pedestrians. The proposal is therefore in conflict with Policies CP60 and CP61 of the Wiltshire Core Strategy.</p> <p>In addition, the proposed sheltered housing and retail scheme is a suboptimal use for this key town centre site on the basis that there is no local need for additional sheltered housing in Calne; it does not '...strengthen and regenerate the town centre and build on the success of recent regeneration projects' as required by the Wiltshire Core Strategy Policy CP8 entitled 'Strategy for Calne'. The site could however be developed for alternative and viable town centre uses for which there is demand that would include the provision of community facilities as part of mixed-use scheme.</p>

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			<p>Calne Town Council would also draw attention to the results of the public consultation which clearly show that this development is contrary to the wishes of the local community.</p> <p><b>Additional information to support the reasons for refusal:</b></p> <p><b>Wiltshire Core Strategy (2015)</b></p> <p>The Wiltshire Core Strategy identifies in respect of Calne that ‘...further regeneration opportunities remain’ (Para.5.39); and the Strategy for Calne requires that ‘...housing growth is carefully balanced with job creation and town centre improvement’ (Para 5.39).</p> <p>The Wiltshire Core Strategy supporting text to Policy CP8 entitled the ‘Strategy for Calne’ identifies that a forthcoming Neighbourhood Plan will ‘...strengthen and regenerate the town centre and build on the success of recent regeneration projects’ (1st bullet, Para 5.41). The Calne Community Area Neighbourhood Plan is now complete and was Made in February 2018.</p> <p>Policy CP8 states: “Development proposals in the Calne Community Area will need to demonstrate how the relevant issues and considerations listed in Paragraph 5.41 will be addressed”.</p> <p>It is notable that the application submission has failed to justify the proposals in accordance with Policy CP8, and specifically the 1st bullet of Para 5.41. In fact, the application is largely silent on the local community’s aspiration to regenerate the town centre.</p> <p>Wiltshire Council’s Housing Land Supply Statement, dated March 2017 confirms that Calne has exceeded its indicative housing requirement; therefore, there is no strategic need for further housing in Calne during the current Plan period.</p> <p><b>Calne Community Neighbourhood Plan (2018)</b></p> <p>Paragraph 26 of the Calne Community Neighbourhood Plan states that the Masterplan has been incorporated into the Neighbourhood Plan and policy WS2.2 requires development proposals in the Masterplan area, or adjacent to it, to show how they meet its’ objectives.</p> <p>The application site lies within the Calne Town Centre Masterplan Boundary (map P.52 of the Neighbourhood Plan). The Masterplan is embedded within the made Calne Community Neighbourhood Plan and forms part of the Wiltshire development plan. This gives significant weight to the Masterplan in the decision-making process regarding applications received.</p>

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			<p>Paragraph 125 of the Calne Community Neighbourhood Plan sets out a vision for the town centre drawn from an earlier iteration of the Masterplan (April 2014), and Policy WS2.2 expressly states that proposals in the Town Centre must, “...<i>demonstrate how they contribute to the masterplan objective and dovetail with the ambitions for the Town Centre as a whole. In particular, proposals that have the potential to benefit vehicular, pedestrian and cycle movement within the Town Centre, helping to tackle issues identified within the masterplan, should consider and address opportunities as part of their scheme</i>”. Application 19/03435/FUL fails to demonstrate how it is compliant with Policy WS2.2 – there is no justification of compliance set out in the Planning Statement.</p> <p>The application proposal is in conflict the Calne Community Neighbourhood Plan Policy WS2.2 on the grounds that the proposal does not demonstrably meet the criteria listed in Paragraph 125 of the Calne Community Neighbourhood Plan, and cannot be regarded as a ‘regeneration scheme’. It is instead a residential infill scheme with limited non-residential space, which even if let, would fail to achieve the objectives of the masterplan vision because of the spatial layout of the scheme, which fails to capitalise on the existing publicly accessible land to the north.</p> <p>It is clear from the Calne Community Neighbourhood Plan that residents do not have to accept further housing development, as the indicative housing requirements for the plan period have already been met. However, there is provision in the Neighbourhood Plan for the community to accept further housing if it brings adequate community benefit. Calne Town Council does not believe that there is any community benefit contained within this scheme and therefore chooses not to support it.</p> <p>Application 19/03435/FUL states that there is a need for sheltered housing in Calne; however, no evidence is provided in support of this statement. Furthermore, such sheltered housing could potentially be met on alternative sites, or a lower quantum of sheltered housing could have been incorporated into a more imaginative, mixed-use scheme. There is an undisputed need for care home facilities near Calne; indeed a recent development of approximately 300 houses to the south-east of the town was approved with Calne Town Council support because it incorporated a 75 bed care home. Unfortunately, the care home was not built as it would not be ‘financially viable’, only the houses! However, this proposal is not intended as a care home; indeed, the site would be entirely inappropriate for such a facility. Instead, this proposal is intended for older people who are fully mobile and able to live independently.</p> <p><b>Design considerations</b></p> <p>The application proposal is 3-4 storeys. The applicants have sought to redesign the proposal by flattening the roof profile and simplifying the colour palette. Notwithstanding, this building is of considerable mass, and will dominate the</p>

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			<p>public realm around this part of the town centre and from medium term range views across the town centre. The architectural style is mundane and uninspiring, is unlikely to be of enduring quality unless the detailing is strictly controlled.</p> <p>The proposal is of a higher residential density than that previously refused under application number 15/12561/FUL on 4<sup>th</sup> May 2016.</p> <p>The proposal is defensive as it includes private space for the sole use of residents. The small north and west facing private gardens will be mainly in shadow, and will receive very little direct sunlight, even in summer. The only public realm contribution is the small amount of landscaping and the surfaced area in front of the proposed retail units. There is no permeability through the site, and the only interactive element of the scheme will be along The Pippin frontage.</p> <p><b>Heritage considerations</b></p> <p>The proposal is in close proximity the grade II listed Zion Chapel, and also lies within the Calne Conservation Area. The Town Council is concerned that the height and mass of the proposal would excessively dominate the town centre and request that the views of the Urban Designer and Conservation Officers are taken into account.</p> <p>In relation to the 1<sup>st</sup> application the Urban Design officer raised an objection to various design matters, including use of materials, accessibility, public realm, and refuse collection issues.</p> <p>In addition the Conservation Officer raised concerns in relation to visual relation of proposed building to the Zion Chapel. The perceived height and mass of the building and the need for high quality materials to respond to local materials and sustainability.</p> <p>The 2<sup>nd</sup> application does not address the concerns and objections raised</p> <p><b>Transport considerations</b></p> <p>The parking provision of 17 spaces is at 0.38 spaces/unit, and as such fall below Wiltshire Council's parking standards. The Transport Statement has applied an accessibility discount and also states that alternative parking facilities are available in public car parks. However, the adjacent car parks are under the control of Sainsbury's Supermarket and are time limited (2 hours); there is no provision for longer stay either by direct payment or by season ticket. It is probable that new residents, who are likely to be fully mobile, may choose to own a car to travel further afield than the town centre, but they will have nowhere to park it.</p>

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<p><b>Surrounding use considerations</b></p> <p>Public events, such as the summer carnival, winter festival, and Bike Meet, use the car park to the south of the application site. There is a genuine concern that future residents of the sheltered housing may make noise related complaints which may fetter the long-standing public use of this car park for public events.</p> <p><b>Community considerations</b></p> <p>Residents voted to accept the Calne Community Neighbourhood Plan in February 2018 after extensive consultation. The Neighbourhood Plan makes clear that residents of Calne do not have to accept further housing development, as the indicative housing requirements for the plan period have already been met, and that further housing will only be supported if people believe that it brings adequate community benefit. This application does not.</p> <p>A survey hosted by Calne Our Place in 2018 was completed by 493 local residents and businesses. When asked if they supported the proposal by Churchill Retirement Living for the town centre site 87% said they did not. Many of those who expressed support for the proposal stated that they felt that anything was better than the open wasteland that currently exists, rather than expressing the view that the current proposal was appropriate or would enhance the town centre.</p> <p>A new survey again hosted by Calne our Place in May 2019 was completed by 174 local residents and businesses.</p> <p><b>Question 1</b> - Do you agree that the scale of the proposed development is out of keeping with the local area - and would result in harm to the setting of the Grade II Listed Building Zion Chapel, and the character and appearance of the Calne Conservation Area?</p> <p>82% agree with this statement.</p> <p><b>Question 2</b> - This proposal is likely to generate an increase in pedestrians and the use of wheelchairs/mobility aids on highways in the area. The pavement immediately outside is already narrow and inadequate for pedestrians. Do you agree that the proposals, do not make adequate provision (and contribution) for pedestrians to access local facilities, with consequent additional hazards to all users of the highway?</p> <p>85% agree with this statement</p> <p><b>Question 3</b> - Do you agree that the proposal does not address the community aspirations for the site and therefore is contrary to the Calne Community Neighbourhood Plan and Town Centre Masterplan?</p>			

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			<p>86.5% agree with this statement</p> <p><b>Alternative proposal for the site</b></p> <p>Calne Town Council is aware of an alternative proposal for this site that is being put forward by the Baptist Church; however, they are unable to progress their scheme since Churchill have an option agreement with the landowner. Calne Town Council's view is that this is a missed opportunity. The Baptist Church proposal is a regeneration scheme that shows how an alternative scheme, with a more diverse range of uses including a lot of community space, could be successfully integrated with the existing Town Centre, and create a greater public realm contribution without being overbearing or dominant.</p> <p><b>The National Planning Policy Framework (July 2018) states that in</b></p> <p>(7) Ensuring the vitality of town centres. Planning policies and decisions should support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation. The Masterplan and Calne Community Neighbourhood Plan have sought to identify town centre sites as part of a long term strategy for the community to allow Calne to grow and diversify in a way that responds to changes in retail and leisure industries and allow a mix of uses. Calne Town Council feels strongly that application 19/03435/FUL does not fulfil the aims of the NPPF.</p> <p>(8) Promoting healthy and safe communities. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments and strong neighbourhood centres, and active street frontages. The NPPF asks that we plan positively for the provision and use of shared spaces, community facilities (such as shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.</p> <p>Calne Town Council requests that application 19/03435/FUL by Churchill Retirement Living plc is <b>REFUSED</b>, as was their previous application 18/09556/FUL which was refused permission on 25th January 2019</p>

Members discussed the funding allocated to the refurbishment of Calne Leisure Centre.

It was proposed by Cllr Fisher, seconded by the Town Mayor, Cllr Merrick and

**RESOLVED** that a letter should be sent to Wiltshire Council to express disappointment in the reduction of funding allocated to refurbishment of Calne Leisure Centre.

## 8/19 Planning Application Decisions

Members noted the planning application decisions.

## 9/18 Issues Log

Issue	Issue
CIL projects	To consider projects for inclusion.  Members requested that a list of CIL projects be included in the agenda of the next meeting.
Potential Industrial Land adjacent to Tesco	Cllr Ansell has replied to the letter from Wiltshire Council.

## 10/19 Reports and notes from Working Groups/Other Bodies

### 10/19.1 Calne in Bloom Working Group

Members received the notes of the meeting held on 13<sup>th</sup> May 2019.

### 10/19.2 Town Events Working Group

#### 10/19.2.1 Renaming of the Summer and Christmas Events

It was proposed by Cllr Fisher, seconded by Cllr Hill and

**UNANIMOUSLY RESOLVED** to vote on the renaming of the winter and summer events separately.

It was proposed by Cllr Ansell, seconded by the Town Mayor, Cllr Merrick and

**UNANIMOUSLY RESOLVED** to approve the renaming of the summer event to Calne Summer Carnival.

It was proposed by Cllr Ansell, seconded by the Town Mayor, Cllr Merrick and

**RESOLVED** to approve the renaming of the winter event to Calne Christmas Festival of Lights

### 10/19.3 Youth Facilities and Services Working Group

Members received the draft notes of the meeting held on 16<sup>th</sup> May 2019.

### **11/19 Street Naming**

Members considered a request for one street name for a new housing development off Sand Pit Road.

Members discussed various suggestions including the names of notable individuals of Calne, past Town Mayors and names from the War Memorial.

It was proposed by the Town Mayor, Cllr Merrick, seconded by Cllr Hill and

**RESOLVED** to put forward the suggestion of planets for one street name for a new housing development of Sand Pit Road.

### **12/19 Calne Area Board**

#### **12/19.1 Area Board Air Quality Working Group and Action Plan**

Members received the notes from the meeting held on 17<sup>th</sup> April 2019.

#### **12/19.2 S106 Working Group**

Members received the notes from the meeting held on 1<sup>st</sup> May 2019.

#### **12/19.3 Calne Area Board Issue**

It was proposed by Cllr Fisher, seconded by Cllr Ansell and

**RESOLVED** to support Issue 7233 and the addition of give way markings on the Ridgemean end of King Edward Close.

### **13/19 Wiltshire Council issues and updates**

#### **13/19.1 Road Traffic Regulation Act 1984**

It was proposed by Cllr Hill, seconded by Deputy Town Mayor, Cllr Jones and

**UNANIMOUSLY RESOLVED** to raise no objections to the traffic orders for the land between Oxford Road and Woodhill Rise - prohibition of Driving and Weight Restriction Order 2019.

#### **13/19.2 Changes to Highway improvements and traffic survey requests**

Members received the briefing note and noted that highway issues will be brought to the Town Development & Planning Committee for discussion and action.

**13/19.3 Spatial Plan Update**

Members received and noted the update.

**13/19.4 Calne Leisure Centre / Campus newsletter**

Members received and noted the update.

**14/19 TD&P Budget & Earmarked Reserves**

Members noted the budget and reserves.

**15/19 Strategic Action Plan**

Cllr Hill requested an update on speed indicator devices.

Meeting Closed at: 19:30

DRAFT