

**CALNE TOWN COUNCIL  
TOWN DEVELOPMENT AND PLANNING COMMITTEE**

**Minutes of the meeting of the Town Development and Planning Committee  
held on Wednesday 15<sup>th</sup> February 2017 in the Large Hall of the Town Hall**

**PRESENT:** Councillor Mrs M J Baggs – Calne Central  
Councillor Ms H E Canfer – Calne Chilvester & Abberd  
Councillor A K Hill – Calne South (Chairman)  
Councillor R C MacNaughton – Calne Chilvester & Abberd  
Councillor A S Muir – Calne North  
Councillor P M Redmond – Calne Central

**OFFICERS:** Mrs Clare Harris – PA to the Town Clerk

**PUBLIC & PRESS**

There were three members of the public in attendance, one of whom spoke during public participation.

The Chairman welcomed Councillor Mrs Baggs and thanked her for putting herself forward to fill the vacancy on this committee.

**144/16 APOLOGIES**

Apologies were received from the Town Mayor, Councillor Rounds, Deputy Town Mayor, Councillor Trotman, Councillors Stigwood and Widger.

**145/16 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**146/16 MINUTES**

The minutes of the Town Development & Planning Committee meeting held on Wednesday 25<sup>th</sup> January 2017, having previously been circulated were approved as a correct record and signed by the Chairman.

**147/16 PLANNING APPLICATIONS – SCHEDULE 14 – 2016/17**

<u>Application Number</u>	<u>Applicant</u>	<u>Location of Development/ Ward</u>	<u>Description of Development</u>
1	<a href="#">16/10252/TCA</a>	Mr Daylan Gleed 9 Orchard Close CALNE SOUTH	Up to 40% crown reduction to 2 x Sycamore trees and pollard 4 x Sycamore trees

**Members were happy to delegate authority to the Tree Officer at Wiltshire Council.**

2	<a href="#">16/11277/FUL</a> AMENDED PLANS	Mr C Brooks	Land adjacent to 76 Bryan's Close CALNE CHILVESTER & ABBERD	Demolition of existing garage and erection of a new dwelling
<p>Members reiterated their original objections to this application stating that the plot is too small to accommodate an additional dwelling and would result in over development and loss of privacy for the neighbouring flats in Fynamore Place. They had concerns over the access onto the highway, which is potentially dangerous so close to a sharp bend.</p> <p>Member objected to the application on the following planning grounds:</p> <p><b>Wiltshire Core Strategy Core Policy 57 (iii) &amp; 61 (ii)</b></p>				
3	<a href="#">16/12417/FUL</a>	Mr T R Salmon	105 London Road CALNE SOUTH	Replacement detached garage
<p>Members <b>did not object</b> to this application.</p>				
4	<a href="#">17/00091/FUL</a>	Greensquare Group	Land at South Place CALNE SOUTH	Provide 2 no bin stores outside flats for waste bins and recycling bins. New concrete path
<p>Members <b>did not object</b> to this application.</p>				
5	<a href="#">17/00144/FUL</a>	Mr Tom Docherty	67 London Road CALNE SOUTH	Raise roof at first floor at rear of house
<p>Members <b>did not object</b> to this application.</p>				
6	<a href="#">17/00467/FUL</a>	Mr A Davies	43 Penn Hill Road CALNE CHILVESTER & ABBERD	Proposed erection of PVCU conservatory to the rear of the property
<p>Members <b>did not object</b> to this application.</p>				
7	<a href="#">17/00475/TPO</a>	Mrs Rachel Weaven	22 Ebor Paddock CALNE SOUTH	3.5m height reduction and 15% thin to Lime tree
<p><b>Members were happy to delegate authority to the Tree Officer at Wiltshire Council.</b></p>				
8	<a href="#">17/00478/FUL</a>	Mr J Thompson	40 North Street CALNE CHILVESTER & ABBERD	Single storey rear extensions
<p>Members <b>did not object</b> to this application.</p>				

9	<a href="#">17/00485/FUL</a>	Mr Tim Bennett	4 Round House CALNE SOUTH	New single storey extension to the rear of the property. Replacement of existing porch to the front with a new one. (Resubmission of 16/09450/FUL)
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Members **did not object** to this application.

10	<a href="#">17/00679/OUT</a>	Robert Hitchens Ltd	Land North of Low Lane CALNE CENTRAL	Residential Development for up to 165 Dwellings Including Infrastructure, Ancillary Facilities, Open Space and Landscaping. An A1 Retail Unit of up to 190m and Construction of a New Link Road from Prince Charles Drive to Sandpit Road
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Members discussed this application in some detail taking on board the comments raised by Anne Henshaw in public participation.

It was noted that this site was consulted on by the community as part of the neighbourhood planning process. This site and the one adjacent, granted planning permission on appeal, were consulted on as one site, for the development of 250 dwellings. This site was considered by the public and was found to be acceptable due only to the community benefits it would bring in terms of a link road between Prince Charles Drive and Sandpit Road and a retail unit. If both applications are approved we will see an increase of 40 dwellings, however both sites need to be developed to enable to road infrastructure to be developed.

The creation of the road is a condition of the development however there was serious concern over the phasing of both developments. The road must be created first to ensure that construction traffic accesses from Sandpit Road southwards and not through a built up residential area, past a primary school and through traffic calming measures along Prince Charles Drive. If the two sites are not developed in synchronicity there will serious implications for the community from the outset. This site is bringing the road, therefore this site needs to be developed first.

There was concern over the development of essentially one site by two separate developers with differing objectives, schemes, styles and materials being used which is not conducive to a cohesive development. There is a strip of land which divides the two sites which acts as a physical barrier, dividing the sites, preventing continuity. The two developers need to work together to create developments that flow and work together as opposed to against.

11	<a href="#">17/00987/TCA</a>	Calne Town Council	The Green CALNE CENTRAL	3m reduction to Maple & Beech tree
<b>Members were happy to delegate authority to the Tree Officer at Wiltshire Council.</b>				
12	<a href="#">17/00993/TPO</a>	Calne Town Council	Bentley Wood, Bentley Lane CALNE SOUTH	Fell 2 x Sycamore and 3 x Elm trees
<b>Members were happy to delegate authority to the Tree Officer at Wiltshire Council.</b>				
13	<a href="#">17/00994/TCA</a>	Calne Town Council	The Nature Trail, off Horsebrook CALNE CENTRAL	Fell 2 Collapsed Willow from G3, 1 from G5 and 3 from G7, Remove Limb from Alder, Crown Raise Sycamore to 4 Metres from Ground Level and Coppice 5 Ash
<b>Members were happy to delegate authority to the Tree Officer at Wiltshire Council.</b>				
14	<a href="#">17/00995/TCA</a>	Calne Town Council	Town Gardens, Off The High Street CALNE CENTRAL	Crown Raise London Plane to 4 Metre Above Ground Level
<b>Members were happy to delegate authority to the Tree Officer at Wiltshire Council.</b>				
15	<a href="#">17/00996/TCA</a>	Calne Town Council	Castlefield's Canal & River Park CALNE CENTRAL	Reduce Sub-dominant Stem by 4 Metres from Sycamore Tree, Pollard 1 Willow Tree, 30% Crown Reduction to Sycamore Tree, 1.5 Metre Reduction to Yew Tree and Pollard 1 Poplar to 2 Metres
<b>Members were happy to delegate authority to the Tree Officer at Wiltshire Council.</b>				
16	<a href="#">17/01133/TCA</a>	Mrs Carol Whelan	Baycroft Cottage, Brewers Lane CALNE SOUTH	Pollard Weeping Willow
<b>Members were happy to delegate authority to the Tree Officer at Wiltshire Council.</b>				

#### **148/16 PLANNING APPLICATION DECISIONS – LIST 14 – 2016/17**

Members noted the planning application decisions.

#### **149/16 WILTSHIRE COUNCIL – TEMPORARY ROAD CLOSURE NOTICE – C247 STOCKLEY LANE (PART), CALNE WITHOUT**

Members noted the date and details.

#### **150/16 WILTSHIRE COUNCIL – TEMPORARY ROAD CLOSURE NOTICE – BLACKLAND, CALNE WITHOUT**

Members noted the date and details.

#### **151/16 WILTSHIRE COUNCIL – TEMPORARY ROAD CLOSURE NOTICE – MARDEN WAY (PART)**

Members noted the date and details.

#### **152/16 WILTSHIRE COUNCIL – CALNE A4 WHITE HART PEDESTRIAN IMPROVEMENTS**

Members noted they are being asked to consider the three options in relation to improving pedestrian safety however they felt strongly that issues surrounding pedestrian safety, air quality and traffic flow should be considered collectively not in isolation. This approach is simply not practical. Members were disappointed that Wiltshire Council seems to be focusing solely on this one aspect, and whilst pedestrian safety is a concern and may need addressing, a holistic approach is required. Members were not minded to approve any of the options as presented. Members requested feedback from the CATG meeting at which this will be discussed.

#### **153/16 PLANNING APPEAL - 1409744/WCM HILLS WASTE SOLUTIONS**

Councillor Hill gave the date and details of the forthcoming appeal and updated members on the process, confirming that there is enormous support within the community to drive this forward to a successful conclusion. Councillor Hill confirmed that monies previously allocated by this committee for a lorry count has not and will not now happen.

#### **154/16 WILTSHIRE COUNCIL NEWSLETTER – FEBRUARY 2017**

Members noted the content.

#### **155/16 STREET NAMING APPLICATION – DEVELOPMENT OFF SANDPIT ROAD**

Members noted the email from the developer however they were minded to continue to use the names of aircraft to link this development with the adjacent development for continuity and cohesion.

*It was proposed by Councillor Hill, seconded by Councillor Muir and*

***UNANIMOUSLY RESOLVED*** to suggest 'Britannia Drive' as the street name for this development.

## **156/16 TOWN EVENTS 2017**

*It was proposed by Councillor Mrs Baggs, seconded by Councillor Ms Canfer and*

**UNANIMOUSLY RESOLVED** to agree the proposed 2017 event dates as listed in the report.

## **157/16 STRATEGIC PLAN – TOWN DEVELOPMENT & PLANNING ACTION PLAN**

Members noted the Action Plan and made the following suggestions:

- 1. Item 1 - Improved Communication** – It was suggested that the Town Council website is used more to promote and generate income in all aspects of Town Council business; Patford Street rental, Beversbrook Sports & Community Facility and Flower and Roundabout sponsorship would be a good starting point.
- 2. Item 3 - Community Events** – It was suggested that we continue to seek funding/sponsorship for our town events to make them cost neutral.
- 3. Item 9 - Emergency Planning** – It was suggested that we include information relating to Emergency Planning on our website. It was noted however that whilst work began on an Emergency Plan, it has never been completed. Whilst members agreed that the Town Council need a plan they were mindful that staff are currently working at capacity. It was suggested that a task group is formed to drive this forward but that this should be a project for the new Council.

**The meeting closed at 7.32pm.**