

CALNE TOWN COUNCIL

TOWN DEVELOPMENT AND PLANNING COMMITTEE

Minutes of the meeting of the Town Development & Planning Committee held on Wednesday 20th June 2018 in the Corn Exchange at the Town Hall

PRESENT: Cllr Merrick – Deputy Town Mayor – Chilvester & Abberd
Cllr Boaler – Calne Central
Cllr Canfer – Chilvester & Abberd
Cllr Fisher – Calne North
Cllr Hill – Calne South (left at 20:22)
Cllr MacNaughton – Calne Central
Cllr Rounds – Calne North

OFFICERS: Mark Edwards – Head of Business

IN ATTENDANCE: Natasha Griffin – Committee Clerk

ALSO PRESENT: Cllr Trotman - Chilvester & Abberd (left at 19:32)

PUBLIC & PRESS:

PUBLIC PARTICIPATION

20 Members of the public were present.

Woodland Park

Philip Messam – Mr Messam noted that the architects design is very misleading and that the proposed new properties will cause loss of light to the existing properties.

Alex Hopkins – Mr Hopkins highlighted a number of points including; the number of parking spaces has been miscalculated, boundary issues, how the properties will be maintained, no talk of compensation, the visual representation is inaccurate and clarification has not been provided with respect to concerns that have been raised.

Bob Burns – Mr Burns presented photographs that show the gradient of the gardens at Woodland Place and that, if built, the new properties will restrict light.

Tim Nunn – Mr Nunn noted that there is no reference to distances from the existing properties to the proposed new properties.

Parking at Lockett Way/William Street

Sue Pitman – Mrs Pitman submitted photographs that showed the parking issues at Lockett Way and William Street. Mrs Pitman raised concerns including, the difficulty for carers to park when visiting aged residents, ambulances would not be able to get through during school times and staff from the school parking along the street.

18/18 APOLOGIES

The Town Mayor, Cllr Ansell, Cllr Jones and Cllr Riley.

19/18 MINUTES

It was proposed by Deputy Town Mayor, Cllr Merrick, seconded by Cllr Boaler and

UNANIMOUSLY RESOLVED to approve the Minutes of the Town Development and Planning Committee held on Wednesday 30 May 2018 as a correct record and were signed by the Chair.

20/18 PLANNING APPLICATIONS

| <u>Application Number</u> | | <u>Location of Development/ Ward</u> | <u>Description of Development</u> | <u>Comments</u> |
|---------------------------|------------------------------|---|---|--------------------|
| 1 | 18/04719/LBC | Woodlands Social Club Woodland Park Calne SN11 0JX CALNE CENTRAL | To restore the existing listed stable building and bring it back into use as 5 flats, to restore and extend the existing cottage and divide it into two properties. The redevelopment of the rest of the site to provide 10 new houses and 2 flats. | Object –see below |
| 2 | 18/04202/FUL | Woodlands Social Club Woodland Park Calne SN11 0JX CALNE CENTRAL | To restore the existing listed stable building and bring it back into use as 5 flats, to restore and extend the existing cottage and divide it into two properties. The redevelopment of the rest of the site to provide 10 new houses and 2 flats. | Object – see below |

Whilst the Town Development & Planning Committee welcomes the investment in the site and the renovation of the historic buildings, the current proposal is contrary to the Wiltshire Core Strategy and the Calne Community Neighbourhood Plan.

Wiltshire Core Strategy, Core Policy 57 – Ensuring high quality design and place shaping.

The proposal does not demonstrate;

vi). Making efficient use of land whilst taking account the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

iii) The development does not respond positively to the existing townscape in terms of

building layouts, height and rooflines to effectively integrate the building into its setting.

The coach house proposed by way of its height will overshadow the existing properties in Woodland Park.

Neighbours have raised concerns that the development goes to the boundary of the site and no details have been provided of how ongoing maintenance will be accessed.

vii) having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself including the consideration of privacy and overshadowing.

If permission should be granted a detailed construction method statement should be submitted and approved by the local planning authority prior to commencement of demolition or construction on the site. This is to ensure that the safety and amenity of local residents is protected during the development construction - lorries movement, deliveries and parking etc.

Calne Neighbourhood Plan, Policy BE3 - A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.

The access through Woodland Park is likely to prove problematic and the lack of parking and turning space is likely to cause issues on and off the site.

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| 3 | 18/05641/TCA | 11 Horsebrook Park Calne Wiltshire SN11 8EX CALNE SOUTH | Reduce Branches of 2 Ash Trees (T1 & T2) Over Garden By up to 4 Metres and Raise The Crown to 4 Metres from Ground Level. | No objections |
| 4 | 18/05640/TCA | The Old Vicarage 1 Anchor Road Calne Wiltshire SN11 8DR CALNE CENTRAL | T1 & T2- Crown Raise 2 Italian Alder to 3 Metres from Ground Level and Reduce Crown by 10%. T3 & T4 - 25% Crown Thin to Plum Tree and Apple Tree; T5 - Crown Raise Cedar to 2.5 Metres from Ground Level | No objections |
| 5 | 18/05157/LBC | 4 Patford Street | Replacement of 1 | No objections |

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| | | Calne SN11 0EF CALNE CENTRAL | Window Frame and 1 Door Frame and the Installation of one new window. (All works are to be done to the rear of the property) | |
| 6 | 18/05135/FUL | 24 Guthrie Close Calne Wiltshire SN11 9QA CALNE NORTH | Proposed Extensions | No objections |
| 7 | 18/05004/FUL | 20 Horsebrook Park Calne SN11 8EY CALNE SOUTH | Erection of a single storey outbuilding with a pitched roof. | No objections |
| 8 | 18/05423/TPO | 12 Ebor Gardens Calne Wiltshire SN11 0AJ CALNE SOUTH | 30% Reduction to Beech Tree. | No objections |
| 9 | 18/04985/FUL | 9 Orchard Close Calne SN11 8HA CALNE SOUTH | New single storey extension to the front of the property with masonry bay window to the living room. To the rear of the property is a new first floor extension above the existing kitchen and garage. New single storey extension to the rear of the property with a number of internal alterations. | No objections |
| 10 | 18/04823/REM | Land North of Low Lane Calne Wiltshire CALNE CENTRAL, CALNE CHILVESTER AND ABBERD, CALNE SOUTH | Development Comprising the Erection of 37 Dwellings and Associated Open Space, Landscaping and Infrastructure at Land North of Low Lane (Phase 1), Following Outline Permission Ref | It was proposed by Cllr Hill, seconded by Cllr Boaler and UNANIMOUSLY RESOLVED to be minded to recommend to approve the application as long |

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| | | | 17/00679/OUT. | as assurance is received from Persimmon Homes on the timeframe for the construction of the link road and that the construction traffic to service Low Lane will use Sandpit Road and not Prince Charles Drive. |
| A copy of the letter received from Persimmon Homes is attached as part of our response. The Town Development & Planning Committee would ask that an appropriate condition is applied for a timeframe and the Construction Management Plan addresses all previously reported concerns. | | | | |
| 11 | 18/04531/FUL | 22 Shelburne Road Calne Wiltshire SN11 8ER CALNE SOUTH AND CHERHILL | Single storey extension to rear. | No objections |
| 12 | 18/03197/FUL | 9 Horsebrook Park Calne Wilts SN11 8EX CALNE SOUTH | Loft conversion | No objections |

21/18 PLANNING APPLICATION DECISIONS

The decisions received from Wiltshire Council were noted.

Cllr Hill confirmed that the suite of application from Hills Waste has been approved today by Wiltshire Council.

22/18 START TIME FOR THIS MEETING

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

UNANIMOUSLY RESOLVED that the Town Development and Planning Committee meeting will now start at 18:00 for the ensuing year.

23/18 ISSUES LOG

| Issue | Issue |
|---|--|
| Bus Stops – The Strand & The Pippin | An extension is being costed by Thamesdown Transport. |
| Bus Stop – High Penn – moving of bus stop and | The Cabinet Member for Highways has confirmed that the bus stop on Oxford Road will be relocated |

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| lack of footway | once the pavement has been constructed Wiltshire Council staff have started an audit along Oxford Road to identify work and schemes to be funded by S106. |
| Electric Charging Points – request for provision in Calne Town Centre | Quotations are being sourced. |
| Welcome to Calne Sign | It was noted that that the welcome to Calne is scheduled to be relocated in August 2018. |
| River Marden Wall | A response has not been received and so a verbal update was not available. |
| Land at Castle Walk | A response was not received from the third party. A meeting has been arranged with GreenSquare in July. |
| Parking Issues – Springfield Drive | No update was available. |
| Construction traffic on Prince Charles Drive | Persimmon Homes have confirmed that the link road will form part of the Phase 1 development, Land north of Low Lane. |
| Marden Court | GreenSquare are planning to submit a planning application for the renovation of the empty flats at Marden Court. No decisions have yet been made whether they will be for older residents or general need, or the proportion for rent or shared ownership. |
| Employment – request for LEP presentation | A Director of the LEP will attend TD&P on Wednesday, 11 July 2018. It was noted that an email has been sent to TD&P members ahead of the briefing. |
| Land rear of Lloyds Bank | An initial briefing has taken place. The developer has taken away feedback to consider ahead of public consultation and submitting a planning application. |

24/18 MEMBERSHIP OF WORKING GROUPS

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

UNANIMOUSLY RESOLVED to approve membership for the following working groups. **Town Events Working Group** – Town Mayor, Cllr Glenis Ansell, Deputy Town Mayor, Cllr Robert Merrick, Cllr Heather Canfer, Cllr David Conway, Cllr Rich Jones, Cllr John Bennett, Cllr Terry Couchman. **Britain in Bloom Working Group** – Town Mayor, Cllr Glenis Ansell, Deputy Town Mayor, Cllr Robert Merrick, Cllr Heather Canfer and Cllr Declan Boore, **plus one vacancy**. **Youth Facilities & Services Working Group** – Town Mayor, Cllr Glenis Ansell, Deputy Town Mayor, Cllr Robert Merrick, Cllr David Conway, Cllr Jon Fisher, Cllr Declan Boore and

Cllr Terry Couchman. **Town Hall Working Group** – Town Mayor, Cllr Glenis Ansell, Deputy Town Mayor, Cllr Robert Merrick, Cllr Heather Canfer and Cllr Declan Boore, **plus one vacancy**.

25/18 REPORTS FROM WORKING GROUPS

- 25/18.1 **Britain in Bloom Working Group** - Cllr Canfer provided an update from the meeting held on 11th June 2018 and noted that flowers have been planted.
- 25/18.2 **Town Events Working Group** – the Summer Festival and Carnival will take place on 30th June 2018 and marshals are required. The Bike meet takes place in July and plans for Christmas are ongoing.
- 25/18.3 Members noted that a meeting of the **Youth Facilities and Services Working Group** is to be arranged.
- 25/18.4 The **S106 Working Group** meeting was held on 13th June 2018. As reported under the issues log - Wiltshire Council staff have started an audit along Oxford Road to identify work and schemes to be funded by S106.

26/18 CALNE OUR PLACE UPDATE

This item will be discussed at the next TD&P meeting on 11th July and a representative from 'Calne Our Place' will be invited to discuss the signage review.

27/18 Transport Strategy

Members received and noted the Draft Objectives for Calne Transport Strategy May 2018.

28/18 WWI Copse

The CAPF forum is pushing ahead with negotiations with Bowood and Lord Lansdowne for land at Mile Elm.

29/18 TD&P Budget & Earmarked Reserves

Members noted the current budget and reserves.

30/18 Strategic Plan

Members received and noted the Town Development & Planning Action Plan that a Strategic Steer workshop took place on 6th June 2018.

Meeting Closed at: 20:27