

CALNE TOWN COUNCIL

TOWN DEVELOPMENT AND PLANNING COMMITTEE

Minutes of the meeting of the Town Development & Planning Committee held on Wednesday 23rd August 2017 in the Large Hall of the Town Hall

PRESENT: Cllr Glenis Ansell – Chair – Calne North
Councillor John Bennett – Calne South(substitute)
Councillor John Boaler – Calne Central
Councillor Heather Canfer – Calne Chilvester & Abberd
Councillor Alan Hill – Calne South
Councillor Robert MacNaughton – Calne Central
Councillor Tom Rounds – Calne North
Councillor Tony Trotman- Town Mayor-Calne Chilvester & Abberd

OFFICERS: Jeannette Young – Acting Town Clerk and Head of Resources

Also present: Councillor Ian Thorn, Councillor Robert Merrick

PUBLIC & PRESS: Residents of Woodroffe Square, representatives from Greensquare

PUBLIC PARTICIPATION

Mr David Webb addressed the meeting as a representative of the residents of Woodruff Square. It was stated that they were all concerned about the Greensquare proposed development of 24 new dwellings and lack of parking bays at Woodroffe Square. They would like Greensquare to reconsider their plans, it seems they have diverted from the original concept of replacing the bungalows with 2 bedroom houses to building 1 and 2 bedroom properties as well as flats and a bungalow. This means the square will go from being half decent to probably not.

Mr Luke Jackson addressed the meeting as a resident of Woodroffe Square stating that he was an architect and what a nice place it was to live. His concerns were the lack of green public space and the allocation of parking spaces. He had carried out his own survey and out of 31 dwellings there were 43 cars, so where were all the cars going to park? He recommended reducing the units down to a proposed 19 and also stated he would be happy to discuss this option with Greensquare.

Mrs Mercy Baggs stated that although she fully supported the demolition of the existing bungalows she would never agree to having 24 dwellings built on the site and the horrendous parking issues that would arise from lack of adequate parking bays. There is very limited space at the Square and it would make it very difficult for emergency services to access. Mrs Baggs agreed with the previous comments made by Mr Jackson and Mr Webb and stated she did not agree with the Greensquare proposal.

Cllr Ian Thorn Was in full agreement with Mrs Baggs, reiterating that the demolition of the existing dwellings should be applauded, but raised concerns over the lack of planned parking for residents as well as visitors and his disappointment at lack of public space. He felt that there was going to be an over development of the site. Cllr Thorn also wanted the committee to be aware that Greensquare had already chopped down a valued tree that had been planted as a sapling by Prince Charles. Cllr Thorn ended by stating he did not support the Greensquare application.

69/17 APOLOGIES

Apologies were received from Councillor Jon Fisher - Calne North (Cllr Bennet was substituted in his place) and Cllr Howard Marshall – Deputy Town Mayor.

70/17 DECLARATIONS OF INTEREST

The Town Mayor – declared an interest as a Unitary Member on Wiltshire Council (Member of Strategic Planning committee) stating he will take part in discussions but will not necessarily vote.

71/17 MINUTES

Cllr Hill raised a question relating to these minutes regarding information from Dr Peter Alberry and Mr Steve Birch on the Hills site at Lower Compton and any action that the committee maybe planning following this information. Cllr Ansell stated that she was advised by Dr Alberry that prior the judicial review there was nothing more to add and whilst the information was absorbed there was very little that could be done.

Cllr Canfer proposed, seconded by Cllr Boaler and

RESOLVED to approve the Minutes of the Town Development and Planning Committee held on 9 August 2017 as a correct record and were signed by the Chair.

Abstentions received from Cllrs Rounds, Bennet and Hill due to not being in attendance.

72/17 PLANNING APPLICATIONS RECEIVED – SCHEDULE 6

Due to the large number of residents at the meeting it was proposed by Cllr Ansell and seconded by Cllr Hill and

UNANIMOUSLY RESOLVED to bring forward application number 7 for discussion ahead of application number 1.

<u>Application Number</u>	<u>Applicant</u>	<u>Location of Development/ Ward</u>	<u>Description of Development</u>	
7	17/07485/FUL	Westlea Housing Association	Flats 49 to 60, Woodroffe Square, Calne, Wiltshire , SN11 8PW CALNE CENTRAL	Demolition of 12 Flats Over Garages and 36 garages at nos. 49 to 60 Woodroffe Square and replacement with 24 dwellings, car parking and landscaping.
Mr Craig Parrot from Green Square was invited to address the meeting. Mr Parrot gave a brief overview regarding the demolition of the existing 12 flats and garages. He confirmed that the new proposal offered 2 new parking spaces each for all new properties and 4 allocated parking bays for				

visitors, as well as 18 unallocated parking spaces for this was an increase on the previous proposal and was inline with Wiltshire Council parking standards 48. A quarter of the scheme is taken up by soft / hard landscaping, whilst a further third is allocated to footpaths, parking and bin storage, leaving a further third for dwellings. The proposed scheme offers to double the properties from 12 to 24.

Cllr Ansell questioned why remove 36 garages and only replace with 18 parking spaces, the maths don't add up.

Mr Parrot replied with, a lot of garages will not accommodate a modern car and generally get used for storage not parking, although he couldn't confirm this is the case with the garages at Woodruff Square.

Cllr Bennett asked regarding soft landscaping does this include back gardens? Mr Parrot replied yes it does and that the current soft landscaping is not used well due to slope on some of the areas.

Cllr Hill, you stated that you have complied with Wiltshire Councils policy's have you also been in touch with the planning officers?

Mr Parrot confirmed he had and further added that the proposed parking is compliant with Wiltshire Councils standard.

Cllr MacNaughton stated residents are very upset that their concerns appear not to have been addressed.

It was repeated that the proposal was compliant and more spaces were being provided than was required and that the number of replacement dwellings had never changed. It was also stated that residents had been consulted, more than 60 letters had been sent out to local residents but due to not have the information at the meeting it could not be confirmed how many had been received back, however the general consensus was that people were in favour of the development but had concerns over parking.

Town Mayor asked if Greensquare were committed to the plan or if there was a possibility for reduction of housing for residents to have a little more space. Response was yes they are committed, they have submitted plans.

Cllr Canfer stated that a compromise should be thought about.

Cllr Ansell referred to the Town Plan and felt that the parking issues had been built into this application and not built out.

Cllr Ansell proposed and was seconded by Cllr MacNaughton and

Resolved to decline this application due to the lack of parking for residents and lack of public open space. It was felt this was an over development of the site.

5 for
2 against
1 abstained

1	17/07047/FUL	Mr. J Moody	239 Quemerford Calne Wiltshire SN11 8LA	Proposed first floor front extension, alterations to front bay window & two storey rear extension.
Cllr Ansell proposed, Cllr Hill seconded and it was unanimously agreed to approve the application				
2	17/07690/REM	David Wilson Homes, South West	Land at Oxford Road, Calne, Wiltshire, SN11 8RU CALNE NORTH	Reserved Matters Approval for the Development of 41 Dwellings with Associated, Infrastructure, Parking, Landscaping and Local Area of Play.
See below				
3	17/07700/REM	David Wilson Homes, South West	Oxford Road Calne Wiltshire SN11 8RU CALNE NORTH	Reserved Matters Approval for the Development of 42 Dwellings with Associated, Infrastructure, Parking, Landscaping and Open Space.
<p>Numbers 2 and 3 were discussed as one with clarification given on why industrial use and development was not necessary within these applications. It was felt that what was needed was more infrastructure. These applications have already been approved and Cllrs were reminded that all they were required to look at was the layout of these two sites and that the neighbourhood plan recommends development of this part of town.</p> <p>It was proposed by Cllr Hill and seconded by Cllr Rounds and unanimously agreed to approve these two Reserved Matters</p>				
4	17/06899/FUL	Mr Andrew Ireland	14 The Gardens Calne Wiltshire SN11 9BF CALNE NORTH	Fence in double parking space in order to extend garden and move parking to the front of the house where there already exists a dropped curb and insert two block paved rumble strips into the lawn
Proposed by Cllr Rounds, seconded by Cllr Ansell to defer this application				
5	17/07381/FUL	Mr Jennings	23 Corfe Crescent, Calne, Wiltshire, SN11 9EB CALNE CHILVESTER AND ABBERD	Two storey side extension, single storey front extension and rear conservatory
Proposed by Cllr Canfer, seconded by Cllr MacNaughton to agree this application				
6	17/07142/FUL	Mr & Mrs Wylde	34 Shelburne Road Calne SN11 8ES CALNE SOUTH	Removal of existing conservatory and replacement with new single storey extension, part gable roof and part flat roof
Proposed Cllr Hill, seconded by Cllr MacNaughton to approve this application				

73/17 PLANNING APPLICATION DECISIONS

Members noted the planning application decisions.

74/17 Community Infrastructure Levy

Proposed by Cllr Canfer, seconded by Cllr Ansell and

Unanimously resolved that the bank account that income will be deposited by Wiltshire Council, will be Calne Town Councils Lloyds Bank Current Account.

75/17 Free Parking – Church Street

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

Unanimously resolved to approach Wiltshire Council to ascertain the cost of 2 hours free parking for 12 months at Church Street car park

76/17 S106 agreements & Community Infrastructure Levy

Cllr Boaler stated he would like to see a register of current 106 agreements. It was explained that these agreements were attached to specific planning applications.

It was proposed by Cllr Ansell, seconded by Cllr Canfer

Unanimously resolved to request the Acting Town Clerk arrange for a Wiltshire Council Officer to explain 106 and CIL to members

19.30 Town Mayor left the meeting

77/17 Opportunity to acquire Community Centre with land at Priestly Grove

It was proposed by Cllr Ansell, seconded by Cllr Canfer

Unanimously resolved to delegate to the Acting Town Clerk to question why this land and property has not been included in the CAT by Wiltshire Council

78/17 Update re C.G Fry's site

Members noted this item.

79/17 Bus Shelters at Oxford Road

It was proposed by Cllr Ansell, seconded by Cllr Rounds

Unanimously resolved to go back to Hills to stagger bus shelter by 150 to 200 meters to prevent traffic congestion on this road.

Cllr Hill left the meeting 19.50

80/17 Neighbourhood Plan

Cllr Rounds updated the members explaining that the plan is with the government examiner. There are a couple of issues for which we are forming a reply and the referendum should be held in November. Cllr Rounds also gave a brief overview of Calne Area Strategic Transport Plan and

informed the committee that CTC had paid £5,000. to Atkins for an awaited report on the Transport Plan

81/17 Town Development and Planning Budget.

Members noted the budget.

82/17 Strategic Plan

Updates made to items 5, 7 and 8

(5)Review of Street Cleaning machines on going

(7)The possible closure of Calne Police Station, members advise that the Item with go to Full Council on the 26 September.

(9)It was proposed by Cllr Rounds, Seconded by Cllr Boaler and

Unanimously Resolved to organise a meeting of the New Emergency Plan Working Group

Meeting Closed at 20:20