

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

**Minutes of the meeting of the Town Development and Planning Committee
held on Wednesday 7 December 2016 in the Large Hall of the Town Hall**

PRESENT: Councillor T W B Rounds – **Town Mayor**
Councillor A J Trotman – **Deputy Town Mayor**
Councillor R C MacNaughton
Councillor A Muir
Councillor A K Hill – **Chairman**
Councillor R J Stigwood
Councillor G P Widger

OFFICERS: Mrs Clare Harris (CH)– PA to the Town Clerk

PUBLIC & PRESS

There were two members of the public in attendance.

114/16 APOLOGIES

Apologies were received from Councillor Mrs Canfer and Councillor Redmond.

115/16 DECLARATIONS OF INTEREST

The Deputy Town Mayor, Councillor Trotman declared an interest as Chairman of the Northern Area Planning Committee at Wiltshire Council. Councillor Trotman, will take part in the debate and will vote, however he reserves the right to change his opinion in light of new evidence and discussion at future meetings at Wiltshire Council

116/16 MINUTES

The minutes of the Town Development & Planning committee meeting held on Wednesday 16th November 2016, having previously been circulated were approved as a correct record and signed by the Chairman.

117/16 PLANNING APPLICATIONS – SCHEDULE 11 – 2016/17

<u>Application Number</u>		<u>Applicant</u>	<u>Location of Development/ Ward</u>	<u>Description of Development</u>
1	16/11074/PNEX	Mrs Jane Thompson	40 North Street CALNE CHILVESTER & ABBERD	Prior notification of larger home extension – single storey rear extension to project 7.3m from original rear wall of dwelling, maximum height of 3m with an eaves height of 2.8m

Members did not object to this application.				
2	16/10956/FUL	Mr & Mrs Poffley	16 Wessington Park CALNE SOUTH	Single storey front extension
Members did not object to this application.				
3	16/11139/TCA	Mr Hugh Birchell	10 Orchard Close CALNE SOUTH	30% reduction to Ash tree
Members were happy to delegate authority to the Tree Officer at Wiltshire Council.				
4	16/11315/TPO	Mr Dean Robertson	20 Ebor Paddock CALNE SOUTH	25% crown reduction and reduction of up to 1m to lateral branches to balance Lime tree
Members were happy to delegate authority to the Tree Officer at Wiltshire Council.				
5	16/11316/TPO	Mr Derek Bullock	18 Ebor Paddock CALNE SOUTH	Reduction of Lime tree to previous pruning points
Members were happy to delegate authority to the Tree Officer at Wiltshire Council.				
6	16/11234/FUL	Mr & Mrs Charlton	81 Westerham Walk CALNE CENTRAL	Single storey rear extension
Members did not object to this application.				
7	16/11277/FUL	Mr C Brooks	Land adjacent 76 Bryans Close Road CALNE CHILVESTER & ABBERD	Demolition of existing garage and erection of a new dwelling
<p>Members objected 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. Members were concerned that the parking for the existing property will be lost if the new dwelling is permitted; there appears to be no detail of parking arrangements or vehicle access to the existing dwelling if the new dwelling is permitted.</p> <p>Member objected to the application on the following planning grounds:</p> <p>Wiltshire Core Strategy Core Policy 57 (iii) & 61 (ii).</p>				

118/16 PLANNING APPLICATION DECISIONS – LIST 11 – 2016/17

Members noted the planning application decisions.

119/16 WILTSHIRE COUNCIL – NOTIFICATION OF PLANNING APPEAL HEARING – 16/04507/FUL LAND SOUTH OF CASTLE WALK

Councillor Hill confirmed that he will attend as Chairman of this Committee. Ward Councillor for the area, Councillor Marshall is unfortunately unable to attend. Cllr Hill confirmed that he will use the objections already voiced by this Committee as the basis of his objections at this hearing.

There was some discussion in relation to Japanese Knotweed on this site and potentially other areas in the town. The Chairman questioned whether the Town Council have a responsibility to find out more about this evasive and destructive plant and would the Town Council be at risk if the control of this plant is not dealt with appropriately? The Chairman suggested tasking Stuart West to investigate this issue on behalf of the Town Council and to provide a report to this committee on the state of play currently, indicating if there is anything we need to be doing to prevent widespread growth; Members approved this suggestion. It was noted that this report may generate some useful information which could be used at the forthcoming hearing.

120/16 WILTSHIRE COUNCIL – NOTICE OF TEMPORARY CLOSURE OF C118 NORTH STREET (PART)

The Deputy Town Mayor, Councillor Trotman confirmed that he has requested and has received confirmation that access to Northlands Surgery will be retained throughout the closure.

121/16 WILTSHIRE COUNCIL – CALNE A4 WHITE HART PEDESTRIAN IMPROVEMENTS

Members discussed the report and the three proposed options in some details. The Chairman clarified that the schemes proposed are trying to improve road safety while also seeking to ensure good traffic flow as this location impacts upon the top 'hot spot' for poor air quality in the Calne Air Quality Management Area.

With this in mind, members unanimously favoured Option 3 as their preferred scheme. They agreed that the removal of one of the mini roundabouts would have a positive effect on the traffic flow, which is a major concern, with traffic at a standstill generating unacceptable levels of air pollution in this location.

It was suggested that in addition to Option 3, highways officers investigate the possibility of re-introducing a filter lane, by removing the raised flower beds on the wide pavement opposite The White Hart, to allow vehicles entering the town on the A4 from Quemerford, wishing to travel towards Melksham on the A3012, to filter off left before reaching the mini roundabout. This would almost certainly ease congestion at peak times.

Members to discuss potential contributions on clarification of the above suggestion working in parallel with Option 3.

122/16 BREMHILL NEIGHBOURHOOD PLAN

Members delegated authority to the Chairman and CH to prepare a response on behalf of this Committee.

123/16 CALNE COMMUNITY NEIGHBOURHOOD PLAN

The Chairman confirmed that the Draft Plan is currently out for consultation until the 11th January 2017.

He stated that he felt that there should be a policy in the plan, which there is not currently, relating to the protection of the settlement boundaries. He explained that in a recent planning appeal in Devizes the Inspector used the following as a reason to reject the appeal:

“The NP in policy H1 ascribes a specific purpose to the boundary. This is that it is intended to contain the growth of the settlement and enable development to take place in a coherent manner, maintaining the structure and form of the existing settlement geography. In addition, the policy states that the boundary will protect the landscape setting of the settlement and represent the transitional edge between urban and rural settlements”

The Chairman proposed a policy in the Calne Community Neighbourhood Plan as follows:

The existing boundary of Calne serves a specific purpose in that it is intended to contain the growth of the town and enable development to take place in a coherent manner, maintaining the structure and form of the existing settlement geography. In addition, the boundary will protect the landscape setting of the town and represent the transitional edge between the urban and surrounding rural areas; similarly, the town boundary protects the nearby villages from encroachment.

The Chairman urged members of this Committee and family members, if agreeable, to send in their comments to CH suggesting the inclusion of a policy as detailed above in the Draft Plan moving forward.

The Town Mayor, Councillor Tom Rounds confirmed that this policy proposal was put to members of the Calne Community Neighbourhood Plan Steering but that there was no support, hence this policy has not been included in the draft currently out for consultation.

124/16 STRATEGIC PLAN – TOWN DEVELOPMENT & PLANNING ACTION PLAN

- Some of the Review Dates in the plan state ‘Annual’ but this does not indicate a specific date or month for the review. This needs amending.
- It was noted that there are some review dates which have passed and these need updating.
- **Item 2 - Youth Services** – needs updating to incorporate Councillor Marshall’s proposal to Full Council regarding addressing the shortfall.
- **Item 7 – Continue to reduce the fear of crime.....** It was noted that there is a need to discuss the implications of the recent Police restructure and the impact this is having on the town. CH suggested obtaining a report from Gerry Mooney, CCTV Manager from his perspective; Members agreed with this suggestion. It was noted that any issues or concerns arising from this report could be raised at the next Full Council meeting in the New Year.

- **Item 11 – Increased local influence on planning decisions and developments** - It was noted that there is no requirement to lobby Wiltshire Council in terms of CIL as the Town Council will receive 15% of the CIL monies (25% on adoption of the Neighbourhood Plan) to spend in the community as it wishes. S106 monies will still be dealt with by Wiltshire Council and the Town Council have limited input into how this is undertaken/allocated. It was noted that the Town Council should have more say/control over the S106 monies and how these are allocated, especially in light of the devolution of assets and services coming forward from Wiltshire Council. This item needs rewording to reflect discussions and should be split into two separate items.
- **Item 18 – Calne Community Neighbourhood Plan** – this item needs updating to reflect the current Regulation 14 consultation.

The meeting closed at 7.23pm.