

CALNE TOWN COUNCIL

Minutes of the Town Development and Planning Committee Meeting Wednesday 19th June 2019 Town Hall

PRESENT: Cllr Robert Merrick
Cllr Declan Boore (Substitute for Cllr Glenis Ansell)
Cllr John Boaler
Cllr Heather Canfer
Cllr Jon Fisher
Cllr Alan Hill (Vice-Chairman)
Cllr Robert MacNaughton
Cllr Tony Trotman (Substitute for Cllr Tom Rounds)

OFFICERS: Mark Edwards Head of Business
 Natasha Griffin Committee Clerk

APOLOGIES: Cllr Glenis Ansell, Cllr Rich Jones and Cllr Tom Rounds

ABSENT:

IN ATTENDANCE:

PUBLIC & PRESS:

PUBLIC PARTICIPATION:

8 members of the public were present.

Residents were in attendance to voice their concerns relating to planning application, 18/04202/FUL, Woodlands Social Club Woodland Park Calne SN11 0JX. Concerns included that the resubmitted plans do not vary greatly from the original application, safety issues during construction and the circulation of vehicles, developer has not communicated with residents, and lack of clarity as to whether developer will require access to existing properties during construction.

A resident raised a safety concern regarding cars not slowing down at the pedestrian crossing at Oxford Road, north of Abberd Way and suggested that the speed limit be reduced to 20. Cllr Trotman noted that the issue will be added to the next CATG meeting and S106 meeting.

16/19 APOLOGIES FOR ABSENCE

Deputy Town Mayor, Cllr Jones, Cllr Ansell, and Cllr Rounds.

17/19 DECLARATIONS OF INTEREST

Cllr Trotman – Wiltshire Councillor and Chair of the Northern Planning Committee.

18/19 MINUTES OF PREVIOUS MEETING

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

RESOLVED to approve the Minutes of the Town Development and Planning Committee held on Wednesday 29th May 2019 as a correct record and were signed by the Chair.

19/19 PLANNING APPLICATIONS

	<u>Application Number</u>	<u>Location of Development/ Ward</u>	<u>Description of Development</u>	<u>Comments</u>
1	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.
<p>Members resolved to object to the amended planning application and noted that the limited revised plans did not differ greatly from the original plans and therefore many of the previous concerns raised have not been addressed and still stand.</p> <p>Reasons for objection:</p> <p>Wiltshire Core Strategy, Core Policy 57 – Ensuring high quality design and place shaping.</p> <p>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.</p> <p>The bungalow proposed by way of its height will overshadow the existing properties in Woodland Park. Similar concerns have been raised relating to the proposed bungalow and the potential need for builders to access existing properties in order that it be constructed.</p>				

<u>Application Number</u>	<u>Location of Development/Ward</u>	<u>Description of Development</u>	<u>Comments</u>	
<p>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.</p> <p>iv) The application does not appear to be sympathetic towards the conservation of historic buildings and landscapes.</p> <p>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.</p> <p>Members were concerned that the site is being overdeveloped and the proposed bungalow is unneighbourly.</p> <p>Core Policy 61: Transport and New Development</p> <p>There are serious safety concerns relating to safe access to the highway network. It would appear that the road is not wide enough to accommodate the circulation of construction vehicles and privately owned vehicles. This issue has not been addressed in the updated plans.</p> <p>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.</p> <p>Members were disappointed that the developer has not been communicating with neighbours of the site.</p>				
2	19/05151/FUL	40 Rochdale Avenue Calne SN11 9AZ CALNE NORTH	One bedroom annex to existing property. Removal of the existing garage.	No Objection.
3	19/04999/FUL	27 High Street Calne SN11 0BS	Change of use from sui generis to A1 retail	No Objection.

<u>Application Number</u>	<u>Location of Development/ Ward</u>	<u>Description of Development</u>	<u>Comments</u>
	CALNE CENTRAL		
4	19/04561/FUL 22 Shelburne Road Calne Wiltshire SN11 8ER CALNE SOUTH AND CHERHILL	Single storey rear extension (resubmission of 18/04531/FUL).	No Objection
5	19/04909/LBDC Dominon House 2 Market Hill Calne Wiltshire SN11 0BT CALNE CENTRAL	Discharge of Conditions 1 and 2 of 18/07620/LBC	Members noted the discharge of conditions.
6	19/05381/TCA The Old Vicarage 1 Anchor Road Calne Wiltshire SN11 8DR CALNE CENTRAL	25% Reduction to Holly (T1), Re-pollard 1 Lime (T2), Reduce 3 Yew Trees Back to Previous Pruning Points (T3-T5), 25% Reduction to 4 Yew Trees (T6-T9), Crown Raise Ash by 3 Metres and Reduce 1 Branch Overhanging Footpath by 2 Metres (T10), Remove Branches of Canadian Sugar Maple Overhanging Footpath (T11), 2.5 Metre Crown Reduction to West Side of Yew (T12) 25% Reduction to Sweet Bay (T13)	No Objection.
7	19/04925/FUL 86 London Road Calne SN11 0AH	Ground and first floor rear extension & second floor dormer	No Objection.

<u>Application Number</u>	<u>Location of Development/Ward</u>	<u>Description of Development</u>	<u>Comments</u>
	CALNE SOUTH AND CHERHILL		
8 19/04990/DOC To Note	The Old Vicarage 1 Anchor Road Calne SN11 8DR CALNE CENTRAL	Discharge of condition 3 of planning application 18/07094/FUL (Erection of a swimming pool together with timber pergola, terrace and associated works)	Members noted the discharge of conditions.
9 19/04962/FUL	11 Isis Close Calne SN11 9FD CALNE NORTH	Conservatory to rear elevation including removal of physical barrier	No Objection.
10 19/04932/FUL	19 Guthrie Close Calne Wiltshire SN11 9QA CALNE NORTH	Two single storey extensions	No Objection.

20/19 PLANNING DECISIONS

Members noted the planning application decisions.

21/19 ISSUES LOG

<u>Location/Issue</u>	
Bus Stop adjacent to High Penn	Members discussed the update provided at the CATG meeting held on 23 rd May with respect to preliminary design work to determine a more robust estimate and CATGs concerns relating to budget. It was proposed by Cllr Hill, seconded by Cllr Canfer and

	UNANIMOUSLY RESOLVED to support investigating the move of the bus stop with the insistence of the addition of a new refuge.
Calne Oxford Road – concern over pedestrian routes and safe crossing points	Members noted that discussion has been deferred to the September CATG meeting. It was proposed by Cllr Hill, seconded by Cllr Trotman and UNANIMOUSLY RESOLVED to support the concerns raised regarding the lack of pedestrian routes and safe crossing points on Oxford Road from the Bug and Spider roundabout up to the Tesco roundabout, and that the joining up of existing footways and cycle ways through the new housing estates needs addressing.
Funding for Calne Leisure Centre	Members await an update from Wiltshire Council.
Crossing at Oxford Road, north of Abberd Way	This Issue was raised as a concern by a resident during public participation and should be considered by CATG in September; however, due to the level of concern it should be raised sooner. Cllr Trotman noted that this will be raised and discussed at the next S106 meeting on 26 th June.

22/19 LIST OF CIL PROJECTS

Members noted the list of CIL projects.

23/19 REPORTS AND NOTES FROM WORKING GROUPS/OTHER BODIES

23/19.1 Calne in Bloom

Members received the notes of the meeting held on 10th June 2019.

24/19 TEMPORARY ROAD CLOSURES

24/19.1 A3102 Silver Street

Members noted the plan and notice for A3102 Silver Street.

24/19.2 A4

Members noted the plan and notice for the A4.

25/19 LOCAL HIGHWAY ISSUE REQUESTS

25/19.1 Metro Count Request - Anchor Road

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

UNANIMOUSLY RESOLVED to support the metro count request at Anchor Road to place counters at two points in order to obtain readings at the Recreation Ground and further up the road between Bentley Grove and Brewers Lane and submit to Wiltshire Council.

25/19.2 Signage Request - Sandpit Road

It was proposed by Cllr Canfer, seconded by Cllr Boore and

UNANIMOUSLY RESOLVED to approve and submit the request for signage at Sandpit Road and Britannia Drive to CATG to assess.

25/19.3 Notes of the CATG meeting held on 23rd May 2019

Members received the notes of the CATG meeting held on 23rd May 2019.

26/19 WORKING GROUPS

Vacancies within the Town Events Working Group, Britain in Bloom Working Group and CCTV Working Group were not filled.

Cllr Boore is not a member of the Town Centre Sites Masterplan Working Group and therefore was removed.

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

UNANIMOUSLY RESOLVED to approve the Working Group membership for 2019/2020 and that Cllr Boore will fill one of the vacancies on the CCTV Working Group.

27/19 TD&P BUDGET & EARMARKED RESERVES

Members noted the TD&P budget and reserves.

28/19 TD&P ACTION PLAN 2019

Members noted the TD&P action plan.

An update was provided regarding speed indicator devices at Lake View. An Order has been submitted to Wiltshire Council /Atkins for a permanent power connection at this location. The order will be placed once work is completed.

Meeting Closed at: 7.30 pm

Signed.....

Dated.....