

CALNE TOWN COUNCIL

TOWN DEVELOPMENT AND PLANNING COMMITTEE

Minutes of the meeting of the Town Development & Planning Committee held on Wednesday 14th November 2018 at 6pm in the Large Hall of the Town Hall

PRESENT: Cllr Ansell – Town Mayor – Calne North
Cllr Merrick – Deputy Town Mayor - Chilvester & Abberd
Cllr Boaler – Calne Central
Cllr Canfer – Chilvester & Abberd
Cllr Fisher – Calne North
Cllr Jones - Chilvester & Abberd
Cllr MacNaughton – Calne Central (Chair)
Cllr Riley – Calne South

OFFICERS: Mark Edwards – Head of Business
Natasha Griffin – Committee Clerk

PUBLIC & PRESS:

PUBLIC PARTICIPATION

Approximately 70 members of the public were present.

Members of the public who spoke noted their objection to planning application, 18/09556/FUL, submitted by Churchill Retirement Living. Furthermore, the survey results showed that the majority of the residents of Calne who took the survey did not support the planning application.

Malcolm Gull from the Calne Our Place group presented the results from the community survey.

Concerns raised by those in attendance included; the town centre is the wrong place for this development. Retirement homes and assisted living flats are already available in Calne. The proposed plan does not does not comply with the Calne Community Neighbourhood Plan, fails on all 7 objectives and does not reflect what residents would like to see in the town centre. It will not enhance the town; retail businesses and community areas are needed for the residents. There are not enough parking spaces allocated to equal the number of apartments. During development there will be disruption to the town. The alternative plan put forward by the Calne Baptist Church provides an option that will benefit the town of Calne and all of its residents.

118/18 APOLOGIES

Cllr Alan Hill and Cllr Tom Rounds

119/18 DECLARATIONS OF INTEREST

None

120/18 MINUTES

It was proposed by Cllr Jones seconded by Cllr Boaler and

UNANIMOUSLY RESOLVED to approve the Minutes of the Town Development and Planning Committee held on Wednesday 24th October 2018 as a correct record and were signed by the Chair.

121/18 PLANNING APPLICATIONS

The Town Mayor, Cllr Ansell informed attendees that application 18/09556/FUL has been called in by Cllr Ian Thorn and so will be discussed in public at which time a legal decision will be made as to whether the application will be carried forward. The Town Mayor, Cllr Ansell encouraged those who are interested to attend.

It was proposed by the Town Mayor, Cllr Ansell, seconded by Cllr MacNaughton and

UNANIMOUSLY RESOLVED to delegate authority to the Head of Business, Cllr Boaler and Cllr Hill to expand on comments to be put forward to Wiltshire Council with respect to the alternative development option put forward by Calne Baptist Church.

<u>Application Number</u>	<u>Location of Development/ Ward</u>	<u>Description of Development</u>	<u>Comments</u>
1 18/09556/FUL	Land to Rear of 8 - 13 High Street Calne Wiltshire SN11 8JQ CALNE CENTRAL	39 Apartments for older people, Guest Apartment, Communal Facilities, Access, Car Parking, Landscaping and 4 Retail Units	Strongly object (Full reasoning detailed below)
2 18/10088/TPO	23 Anchor Road Calne Wiltshire SN11 8DY CALNE CENTRAL	30% Crown Reduction to 2 Walnut Trees	No objections
3 18/10085/TCA	Castlefields House Castlefields Calne Wiltshire SN11 0EA CALNE CENTRAL	30% Crown Reduction to 2 Eucalyptus Trees and Removal of Leader with Weak Union	No objections

			Towards Adjacent Road	
4	18/10065/TPO	4 Sarum Way Calne Wiltshire SN11 0EZ CALNE CENTRAL	30% Crown Reduction to Lime Tree, to 1 Metres Behind Previous Pruning Points	No objections
5	18/09861/FUL	1 Stanier Road Porte Marsh Industrial Estate Calne Wiltshire SN11 9PX CALNE NORTH	Two storey extension to existing unit to form two offices, sales area and storage	No objections
6	18/09842/DDD	6 North Street Calne Wiltshire SN11 0HQ CALNE CHILVESTER AND ABBERD	Fell 1 Dead Prunus (Consultation expired on 17 th October 2018)	Noted
7	18/09751/FUL	Calne Evangelical Church 27 Oxford Road Calne Wiltshire SN11 8AD CALNE CHILVESTER AND ABBERD	Building for uses ancillary to church	No objections Some concerns were raised with respect to parking issues and disruption to the residents during times when the church is being used.
8	18/09670/FUL	17 Cornflower Close Calne Wiltshire SN11 9QJ CALNE NORTH	Demolish existing hot bath outhouse and erection of single storey rear extension to extend bedroom	No objections

Application 18/09556/FUL is for 39 Apartments for older people, Guest Apartment, Communal Facilities, Access, Car Parking, Landscaping and 4 Retail Units.

Calne Town Council strongly OBJECTS and ask that Wiltshire Council REFUSE Application 18/09556/FUL on the following grounds:

1: The proposal, by reason of its spatial layout and the configuration of private sheltered housing with frontage retail development, will fail to integrate with the existing town centre along the north and south boundaries of the site, and does not make the most of the opportunity to enhance the public realm, improve connectivity, or support an active community. The limited benefits of the proposal do not outweigh the lost opportunity to regenerate the town centre in an appropriate manner that would arise from the implementation of

this proposal. Application 18/09556/FUL is therefore in conflict with the Wiltshire Core Strategy, specifically the Calne Area Strategy 5.41 bullet point 5, Core Policy 8, and Policies WS2.1 and WS2.2 of the Calne Community Neighbourhood Plan February 2018.

2: The proposal, by reason of its height and substantial mass, will dominate the town centre, will obstruct existing north-south views and vistas through the site, and will fail to enhance the public realm or improve connectivity in the town centre. The Vision and Scoping study conducted as a forerunner to the creation of the Calne Community Neighbourhood Plan identified Calne as a market town set in a valley with characteristic views of the surrounding ridge lines from the town centre. The mass of this proposal would clearly be detrimental to that character rather than enhancing local distinctiveness. The proposal is therefore in conflict with Policy CP57 (particularly i, iii, iv and vi) of the Wiltshire Core Strategy and Policy BE1 of the Calne Community Neighbourhood Plan.

Additional information to support the reasons for refusal: Wiltshire Core Strategy (2015)

The Wiltshire Core Strategy identifies in respect of Calne that ‘...further regeneration opportunities remain’ (Para.5.39); and the Strategy for Calne requires that ‘...housing growth is carefully balanced with job creation and town centre improvement’ (Para 5.39).

The Wiltshire Core Strategy supporting text to Policy CP8 entitled the Strategy for Calne identifies that a forthcoming Neighbourhood Plan will ‘...strengthen and regenerate the town centre and build on the success of recent regeneration projects’ (1st bullet, Para 5.41). The Calne Community Area Neighbourhood Plan is now complete and was Made in February 2018.

Policy CP8 states: “Development proposals in the Calne Community Area will need to demonstrate how the relevant issues and considerations listed in Paragraph 5.41 will be addressed”.

It is notable that the application submission has failed to justify the proposals in accordance with Policy CP8, and specifically the 1st bullet of Para 5.41. In fact, the application is largely silent on the local community’s aspiration to regenerate the town centre.

Wiltshire Council’s Housing Land Supply Statement, dated March 2017 confirms that Calne has exceeded its indicative housing requirement; therefore, there is no strategic need for further housing in Calne during the current Plan period.

Calne Community Neighbourhood Plan (2018)

Paragraph 26 of the Calne Community Neighbourhood Plan states that the Masterplan has been incorporated into the Neighbourhood Plan and policy WS2.2 requires development proposals in the Masterplan area, or adjacent to it, to show how they meet its’ objectives.

The application site lies within the Calne Town Centre Masterplan Boundary (map P.52 of the Neighbourhood Plan). The Masterplan is embedded within the made Calne Community Neighbourhood Plan and forms part of the Wiltshire development plan. This gives significant weight to the Masterplan in the decision-making process regarding any applications received.

Paragraph 125 of the Calne Community Neighbourhood Plan sets out a vision for the town centre drawn from an earlier iteration of the Masterplan (April 2014), and Policy WS2.2 expressly states that proposals in the Town Centre must, “...*demonstrate how they contribute to the masterplan objective and dovetail with the ambitions for the Town Centre as a whole. In particular, proposals that have the potential to benefit vehicular, pedestrian and cycle movement within the Town Centre, helping to tackle issues identified within the masterplan, should consider and address opportunities as part of their scheme*”. Application 18/09556/FUL fails to demonstrate how it is compliant with Policy WS2.2 – there is no justification of compliance set out in the Planning Statement.

The application proposal is in conflict the Calne Community Neighbourhood Plan Policy WS2.2 on grounds that proposal is not demonstrably meet the criteria listed in Paragraph 125 of the Calne Community Neighbourhood Plan, and cannot be regarded as a ‘regeneration scheme’. It is instead a residential infill scheme with limited non-residential space, which even if let, would fail to achieve the objectives of the masterplan vision because of the spatial layout of the scheme, which fails to capitalise on the existing publicly accessible land to the north.

It is clear from the Calne Community Neighbourhood Plan that residents do not have to accept further housing development, as the indicative housing requirements for the plan period have already been met. However, there is provision in the Neighbourhood Plan for the community to accept further housing if it brings adequate community benefit. Calne Town Council does not believe that there is any community benefit contained within this scheme and therefore chooses not to support it.

Application 18/09556/FUL states that there is a need for sheltered housing in Calne; however, no evidence is provided in support of this statement. Furthermore, such sheltered housing could potentially be met on alternative sites, or a lower quantum of sheltered housing could have been incorporated into a more imaginative, mixed-use scheme. There is an undisputed need for care home facilities near Calne; indeed a recent development of approximately 300 houses to the south-east of the town was approved with Calne Town Council support because it incorporated a 75 bed care home. Unfortunately, the care home was not built as it would not be ‘financially viable’, only the houses! However, this proposal is not intended as a care home; indeed, the site would be entirely inappropriate for such a facility. Instead, this proposal is intended for older people who are fully mobile and able to live independently.

Design considerations

The application proposal is 3-4 storeys. The architects have sought to break up the mass through use of render and brick, slate and clay tiles, variable ridge heights, and the use of dormer windows. Notwithstanding, this building is of considerable mass, and will dominate the public realm around this part of the town centre and from medium term range views across the town centre. The architectural style is mundane and uninspiring, is unlikely to be of enduring quality unless the detailing is strictly controlled.

The proposal is of a higher residential density than that previously refused under application number 15/12561/FUL on 4th May 2016.

The proposal is defensive as it includes private space for the sole use of residents. The small north and west facing private gardens will be mainly in shadow, and will receive very little direct sunlight, even in summer. The only public realm contribution is the small amount of proposed tree planting and the surfaced area in front of the proposed retail units. There is no permeability through the site, and the only interactive element of the scheme will be along The Pippin frontage.

Heritage considerations

The proposal is in close proximity the grade II listed Zion Chapel, and also lies within the Calne Conservation Area. The Town Council is concerned that the height and mass of the proposal would excessively dominate the town centre and request that the views of the Conservation Officer are taken into account.

Transport considerations

The parking provision of 17 spaces is at 0.38 spaces/unit, and as such fall below Wiltshire Council's parking standards. The Transport Statement has applied an accessibility discount and also states that alternative parking facilities are available in public car parks. However, the adjacent car parks are under the control of Sainsbury's Supermarket and are time limited (2 hours); there is no provision for longer stay either by direct payment or by season ticket. It is probable that new residents, who are likely to be fully mobile, may choose to own a car to travel further afield than the town centre, but they will have nowhere to park it.

Surrounding use considerations

Public events, such as the summer carnival, winter festival, and Bike Meet, use the car park to the south of the application site. There is a genuine concern that future residents of the sheltered housing may make noise related complaints which may fetter the long-standing public use of this car park for public events.

Community considerations

Residents voted to accept the Calne Community Neighbourhood Plan in February 2018 after extensive consultation. The Neighbourhood Plan makes clear that residents of Calne do not have to accept further housing development, as the indicative housing requirements for the plan period have already been met, and that

further housing will only be supported if people believe that it brings adequate community benefit. This application does not.

In order to try to cooperate with the applicant, it was suggested that some community benefit could be incorporated within the design. Firstly, it was proposed that an adjacent electricity sub-station could be incorporated within their development in order to enhance the public open space on the north side; secondly, it was suggested that a public convenience could be incorporated within the proposal to make up for the facility in the town centre that was closed by Wiltshire Council approximately 2 years ago. The convenience would be maintained by Calne Town Council. Both of these suggestions were rejected by the applicant's agent out of hand.

A survey hosted by Calne Our Place has recently been completed by 477* local residents and businesses. When asked if they supported the proposal by Churchill Retirement Living for the town centre site 87% said they did not. Many of those who expressed support for the proposal stated that they felt that anything was better than the open wasteland that currently exists, rather than expressing the view that the current proposal was appropriate or would enhance the town centre.

A summary of the community feedback will be included with the response.

Alternative proposal for the site

In our view, this is a missed opportunity. The Baptist Church proposal, shows how an alternative scheme, with a more diverse range of uses including a lot of community space, could be successfully integrated with the existing Town Centre, and create a greater public realm contribution without being overbearing or dominant.

(Post meeting addition as per resolution 121/18)

The National Planning Policy Framework (July 2018) states that in

(7) Ensuring the vitality of town centres planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. The Masterplan and Calne Community Neighbourhood Plan has sought to identify town centre sites as part of a long term strategy for the community to allow Calne to grow and diversify in a way that responds to changes in retail and leisure industries and allow a mix of uses. We feel strongly that the application 18/09556/FUL does not fulfil the aims of the NPPF.

(8) Promoting healthy and safe communities. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments and strong neighbourhood centres, and active street frontages. The NPPF ask that we plan positively for the provision and use of shared spaces, community facilities (such as shops, meeting places, sports venues, open space, cultural buildings, public

houses and places of worship) and other local services to enhance the sustainability of communities and residential environments

We understand that Baptist Church is a viable proposal and will be subject to pre-app advice.

122/18 PLANNING APPLICATION DECISIONS

Members noted the planning application decisions.

123/18 TD&P BUDGET AND EARMARKED RESERVES

Members noted the budget and earmarked reserves.

124/18 STRATEGIC PLAN

Members noted the strategic action plan

Meeting Closed at: 19:18