

**MALMESBURY TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
HELD ON 7th AUGUST 2018 IN THE TOWN HALL, MALMESBURY**

Present: Councillors: MJ Asciak, RE Budgen, JM Exton, AJ Gundry, WR Jones and K Power.
Other Members Present: G Grant & P Smith
Members of the Public: 10

1. DECLARATIONS OF INTEREST

Councillor AJ Gundry declared an interest in agenda item 5a application 18/02297/LBC – He left the chamber during the consideration of this application.

Councillor K Power declared a non-pecuniary interest in agenda item 5a application 18/06914/ADV – She abstained from voting on this item.

2. PUBLIC QUESTION TIME

Mr T Fox (representing his son in law Mr N Young) spoke in objection to application 18/06980/FUL. He questioned whether the town needed more retail space and another supermarket. He also stated that the proposed development would have a detrimental impact on Mr Young's property and would overlook the property, being only 24m away.

Councillor Gundry advised Mr Young to make his views known to the case officer via the Wiltshire Council online system for commenting on applications. Councillor Budgen pointed out that Mr Young was welcome to attend a meeting of Malmesbury St Paul Without Parish Council on 22nd August in Corston, where the Parish would be discussing the application.

David Williams (Planning Potential), the agent for application 18/06980/FUL stated that he was present to answer any questions from the Committee.

Iris Thompson stated that her house was on the roundabout where the 18/06980/FUL application was proposed. She stated that the current use is causing damage to her property and expressed concern about the impact of the application on her property.

3. APOLOGIES FOR ABSENCE

None.

4. MINUTES OF THE MEETING HELD ON 10th JULY

Resolved: that the Minutes be approved and signed as a correct record.

5a. PLANNING APPLICATIONS

18/05857/FUL – Westport Studio, 90 Gloucester Road

Resolved: No objection.

18/06116/FUL & 18/06502/LBC – 17 Oxford Street

Resolved: No objection.

18/06260/FUL – Dyson, Tetbury Hill

Resolved: No objection.

18/02297/LBC – 93 High Street

Resolved: No objection.

18/06419/VAR – 24 Wheeler Way

Resolved: No objection.

18/06905/FUL – Rest and Be Thankful, Harpers Lane

Resolved: No objection subject to the safety/suitability of the access being assessed by the Highways and Planning officers.

18/06914/ADV – Riverside Community Centre

Resolved: No objection subject to confirmation that the two signs comply with advertising signs regulations.

18/07013/FUL – Dyson, Tetbury Hill

Resolved: To support the application on the condition that the changes won't exacerbate the lamentable situation of Dyson employees parking in Avenue de Gien/nearby residential areas. The Town Council asks that the parking spaces are installed before other works (which will take away some spaces) are carried out.

18/06980/FUL – Land at Malmesbury Garden Centre

Issues discussed included:

- Whether significant applications are subject to a thirteen week consultation period;
- The apparent lack of information on linked trips and the need for a thorough retail impact assessment;
- The history of applications on the site (specifically the Sainsbury's application);
- That although the application is a distance from the town centre it is very close to the large group of residents in the north part of the town;
- The use classification of the site;
- Concerns about future development in and around the site; the outline section of the application is unsatisfactorily vague about this;
- Traffic, access and pedestrian safety;
- The impact on traders in the town centre; and
- The Malmesbury Neighbourhood Plan and the extent to which this application accords with its Policy 10 and Task 3.1.

Resolved: to make the following comment to Wiltshire Council on the application:

Due to the uncertainty/lack of detail in this application, Malmesbury Town Council is not in a position to confidently assess the proposals. There are some strong points to the proposals, but Wiltshire Council will need to secure responses to the following concerns:

- A thorough independent retail impact assessment is needed to assess linked trips (both vehicular and pedestrian), the impact on the town centre and thus the amount of s106 to mitigate this.
- Malmesbury Town Council is disappointed by the brevity of the outline element of the application. It would not wish for the outline application to be approved without cast iron guarantees that the use/future development of the outline area will be as employment land.
- The development of an A1 use store would seem to be contrary to the employment use of the whole site as ascribed in the Core Strategy. Thus Malmesbury Town Council would like to see a more definitive statement of the existing classifications and square meterage of the garden centre and the whole site.
- The Town Council notes existing problems with access to Filands View. This application would make the situation worse. The Town Council would seek betterment of this access.
- There is no pavement for residents of Milbourne to get to the site. Further, the crossings of the A429 to and from the east and for residents of Filands to and from the west are inadequate as described. The current arrangements need to be significantly improved for the safety of an increased number of pedestrians.
- There are no bus stops on the site. The town bus and possibly the No.31 service need a stop at this site.
- We note that the application states the number of jobs that will be created. It does not state how many will be lost.

Additional recommendation to Wiltshire Council: that this application and the Lidl application are considered at the same meeting of the Northern Area Planning Committee.

J Whittleton to report the Committee's observations to Wiltshire Council.

5b. UNRESOLVED PLANNING ISSUES/PLANNING UPDATES

N/a.

6. MARKET CROSS PEDESTRIANISATION SURVEY

The Committee received a presentation from Councillors Gundry, Power and Ascik, on the results of the Market Cross Pedestrianisation Survey.

In total some 543 surveys had been completed. 70% of respondents chose no further pedestrianisation as their first preference, whilst 15% chose full pedestrianisation as their first preference.

A report with recommendations would be produced by the Working Group and presented to the next committee meeting on 11th September.

7. COMMUNITY ISSUES 3699, 467, 4260 & 5602

Consideration was given to a report from Councillor Budgen (the Committee's representative on the CATG) which asked the Committee to consider funding towards a CATG Highways Substantive Bid in order to meet concerns outlined in four community issues. The Community issues covered road safety in Bristol Street, the potential reduction of the speed limit to 20mph along Gloucester Road, the size and speed of vehicles through Parklands

and a possible change of priority of traffic flows at the junction of Abbey Row/Bristol Street/Gloucester Road.

Resolved: To support in principle the contribution of up to £25,000, subject to the approval of Policy & Resources and subject to full proposals being produced.

8. MALMESBURY & DISTRICT CONSERVATION GROUP

J Whittleton gave a brief overview of the work of the Group. He stated that the group was made up of representatives of the Civic Trust, the Malmesbury River Valleys Trust, Malmesbury Town Council, Malmesbury St Paul Without Parish Council and Wiltshire Council. The Group provides a forum for discussion of any conservation matters in the town and its environs. The Group has a sub group looking to maintain and restore the town walls, which is in contact with Historic England in order to seek advice and tap into funding opportunities. The Group provides a forum to publicise cultural events of a historic nature (commemoration events, museum events etc). The Group monitors listed buildings and has been in contact with Wiltshire Council's Enforcement & Conservation Officers concerning 'buildings at risk' powers. The Group considers planning policy, recently considering whether the Conservation Area Management Plan needs updating. Finally, the group also considers environmental/streetscene issues including advertising in the Conservation Area, metal bins, railings etc.

The Committee noted the presentation and the Terms of Reference that were circulated. They noted that the Terms of Reference appeared a little out of date and that this might be an opportunity to review the relationship between the Committee and the Group.

Resolved: That an update on the next meeting of the Working Group be given to the next meeting of the P&E Committee. **J Whittleton**

The issue of painting homes in the Conservation Area was raised, in light of two properties that had recently been painted blue.

J Whittleton to seek clarification from the Conservation Officer of the rules for painting homes in the Conservation Area and to place the item on the next agenda.

9. STREET NAMING CORRESPONDENCE

Consideration was given to correspondence from the family of Gwyn Price about the possibility of naming a street after him. A letter from the (then) Town Clerk in 2005 appeared to indicate that a street would be named after him.

The Committee considered the possibility of naming a play area or other community facility after valued members of the town.

Resolved: to write to the relative stating that the Council values the contribution Mr Price made to the town and at the next opportunity will consider naming a street after him. **J Whittleton**

10. MALMESBURY & DISTRICT CONSERVATION GROUP

Consideration was given to Report No.10 which presented options for refurbishing and/or replacement of the cast iron bins in the Conservation Area.

The existing bins were thought to be in a poor state. A local ironworks had taken away one bin to see about shot blasting, galvanising and powder-coating the bins. After shot blasting it was determined that the bins had already been galvanised twice and would not take it again.

The Committee noted two quotes for new cast iron bins (£9,423 & £8,085)

Resolved:

- 1) To investigate the purchase of new cast iron bins, including their likely longevity, the fixing of the town crest, stubber plates etc. **J Whittleton**
- 2) To ask the ironworks to powder-coat the one bin in their possession, so as to assess the quality of this option. **J Whittleton**

11. PARISH STEWARD

Consideration was given to tasks for the next visit of the Parish Steward on 10th & 11th September.

Resolved:

- 1) To write to M Perrott asking for a reason why the railings opposite the bowls have not been painted (they have been on the Parish Steward list for 3 years). **J Whittleton**
- 2) Tasks for the Parish Steward:
 - Cut back vegetation – west side of the A429 between the two roundabouts.
 - Clean bridge over the Sherston Road (end of Corn Gastons) to playing fields. **J Whittleton**

The Meeting closed at 9.40pm.