

**MALMESBURY TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
HELD ON 24th JUNE 2015 IN THE TOWN HALL, MALMESBURY**

Present: Councillors: R Budgen, S Cox, J Exton, J Gundry, S Poole and W Jones.
Other Councillors Present: C Doody, G Grant and K Power
Members of the Public: 54

1. DECLARATIONS OF INTEREST

None.

2. PUBLIC QUESTION TIME

None.

3. APOLOGIES FOR ABSENCE

Apologies were received from Councillors RF Sanderson and ACR Woodcock.

4. MINUTES OF THE MEETING HELD ON 2nd JUNE 2015

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

5a. PLANNING APPLICATIONS

19 – Land south of Filands

Representatives from Bloor Homes and their architects were in attendance (Andrew Driscoll, Paul Talbot, Peter Morgan, Daryl Richardson and Chris Davies) to give a presentation on their proposals. The presentation covered the following topics:

- That designers have listened to the views of residents and the local authority at the outline stage;
- That the design is constrained by TPO's, hedging and water services;
- Developers have taken inspiration from existing buildings in Malmesbury to arrive at designs;
- That Bloor have tried to take on board the design principles in the Malmesbury Neighbourhood Plan; and
- That the proposed drainage scheme (modelled with Wessex Water) will slow the flow to the drainage network, using attenuation ponds and other methods.

Councillor Gundry stated that the Outline application had included a 'gate' to prevent through traffic. However this did not appear in the Reserved Matters application. He asked what was Bloor's position on preventing through-traffic? Mr Driscoll responded that they were relaxed about the notion of preventing through traffic.

Councillor Gundry asked whether the developers could reference the Malmesbury Neighbourhood Plan in their documents?

Mr Driscoll responded, saying that they would be happy to produce a commentary with regard to the Neighbourhood Plan.

Councillor Poole stated that the current run-off from the fields causes flooding at Reeds Farm. She asked how the developers plan to ensure that the development will not exacerbate problems?

Mr Richardson stated that at present run-off hits the culverts in one go. Under the proposed scheme, run-off will be slowed, with at least 65% going into attenuation. This will ease the pressure on services.

Councillor Budgen asked about the access/egress in light of a recent metro-count identifying speeding as a problem.

Bloor indicated that Wiltshire Council's Highways Dept were happy with the proposals.

Councillor Cox raised the possibility of a cycle-path to the proposed development.

The Chairman invited questions from the public:

A question was received from a Reeds Farm resident who asked if Bloor could guarantee that there would not be a through road.

Mr Driscoll stated that they have no objection to preventing through traffic, if the Highways Officer is content with the arrangement.

Councillor Budgen stated that if residents did not want through-traffic, they could make their case forcefully if they wrote to the Planning Officer at Wiltshire Council stating this.

A Reeds Farm resident asked why a water pipe seems to be shown in 2 separate locations (difference between presentation & plans) and asked whether Wiltshire Council's Flood Prevention Officer had been consulted about the scheme.

Bloor stated that they had consulted with P Weston at Wessex Water about the drainage scheme and the locations of services.

A resident living on the Filands Road stated that some 33,000 vehicles use the road each day and that a number of them speed. He stated that the developers need to look again at the access. He stated that residents did not receive letters informing them of the Reserved Matters application.

A Reeds Farm resident stated that it was difficult to assess the application as there were a myriad of complicated plans. He stated that there has been no public consultation on the Reserved Matters application. He added that there was not an ecological management plan, which the Inspector specified should be included. He also questioned the rigour of the flooding model.

Mr Richardson responded by stating that models had been used taking account of a 1 in 30 year flood, a 1 in 100 year flood and changes due to climate change.

A resident of Moffatt Rise also asked about flooding and where excess flows will be channelled in the event of a 100 year flood.

Bloor stated that if an excess occurred the road network would be the natural channel.

A resident of Moffatt Rise stated that her and her neighbours properties would back onto flats and a car park.

A resident living along the A429 enquired about the clearance of ditches by the school site, as these had an impact on her property if not maintained. The Bloor representatives agreed to look at the issue.

A resident of Michael Pym's Road asked about the route for construction traffic.

The developers stated that Filands Road would be the main route and that a Construction Management Plan would be part of the conditions.

2 residents whose property will adjoin the south west corner of the development expressed concern about the proximity of a proposed dwelling to their property.

Councillor Budgen stated that the Town Council will look at the relevant planning law with regard to this issue.

A resident who lives opposite the proposed access stated that she was worried about pedestrian access given the high volume of traffic and absence of pavements.

Councillor Budgen stated that there might be an opportunity to use s106/CiL funds for footpath improvement.

A Reeds Farm resident asked who would be responsible for the drainage services during and after construction.

Bloor stated that all services will be adopted by Wessex Water following construction and that the attenuation ponds would be the responsibility of a management committee.

A resident of the Old Orchard raised concerns about boundary hedges.

Bloor stated that they would be happy to plug any gaps in the hedge during construction.

Councillor Budgen thanked the residents and the representatives of Bloor Homes for attending.

He stated that the Town Council's P&E Committee would reach an opinion on the application at the meeting on 14th July. He added that if residents have particular concerns, please inform the Clerk, so that the Committee can address them in its response.

20 – Variation of Condition – Land south of Filands

Resolved: to object to the application. Malmesbury Town Council would welcome a separate application to cover works at the Football Club next May.

21 – Temporary Topsoil Storage Area - Land south of Filands

Resolved: No objection, subject to a condition that the application has no detrimental impact on neighbouring properties and that topsoil etc is moved within 1 year of completion.

22 – Dyson, Tetbury Hill

Resolved: No objection.

23 – 109 & Foxlea Gloucester Road
Resolved: Defer to next meeting.

24 – 131 White Lion Park
Resolved: No objection.

25 – 19 St Marys Street
Resolved: No objection.

26 – Wynyard Mill Barn, Baskerville
The Committee received representations from a local resident who had concerns about the proposed development.
Issues discussed included:

- The Condition preventing the Barn from being sold separately;
- Planning policy in respect to a new dwelling in a Conservation Area;
- Whether there were good planning reasons to refuse; and
- The history of the buildings on the site.

Resolved: No objection.

27 – 106 Gloucester Road
The Committee considered this application at its previous meeting.

28 – 42 West Street
Resolved: No objection.

29 – 7 High Street
Resolved: No objection.

30 – 28 The Maltings
Resolved: No objection.

31 – 46 West Street
Resolved: No objection subject to the views of Wiltshire Council's Tree Officer.

32 – 12 The Maltings
Resolved: No objection, subject to the tree being replaced. Reason: The present 2 trees frame the street view very well and it would be a shame to lose this.

33 – Avon House, 25 Abbey Row
Resolved: To ask the Tree Warden to comment on this application.

5b. UNRESOLVED PLANNING ISSUES

15/04019/ADV & 15/04015/FUL – HSBC Bank – MTC5
Resolved: No objection.

Action – J Whittleton to inform Wiltshire Council of the opinions above.

The meeting closed at 9.36pm