

**MALMESBURY TOWN COUNCIL  
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING  
HELD ON 12<sup>th</sup> SEPTEMBER 2017 IN THE TOWN HALL, MALMESBURY**

**Present:** Councillors: MJ Asciak, RE Budgen, J Exton, P Exton,  
AJ Gundry, WR Jones, K Power and H Webb  
**Also in attendance:** PJ Newman  
**Press & Public:** 10

The Vice-Chairman, Councillor Gundry, chaired the meeting for items, 1,2,3,4,5,8 & 10.

Councillor Budgen was present for, and chaired items 7,9,11,12,13 & 14.

**1. DECLARATIONS OF INTEREST**

None.

**2. PUBLIC QUESTION TIME**

None.

**3. APOLOGIES FOR ABSENCE**

Councillor Budgen had given notice that he would miss the beginning of the meeting.

**4. MINUTES OF THE MEETING HELD ON 8<sup>th</sup> AUGUST 2017**

**Resolved:** that the Minutes of the meeting held on 8<sup>th</sup> August 2017 be approved and signed as a correct record.

**5. PROGRESS ON ACTIONS**

Glovers Court Dog Bin. The Committee noted that the clerk was attempting to meet with a Greensquare representative about the siting of a bin.

Path behind Fire & Ambulance Stations. The Committee noted that the path had been cut back behind the Fire Station, but not the Ambulance Station.

**6a. PLANNING APPLICATIONS**

**16/06401/FUL – Land at Backbridge Farm**

Issues discussed included:

- That the Neighbourhood Plan states that approximately 170 units should go on this site;
- That 231 units represents only a small reduction from the previous application and is some way off the 170 units in the Malmesbury Neighbourhood Plan;
- That residents' views, expressed during the last application had only been given the merest of considerations;

- The Neighbourhood Plan identified this development as something of a showpiece for the Town, with homes that people would want to live in;
- That the proposed development was somewhat cramped and the design was not as good as might have been hoped; and
- Parking issues arising from the number of units and lack of parking. In particular, the need for more parking in the north of the development.

**Resolved:** to Object to the application for the following reasons:

Housing numbers are not in any sense 'approximately 170' which is stipulated in the Neighbourhood Plan.

Concerns regarding the intention for the northern part of the site, particularly with regard to requirements of the Primary School.

Connectivity: there is no provision for an extension of the local bus service and the plans don't include a foot-and-cycle path outlined in the Malmesbury Neighbourhood Plan.

The proposals in relation to sustainability are inadequate.

Impact of the development on the countryside and views from the countryside has not been considered.

The Market Square requires redesigning.

Road widths.

Parking density.

Absence of a community centre/café.

Impact on the AONB – Housing is positioned too close to the western edge of the site and could adversely impact on the AONB.

The Council's full objections were drawn up in a letter TO Wiltshire Council's Development Services. A copy is attached as Appendix 1 to these Minutes.

#### **17/07479/FUL – Town Forge**

Issues discussed included:

- Whether the eastern elevation, which is mostly glass, overlooked neighbouring properties to an unacceptable extent.

**Resolved:** No objection.

#### **17/08037/TCA – 50 Kings Wall**

**Resolved:** No objection subject to the views of the Tree Warden.

#### **17/07165/FUL – 2 Gastons Road**

**Resolved:** No objection.

#### **17/07204/FUL – 37 White Lion Park**

**Resolved:** No objection.

#### **17/07649/LBC – 2 Gastons Road**

**Resolved:** No objection.

#### **17/08380/TCA – 20 Gastons Road**

**Resolved:** No objection subject to the views of the Tree Warden.

#### **17/07126/VAR – Charlton Park Farm**

Representatives of the applicant were present to answer questions about the application.

Issues discussed included:

- That the main purpose of an anaerobic digester is to extract methane from organic waste (which is put into the gas grid). It also produced a digestate, as a bi-product, which is spread on arable land;

- Changes from the original application include the inclusion of waste from the brewing industry, chicken farms and other operations outside the immediate area;
- Traffic and the number of vehicle movements. The Vice Chairman stated that he had calculated that there could be up to 240 vehicle movements at harvest time;
- Whether vehicle routes can be conditioned or enforced (the case officer appears to have suggested they can't be);
- Whether statutory consultees have been consulted; and
- That the Highways Officers suggestions for three conditions were omitted from the original permission.

**Resolved:** to Defer a decision on the application in order that a meeting take place between the Chairman, Vice-Chairman, Developer and Planning Officer (open to representatives of neighbouring parishes) in order to establish a series of facts concerning the number of deliveries, and the times, dates and routes of deliveries.

To enquire of Wiltshire Council, whether the original permission was legitimately granted, as a statutory consultee and affected parishes were not consulted when estimates of increased vehicle movements at harvest time was provided by the applicant in January 2017.

**J Whittleton** to report the Councillors observations.

#### **7. BIN REQUEST – BETWEEN CORN GASTONS ROAD AND BREMILHAM RISE**

**Resolved:** **J Whittleton** to investigate.

#### **8. STATION ROAD FREE CAR PARKING TRIAL**

Consideration was given to Report No.8 which advised the Committee of usage data for the first two years of the Station Road Free Car Parking Trial.

**Resolved:** to note the Report.

#### **9. PARISH STEWARD UPDATE**

The Committee noted that Wiltshire Council had stated that the rest of the Silk Mills railings would be painted on 18<sup>th</sup> & 19<sup>th</sup> September.

Any tasks for the Parish Steward could be sent to the clerk for inclusion on the list.

The Committee noted that the clearing of leaves and debris would be a main task in the autumn.

**Resolved:** that the painting of the Silk Mills railings was a priority and that the following be added to the list:

Blocked drain at the top of Mill Lane.

Paint railings at the bottom of the Abbey steps.

Paint railings by river at Park Road.

**10. WAITING RESTRICTIONS REQUESTS**

The Committee noted the appearance of double yellow lines opposite Old Station Mews. They were informed that these were not new lines but refreshed double yellow lines which had faded.

Councillor Gundry reminded the Committee that requests for new waiting restrictions should be made with a WR1 form, and would require the support of the Town Council via a WR2 form.

**11. COMMUNITY ISSUE 5602 – SPEEDING AND LARGE VEHICLES IN PARKLANDS**

Consideration was given to the Community Issue.

**Resolved:** to support the issue.

**12. PLANNING & ENVIRONMENT PROJECTS**

**Resolved:** to consider this item at the next meeting. **J Whittleton** to put item on agenda.

**13. BURNHAM ROAD DROPPED KERBS AND PEDESTRIAN ACCESS TO THE HORSEFAIR**

**Resolved:** to approve up to £2,700 towards the dropped kerbs.

**14. OFFER OF PRESENTATION BY DEVELOPER FOR PARK ROAD**

The Committee considered an offer by Montagu Evans, to attend a future meeting to discuss a potential development at Park Road.

Issues discussed included:

- That the Neighbourhood Plan has identified three sites which meet housing requirements up to 2026;
- That speaking to a developer might encourage an application and endanger the status of the Neighbourhood Plan; and
- Whether there was merit in engaging early with the developer in order to have a positive influence.

**Resolved:** to write to the developer, thanking them for the offer, but turning it down.

The Meeting closed at 8.41pm