

Malmesbury Town Council

Minutes of the **Planning & Environment Committee Meeting**
Held in Malmesbury Town Hall on **13th August 2024** at 7.00 p.m.

Present: Cllrs: J Slade (Chair), R Sanderson (Vice Chair), I Wallis, Karen Drake

Also present: Lisa Dent (Dep Town Clerk), 2 members of the public

PE/24/119 To receive Declarations of Interest in accordance with the Council's Code of Conduct.

Cllr Sanderson declared a non-pecuniary interest in consultation/Lime Down Solar project.

PE/24/120 To receive apologies for absence.

Cllrs L Crawford-Price, R Jones, P Exton.

PE/24/121 To receive Public Questions in respect of items on this agenda.

One member of the public requested clarification if the recent sub-standard resurfacing works to St Johns Street had been reported to Wiltshire Council for remedial action and it was confirmed that this has been escalated by Cllrs Grant and Ritchie.

PE/24/122 To approve minutes of meeting held on the 23rd July 2024

The minutes were adopted and signed as a correct record.

PE/24/123 To note: Income and expenditure report

The report was noted.

PE/24/124 To note: LHFIG Market Lane invoice received

It was noted the invoice has been paid (£537.00) but has not been entered through the accounts system.

It was proposed by the Chair and agreed by all present to vary the order of business.

PE/24/125 To consider whether Malmesbury Town Council intends to inform the Planning Inspectorate of any information the Council considers should be provided in the Lime Down Solar Park Environmental Statement or to confirm that the Council has no comments

This item has been referred from Full Council. A proposal has been drafted covering the following headings:- flood risk, water contamination, soil, traffic and transport management, emergency services and visual. The proposal and its reasoning was reviewed and it was agreed that this will be submitted. (Cllr Sanderson abstained from voting and taking part in this item).

7.14 p.m. 2 members of the public left the meeting

PE/24/126 To note – Backbridge Farm SUDs meeting 29th July at Malmesbury Town Hall

It was noted that this meeting took place at the Town Hall on 29th July 2024 with Cllr Exton and Lisa Dent (Dep Town Clerk) present with 2 representatives from Persimmon Homes. Persimmon confirmed there is no legal requirement or legislation requiring barriers/fencing to be installed. There is a life buoy in place. The design is such that hydro breaks keep the ponds at a deliberately low level of water. Persimmon will not be installing barriers or fencing as they feel this is not needed. Councillors agreed this item requires further clarification and requested Dep Town Clerk to contact Persimmon.

PE/24/127 To consider S106 allocation of £15,552 (if agreed by Wiltshire Council) to CIL compliant target site re Punters Farm development

The three nearest sites were discussed

Newton grove – nearest stie, smaller playground with younger play equipment

White Lion Park – larger size, variety of play equipment

Filands – medium sized, variety of play equipment

It was agreed to request input from Town Hall and Facilities Committee who had recently commissioned a repair and maintenance project to play equipment in all parks. White Lion Park was suggested as most suitable but this proposal is subject to further information gathering.

PE/24/128 St Aldhelm's Church Bus Stop – To note request for building contractor to dismantle, store and re-erect shelter. (Spring 2025 start on site, structure has been confirmed as Town Council asset).

The request was agreed, Dep Town Clerk will make further enquiries with Wiltshire Council to ascertain any additional bus shelters to under Town Council ownership.

PE/24/129 Planning applications received since the last meeting

WC Ref: PL/2024/07121 - 95 High Street, Malmesbury, SN16 9AL

It was agreed to comment No Objection.

WC Ref: PL/2023/07797 - Land Off Park Road, Malmesbury, Wilts

Proposal: Reserved Matters Application pursuant of Outline Permission 19/05898/OUT (Outline application for up to 50 residential units, internal road, parking, open space and associated works, with all matters reserved other than access) relating to Appearance, Landscaping, Layout and Scale. Lagan Homes and White Lion Land Malmesbury Ltd

As with previous comments (WC-23-10-283704/WC-24-03-296341/WC-24-07-305341) Malmesbury Town Council's Planning and Environment Committee is minded to object to this application in the strongest possible terms. The application remains Called-In.

MTC has made well documented representations with regards to the clear risk of flooding. (We draw to attention the commentary provided by the Environment Agency on the 26th of March where they reference the fact Park Road is subject to flooding of unsafe depth and velocity.)

Measures suggested including rainwater storage are still, in our option, shortsighted, given the network of streams, ditches available to release said rainwater, all of which have to service similar discharges from an ever-growing town.

Overall, the fact that this development sits outside of the made neighbourhood plan is of paramount importance to this council and to the people of Malmesbury.

WC Ref: PL/2024/06897 - Land off Sherston Road, Malmesbury

Malmesbury Town Council objects in the strongest possible terms to this significantly large development (up to 55 units) and the application will be Called-In. Given the increased development in Malmesbury, contrary and in excess of Wiltshire Council housing allocation land supply, we object to development on a hitherto earmarked 'reserve' site. It remains above the housing allocation allowance for Malmesbury and there are serious concerns of the impact of this development on Malmesbury's infrastructure and resources. Also concerning is the proposal of a new gas main which is contrary to a government white

paper and does not accord with moving to renewable systems and creating sustainable housing stock.

This development sits directly within the Area Of Outstanding Natural Beauty, Malmesbury's town perimeter and therefore undermines the core tenants of green-belt land. Not only does it fall outside of the settlement framework boundary and is potentially contrary to planning policy, the fact that it is also in breach of the boundary detailed in Malmesbury's Neighbourhood Plan is of paramount importance to this council and to the people of Malmesbury.

PE/24/130

To note North Wiltshire Swifts request for Malmesbury Town Council to endorse the built environment of the above application (Land off Sherston Road) to incorporate wildlife friendly ecological measures.

The request was noted by the committee.

PE/24/131

To note – Update on Standing Items

War Memorial – Email received from Conservation Officer requests a professional survey and scheme before they will provide pre-application advice. Dep Town Clerk will prepare a report for the next meeting on next steps.

Bridges

Abbey Mill Bridge – temporary safety measures have board off area of the bridge however there remains a significant gap in two place. Dep Town Clerk will revert back to Bridges Dept to clarify why these area have been left open.

Goosebridge

Bridges department has met with the contractor and we expect further information in due course.

Two other bridges have been reported for maintenance, we await a response as they may be under Environment Agency management.

Market Cross

Responses received from Historic England and Minerva Stone and we are now ready to submit Scheduled Monument permission. Conservation Group to be updated once this has been submitted.

Wheeler Way

We await confirmation from Wiltshire Council as to whether this footpath area is classed as a 'recognised' footpath to progress this item.

Dropped kerbs, accessibility survey, pedestrian experience – To note progress on accessibility survey.

Dep Town Clerk has advised the survey is to be released to be public as soon as possible.

Bins and recycling

Conditions report will be included at the next meeting, Dep Town Clerk also has been requested to add additional bins to High Street as an item.

Meeting closed 7.59 p.m.