

MALMESBURY TOWN COUNCIL

Minutes of the Planning & Environment Committee held on 14th January at 7pm in the Town Hall

Present; Cllrs P. Exton (Chair) J. Exton C Ritchie (Vice Chair) J. Gundry

Also present; Clerk to the Committee & 7 members of the public

PE/97 To receive Declarations of Interest in accordance with the Council's Code of Conduct

None

PE/98 Public question time

A resident at the roundabout by the Garden Centre requested that MTC considers drainage issues when discussing the application for Land South of Filands, there are problems there already and the resident is concerned that these will only be exacerbated by further development.

Another resident close to the proposed development stated that the whole area is a clay cap and that flooding is already a major problem.

Cllr Gundry recommended that the residents make their own representation also to Wiltshire Council.

Members were asked if there had been any progression with the highway issues at Burnham Road and also the refreshment of the double yellow lines at the Market Cross. The Clerk stated that both matters had been raised with WC earlier in the day.

Further concerns were raised about the flooding from a resident at the Filands Estate and around that area.

The resident who had raised the Highways Improvement Issue at item 6 of the agenda reiterated that there have been 4 RTCs on that stretch of road and that driving conditions can be treacherous.

A resident of the Filands Estate asked why the fence at the end of Gilmore Road had been replaced with a five bar gate, Cllr P Exton stated that he would look into it.

PE/99 Apologies for absence

Apologies received from Cllrs C Hardwick & W Jones

PE/100 To confirm the minutes of the meeting held on the 10th December 2019

The minutes were approved & signed as a correct record.

The Chairman proposed that items 7&8 be brought forward for the members of the public. All agreed.

PE/101 To consider the request by 'Helping The Community Of Malmesbury' for locations to plant saplings in March 2020

Cllr noted the proposal put forwards by Helping The Community Of Malmesbury. Members requested that consultation is carried out by Helping The Community Of Malmesbury with neighbours at the proposed site and that they attend the next meeting with a clear management plan for the trees in future.

PE/102 To discuss and determine course of action for Highways Improvement Request: Filands B4014 between David Hendry Cars and Filands View Development.

It was resolved that Cllr P Exton will take the request to the next CATG meeting.

PE/103 Planning issues – to consider the following;

a. Planning Applications received since previous meeting

19/11569/OUT – Land South of Filands

It was resolved that the P&E Committee maintains its **strong objection** to the application and will submit comments detailing concerns raised at the meeting (attached as appx1)

19/05898/OUT – Land Off Park Road

It was resolved that the P&E Committee maintains its **strong objection** to the application.

19/11992/TCA – 37 Roundmead, SN16 9BP

It was resolved that the P&E Committee **has no objection** to this application subject to the views of the Tree Warden.

19/11522/LBC – 18 Horsefair, SN16 0AP

It was resolved that the P&E Committee has **no objection** to this application.

19/11776/FUL – 41 High Street, SN16 9AG

It was resolved that the P&E Committee has **no objection** to this application.

b. Unresolved planning issues

None

c. Planning updates

Cllr Ritchie notified the Committee;

- The application on land adjacent to the by-pass has been amended.
- The FOI request to WC made by the TT has indicated that the Planning Process had not been followed with regard to the S106 Funding Application for the Aldi development.
- The Backbridge Development decision has been pushed back to the end of February, it was noted that developers are failing to meet building standards and that a letter will be drafted for approval at the next meeting.

Meeting closed at 8.27pm

Signed.....

Date.....

Malmesbury Town Council

(ENGLAND'S OLDEST BOROUGH - CHARTER GRANTED 880)

Richard Spencer-Williams
Town Clerk



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15th January 2020

Nicole Gillett
Wiltshire Council Development Services
Monkton Park
Chippenham
Wiltshire, SN15 1ER
By email to: Nicole.Gillett@wiltshire.gov.uk
CC: Developmentmanagement@wiltshire.gov.uk

Dear Ms Gillett,

Planning Application 19/11569/OUT Land south of Filands Malmesbury

Malmesbury Town Council's Planning and Environment Committee met on 14th January 2020 to consider this application. Malmesbury Town Council (MTC) strongly objects to this application for the following reasons.

1. MTC objected very strongly to an identical plan put forward by the same applicant in August 2016 (16/07288/OUT). MTC's reasons for objection in its letter of 14th September 2016 (attached) were as follows.
 - The application is counter to the adopted Neighbourhood Plan and the public's views.
 - Its approval would create local feelings of democratic deficit and betrayal and injure neighbourhood planning and Localism both locally and nationally.
 - It would contribute to over-development of Malmesbury with adverse impact on infrastructure and services including schooling.
 - It would have an adverse impact on the character and culture of the Town.
 - There is no demand for further housing above that already planned.
 - There are no compelling other benefits.

MTC repeats these objections of September 2016 which it sees no reason to change.

2. MTC notes that the 2016 application was refused by Wiltshire Council. The applicant started an appeal against that decision but subsequently withdrew.
3. MTC notes that applicant reports, in its Statement of Community Involvement, that in September 2019 239 letters were distributed to homes in proximity to the site, seeking views on the proposal. The applicant reports that just three responses were received, none of which were in favour. There is clearly no local demand for this development.

4. The applicant comments that the full complement of housing allocated in the Malmesbury Neighbourhood Plan has not yet been delivered. However that Plan is in force until 2026. The time to say whether its allocations have been delivered or not is 2026.

Yours sincerely,

Claire Mann
Deputy Town Clerk
Malmesbury Town Council