

Malmesbury Town Council

Minutes of the **Planning & Environment Committee Meeting**
Held in Malmesbury Town Hall on **30th April 2024** at 7.00 p.m.

Present: Cllrs: P Exton (Chair), Cllr C Ritchie, J Slade, L Crawford-Price, R Jones

Also present: Lisa Dent (Deputy Town Clerk)

PE/24/064 To receive Declarations of Interest in accordance with the Council's Code of Conduct
None received.

PE/24/065 To receive apologies for absence
Apologies received for Cllr R Sanderson.

PE/24/066 To receive Public Questions in respect of items on this agenda
None received.

PE/24/067 To adopt the minutes of the meeting held on 2nd April 2024
The minutes were adopted and signed as a correct record.

PE/24/068 To receive and note the income and expenditure report
To report was noted. Invoice for payment from LHFIFG remains outstanding.

PE/24/069 To consider concerns raised about material and method of rebuild of wall at Holloway
A resident had contacted Malmesbury Town Council to voice concerns over the methodology or approach to the rebuild of the wall. The resident described the wall as 'historic' It was agreed we will contact the Conservation Officer and clarify the guidelines for works to walls on listed buildings and conservation areas.

PE/24/070 To consider request from Conservation Group to receive an outline of what is planned for the near future repairs and then maintenance of the Market Cross, with a timeline if possible
It was agreed we will advise the Conservation Group representative:-

1. That we continue to press Wiltshire Council to arrange clearance of both block gullies either side of the Market Cross with the required traffic management..
2. Contact has been made with Historic England for information to complete the Permission for Works to a Scheduled Monument application.
3. We can then arrange the necessary works detailed on the survey which for the first instance will be:-
 - Moss needs to be removed from string courses and the leadwork.
 - The loose finial heads and finials need to be resecured.
 - A programme of small repairs to the leadwork is needed.
 - The loft hatch is rotten and needs to be replaced with a new lead cover.

The conservation group representative will be invited to attend the P&E meeting once we have obtained permission from Historic England and have scheduled in the works with the approved contractor.

PE/24/071 LHFIFG report (Cllr P Exton)
Actions and updates from the report are as follows:-

Market Lane bollards now installed and we await the keys which will enable the bollard to be lowered.

New white lining to the disabled bay at Cross Hayes Car Park has been completed. Permission required from management company of The Maltings to complete signage work (Dep Town Clerk to progress).

Clarification required of who owns the bridge between Park Road Industrial Estate and Co-op (Dep Town Clerk to progress).

Baskerville 'no waiting' will be progressed via a Teams meeting.

Cross Hayes car park – signage bollard has been straightened, further progress with traffic egress/bollards will be progressed via a Team meetings.

Wiltshire Council accept responsibility for Betty Geezer steps and the installation of a handrail will be made a priority.

Corn Gastons additional parking on grassed area will be progress via a site meeting.

Overhanging vehicles to parking bays at entrance to Olivers Lane has been closed with no further action.

Visibility issue for vehicles accessing St Marys Street from St Mary's Lanre has been closed with no further action.

Location of bus shelter to Parklands has been requested (what3words reference is on request form).

Bristol Street to West Street location has been deemed as not suitable for a bollard at junction.

PE/24/072 To consider planning applications received since previous meeting

PL/2024/02319 – Three Cups Inn, The Triangle, Malmesbury, SN16 0AH

It was resolved to issue no objection.

PL/2024/02908 – 15 Worthneys Close, Malmesbury SN16 9UD

It was resolved to issue no objection.

PL/2024/03482 – 20 The Maltings, Malmesbury SN16 0RN

It was resolved to issue no objection. We would like to request replacement planting is considered if possible.

PL/2024/03536 – Old Caravan Park, Blicks Hill, Malmesbury, SN16 0AJ

It was resolved to issue no objection.

PL/2024/03379 – 95 Gloucester Street, Malmesbury SN16 0AJ (listed building consent).

It was resolved to request an extension to allow consideration at next P&E committee meeting as no files were showing on planning portal.

PL/2024/03471 – 12 High Street, Malmesbury, SN16 9AW (listed building consent).

It was resolved to issue no objection. In a prominent location on the High Street and in a conservation area, we expect any render colour to be in keeping with the streetscene and within the approved range agreed by Wiltshire Council.

PL/2024/03386 – Westport Studio, Gloucester Road, Malmesbury SN16 0AL

It was resolved to issue no objection.

PL/2024/03382 – 22 Hanks Close, Malmesbury, SN16 9AU

It was resolved to issue no objection.

PL/2023/03637 - Notification of Appeal: APP/Y3940/W/23/3335927

Land parcel off the A429, Located north of Waitrose, Malmesbury, SN16 9NZ

It was resolved to issue the following comment:-

Malmesbury Town Council strongly objects to the proposal and the planning methodology from Wiltshire Council which has progressed a prominent site in a conservation area to a case of non-determination and subsequent appeal process.

Such is our disappointment in Wiltshire Council's management of this application, the Mayor of Malmesbury Town Council will request further clarification of the process which led to non-determination being granted.

This application is in essence a re-write of the previous application from June 2022 with no improvement. We note the recent objection from the Arboricultural Officer a. that the position of the proposed building is in close proximity to protected trees on site (TPO/2022/00287) and not shown on any plans and b. the position of the building would need to be moved away from the root protection areas of these trees, especially T4.

We have concerns that approval will set a precedent for future approvals regarding change of use and expansion to residential dwellings or additional buildings. Our previous comment (WC-23-06-269852) from 16/06/23 still stands, as follows:-

- a. The building would harm the character of the Conservation Area
 - b. The proposed structure/building is out of scale
 - c. The significant slope would require major groundworks to level the area and this has not been addressed within the application
 - d. Comprehensive profile drawings and plans have not been supplied with this application
 - e. The proposed structure is within 400m of residential housing and building regulations prohibit housing animals
 - f. The minimum requirements expected for animal housing from the Wiltshire Agricultural Consultant's Report have not been addressed or included with this application. The proposal does not address arrangements for animal housing and staff facilities including hand washing and toilets.
 - g. It is the council's view that this proposal remains contrary to CP51 (vi) & CP57 (i) of the Wiltshire Core Strategy Jan 2015; Policy 13 of the Malmesbury Neighbourhood Plan the Malmesbury Conservation Area Plan and para 170(b) of the National Planning Policy Framework (July 2019), because in agricultural terms it is not 'reasonable'
 - h. Please note we would CALL IN if officer is minded to approve.
- Dep Town Clerk was asked to contact Wiltshire Council to request an update on the tender process for the Nursery (with community room) at Filands.
 - Dep Town Clerk was asked to request an update from Bloor on progress at the Filands site.
 - Re PL/2021/09852 - Land to the East of Waitrose, A429, Malmesbury (Planning appeal decision allowed). MTC has concerns over the delivery of the decision and MTC Full Council will raise these concerns with Wiltshire Council planning department.

PE/24/073 Update on standing items

War Memorial Working Group

Dep Town Clerk is awaiting response to request from conservation officer and planning officer regarding clarification of there being no objection to re-siting the memorial at The Triangle to better protect the monument and improve traffic flow.

Abbey Mill Bridge

Deputy Town Clerk is progress chasing Bridges Department at Wiltshire Council to confirm a site visit.

Market Cross

See PE/24/070, Dep Town Clerk will contact R Chivers to request gully clearance with traffic management is confirmed asap.

Wheeler Way

An on site meeting would best progress this issue, with both Persimmon and Bloor in attendance. Dep Town Clerk will contact both parties.

Footpaths

Meeting dates to be confirmed with Andy Kyte, further information to follow from Dep Town Clerk.

The meeting was closed at 8.02 p.m.