

Malmesbury Town Council

Minutes of the **Planning & Environment Committee Meeting**
Held in Malmesbury Town Hall on **9th January 2024** at 7.00 p.m.

Present: Cllrs P Exton (Chair), C Ritchie, R Sanderson, J Slade
Lesley Crawford-Price

Also present: Lisa Dent (Dep Town Clerk). 4 members of the public.

PE/24/001 To receive Declarations of Interest in accordance with the Council's Code of Conduct
None received.

PE/24/002 To receive apologies for absence
Apologies received and accepted for Cllr Richard Jones and Cllr Erica Whatton.

PE/24/003 To receive Public Questions in respect of items on this agenda
None received.

PE/24/004 To adopt the minutes of the meeting held on 19th December 2023
Subject to one amendment, the date of the meeting amended to 19th December 2023, the minutes were adopted and signed as a correct record.

PE/24/005 To receive and note the income and expenditure report.
The report was noted. There are invoices from LHFIFG which we have not received to date as yet.

PE/24/006 Planning issues
It was agreed the order of business would be varied.

PL/2023/04996 – Land West Of Millbourne, Malmesbury

Objection: Malmesbury Town Council strongly objects to this proposal. In the context of the Malmesbury Neighbourhood Plan, local involvement in place making and previous planning permissions in and around Malmesbury that will deliver significantly more houses than required to 2038 and the new 4 year HLS requirement linked to the Regulation 19 Wiltshire Local Plan consultation), it remains a speculative development of the worst kind with no improvement from the original submission. Our previous Objection comment from the Planning and Environment meeting held 25th July 2023 still stands. We support the Parish's (St. Paul Malmesbury Without Parish Council) detailed views on the proposal and that they have made it subject to a Call In.

PL/2023/09930 – Punters Farm, Malmesbury SN16 9JP

Objection/Call In: MTC objects to this proposal due to: the lack of footpaths/cycleway provision to offer a reasonable level of connectivity to Malmesbury town; the lack of a footpath connection at the entrance to Backbridge to the main road and to Tetbury Hill, the concerns of the Malmesbury Primary School by being overlooked, affordable housing level calculated at 39% not 40%; heating is not air source heat pump; design issues concerning materials and layout as highlighted by Urban design (including concern over roof tiles). As

fundamentally, this application is in excess of approvals already given in respect of the emerging Local Plan to 2038 and there is no current Housing Land Supply requirement, we have asked for this application to be made subject to a Call In.

PL/2023/05471 – Land South West of Park Road

It was agreed to engage Dr. Chris Whitlow (Flood Consultant) to provide a quotation to assess the plans and data from Cotswold Homes to provide a formal flood proposal, using the balance of approximately £1500 left in budget (as requested by the Development and Appeals working party).

Objection: We continue to have concerns over drainage and flood provision on this site. There is insufficient evidence with the application for us to consider how these matters have been addressed and we note that the Drainage team continue not to be satisfied with the proposals as they stand. MTC and its flood consultant will review all information provided from Wiltshire Council and the developer to ensure that the drainage and flood scheme is appropriate and effective and all conditions have been met. The lack of information provided on the planning portal concerning this application has not been helpful.

PL/2023/10278 – 19A Abbey Row, Malmesbury SN16 0AG

Comment: There are no plans or documents on the planning portal to review. Please inform when this application has been uploaded with the required information and we will comment as a consultee.

PE/24/007 To note and resolve any submission/comment re airspace change proposal at Bristol airport

The information was noted and it was resolve P&E Committee would not be submitting any comment to the consultation.

PE/24/008 To note response received from Wiltshire Council re Planning Department staffing issues

The response was noted. It was requested that the Dep Town Clerk reply with thanks and request a timeline for the proposed improvements that are to be expected.

PE/24/009 To note response from Planning Enforcement re properties in poor repairs and agree to forward to Conservation Group

The response was noted and it was agreed this would be forwarded to the Conservation Group.

**PE/24/010 Standing Items
War Memorial**

Cllr Sanderson reported that The War Memorial Trust have indicated they will not support moving the structure and are concerned that such works would be detrimental to the condition of the structure. They have suggested works to define the road edge and Cllr Sanderson will request this is sent in writing. P&E will then review next steps.

Abbey Mill

Contact has been made with Bridges Department at Wiltshire Council and they will inspect the bridge later this month. Date and time will be circulated when known, Cllr Exton will be in attendance and councillors are welcome to attend.

Market Cross

Following recent flooding around the Market Cross, a further request for the two blocked gullies to be cleared has been made and we may request assistance from R Chivers to expedite this. (Cllr Exton also informed a list of roads which experience recurrent flooding has been sent to R Chivers and these and the Market Cross situation may be raised at the upcoming LHFIG.)

Wheeler Way

No further progress. It was noted at the hedge gap was raised at the Punters Farm Persimmon meeting and Bloor have been asked to consider reinstating the hedge. Persimmon will review extending the width of the footpath to make it pedestrian/cycle friendly.

Footpaths

A meeting will be arranged with Andy Kyte for progress this issue and LHFIG have funding available for footpath improvements.

Preliminary work for a future substantive highways bid

- i. Dropped kerbs and accessibility survey
- ii. Filands including access to Aldi
- iii. 20 mph/pedestrian experience

Deputy Town Clerk will forward information on the Wiltshire Council substantive highways bid scheme.

The proposals were briefly discussed, it was decided to group dropped kerbs and accessibility with pedestrian experience.

Dep Town Clerk to locate the area of the Wiltshire Council website which details the schedule for road repairs and forward to councillors.

The meeting was closed 8.27 p.m.