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**CHIPPENHAM  
TOWN COUNCIL**

Improving the quality of town life

2 March 2023

To Councillors:

Clare Cape (Vice-Chair)  
Robert Giles  
Andy Phillips  
David Poole  
Matthew Short  
Declan Baseley

William Douglas  
Gemma Grimes (Chair)  
Nina Phillips  
Nic Puntis  
Hayley Wilson  
Conor Melvin

Meeting of the Planning, Environment & Transport Committee - Thursday 9 March 2023

Dear Councillor,

You are summoned to attend a meeting of the Planning, Environment & Transport Committee to be held at the Town Hall, High Street, Chippenham on Thursday 9 March 2023 commencing at 7.00 pm for transaction of the business given in the Agenda attached.

Please note members of the public are invited to address the council at this meeting at 7pm. Members of the public are requested to send their public question to [enquiries@chippenham.gov.uk](mailto:enquiries@chippenham.gov.uk) by 12pm on the day before the meeting and confirm whether they will be in physical attendance or require an officer to read out the question on their behalf. Priority of physical attendance at a Council meeting will be given to the press and those who have sent their public question in advance and will read it out, remaining seats will be allocated on a first come first served basis.

Alternatively, anyone who wishes to watch the meeting only can do so via this link:  
<http://youtube.com/channel/UCLhKQ0VMR7-mu7GvGYO3uGg/live>

Yours sincerely,

Mark Smith MBA LLB (Hons) CMgr FCMI FSLCC  
Chief Executive

**All council meetings are open to the public and press**

### **RECORDING OF PUBLIC COUNCIL MEETINGS**

Recording and using social media is permitted at Council meetings which are open to the public. Please note that this public meeting will be streamed to YouTube and will be available there in the public domain for a period of six months.

### **7pm - PUBLIC QUESTION TIME (not to exceed 30 minutes)**

The public are welcome to make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

Any individual representation is limited to no more than 3 minutes. The Chair will call the representation from those who are indicating that they wish to speak; written representations can also be received in advance of the meeting. A record of any public participation session shall be included as an appendix to the Minutes.

## **Agenda**

Planning, Environment & Transport Committee - Thursday 9 March 2023

Wards affected

Page no.

### **DAVID WILSON HOMES PRESENTATION**

Developers David Wilson Homes will be giving a presentation prior to the start of the Planning, Environment and Transport Committee meeting proper regarding a proposed development opposite Abbeyfield School. This presentation will begin at 6:25pm and will end no later than 6:55pm. There will be an opportunity for Councillors to ask questions.

#### **1. APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

#### **2. NOTIFICATION OF SUBSTITUTION**

To receive any notification of substitution made to the Chief Executive.

#### **3. DECLARATION OF INTERESTS**

All Members of the Town Council are reminded to declare any pecuniary or non-pecuniary interests they may have in any business of the Council, its Committees or Sub-Committees, in accordance with the latest approved Code of Conduct.

Councillors are reminded to declare any dispensation granted in relation to any relevant matter.

**4. MINUTES**

7 - 32

To receive the draft minutes of the Planning, Environment & Transport Committee meeting held on Thursday 16 February 2023 (copy attached). Minutes require a proposer and seconder for approval.

**5. CHAIR'S ANNOUNCEMENTS**

To receive any announcements from the Chair.

**6. PLANNING APPLICATIONS**

33 - 34

- (i) To consider planning applications, as attached, submitted to Wiltshire Council and to submit observations.
- (ii) To consider whether a request be made to the Wiltshire Council Ward Member to 'call-in' any of the attached planning applications for consideration by the Northern Area Planning Committee.
- (iii) To note the refusal of planning application PL/2022/05118 - householder planning permission, 9 Esmead, Chippenham, SN15 3PR - two storey side extension.
- (iv) To note the refusal of planning application PL/2021/06307 - advertisement consent, Bath Road Retail Park, Bath Road, Chippenham SN14 0AT - Proposed 1 no. illuminated digital totem sign, 2 no. D6 Elonex Digital Signs and 1 no. D48 Digital Signs.
- (v) To note the refusal of planning application PL/2023/00179 - lawful development certificate for an proposed use, 10 Blackwellhams, Chippenham, SN15 3GG - New proposed rear extension.

7. **PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT**

35 - 42

To note the following:

- (i) Temporary closure of B4528 from its junction with Bath Road for a distance of 115m to the south. This Order will come into operation on 26 April 2023 and will be required between the hours of 08:30 and 16:00 for one day. Notice and indicative plan attached.
- (ii) Temporary closure of Foghamshire from outside property known as No. 01 Foghamshire for 70m to the west. This Order will come into operation on 24 April 2023 and will be required between 09:30 and 15:30 for one day. Notice and indicative plan attached.

8. **CHIPPENHAM LHFIG HIGHWAY IMPROVEMENT REQUESTS**

43 - 46

To receive and consider a report from the Democratic Services Officer regarding highway improvement requests received by the Town Council.

9. **PREMISES LICENCE APPLICATION**

47 - 56

For Councillors to consider whether any representation be made by the Town Council in respect of a new licence application made to Wiltshire Council for 20 Borough Parade, Chippenham, SN15 3WL. The relevant sections of this new licence application are attached to this agenda along with an indicative plan.

Councillors are asked to confine any comments made on the above application to within the scope of Wiltshire Council's four licensing objectives:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.



Should Councillors resolve to make a representation in this matter, authority will be delegated to the Chief Executive to compose a representation based on the comments of the Planning, Environment and Transport Committee and to deliver the representation.

10. **APPLICATION FOR STREET TRADING CONSENT**

57 - 58

For Councillors to consider whether any representation be made in respect of an application for street trading consent made to Wiltshire Council for an ice cream van on Chippenham High Street, outside the Wilkinsons shop under the name "Manny's Ices". The proposed trading times are Monday - Thursday 11:00 to 17:00 and Sunday 11:00 to 17:00.

A copy of the criteria for determining applications is attached.

11. **ITEMS FOR COMMUNICATION**

To consider any items for communication and any items to be consulted with the Youth Council.

12. **DATE OF NEXT MEETING**

The next meeting of this Committee will take place on Thursday 30 March 2023 at 7pm.

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**CHIPPENHAM  
TOWN COUNCIL**

Improving the quality of town life

**Minutes of a meeting of the Planning, Environment & Transport Committee held at the Town Hall, High Street, Chippenham on Thursday 16 February 2023 at 7.00 pm.**

**Councillors present:**

Robert Giles  
Andy Phillips  
Declan Baseley

Gemma Grimes (Chair)  
Matthew Short  
Conor Melvin

**Also present:** Councillor John Scragg

**Officers present:** Matt Kirby, Director of Community Services  
Heather Rae, Head of Democratic Services  
Andy Conroy, Head of Planning  
Alex Cooper, Democratic Services Officer

**Public present:** No members of the public were present

**ABBNEYFIELD SCHOOL EXPANSION**

**Not part of this meeting**

Representatives from Wiltshire Council and NVB Architects presented regarding the proposed plans for the expansion of Abbeyfield School. The plans for this expansion are attached to these minutes.

**PUBLIC QUESTION TIME**

There was one written statement and no verbal statements from members of the public. The written statement is appended to these minutes at APPENDIX A. The response to this statement was not part of this meeting but is appended to these minutes at APPENDIX B.

**133. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Nic Puntis due to a pre-arranged meeting, Councillor Clare Cape due to another commitment, Councillor Nina Phillips due to ill health, Councillor Hayley Wilson due to a family bereavement and Councillor David Poole due to a prior commitment.

**134. NOTIFICATION OF SUBSTITUTION**

No notification of substitution was received.

135. **DECLARATION OF INTERESTS**

Councillor Robert Giles declared a non-pecuniary interest in the application PL/2023/00855 - Full planning permission, 38-40 Chippenham Sports Club, Bristol Road - as the notified owner of an adjoining property.

136. **MINUTES**

The minutes of the meeting held on Thursday 26 January 2023 were proposed by Councillor Matthew Short and seconded by Councillor Robert Giles. With all in favour, it was;

**RESOLVED that:**

The minutes were approved as a correct record and were signed by the Chair.

137. **CHAIR'S ANNOUNCEMENTS**

1. A planning appeal inquiry will open on 07 March 2023 regarding PL/2022/04681 - application for outline planning consent - all matters reserved, Land off the B4069 East of Barrow Farm, Langley Burrell.

The inquiry will be held at Wiltshire Council's Monkton Park Offices between 07 March and 24 March. Any Councillor wishing to attend or participate in the inquiry in a private, personal capacity should contact the Local Planning Authority.

2. Developers David Wilson Homes will give a presentation prior to the next Planning, Environment and Transport Committee meeting regarding a potential housing development opposite Abbeyfield School. This presentation will begin at 6:25pm on Thursday 09 March 2023.

138. **PLANNING APPLICATIONS**

**RESOLVED that:**

- (i) That the attached list of observations on planning applications be submitted to the Local Planning Authority.
- (ii) No request be made to the Wiltshire Council Ward Member that an application be called-in for consideration by the Northern Area Planning Committee.
- (iii) The refusal of planning application PL/2022/08135 - Householder planning permission, 176 Sheldon Road, proposed vehicle access.

- (iv) The refusal of planning application PL/2022/03760 - Full planning permission, Former Wiltshire College, Cocklebury Road, Erection of Retirement Apartments (Category II Type) with Communal Facilities and Car Parking & Erection of Assisted Living Accommodation (Class C2) with Communal Facilities And Car Parking.
- (v) The dismissal of a planning appeal stemming from PL/2022/00300, application for a proposed dropped kerb to the roadway at 126 Oaklands which was initially refused by Wiltshire Council on 01 March 2022.

139. **PROPOSED TEMPORARY STREET CLOSURES/TRAFFIC MANAGEMENT**

The following were noted:

i) Ongoing temporary closures of the A350, Chippenham, from its junction with the A4, Chippenham, to its junction with B4528, Lacock. Closures will be required between 19:00 and 06:00 between the dates below:

E) 01 March 2023 to 09 March 2023

F) 20 March 2023 to 23 March 2023

G) 28 March 2023 to 31 March 2023

H) 11 April 2023 to 14 April 2023

Indicative plan and notice attached.

ii) Temporary closure of Blackcross and Long Close, Chippenham. Blackcross from its junction with London Road to its junction with Habrels Close from 03 April 2023 to 14 April 2023. Long Close from its junction with Blackcross for 40 metres in an Easterly direction from 17 April 2023 to 21 April 2023.

iii) Temporary closure of Common Slip, Chippenham from its junction with St Mary Street for its entire length. This Order will come into operation on 22 March 2023 and be required for 3 days.

140. **CHIPPENHAM LHFHIG HIGHWAY IMPROVEMENT REQUESTS**

The Democratic Services Officer presented a report regarding highway improvement requests received by the Town Council. With all in favour, it was;

**RESOLVED that:**

- CTC Ref 062: Market Place
- The Town Council supports this request in principle. However, this 'in principle' acceptance is made subject to a formal recommendation being made by Wiltshire Council and a fully costed report being submitted by Wiltshire Council and is subject to debate and decision

- at a future PET Committee meeting.
- CTC Ref 061: Malmesbury Road Roundabout
- The Town Council supports this request in principle. However, this ‘in principle’ acceptance is made subject to a formal recommendation being made by Wiltshire Council and a fully costed report being submitted by Wiltshire Council and is subject to debate and decision at a future PET Committee meeting.
- The Town Council acknowledges the concerns raised by this application with regards to the roundabout in question, specifically, entry onto it from the Birds Marsh link road. The Town Council also acknowledges that traffic lights may not be appropriate at this location. As such, it is asked that a survey be undertaken to determine what, if any, measures should be taken to address the identified issue.

141. **ITEMS FOR COMMUNICATION**

There were no items for communication.

142. **DATE OF NEXT MEETING**

The next meeting will take place on Thursday 09 March 2023 at 7pm, a pre-application presentation from David Wilson Homes regarding a potential housing development opposite Abbeyfield School will begin at 6:25pm.

The meeting concluded at 7.53 pm

These minutes are subject to confirmation at the next meeting.

Signed on behalf of Committee as a true record of the meeting.

Chair:

Date:



### PLANNING APPLICATIONS - 16 February 2023

Planning applications listed below can be viewed on Wiltshire Council's website by clicking on the individual application numbers.

Application No.	Address/Description	Ward
<a href="#">PL/2023/00444</a>	<p><b>Full planning permission</b> 2 Market Place, Chippenham, SN15 3HE Vacation of premises and externally removal of external ATM, signage and CCTV. Internally removal of componentry, equipment and marketing.</p> <p><b>Councillor Matthew Short consulted</b></p> <p><b><u>No objection</u></b></p>	Hardens & Central
<a href="#">PL/2023/00695</a>	<p><b>Householder planning permission</b> 15 Hawkins Close, Chippenham, Sn15 3SJ Proposed single storey rear extension to replace conservatory.</p> <p><b>Councillor Declan Baseley consulted</b></p> <p><b><u>No objection</u></b></p>	Pewsham
<a href="#">PL/2023/00715</a>	<p><b>Householder planning permission</b> 29 Brook Street, Chippenham, SN14 0HW Front porch, 2 storey side extension and rear single storey extension.</p> <p><b>Councillor Andy Phillips consulted</b></p> <p>The principle of a two storey side extension would be acceptable. However, the extension has not been designed to appear subservient to the host dwelling i.e. front elevation of the proposed extension set slightly back from the host property, lower eaves and roof ridge height than the host property. It is stated on the application form that red brick would be used as a material for the extension, when the existing property has facades in buff brick. It is not clear why a full height double window/door has been incorporated on the front elevation of the proposed extension and this appears somewhat discordant in design terms. Three car parking spaces on the frontage seems unnecessary for a dwelling of this size and it would be preferred if there were only two parking spaces with some soft landscaped front garden and front boundary wall</p>	Sheldon

	<p>remaining. The cumulative design deficiencies of the proposal would therefore be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide, and the NPPF. If amendments could be made to the scheme, in line with the changes suggested, it is likely that the scheme could be supported.</p> <p><b><u>Object</u></b></p>	
<a href="#">PL/2023/00613</a>	<p><b>Householder planning permission</b> 29 Oak Road, Chippenham, SN14 0XJ Proposed single storey rear extension and internal alterations</p> <p><b>Councillor Conor Melvin consulted</b></p> <p><b><u>No objection</u></b></p>	Cepen Park & Hunters Moon
<a href="#">PL/2023/00617</a>	<p><b>Householder planning permission</b> 52 Curlew Drive, Chippenham, SN14 6YQ Porch to Principle elevation</p> <p><b>No ward Councillor present</b></p> <p>There is no objection to the principle of a porch as proposed. However, the use of UPVC framed glass would not match the type or solidity/robustness of materials on the front façade of the property, and would appear out of keeping with the character and appearance of the surrounding area. It would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide, and the NPPF. If the material were altered to a more robust, matching material, it is likely that the proposal could be supported.</p> <p><b><u>Object</u></b></p>	Cepen Park & Derriads
<a href="#">PL/2023/00210</a>	<p><b>Wiltshire Council R3</b> Olympiad Leisure Centre, Sadlers Mead, Chippenham, SN15 3PA Installation of Monocryalline PV panels to the South and East facing roofs</p> <p><b>Councillor Gemma Grimes consulted</b></p> <p>The Town Council supports the principle of solar panels on the roof of this building. However, no elevation plans or photo visuals have been submitted to demonstrate how the solar panels would appear on the building. It is therefore not possible to assess the impact of the proposal on the character and appearance of Chippenham Conservation Area</p>	Monkton



	<p>and it is requested that this information be submitted prior to any decision being made.</p> <p><b><u>No objection</u></b></p>	
<a href="#">PL/2023/00350</a>	<p><b>Full planning permission</b> Unit 4, Vincients Road, Bumpers Farm Industrial Estate, Chippenham, SN14 6NQ 3m deep canopy at the front of the building, supported by two columns.</p> <p><b>No ward Councillor present</b></p> <p><b><u>No objection</u></b></p>	Cepen Park & Derriads
<a href="#">PL/2023/00765</a>	<p><b>Householder planning permission</b> 15 Long Ridings, Chippenham SN15 1PL Front hardstanding and porch, rear single storey extension</p> <p><b>Councillor Robert Giles consulted</b></p> <p>There is no objection to the larger rear extension proposed. However, the proposed rendering over (in white render) of the existing re-constituted stone facades of the building would be a retrograde step, when the existing facade has texture, interest and is in keeping with the local vernacular. It is requested that this aspect be reconsidered.</p> <p><b><u>No objection</u></b></p>	Hardenhuish
<a href="#">PL/2023/00782</a>	<p><b>Householder planning permission</b> 3 Lamberts, Chippenham, SN14 0LE Single storey porch and side extension with 2 storey extension to the rear</p> <p><b>No ward councillor present</b></p> <p>There is no objection to the scale and design of the proposed extensions. However, in terms of materials, it is queried whether the proposed use of timber cladding and UPVC window/front door on the proposed porch would be in keeping with the local vernacular. Further details of the proposed porch materials should be submitted to justify their use.</p> <p><b><u>No objection</u></b></p>	Cepen Park & Derriads
<a href="#">PL/2023/00864</a>	<p><b>Householder planning permission</b> 5 Willow Grove, Chippenham, SN15 1AR Removal of existing side conservatory and replacement with single storey side extension. Internal alterations.</p>	Hardenhuish

	<p><b>Councillor Robert Giles consulted</b></p> <p><b><u>No objection</u></b></p>	
<a href="#">PL/2023/00875</a>	<p><b>Householder planning permission</b> 29 Downham Mead, Chippenham SN15 3LN Proposed double storey side extension and single storey rear extension. <b>Councillor Gemma Grimes consulted</b></p> <p><b><u>No objection</u></b></p>	Monkton
<a href="#">PL/2023/00551</a>	<p><b>Householder planning permission</b> 64 Malmesbury Road, Chippenham, Wilts, SN15 1QB Single storey residential side and rear extensions</p> <p><b>Councillor Robert Giles consulted</b></p> <p><b><u>No objection</u></b></p>	Hardenhuish
<a href="#">PL/2023/00879</a>	<p><b>Householder planning permission</b> 141 Hardenhuish Vicarage, Malmesbury Road, Chippenham, SN15 1QA Single storey front &amp; rear extensions &amp; double storey side extension over existing garage. Detached garage and front porch.</p> <p><b>Councillor Robert Giles consulted</b></p> <p>The design of this revised submission is an improvement on the previous consent as there is reduced massing and horizontal emphasis. Solar panels would be better placed on the rear (east) elevation than the front (west) elevation from a visual perspective. Retention of the second chimney would also be preferred in order to retain some historic character to this property.</p> <p><b><u>No objection</u></b></p>	Hardenhuish
<a href="#">PL/2023/00915</a>	<p><b>Householder planning permission</b> 5 Beechwood Road, Chippenham, SN14 0EZ Single storey side and rear extension (Amendment to 19/12122/FUL). Retrospective.</p> <p><b>Councillor Andy Phillips consulted</b></p> <p><b><u>No objection</u></b></p>	Sheldon
<a href="#">PL/2023/00855</a>	<p><b>Full planning permission</b> 38-40 Chippenham Sports Club, Bristol Road, Chippenham, SN15 1NH</p>	Hardenhuish

	<p>Upgrading of floodlights for the six tennis courts at Chippenham Tennis Club. The works will use the existing floodlights poles and cabling, but will upgrade from sodium lighting to LED. This will improve visibility and safety for players and improve energy consumption for the floodlighting system.</p> <p><b>Councillor Robert Giles did not comment in light of a previously declared interest</b></p> <p>The Town Council support the use of more energy efficient lighting as proposed. It is recommended that any conditions on any previous consents regulating the hours of use of the floodlights is carried through to this current application through new conditions, in order to safeguard the amenity of adjoining residential occupiers in terms of light and noise disturbance.</p> <p><b><u>No objection</u></b></p>	
<a href="#">PL/2023/00906</a>	<p><b>Householder planning permission</b> 17 Birch Grove, Chippenham SN15 1DD Single storey rear extension and raised platform, demolition of existing garage and WC and replacement garage (Free Resubmission of PL/2022/05702)</p> <p><b>Councillor Robert Giles consulted</b></p> <p><b><u>No objection</u></b></p>	Hardenhuish
<b>Amended plans</b>		
<a href="#">20/05495/FUL</a>	<p><b>Full planning permission</b> Land At Ambulance Headquarters, Malmesbury Road, Chippenham, Wiltshire, SN15 5LN New residential development following the demolition of existing buildings. To include: Public Open Space; Landscaping; Sustainable Urban Drainage and other Associated Infrastructure Works.</p> <p><b>Councillor Robert Giles consulted</b></p> <p>The Town Council welcomes the proposed enlargement of paths to Birds Marsh View, and on the east side of Malmesbury Road, to 3m wide shared use paths. However, we concur with the comments from Wiltshire Council Highways and Chippenham Cycle Network Development Group that the 3m shared use path should also extend along Hardenhuish Lane to Ridings Mead to make the development acceptable from a sustainable transport perspective.</p> <p>The Town Council is disappointed that the concerns raised in our objection of March 2021 are outstanding, regarding lack</p>	Hardenhuish

	<p>of: sustainable/low carbon buildings (solar panels, air source heat pumps, green roofs etc.), electric vehicle charging infrastructure, and trees in some rear gardens.</p> <p>The concerns of Chippenham Cycle Network Development Group are noted regarding the amended junction on to Malmesbury Road. In light of these comments further assurance is sought that this junction has been designed with pedestrians and cyclists in mind and is compliant with current national guidance.</p> <p>In light of the above, the Town Council considers that the proposals remain contrary to CP41, 50, 52, 57, 61 and 62 of the Wiltshire Core Strategy, the National Design Guide, and the revised NPPF.</p> <p><i>Advisory: The Landscape Management Plan refers to the use of herbicides. The Town Council have declared an ecological emergency and do not support the use of herbicides. It is requested that an alternative means of weed control is used.</i></p> <p><b><u>Object</u></b></p>	
<p><a href="#">PL/2022/06612</a></p>	<p><b>Outline planning consent - some matters reserved</b> Land at Saltersford Lane, Patterdown, Chippenham Outline application for residential development of up to 70 dwellings with associated access, landscaping and open space. All matters reserved except for means of access</p> <p><b>Councillor Conor Melvin consulted</b></p> <p>The Town Council would like to thank the Applicant for directly responding to its comments of October 2022 through this revised submission. It is acknowledged that there have been some improvements made to the scheme but it is considered that these do not go far enough to address the previous outstanding concerns, and which still tip the planning balance in favour of objection at the current time:</p> <ul style="list-style-type: none"> <li>• The introduction of an access point for cyclists/pedestrians at the southern toe of the site, and at other key points, is welcomed but the scheme can, and should be, re-designed to accommodate an LTN 1/20 compliant segregated cycle path and pedestrian path for the length of the site running immediately parallel to Saltersford Lane on the other side of the boundary hedge (appreciating a diversion would need to occur around the TPO'd trees). The zig-zag cycle route now proposed around the southern half of the development site appears convoluted and cyclists would be more likely to use the most direct route along Saltersford Lane, which because of its</li> </ul>	<p>Cepen Park &amp; Hunters Moon, Lowden &amp; Rowden</p>

	<p>narrowness and visibility issues is likely to be unsafe. As a result of the proposed development Saltersford Lane would become an ‘urban street’ yet have no footway or cycle path. We concur with the latest comments from Chippenham Cycle Network Development that it would not comply with Summary Principle 2 of LTN 1/20 which states that ‘...On urban streets, cyclists must be physically separated from pedestrians and should not share space with pedestrians...’ There is a missed opportunity to upgrade Saltersford Lane so that it can become a key, north-south, safe route for pedestrians and cyclists to use in the future, knitting new housing developments together in Chippenham.</p> <ul style="list-style-type: none"> <li>• The proposed reduction in speed to 30mph along Saltersford Lane is welcomed but there is still a lack of priority crossings for pedestrians and cyclists along Saltersford Lane and Easton Lane, as per the latest comments made by Chippenham Cycle Network Development Group.</li> <li>• There is still no demonstration that sustainable/low carbon building design has been used with regards to the design/layout of the scheme. We concur with the latest comments from Wiltshire Council’s Climate Team that a Sustainable Energy Strategy could be used to practically demonstrate the good intentions in the Design &amp; Access Statement without the scheme simply falling back on the latest Building Regulations.</li> <li>• There is still no clarification as to which parts of the woodland with the site would have public access (which should be guaranteed in order to give amenity value for residents) and which areas would have no public access e.g. left for wildlife.</li> <li>• The proportion of hardstanding for parking that would be visible in the public realm appears similar to the previous scheme (with some long runs of frontage parking). Delivering a greater proportion of secure courtyard parking, which would not be visible from the public realm, would make for improved design.</li> </ul> <p>Given the above, the scheme would remain in conflict with Core Policies 41, 50, 57, 60, 61, and 64 of the Wiltshire Core Strategy, the National Design Guide and the NPPF.</p> <p><b><u>Object</u></b></p>	
<p><b>Tree applications</b></p>		
<p><a href="#">PL/2023/00449</a></p>	<p><b>Notification of proposed works to trees in a conservation area</b>  21 Blackwellhams, Chippenham, SN15 3GG  T1 Field Maple. Fell. The applicant is concerned the roots will begin to damage the path, road and foundations of the</p>	<p>Pewsham</p>

	<p>house in the coming years and would like the tree removed before this happens.</p> <p><b>Councillor Declan Baseley consulted</b></p> <p>The proposed works are to pre-emptively fell a tree in the event that it ‘might’ cause damage, however a site inspection did not reveal any signs of such damage to path, road or foundations. The path is located approximately 10m away, well outside of the tree’s large structural root zone (i.e. 1m radius from the trunk), and there is approximately 3m of un-made ground between the trunk and the nearest patio slab (which, even if root lift were caused, could be worked around with engineering solutions rather than the felling of the tree). The nearest road is even further away, approximately 18m and extremely unlikely to be damaged by the roots of this tree.</p> <p>The tree was likely planted around the same time that the house was built, and may even have been included as part of the landscape design for the development to compensate for tree loss elsewhere. The foundations of the house, if designed in accordance with NHBC chapter 4.2 guidelines, should be of a suitable depth that damage from trees that were part of the design of the scheme would not become an issue. Furthermore, the immediate area is not a known hotspot for subsidence cases.</p> <p>The tree is within 10m of the house, however cyclical crown reductions could manage any conflict with the built environment without the total loss of the tree.</p> <p>In summary, the proposed felling of this tree is disproportionate to the perceived risk it presents, which is in turn at odds with the value the tree provides.</p> <p><b><u>Object</u></b></p>	
<p><a href="#">PL/2023/00675</a></p>	<p><b>Consent under Tree Preservation Orders</b>  Wiltshire College Chippenham, Cocklebury Road,  Chippenham, SN15 3QD  T27: Purple Beech: Primary and secondary branches overhang adjacent boundary fence. Lightly reduce crown by 1-2M from height and 1-2M from lateral spread. Reducing the whole crown will retain a balanced growth form.  T28: Purple Beech: Primary and secondary branches overhang adjacent boundary fence. Lightly reduce crown by 1-2M from height and 1-2M from lateral spread. Reducing the whole crown will retain a balanced growth form.</p> <p><b>Councillor Gemma Grimes consulted</b></p> <p>Although the proposed work is light as opposed to heavy pruning, the aims and outcomes of the work are questionable.</p>	<p>Monkton</p>

	<p>Trees are self-optimised structures, with the crown growth responding to environmental stimuli in a structurally adapted way, and crown pruning to achieve symmetry for symmetry's sake is not recommended in the BS3998:2010 (British Standard for Tree Work: Recommendations). The trees overhang the boundary a small way but this is over the end of back gardens rather than a high frequency/ use/ occupation target.</p> <p>There is no report of poor structural condition in the application and significant structural or physiological defects were not apparent during a brief site visit.</p> <p>The light pruning would likely regrow quickly and require cyclical maintenance, and there is a possibility that the pruning points would gradually retreat further down the branches as the pruning point 'knuckles' become more decayed (beech is not a durable heartwood species). Overall the disadvantages of the proposed work would appear to outweigh the advantages.</p> <p><b><u>Object</u></b></p>	
<p><a href="#">PL/2023/00770</a></p>	<p><b>Consent under Tree Preservation Orders</b>  Morrison's, West Cepen Way, Chippenham, SN14 6UZ  To reduce by 20% and reshape accordingly large Oak tree on the boundary of Ms Caddick's garden. Cut shrubs underneath the canopy of the oak tree to allow light into her property.</p> <p><b>No ward Councillor present</b></p> <p>The tree is a high value oak of approximately 75cm diameter at breast height, far out-dating the house. Any proposed tree surgery must be carefully considered before being permitted.</p> <p>There is no legal right to light in this instance. The aspect of the tree may limit sunlight into the garden through the day particularly when the tree is in leaf, however this is a private (as opposed to public) nuisance.</p> <p>The effectiveness of a light crown reduction in mitigating the issue described is questionable, as the tree would appear to mainly limit end of day direct sunlight in to the garden, when the sun is low in the sky. However, once started, the crown reductions would need to be repeated every 3-5 years to reduce regrowth back to the pruning points. The amount of crown reduction required for the sun to not be blocked by the tree would likely exceed 20% and result in the loss of a significant amount of the crown volume.</p> <p>It is suggested that a crown raise is considered rather than a crown reduction, as this may provide a more long-term solution.</p> <p><b><u>Object</u></b></p>	<p>Cepen Park &amp; Derriads</p>

<p><a href="#">PL/2023/00893</a></p>	<p><b>Notification of proposed works to trees in a conservation area</b>        89 Marshfield Road, Chippenham, SN15 1JR        Removal of 14 year old Silver Birch tree. The tree is approximately 8 meters tall and is located on the boundary fence on the Eastern side of the property, adjacent to the cinema (which is our next door neighbour). The tree cannot be seen from the road.</p> <p><b>No ward Councillor present</b></p> <p>The removal of this tree does not significantly impact the environment or provision of public amenity. There are no reasonable grounds to object or request the protection of the tree under a TPO.        The location may be more suitable for woody shrubs, particularly those suited to partial shade.</p> <p><b><u>No objection</u></b></p>	<p>Lowden &amp; Rowden</p>
--------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------

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# APPENDIX A

1. Today you're being asked by a developer to allow them to maximise their profit by converting yet another living ecosystem into yet another housing estate. When I spoke at the last PET meeting, I explained what site levelling actually means and what it does to the type of living ecosystem which we refer to as Soil. This developer wants to destroy another living ecosystem to maximise another profit.

Since 1978 we have destroyed 70% of the invertebrate population and this developer wants to destroy 'just a little bit more' but doesn't want to mention it. It's not just bugs and insects, this developer aims to destroy 26 mature trees whose 'retention is desirable' too, as well as an active badger set - to maximise profit.

When Persimmon level the site, the organic matter above and below the surface will either be reduced by oxygen, emitting carbon dioxide, or, it will rot, emitting methane. You are being asked to give a developer permission to dump thousands of tonnes of CO<sub>2</sub> into the atmosphere without them giving you *any* estimate of how many thousands. We associate carbon dioxide emissions with global warming - please, members of the PET committee, associate Global Warming with melted poles, North and South.

You are being asked to give a developer permission to directly and indirectly dump hundreds of tonnes of CH<sub>4</sub> into the atmosphere without them giving you *any* estimate of how many hundreds. Methane is One Hundred and Twenty times as powerful as carbon dioxide when it comes to global warming, and destroying the intricate web of life which pervades all soil - particularly soil beneath and around trees, hedges and shrubs - by site levelling *maximises* methane emissions.

Methane - 120x more powerful than CO<sub>2</sub> at global warming. It's time to relate the reality of our changed climate to what you're doing, here, today. You all know that the "E" in PET stands for "Environment", but Persimmon have not quantified the damage which they intend to do to our environment by destroying the ecosystem at this site for their profit. Please give this ecosystem a voice.

A full, independent analysis of the living carbon lifeforms and the organic carbon matter is required to generate an estimate of the carbon dioxide and methane emissions Persimmon incur from site levelling and clearance. Please reject this application and mandate Persimmon to perform this estimate.

A full, analysis of the CO<sub>2</sub>e emissions associated with all construction materials and all associated works required to create this housing estate, it's roads and pavements, it's construction transport and construction waste also needs to be generated. Please reject this application and mandate Persimmon to perform this estimate.

How can members of this committee agree to exchanging a living ecosystem for more Gross Domestic Profit without seeing and fully considering the key environmental facts?

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## APPENDIX B

1. Thank you for your statement at the Planning Environment and Transport Committee meeting on 16 February 2023. Members of the Committee resolved to object to the planning application 20/05495/FUL on the basis that, in their view, it would be contrary to CP41, 50, 52, 57, 61 and 62 of the Wiltshire Core Strategy, the National Design Guide, and the revised NPPF. It should be noted that the Town Council Does not determine planning applications, this is the responsibility of Wiltshire Council.

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# Presentation to Chippenham Town Council

## Abbeyfield School Expansion







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 Trading As: NVB Architects and NVB Landscape  
 Registered: In the UK (2471929)

Address: Rook Lane Chpael, Bath Street  
 Frome, Somerset, BA11 1DN

Contact: 01373 468 030  
 mailbox@nvbarchitects.co.uk

Disclaimer: Responsibility will not be accepted for errors made in scaling  
 from this drawing. Figured dimensions only must be used

Scale: 1:500 @ A1 (1000 @ A3)

5	10	15	20	25	30	35	40	45	50m
---	----	----	----	----	----	----	----	----	-----

- Key
- Application Boundary
  - Open Grassland
  - Scrub
  - Existing Tree

Page 26

P02	PRoW and Foul Sewer added	Date 31/01/2023
Rev.	Description	
Client & Project		
<b>Wiltshire Council</b>		
<b>Abbeyfield School Expansion</b>		
Document Title		
<b>Existing Site Plan</b>		
Project Stage Purpose Scale		
RIBA 3	INFORMATION	1:500 @A1
Document Reference:		Revision Status
CO1554-NVBL-XX-XX-D-L-2040		P02 S2







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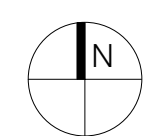
Address: Rook Lane Chpael, Bath Street  
 Frome, Somerset, BA11 1DN

Contact: 01373 468 030  
 mailbox@nvbarchitects.co.uk

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 from this drawing. Figured dimensions only must be used

Scale: 1:500 @ A1 (1000 @ A3)

5 10 15 20 25 30 35 40 45 50m



- Key**
- Application Boundary
  - Proposed New Tree
  - Proposed Hedge Planting
  - Proposed Fence Line
  - Proposed Contour
  - Proposed Neutral Grassland
  - Proposed Rain Garden
  - Proposed Pond
  - Proposed Pond Marginal Planting
  - Proposed Hard Surface - Permeable Asphalt
  - Proposed Hard Surface - Tarmac
  - Proposed Building
  - Retained Neutral Grassland
  - Retained Scrub
  - Existing Tree

**Notes**  
 Project to be phased, refer to drawings  
 2103-2105 for individual phase layouts

Rev.	Description	Date
P02	Pond, building and planting layout updated.	31/01/2023

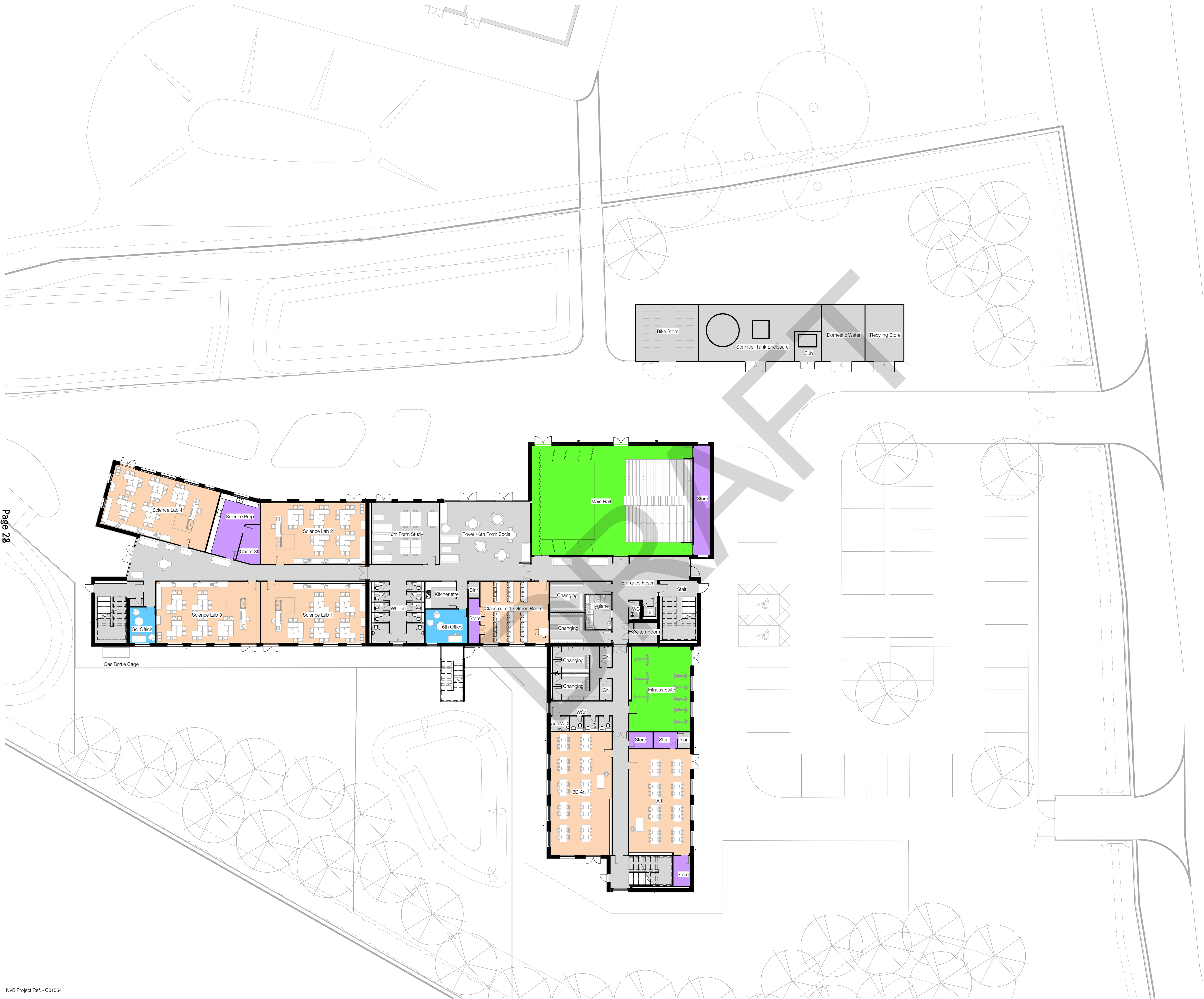
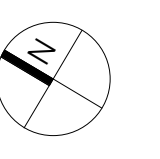
Client & Project  
**Wiltshire Council**  
**Abbeyfield School Expansion**

Document Title  
**Proposed Site Plan - All Phases**

Project Stage	Purpose	Scale
RIBA 3	INFORMATION	1:500 @A1
Document Reference:	Revision	Status
CO1554-NVBL-XX-XX-D-L-2100	P02	S2







P01	Planning Issue	
Rev.	Description	Date 09-02-2023

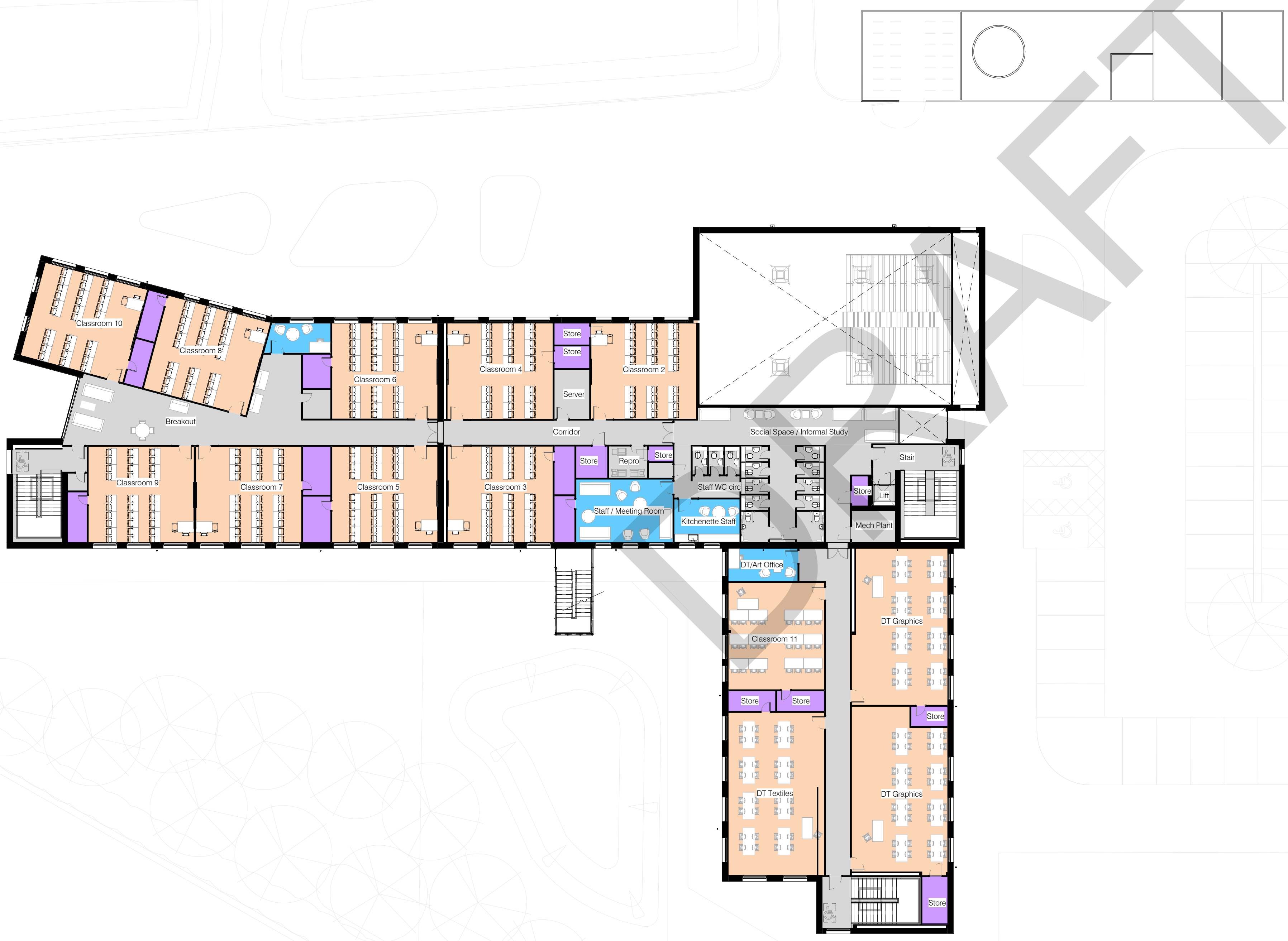
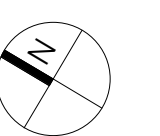
Client & Project  
**Abbeyfield School**  
**Abbeyfield School Expansion**

Document Title  
**Ground Floor Phase 3**

Project Stage	Purpose	Scale
RIBA 3	PLANNING	1:200 @A1

Document Reference:	Revision	Status
C01554-NVB-03-00-D-A-3100	P01	S2





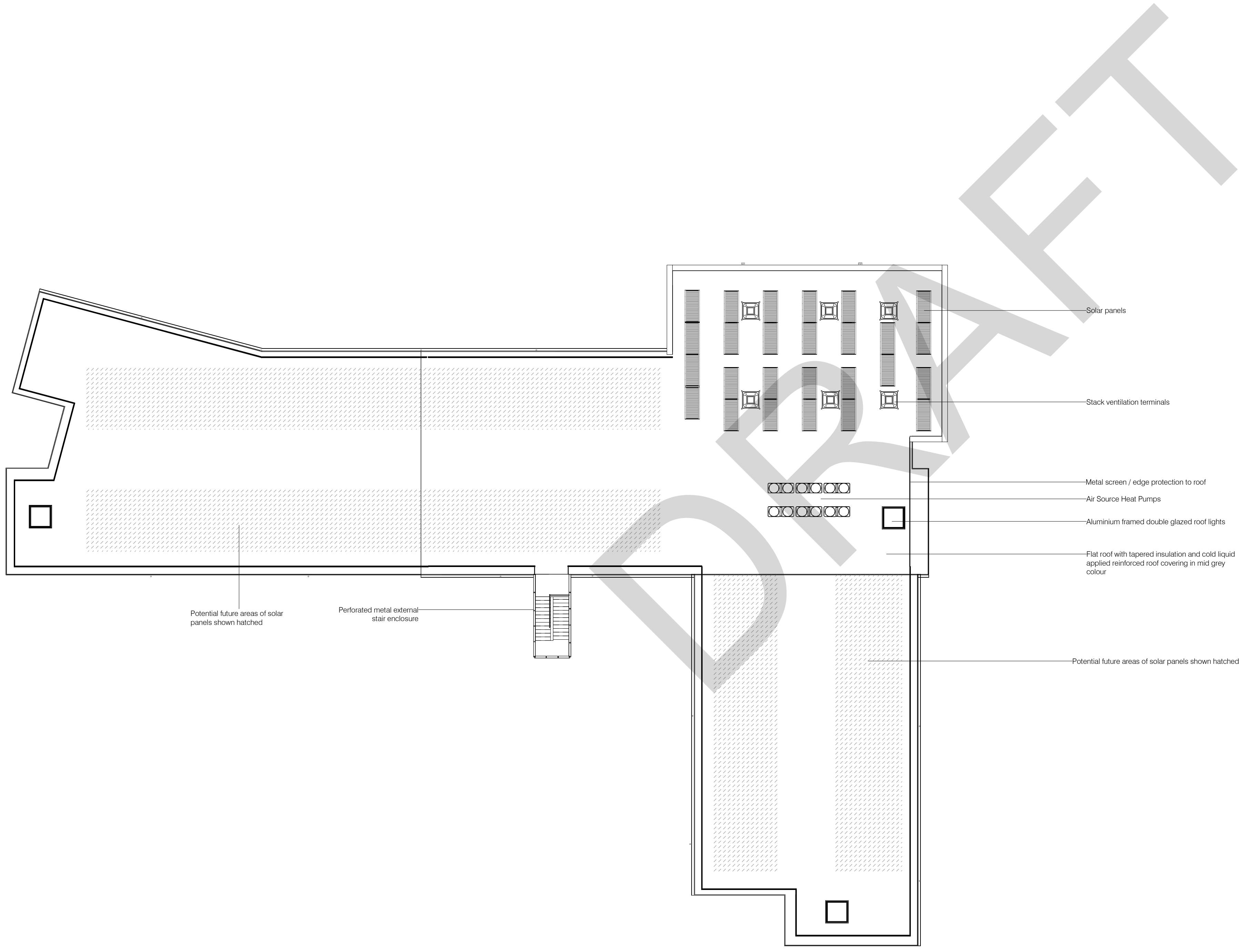
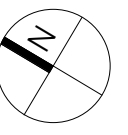
Rev.	Description	Date
P01	Planning Issue	09-02-2023

Client & Project  
**Abbeyfield School**  
**Abbeyfield School Expansion**

Document Title  
**First Floor Phase 3**

Project Stage	Purpose	Scale
RIBA 3	PLANNING	1:200 @A1

Document Reference	Revision	Status
C01554-NVB-03-01-D-A-3101	P01	S2



Potential future areas of solar panels shown hatched

Perforated metal external stair enclosure

Solar panels

Stack ventilation terminals

Metal screen / edge protection to roof

Air Source Heat Pumps

Aluminium framed double glazed roof lights

Flat roof with tapered insulation and cold liquid applied reinforced roof covering in mid grey colour

Potential future areas of solar panels shown hatched

Rev.	Description	Date
P01	Planning issue	09-02-2023

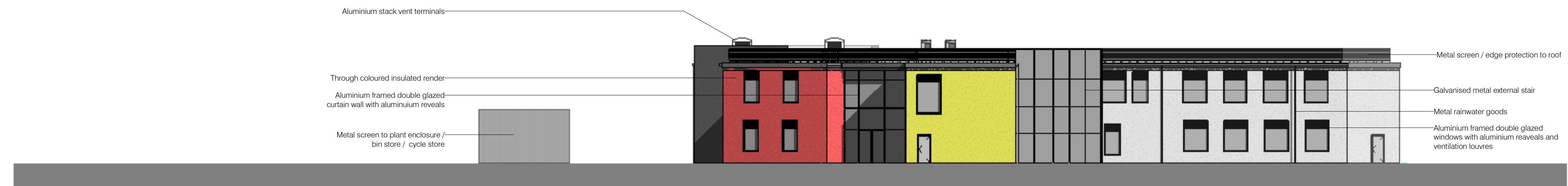
Client & Project  
**Abbeyfield School**  
**Abbeyfield School Expansion**

Document Title  
**Roof Phase 3**

Project Stage	Purpose	Scale
RIBA 3	PLANNING	1:200 @A1

Document Reference	Revision	Status
C01554-NVB-03-02-D-A-3102	P01	S2





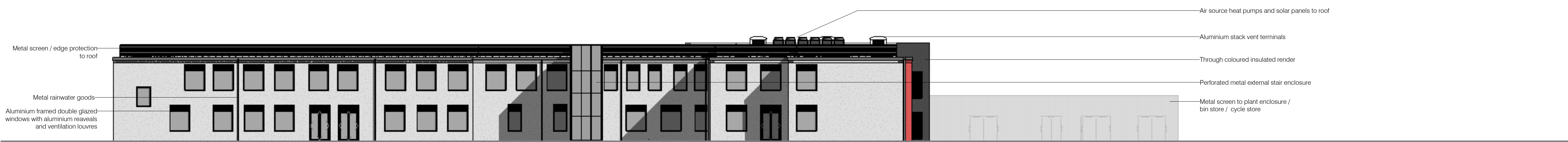
North Elevation Phase 3  
 1:200



South Elevation Phase 3  
 1:200



East Elevation Phase 3  
 1:200



West Elevation - Phase 3  
 1:200

P01	Planning Issue	
Rev.	Description	Date 09-02-2023

Client & Project  
**Abbeyfield School**  
**Abbeyfield School Expansion**

Document Title  
**Elevations Phase 3**

Project Stage	Purpose	Scale
RIBA 3	PLANNING	1:200 @A1
Document Reference:	Revision	Status
C01554-NVB-03-ZZ-D-A-3300	P01	S2

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## PLANNING APPLICATIONS - 09 March 2023

Planning applications listed below can be viewed on Wiltshire Council's website by clicking on the individual application numbers.

Application No.	Address/Description	Ward
<a href="#">PL/2023/01250</a>	<b>Full planning permission</b> 19 The Paddocks, Chippenham, SN15 3DL Single Storey Side Extension	Hardens & Central
<a href="#">PL/2023/00682</a>	<b>Full planning permission</b> 23-24 Market Place, Chippenham, Wilts, SN15 3HW Conversion of part of restaurant space (Class E) to C3 One Bedroom Dwelling.	Hardens & Central
<a href="#">PL/2023/01392</a>	<b>Listed building consent</b> 23-24 Market Place, Chippenham, Wilts, SN15 3HW Proposed alterations to facilitate conversion of part of a restaurant space (Class E) to C3 One Bedroom Dwelling.	Hardens & Central
<a href="#">PL/2023/01074</a>	<b>Householder planning permission</b> 35 Broomfield, Chippenham, SN15 1EA Proposed double storey side extension	Hardenhuish
<a href="#">PL/2023/01254</a>	<b>Householder planning permission</b> 53 Audley Road, Chippenham, SN14 0EJ Proposed Vehicle Access and Parking for Two Cars	Lowden & Rowden
<a href="#">PL/2023/01258</a>	<b>Full planning permission</b> 60 New Road, Chippenham, SN15 1ES Proposal of a loft conversion including a rear dormer and 2 x front velux windows to the as-approved application on the first floor flat and minor internal alterations. As-approved flat of 2 bed will now be a 3-bedroom property.	Hardens & Central
<a href="#">PL/2023/01291</a>	<b>Householder planning permission</b> 155 London Road, Chippenham, SN15 3AW Demolition of existing single storey rear extension and construction of a side and rear extension, removal of bathroom window and insertion of rooflight	Hardens & Central
<a href="#">PL/2023/01077</a>	<b>Listed building consent</b> The Brunel, New Road, Chippenham, SN15 1ES Replacement signage comprising of - SIGN A: 1 Externally illuminated fascia sign, SIGN B: 1 Externally illuminated projection sign, SIGN C: 1 Non illuminated fascia amenity sign, SIGN D: 1 Internally illuminated half A1 menu case, SIGN F: 2 Non illuminated A1 poster frame for window display & new decorative lanterns.	Hardens & Central
<a href="#">PL/2023/01158</a>	<b>Full planning permission</b> Sea Cadets Headquarters Ts Tiger, Long Close, Chippenham, SN15 3JY Replace a large shed with a new set of modular cabins to use as classrooms/offices/stores.	Hardens & Central

	(Approximately the same size as existing shed with a smaller set of cabins adjacent to new/existing shed)	
<a href="#">PL/2023/01440</a>	<b>Householder planning permission</b> 1 Villiers Close, Chippenham, SN15 3SQ Two storey side extension, single storey rear & side extension & front porch extension	Monkton
<a href="#">PL/2023/01228</a>	<b>Outline planning permission: Some matters reserved</b> 90-92 Wood Lane, Chippenham, SN15 3DY Outline planning permission for the erection of 7no. dwellings following the demolition of No92 Wood Lane with associated works (all matters are reserved apart from access)	Hardens & Central
<a href="#">PL/2023/01340</a>	<b>Wiltshire Council R3</b> Landers Field, Abbeyfield School, Stanley, Chippenham, SN15 3XB Expansion of Abbeyfield School to provide 450 school places over 3 phases (150 pupils per phase). New vehicular access point, car parking and landscape works in addition to the teaching accommodation.	Hardens & Central
<a href="#">PL/2023/01500</a>	<b>Full planning permission</b> 237 London Road, Chippenham, SN15 3AP Proposed single unit detached two-storey family dwelling and adjacent detached garage on garden of existing house	Hardens & Central
<b>Amended Plans</b>		
<a href="#">PL/2022/08077</a>	<b>Removal/variation of conditions</b> Gladstone Club, 20 Gladstone Road, Chippenham, SN15 3BW Variation of condition 2 (approved plans) on 20/05143/FUL to allow for design changes	Hardens & Central
<a href="#">PL/2023/00210</a>	<b>Wiltshire Council R3</b> Olympiad Leisure Centre, Sadlers Mead, Chippenham, SN15 3PA Installation of Monocryalline PV panels to the South and East facing roofs	Monkton
<b>Tree applications</b>		
<a href="#">PL/2023/01400</a>	<b>Notification of proposed works to trees in a conservation area</b> 30 Marshfield Road, Chippenham, SN15 1JX T1 & T2 Prunus to be reduced by 30%. Reduce limb reach over house and road to best aesthetic shape.	Hardens & Central
<a href="#">PL/2023/01543</a>	<b>Notification of proposed works to trees in a conservation area</b> Ronstone, Burlands Road, Chippenham, SN15 3DG Sycamore (T1) -reduce by approximately 4.5 metres height and 1.5 metres spread (to previous cutting points). Sycamore (T2) -fell. This is because the tree is growing too close to a wall to be retained. Sycamore (T3) -fell. This is because the tree is growing too close to a wall to be retained. Sycamore (T4) -fell. This is because the tree is growing too close to a wall to be retained.	Hardens & Central

## **Wiltshire Council**

### **Section 14(1) of the Road Traffic Regulation Act 1984**

#### **Temporary Closure of: B4528 (Part), Chippenham (Ref: TTRO 8623)**

Notice is hereby given that the Wiltshire Council has made an Order to close temporarily to all traffic:

**B4528 (Part), Chippenham;** from its roundabout junction with Bath Road for a distance of approximately 115m in a southerly direction.

**To enable:** Scottish and Southern Power Distribution to carry out tree cutting works around existing power lines and associated works.

**Alternative route:** via B4528 (unaffected length) – B4643 – A4 and vice versa.

**The closure and diversion route will be clearly indicated by traffic signs.**

This Order will come into operation on 26 April 2023 and the closure will be required between the hours of 08:30 and 16:00 for 1 day. It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order will have a maximum duration of 18 months.

For further information please contact EOS contracting on behalf of Scottish and Southern Power Distribution on 01787237509.

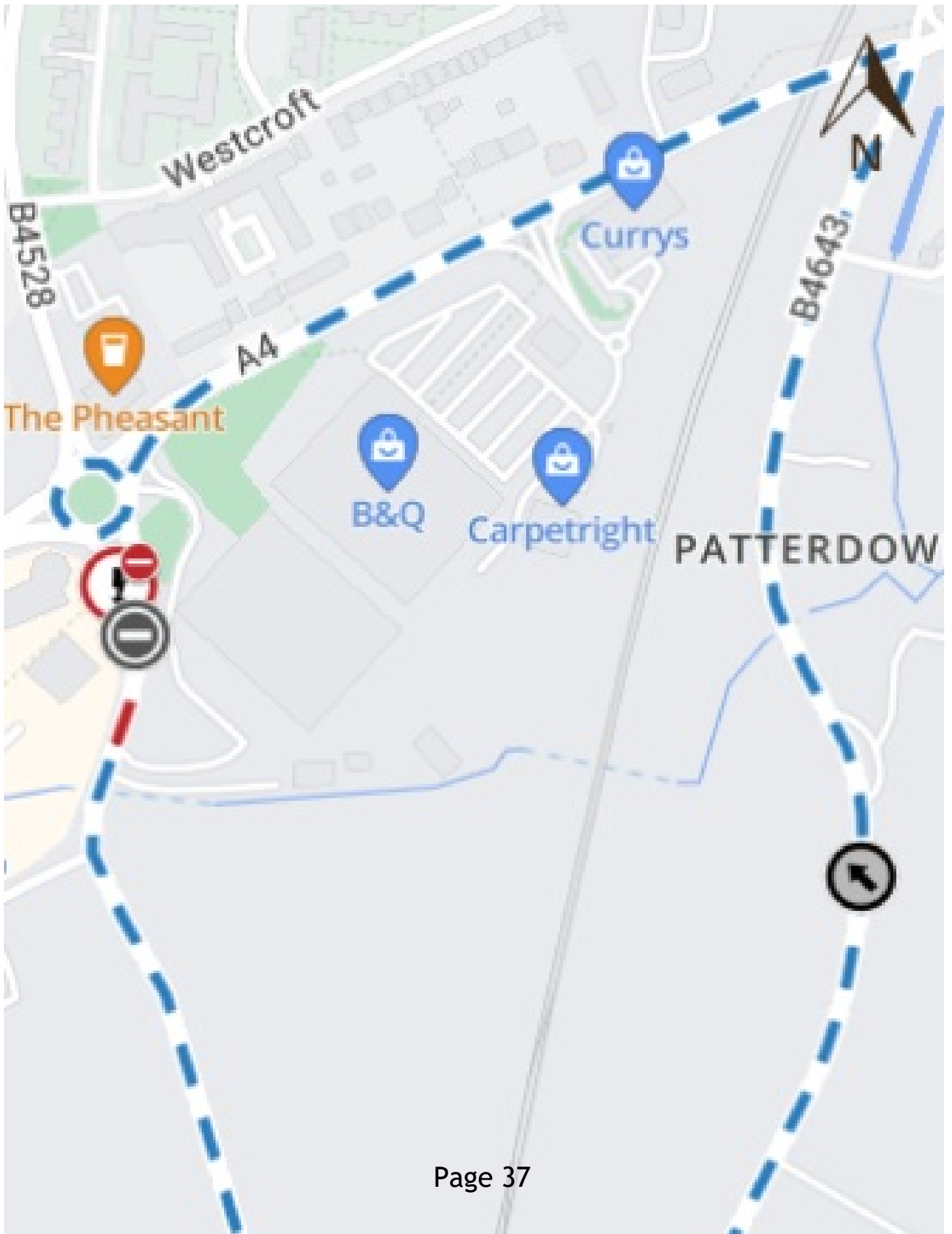
**Sustainable Transport Group, County Hall, Bythesea Road, Trowbridge BA14 8JN**

**20 April 2023**

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**Indicative Plan : B4528 (Part), Chippenham**





Map data © [MapTiler](#) © [OpenStreetMap contributors](#)

# APPENDIX B

**Wiltshire Council**

**Section 14(1) of the Road Traffic Regulation Act 1984**

**Temporary Closure of: Foghamshire (Part), Chippenham** (Ref: TTRO 8629)

Notice is hereby given that the Wiltshire Council has made an Order to close temporarily to all traffic:

**Foghamshire (Part), Chippenham**; from outside property known as No.01 Foghamshire for a distance of approximately 70m in a westerly direction.

**To enable:** Openreach to carry out safe access to underground structure and associated works.

**No alternative route is available. The closure will be clearly indicated by traffic signs.**

This Order will come into operation on 24 April 2023 and the closure will be required between the hours of 09:30 and 15:30 for 1 day. It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order will have a maximum duration of 18 months.

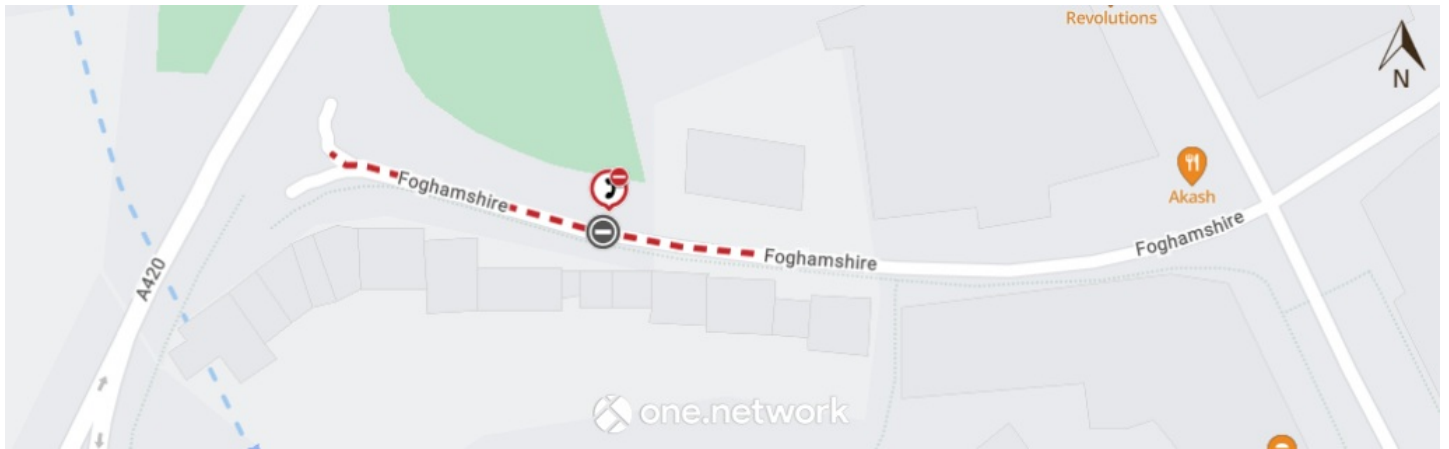
For further information please contact Sunbelt Rentals Ltd on behalf of Openreach on 0370 0500792.

**Sustainable Transport Group, County Hall, Bythesea Road, Trowbridge BA14 8JN**

**20 April 2023**

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**Indicative Plan : Foghamshire (Part), Chippenham**



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Meeting	Planning, Environment & Transport Committee
Date	Thursday 09 March 2023
Report Title	Chippenham Local Highways and Footpaths Group (LHFIG): Highway Improvement Requests
Author	Alex Cooper - Democratic Services Officer

## 1.0 PURPOSE OF REPORT

- 1.1 Councillors are asked to consider Highway Improvement Requests which have been submitted to the Town Council for consideration. If supported, the requests will be forwarded to Wiltshire Council for consideration by the Chippenham Local Highways and Footpaths Group (LHFIG)

## 2.0 INTRODUCTION AND BACKGROUND INFORMATION

- 2.1 For each request Councillors are asked to consider:

- a) Is the request supported?
- b) Are there any comments regarding the request?
- c) If the request is not supported, what is the reason?

## 3.0 HIGHWAY IMPROVEMENT/METRO COUNT REQUESTS FOR CONSIDERATION

The following requests have been received and information has been taken from the completed Highways Improvement/Metro Count Request Forms (with additional information added to aid discussion).

### 3.1 CTC Ref 063 Hill Corner Road Improvements

**Location:** Hill Corner Road, Chippenham

**Ward:** Hardenhuish

Nature of Issue:

Hill Corner Road is a busy road, with uneven pavements and very few streetlights. As the Birds Marsh view development is being built, more and more pedestrians are using the road to access the rest of Chippenham, and a large number of schoolchild heading to Hardenhuish and Sheldon too. Part of the road and pavement has been resurfaced, but not all of it. Artic lorries also use the Road but don't fit, so they mount the pavement (causing all the damage the resurfacing is fixing).

How long has it been an issue?

At least 4 years since building began

What would you like done to resolve this issue?

More streetlights, bigger and more speed limit signs, the rest of the road and pavement resurfaced all the way to the B4069, traffic calming measures (like in London Road)

Have you been in touch with your Wiltshire Councillor?

Yes

Additional information:

N/A

### **3.2 CTC Ref 064 Sheppard Close Street Sign**

**Location:** 2 Sheppard Close, Chippenham

**Ward:** Pewsham

Nature of Issue:

The street sign has been missing for approximately 18 months - having been removed around mischievous night! I have reported the issue several times to Wiltshire Council, providing its location using their online systems and through the "My Wiltshire" account - to date no response and no repair.

Visitors and deliverers have mentioned the lack of signage as having no sign means that they continue down to the bottom of Brewer Mead instead of taking the first left.

How long has it been an issue?

Over 18 months

What would you like done to resolve this issue?

That a Sheppard Close sign be reinstated please.

Have you been in touch with your Wiltshire Councillor?

No

Additional information: N/A

## **4.0 CONTRIBUTION TO CORPORATE PLAN PRIORITIES**

4.1 Working collaboratively with Wiltshire Council regarding Chippenham Local Highways and Footpaths Group (LHFIG) Highway Improvement/Metro Count Requests will contribute to the following corporate priorities:

- Provide and develop facilities and services that are accessible, inclusive and promote health and well-being.



- Play an active role in the future development of the town through collaboration with partners, stakeholders, and our community.

## **5.0 STAFFING IMPLICATIONS**

5.1 There are no staffing implications.

## **6.0 FINANCIAL IMPLICATIONS**

6.1 Wiltshire Council expect a commitment of 30% match funding from the Town Council for any approved schemes. Metro Count requests do not incur a charge.

6.2 The remaining PET balance currently stands at £3,785.00 for 2022/23.

## **7.0 CLIMATE AND ECOLOGICAL IMPLICATIONS**

7.1 This report is administrative and does not have any known direct Climate and Ecological impact.

## **8.0 LEGAL IMPLICATIONS**

8.1 There are no legal implications.

## **9.0 RECOMMENDATION**

9.1 That Councillors consider whether to support, in principle, the following Highway Improvement Requests:

- **063 Hill Corner Road**
- **064 Sheppard Close**

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# Agenda Item 9

*Continued from previous page...*

("take-home")

-Restaurant, wine bar, coffee shop, wine and artisan product shop (off sales), online store fulfilment and private event space  
-Wine, beer, cider and other alcoholic and non-alcoholic drinks will be sold for consumption on-premises as part of the restaurant service.

-Table service will be provided outside directly in front of the premises for food and drink consumption as part of the restaurant service.

-Premises has two public toilets, one of which provides access for people with disabilities

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

## Section 6 of 21

### PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

Yes  No

## Section 7 of 21

### PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

Yes  No

### Standard Days And Timings

#### MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

#### TUESDAY

Start

End

Start

End

#### WEDNESDAY

Start

End

Start

End

#### THURSDAY

Start

End

Start

End

#### FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the exhibition of films take place indoors or outdoors or both?

Indoors       Outdoors       Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Periodic film showings may take place on the premises, however this will not be a regular occurrence, rather a marketing tool to attract more customers, when necessary. Volumes will always be kept to a publicly acceptable level. Amplification may be necessary, but only to ensure all customers inside the unit can hear adequately.

State any seasonal variations for the exhibition of film

For example (but not exclusively) where the activity will occur on additional days during the summer months.

none

Non standard timings. Where the premises will be used for the exhibition of film at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

none

### Section 8 of 21

#### PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

Yes       No

### Section 9 of 21

#### PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

Continued from previous page...

Yes  No

**Section 10 of 21**

**PROVISION OF LIVE MUSIC**

[See guidance on regulated entertainment](#)

Will you be providing live music?

Yes  No

**Section 11 of 21**

**PROVISION OF RECORDED MUSIC**

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

Yes  No

**Section 12 of 21**

**PROVISION OF PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

Yes  No

**Section 13 of 21**

**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

Yes  No

**Section 14 of 21**

**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

Yes  No

**Section 15 of 21**

**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

Yes  No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start

End

Start

End

Continued from previous page...

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises       Off the premises       Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

none

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

none

Continued from previous page...

Continued from previous page...

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

**Name**

First name

Family name

Date of birth  /  /

**Enter the contact's address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 21**

**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups, gambling machines etc.

Continued from previous page...

Continued from previous page...

none

**Section 17 of 21**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises to  
be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Above are maximum opening hours. Hours will likely be reduced in the slower months January-March.



*Continued from previous page...*

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

none

## Section 18 of 21

### LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

b) The prevention of crime and disorder

1. As far as practical, persons on or leaving the premises and using adjacent car parks and highways shall be reminded to conduct themselves in an orderly manner and not in any way to cause annoyance to residents or persons passing by.
2. CCTV capable of covering the premises in all public areas will be provided to enhance the safety of patrons and staff. All cameras will be maintained in good working order and will continually record. The recordings will be digitally secured for a minimum of 14 days.
3. A written drugs policy will be in force at the premises with the objective of securing, as far as reasonably practicable, the safety of patrons and others attending the premises.
4. The provision of plastic, glass and bottles shall be provided depending on the type of entertainment provided and the number and behaviour of patrons.
5. Bar staff shall be suitably trained to prevent the sale of alcohol to under 18's.
6. Regular glass and bottle collection shall be undertaken throughout the premises.
7. Patrons shall not be permitted to leave the premises with any open glass or bottle.
8. Suitable beverages other than intoxication liquor shall be equally available for consumption with or otherwise as an ancillary to meals served in the licenced premises.

c) Public safety

1. Adequate access must be provided for emergency vehicles.
2. The fire safety measures with which the premises are provided will be maintained in good working order, and their adequacy will be determined on a regular bases by carrying out a fire risk assessment as required and in accordance with the Regulatory Reform (fire safety) Order 2005. I understand that the safety of occupants is also influenced by numbers of persons present, their disposition and the activities taking place, and therefore undertake to maintain a safe occupancy level.
3. The seating shall at all times ensure free unobstructed access to all exit doors.
4. All parts of the premises and all fittings and apparatus therein, door fastenings and notices and the seating, lighting, heating, electrical, ventilation, sanitary accommodation, washing facilities and other installations shall be maintained at all times in good order and in a safe condition.
5. When disabled people are present on the premises, adequate arrangements shall be in place to enable their safe evacuation in the event of an emergency and disabled persons must have been made aware of those arrangements.

d) The prevention of public nuisance

*Continued from previous page...*

1. Noise or vibration must not emanate from the premises such as to cause persons in the neighbourhood to be unreasonably disturbed. In general terms, noise from the premises shall not be audible within any noise sensitive premises (e.g. dwellings) with windows open for normal ventilation especially after 11:00pm. This will be assessed from the boundary to the nearest residential properties, on all sides of the licensed premises. The criteria that will be applied are:

- i) Before 11:00pm- noise emanating from the premises will not be clearly distinguished above other noise.
- ii) After 11:00pm- noise emanating from the premises will not be distinguishable above background levels of noise.
- iii) The local authority will reserve the right in cases of tonal noise and where premises are attached to other (i.e. semi's and terraced properties) to make further assessments from within the residential property.

2. Prominent, clear and legible notices shall be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.

3. The placing of refuse, such as bottles into receptacles outside the premises must take place at times that will prevent disturbance to nearby properties.

4. Deliveries of kegs, bottles, food and other materials necessary for the operation of the business must be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents.

5. The licensee shall ensure that staff shall arrive early morning or depart late night when the business has ceased trading conduct themselves in such a manner to avoid causing disturbance to nearby residents.

6. Specific taxi operators must be nominated for staff and customers to use. Such operators' telephone numbers shall be advertised to customers. The operators and all drivers are aware that they should arrive and depart as quickly as possible, should not sound the vehicle horns as a signal of their arrival or leave the engines idling unnecessarily. In addition, staff shall leave as quietly as possible, in particular at night and early in the morning.

7. Facilities for depositing litter and the collection of litter generated by patrons shall be available and maintained.

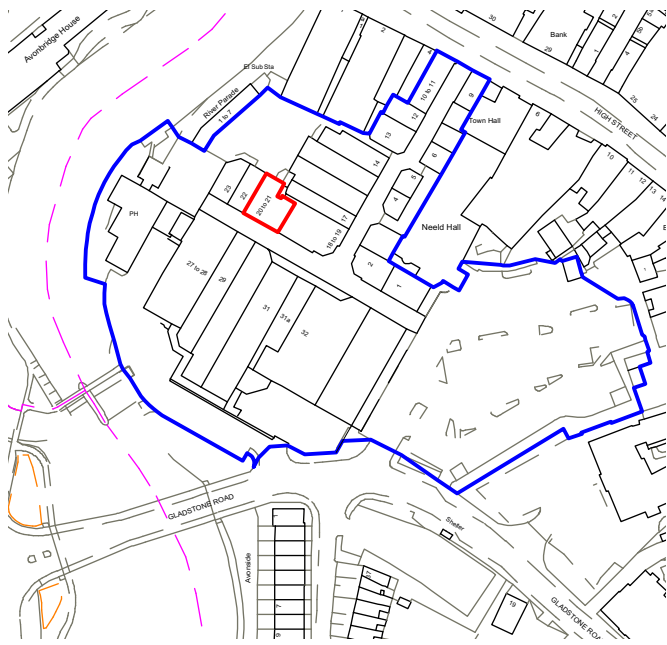
e) The protection of children from harm

1. The premises shall adopt Challenge 25 policy whereby any person who looks under the age of 25 shall be required to produce an approved form of photographic identification as outlined within the Wiltshire Council Licensing Statement of Principles.

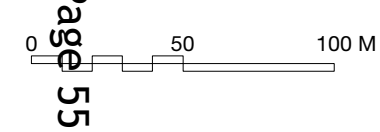
2. Children must be accompanied by a responsible adult.

## **Section 19 of 21**

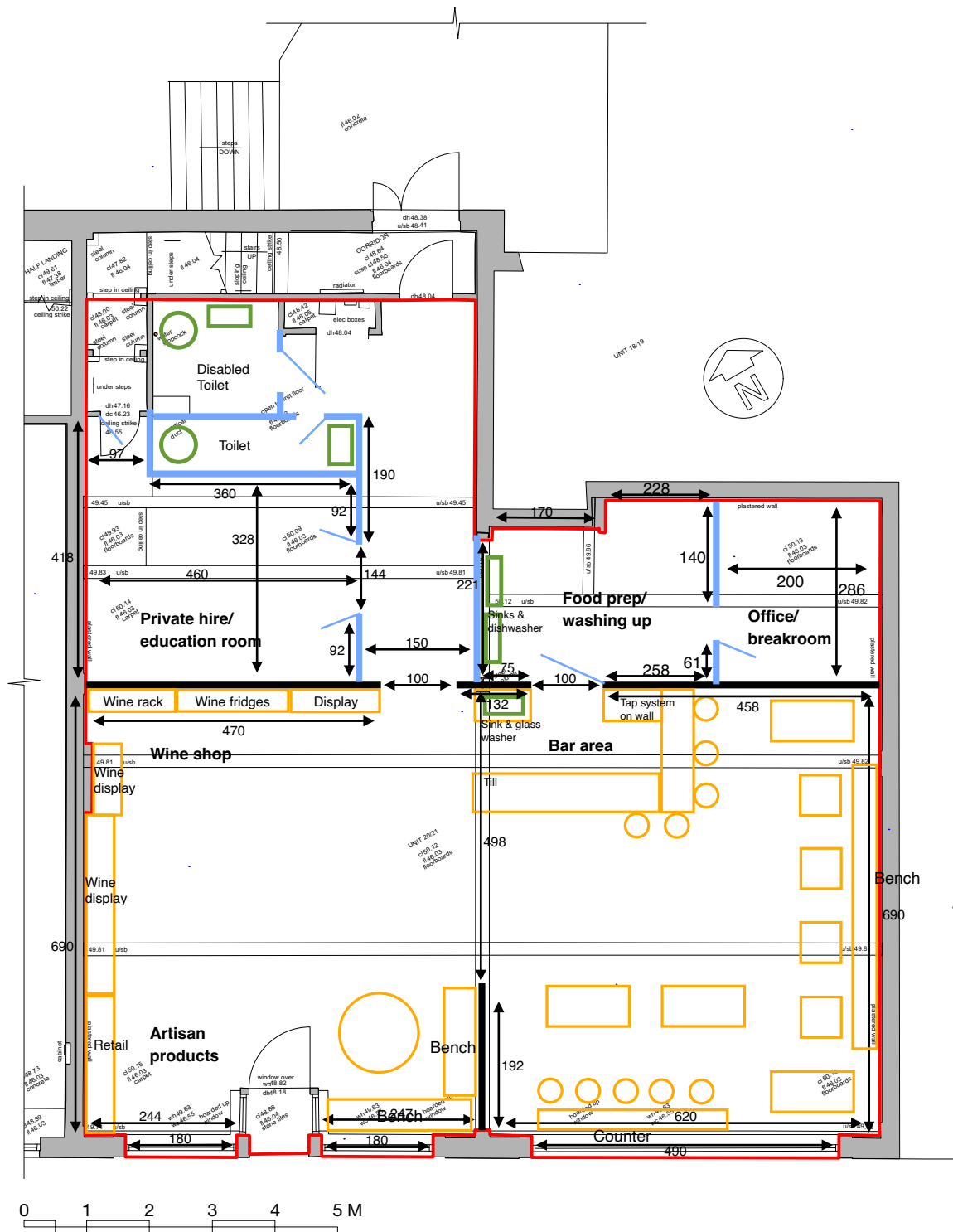
### **NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK**



1 Site Location Plan  
Scale: 1:2500



2 Ground Floor  
Scale: 1:100



**NOTE**  
This drawing is prepared solely for design and planning submission purposes. It is not intended or suitable for other Building Regulations or Construction purposes and should not be used for such.

Rev	Date	Comments	By	Chk

Scale: 1:100/2500 @ A4  
 Drawn: EW    Checked:    Date: Oct 22  
 Client: SAE (London) Ltd

Borough Parade  
 High Street, Chippenham  
 Wiltshire SN15 3WJ

Demise Plans:  
 Unit 20 & 21

200703(LE)41

**EADY ARCHITECTURE**

a: 18 Harrier Way Beckett London E8 5XG  
 e: info@eadyarchitecture.co.uk  
 t: +44 (0)7766 858 853

APPENDIX A

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## Criteria for determining applications

The Authorised officer will assess applications for Street Trading Consents against the following criteria:

- **Site safety.** The location should not present a substantial risk to the public in terms of road safety, obstruction or fire hazard. Observations from council officers will be taken into consideration.
- **Public order.** The street trading activity should not present a risk to public order in the locality in which it is situated. Observations from Wiltshire police and council officers will be taken into consideration.
- **Avoidance of nuisance.** The street trading activity should not present a substantial risk of nuisance from noise, smells, fumes, litter or the discharge of fluids to households or businesses in the vicinity of the proposed street trading site. Observations from council officers, residents and businesses will be taken into consideration.
- **Consultees' observations.** Consideration will be given to written objections from consultees. Objections and recommendations will be assessed by the Authorised officer for reasonableness and appropriateness before they are taken into consideration.
- **Permitted trading hours.** In town centres street trading hours will normally mirror those of shops in the immediate vicinity. However, the council will consider each application on its merits before agreeing permitted trading times. The council retains the right to specify permitted trading hours that are less than those applied for. Any trading involving hot food between 11pm and 5 am will also require a separate application under the Licensing Act 2003.
- **Suitability of the applicant.** The council may take relevant unspent convictions, complaints received about the applicant's previous street trading activity and any previous revocation or surrender of a Street Trading Consent into account.
- **Proximity to schools and colleges.** No Street Trading Consents will be granted for trading at locations within a 200 metre walk using the public highway of a school or sixth form college, unless otherwise agreed in writing by Wiltshire Council.
- **Proximity to existing consent holders.** Consideration will be given to the number of existing consent holders in the area.

## **Objections**

The consultees listed will be asked to respond in writing **within 30 days**.

Officers will assess the reasonableness and appropriateness of all objections before they are taken into consideration.