



Cricklade Town Council

First Town on the Thames

The Council Office
Ockwells, 113 High Street, Cricklade Wiltshire SN6 6AE
Telephone: 01793 751394
E-mail : admin@crickladetowncouncil.gov.uk
Website: www.crickladetowncouncil.gov.uk

PLANNING, CONSERVATION & TRANSPORT COMMITTEE MEETING MINUTES

Monday 23rd September 2024 at 7pm at Ockwells

Councillors present:

Cllr C Bull – Chairman Cllr M Clarke Cllr N Dye Cllr A Jensen Cllr B Beasley Cllr T Clements
Cllr C Limbrick Cllr S Holbrook Cllr J Coole – Vice Chairman Cllr A Poole

Officer: Cara Watson (CW)

3 members of public present

Public Question Time - none

Councillor Question Time – Cllr Holbrook complained of rainwater not draining away every time it rains down Gas Lane. The drains were cleared a short while ago and no houses have been flooded. **CW to report on the public online site “MyWilts App”.**

Cllr Clements – has seen Greensquare have put notices on the empty Parsonage Farm garages saying please no parking as will be doing some work. Unsure when the work will be and prefers if they can rebuild instead of taking down. **CW to check with Greensquare the actions on this.**

Cllr Holbrooks – queried when the new Heberden House No Parking Sign was taken down – Cllr Dye had been informed that the sign was taken down on their behalf but it is Greensquare intention to put it back up and to delegate to an enforcement company. Cllr Clements asked if anyone has mentioned to Greensquare about a previous agreement that was set many years ago between CTC and Westlea Housing Association in that the parking before the wall was available for free public car parking. However, it was acknowledged that Greensquare are entitled to change their mind from any previous old agreement and the reason for the change by Greensquare is to help Heberden House resident’s visitors park their cars. **Members requested CW to arrange a meeting with Greensquare to discuss this further and some councillor assistance in this is required.**

24.65	Apologies for Absence – Cllr Osman and Cllr Pryde		
24.66	Chairman’s Announcements – received appeal letter from Newland Homes for planning app PL/2022/02452 - Land at Stones Farm, West Mill Lane, Cricklade, SN6 6JL - APP/Y3940/W/24/3351265 CTC objection comments still stand and is more valid now than before. Cllr Clarke to meet with Cllr Bull to assist in submitting up to date comments by 24 th October 2024. CW to send this on to J. Barratt too.		
24.67	Declarations of Interest – None received		
24.68	Dispensations – No dispensations received prior to the meeting.		
24.69	Minutes – Minutes of the Planning, Conservation and Transport Committee Meeting held on the 27 th August 2024 were APPROVED and ADOPTED as a true record and signed by the Chairman with one amendment agreed in Cllr Poole was not present at this meeting.		
24.70	Planning Applications received from Wiltshire Council – Members CONSIDERED: <table border="1"><tr><td>a) PL/2024/ 07714</td><td>Site: Windmill House, Common Hill, Cricklade, SN6 6HA Applicant: Assessment in Care Ltd Proposal: Demolition of existing buildings and erection of five dwellings, landscaping plus associated works. Closing date: 20/09/24 * extension applied This application is to demolish all the properties at Windmill House and replace with 5 properties. 3 detached and 2 semi-detached houses. The main entrance next to Windmill Farm is to be closed and another entrance made to serve one of the semis next to it. The second entrance is to be improved and gives access to the four other properties. Highways have raised no objections to these changes. The site currently has permission for 7 properties including the 2 semi-detached houses of more recent construction built in the</td></tr></table>	a) PL/2024/ 07714	Site: Windmill House, Common Hill, Cricklade, SN6 6HA Applicant: Assessment in Care Ltd Proposal: Demolition of existing buildings and erection of five dwellings, landscaping plus associated works. Closing date: 20/09/24 * extension applied This application is to demolish all the properties at Windmill House and replace with 5 properties. 3 detached and 2 semi-detached houses. The main entrance next to Windmill Farm is to be closed and another entrance made to serve one of the semis next to it. The second entrance is to be improved and gives access to the four other properties. Highways have raised no objections to these changes. The site currently has permission for 7 properties including the 2 semi-detached houses of more recent construction built in the
a) PL/2024/ 07714	Site: Windmill House, Common Hill, Cricklade, SN6 6HA Applicant: Assessment in Care Ltd Proposal: Demolition of existing buildings and erection of five dwellings, landscaping plus associated works. Closing date: 20/09/24 * extension applied This application is to demolish all the properties at Windmill House and replace with 5 properties. 3 detached and 2 semi-detached houses. The main entrance next to Windmill Farm is to be closed and another entrance made to serve one of the semis next to it. The second entrance is to be improved and gives access to the four other properties. Highways have raised no objections to these changes. The site currently has permission for 7 properties including the 2 semi-detached houses of more recent construction built in the		

	<p>corner originally intended as accommodation when it was to be used as a 'Care in the Community' residence. Since this ceased to exist the house has been sub divided into 3 or 4 separate apartments and the 2 semis located at the rear of the site presumably rented out.</p> <p>Normally this would be contrary to our NP and Wiltshire Core Strategy as the location outside of settlement boundary cannot be said to be sustainable as there are no pavements between the area and Cricklade. The nearest bus stop is in Cricklade and future tenants will rely on cars to get about.</p> <p>As the property already has permission to develop 7 properties in the existing building it is contested by the developer that these 'rules' do not apply as in fact this is simply replacing what was already there. What it does propose is not replacing like with like but developing, albeit a ragtag of properties with 5 'executive' type houses. There is nothing in the application that we could see of how the existing tenants would be accommodated or housed. This will result in the loss of potential affordable or rented properties which will be lost to the local housing stock.</p> <p>For that reason, we feel we cannot recommend support without understanding what and how existing tenants are protected or how the loss of can be ameliorated."</p> <p>The recommendation of Object was VOTED on. 7 voted in favour of an OBJECT decision with 3 abstained. Motion carried forward to OBJECT this planning application.</p>
<p>b) PL/2024/ 07851</p>	<p>Site: Blakehill Stables, Chelworth Road, Cricklade, SN6 6HL Applicant: Mr Richard Dell Proposal: Redundant building at Blakehill Stables, conversion to a dwelling Closing date: 03/10/2024</p> <p>This application is to convert one of the old MOD buildings into living accommodation. An application was received earlier this year for a machinery store and workshop to be built next to these buildings which are currently used for stabling. One of the reasons for that application was due to the insecure nature of the existing buildings.</p> <p>A visual Inspection Report is included with the documents for this application suggesting the buildings structurally strong built of simple Agricultural specification set on a concrete base. There is little information on what improvements are proposed to the property to make it habitable damp course /Insulation/ etc.</p> <p>Interestingly the application has not been made to convert to residential use under the conversion of Agricultural Buildings regulations. If you recall we had a similar application for such a building some years ago in Stones Lane. The proposals suggest that they want to retain the look of the building to retain its purpose.</p> <p>The changes are in effect establishing a residential building in the open countryside. This is contrary to our NP and reduces the separation between communities H2. The Chelworth area has very sporadic housing and this, even screened, may encourage more development in the area.</p> <p>Highways have raised objections due to the non-sustainable location and but there are 3 letters of support from local residents.</p> <p>CTC Policy is clear this is outside the settlement boundary, outside the recognised natural built area of Chelworth although this is not defined. Perhaps we should consider this in the emerging Neighbourhood plan review?</p> <p>Standing Orders SUSPENDED to allow members of the public to share their views, their written response to the Highways objection report and answer questions by Cllrs.</p> <p>Standing Orders REINSTATED. The recommendation of Object was VOTED on. One supported in favour of the application. Two abstained and 7 voted in favour to OBJECT. Motion carried forward to OBJECT this planning application.</p>

24.71	<p>Planning Applications received from Wiltshire Council – Considered under delegated powers</p> <table border="1"> <tr> <td data-bbox="280 275 512 450">PL/2024/08269</td> <td data-bbox="512 275 1530 450"> Site: 1 North Meadow Road, Cricklade, SN6 6LT Applicant: Mr Lawrence Wills Proposal: Single storey rear extension Closing date: 09/10/2024 CTC: No Objection WC: </td> </tr> <tr> <td data-bbox="280 450 512 629">PL/2024/07894</td> <td data-bbox="512 450 1530 629"> Site: 12 Bath Road, Cricklade, SN6 6AT Applicant: Ms Linda O’ Donoghue Proposal: Single storey side extension Closing date: 25/09/2024 CTC: No Objection WC: </td> </tr> <tr> <td data-bbox="280 629 512 835">PL/2024/08353</td> <td data-bbox="512 629 1530 835"> Site: St Marys Church/Town Hall Car Park Applicant: Nicola Arthurs Proposal: St Mary's Church - T58 - Atlas Cedar tree - reduce crown by 30% Town Car Park - T66 - Plum tree - end weight reduction by 20% Closing date: 03/10/2024 CTC: Non-Applicable WC: </td> </tr> <tr> <td data-bbox="280 835 512 1010">PL/2024/08354</td> <td data-bbox="512 835 1530 1010"> Site: Long Close, Cricklade Applicant: Nicola Arthurs Proposal: Proposed works to trees in a conservation area Closing date: 03/10/24 CTC: Non-Applicable WC: </td> </tr> <tr> <td data-bbox="280 1010 512 1182">PL/2024/08361</td> <td data-bbox="512 1010 1530 1182"> Site: St Sampson’s Church/Waylands and Council Offices Applicant: Nicola Arthurs Proposal: Proposed works to trees in a conservation area Closing date: 03/10/24 CTC: Non-Applicable WC: </td> </tr> </table>	PL/2024/08269	Site: 1 North Meadow Road, Cricklade, SN6 6LT Applicant: Mr Lawrence Wills Proposal: Single storey rear extension Closing date: 09/10/2024 CTC: No Objection WC:	PL/2024/07894	Site: 12 Bath Road, Cricklade, SN6 6AT Applicant: Ms Linda O’ Donoghue Proposal: Single storey side extension Closing date: 25/09/2024 CTC: No Objection WC:	PL/2024/08353	Site: St Marys Church/Town Hall Car Park Applicant: Nicola Arthurs Proposal: St Mary's Church - T58 - Atlas Cedar tree - reduce crown by 30% Town Car Park - T66 - Plum tree - end weight reduction by 20% Closing date: 03/10/2024 CTC: Non-Applicable WC:	PL/2024/08354	Site: Long Close, Cricklade Applicant: Nicola Arthurs Proposal: Proposed works to trees in a conservation area Closing date: 03/10/24 CTC: Non-Applicable WC:	PL/2024/08361	Site: St Sampson’s Church/Waylands and Council Offices Applicant: Nicola Arthurs Proposal: Proposed works to trees in a conservation area Closing date: 03/10/24 CTC: Non-Applicable WC:
PL/2024/08269	Site: 1 North Meadow Road, Cricklade, SN6 6LT Applicant: Mr Lawrence Wills Proposal: Single storey rear extension Closing date: 09/10/2024 CTC: No Objection WC:										
PL/2024/07894	Site: 12 Bath Road, Cricklade, SN6 6AT Applicant: Ms Linda O’ Donoghue Proposal: Single storey side extension Closing date: 25/09/2024 CTC: No Objection WC:										
PL/2024/08353	Site: St Marys Church/Town Hall Car Park Applicant: Nicola Arthurs Proposal: St Mary's Church - T58 - Atlas Cedar tree - reduce crown by 30% Town Car Park - T66 - Plum tree - end weight reduction by 20% Closing date: 03/10/2024 CTC: Non-Applicable WC:										
PL/2024/08354	Site: Long Close, Cricklade Applicant: Nicola Arthurs Proposal: Proposed works to trees in a conservation area Closing date: 03/10/24 CTC: Non-Applicable WC:										
PL/2024/08361	Site: St Sampson’s Church/Waylands and Council Offices Applicant: Nicola Arthurs Proposal: Proposed works to trees in a conservation area Closing date: 03/10/24 CTC: Non-Applicable WC:										
24.72	<p>Planning Decisions received from Wiltshire Council - To NOTE:</p> <table border="1"> <tr> <td data-bbox="280 1256 512 1397">PL/2024/06323</td> <td data-bbox="512 1256 1530 1397"> Site: 6 Fairview, Calcutt St, Cricklade, SN6 6BE Proposal: Construction of new garage building Applicant: Simon Dunham CTC: Support WC: Approved with conditions </td> </tr> <tr> <td data-bbox="280 1397 512 1603">PL/2024/06863</td> <td data-bbox="512 1397 1530 1603"> Site: Brook House, 72 High Street, Cricklade, SN6 6DD Proposal: T1 – Oak Tree – crown raise by 3m: reduce 2 limbs by 2m; cut back from house by 2m and reduce one limb by 3m. T2 – Sycamore Tree – reduce by 50%; crown raise by 2.5m and shape Applicant: Mr Mark Krajewski CTC: No objection WC: No objection </td> </tr> <tr> <td data-bbox="280 1603 512 1744">PL/2024/06033</td> <td data-bbox="512 1603 1530 1744"> Site: Riverside, 70 High Street, Cricklade, SN6 6DA Proposal: Decking area to rear of studio in garden (Retrospective) Applicant: Mrs L Cowley CTC: No objection WC: Approve with conditions </td> </tr> <tr> <td data-bbox="280 1744 512 1951">PL/2024/04321</td> <td data-bbox="512 1744 1530 1951"> Site: 18 Matildas Piece, Cricklade, SN6 6NN Proposal: Conversion of garage into habitable space for personal training (Retrospective) and construction of 1 no. additional off-street parking space (3 no. parking spaces in total) Applicant: Mr Paines CTC: Support WC: Approve with conditions </td> </tr> <tr> <td data-bbox="280 1951 512 2067">PL/2024/06815</td> <td data-bbox="512 1951 1530 2067"> Site: 90 Deansfield, Cricklade, SN6 6BW Proposal: Proposed two storey side and single rear extension Applicant: Mr James Barry CTC: Support WC: Approve with conditions </td> </tr> </table>	PL/2024/06323	Site: 6 Fairview, Calcutt St, Cricklade, SN6 6BE Proposal: Construction of new garage building Applicant: Simon Dunham CTC: Support WC: Approved with conditions	PL/2024/06863	Site: Brook House, 72 High Street, Cricklade, SN6 6DD Proposal: T1 – Oak Tree – crown raise by 3m: reduce 2 limbs by 2m; cut back from house by 2m and reduce one limb by 3m. T2 – Sycamore Tree – reduce by 50%; crown raise by 2.5m and shape Applicant: Mr Mark Krajewski CTC: No objection WC: No objection	PL/2024/06033	Site: Riverside, 70 High Street, Cricklade, SN6 6DA Proposal: Decking area to rear of studio in garden (Retrospective) Applicant: Mrs L Cowley CTC: No objection WC: Approve with conditions	PL/2024/04321	Site: 18 Matildas Piece, Cricklade, SN6 6NN Proposal: Conversion of garage into habitable space for personal training (Retrospective) and construction of 1 no. additional off-street parking space (3 no. parking spaces in total) Applicant: Mr Paines CTC: Support WC: Approve with conditions	PL/2024/06815	Site: 90 Deansfield, Cricklade, SN6 6BW Proposal: Proposed two storey side and single rear extension Applicant: Mr James Barry CTC: Support WC: Approve with conditions
PL/2024/06323	Site: 6 Fairview, Calcutt St, Cricklade, SN6 6BE Proposal: Construction of new garage building Applicant: Simon Dunham CTC: Support WC: Approved with conditions										
PL/2024/06863	Site: Brook House, 72 High Street, Cricklade, SN6 6DD Proposal: T1 – Oak Tree – crown raise by 3m: reduce 2 limbs by 2m; cut back from house by 2m and reduce one limb by 3m. T2 – Sycamore Tree – reduce by 50%; crown raise by 2.5m and shape Applicant: Mr Mark Krajewski CTC: No objection WC: No objection										
PL/2024/06033	Site: Riverside, 70 High Street, Cricklade, SN6 6DA Proposal: Decking area to rear of studio in garden (Retrospective) Applicant: Mrs L Cowley CTC: No objection WC: Approve with conditions										
PL/2024/04321	Site: 18 Matildas Piece, Cricklade, SN6 6NN Proposal: Conversion of garage into habitable space for personal training (Retrospective) and construction of 1 no. additional off-street parking space (3 no. parking spaces in total) Applicant: Mr Paines CTC: Support WC: Approve with conditions										
PL/2024/06815	Site: 90 Deansfield, Cricklade, SN6 6BW Proposal: Proposed two storey side and single rear extension Applicant: Mr James Barry CTC: Support WC: Approve with conditions										

24.73	No appropriate planning applications to call in.
24.74	Correspondence: Members NOTED a. Bryn Cottage – Dismissed Planning Appeal Decision
24.75	Enforcement Case Opened – Land at Chelworth Road, Cricklade, SN6 6HD - Alleged unauthorised change of use of agricultural land. Discussed the location of the site and the impact it is having on the neighbours there. Members NOTED the report
24.76	Enforcement Survey – comments by 26th September 2024 Members NOTED the survey on Wiltshire Council's Enforcement Draft policy and CONSIDERED a response. Members discussed not clear of the old policy and what all the changes are, but overall the policy seems acceptable. PCT will pin the policy to the council chambers walls as it shows how quickly the Enforcement team will respond to priority issues which is helpful for us. Good to understand how they will priorities cases and are getting more staff on board. PCT have noticed a much quicker response rate from your team this year with some requests being responded to within 3 days and others within 10 days. PCT discussed Enforcement should raise target to 100% from their proposed 80% for responding to priority 1 cases in 24 hours but acknowledge how difficult that could be but it is something to reach for. Discussed the target figures in the table (page 70 of the policy doc) and read that 5% will miss out whatever in they won't get looked at. This is a useful document if Enforcement are going to implement the policy and how PCT should monitor this when we are commenting on lorries etc that the Enforcement team are following things up. PCT welcomes anything to improve what this department are doing and good to see things moving forward. It would be good to review this in a years' time whether these target figures change. Members AGREED to delegate the submission of this response to CW.
24.77	Road Signs – New “No Through Road” signs Members NOTED and CONSIDERED the recommendations for Gas Lane and Rectory Lane. Discussed the trunking, size and height of the signs. Members RESOLVED to purchase the 2 pairs of No Through Road Signs from cost centre 200/4900 LHFIG Projects Budget at £5k (committed spend of £963.90 Town Centre Signs and £307.15 for Dropped Kerb at Dance Court).
24.78	NPPF National Planning Policy Framework Survey – comments by 24th September 2024 Members NOTED the report and CONSIDERED the comments to be submitted. The chairman and the committee offer their thanks to Cllr Limbrick and Cllr Clarke for their effort in putting this into plain English and in providing sensible good answers. Members AGREED to delegate CW to complete the survey.
24.79	Gypsy & Travellers Draft Document Plan – comments by 4th October 2024 Members NOTED the report and DISCUSSED the formal comments to be submitted by CW . Chairman gave his thanks to Vice Chair Cllr Coole for attending the online meeting on this and providing his feedback for the committee. In general, PCT support the new site allocations and transit sites, and how the policies will protect the existing sites from change of use, which is a concern on some sites that are not in use. There are 5 questions to ask when submitting the survey comments: 1) There is nothing in the policy about the responsibilities the G&T community should adhere to i.e. who is responsible for maintaining the transit site? Will there be a push for Wiltshire Council to ensure the cleanliness of transit sites? 2) No mention of sites in adjacent Local Authority Areas i.e. Cotswold DC and Swindon BC (GT1) There are gypsy sites close to Cricklade from cross bordering authorities. Cricklade is midway between Cirencester and Swindon, neither of which are in Wiltshire and we feel WC are not doing more to address this gap. When redoing the WC Local Plan, WC could say there are lots of houses in these areas instead of increasing the numbers. 3) Calcutt Park to accommodate 1 additional site by splitting Site 12, but The Lodge although mentioned as a separate site does not include the additional 4 sites given Planning Permission in April this year PL/2024/01595. GT3 4) The criteria set for new sites GT3 does not seem to have been adhered to in recent approvals e.g. Purton Stoke – how can we be confident it will in future? 5) Anecdotal evidence that not all sites are occupied by the travelling community e.g. 2 traveller sites at Tadpole lane. How is it to be checked and verified in future? Who will check if they rent out these sites and what actions will there be if they are renting out?
24.80	Local Nature Recovery Strategy Survey – comments by 11th October 2024 Members NOTED the Wiltshire Council report on areas mapped in Swindon and Wiltshire to where future nature improvement projects could be provided to give nature the best chance for recovery. Members

	CONSIDERED attending the 6pm webinar on 30 th September 2024 and having to respond to the survey by submitted on 11 th October 2024. Cllr Limbrick agreed to attend the webinar, to email out feedback for comments before the deadline for CW to gather responses and to submit the final response.
24.81	Purton Neighbourhood Plan – comments by 22nd October 2024 Members NOTED the reports and DISCUSSED responding to Purton Parish Council consultation. Discussed how there will be some traffic from Purton HGVs travelling through Cricklade but Purton Council are not promoting HGV intensive users. Purton Council are supporting small businesses near the recycling centre which will generate some traffic but there is nothing CTC can do about that. PCT agreed to respond positively thanking Purton Council for sending us all the reports and keeping us informed. Members agreed for CW to formally respond to Purton Council.
24.82	LHFIG update Members NOTED the positive reports from Cllr Coole and Senior Highway Engineer. LHFIG process progressing well. PCT discussed communicating to residents the Purton Road Speed and Volume Count investigations to be undertaken in early November, with hopes that the results of the count will be discussed at the next LHFIG meeting. There is more attention being paid to what the Community wants in speed reductions. Question raised on a previous LHFIG request for work to be done on compacting areas around the grass verges at North Wall. Some believe the work has been done as this point is not on LHFIG priorities and is now under maintenance. CW to check outcome.
24.83	Communications Members CONSIDERED communications of items on the agenda and agreed for notices to go on the front window, website and Facebook about the Purton Road Speed and Volume Count.
	Date of next meeting – Monday 21st October 2024 (Long) 7pm

Meeting closed 20:23