



# CHIPPENHAM TOWN COUNCIL

Improving the quality of town life

Minutes of a meeting of the Neighbourhood Plan Steering Group held at the Town Hall, Chippenham on Tuesday 4 October 2022 at 6.00 pm.

## Steering Group Members Present:

Clare Cape (CC)	Nick Murry (NM) (Chair)
Matthew Short (MS)	Ross Henning (RH)
David Mott (DM)	Jack Konynenburg (JK)
Steve Perry (SP)	Dunstan Westbury (DW)
Fiona Williams (FW)	

## Officers Present:

Andy Conroy (AC), Head of Planning  
Alex Cooper (ACp), Democratic Services Officer

## Also Present:

Adrea Pellegram (AP), Consultant

29.	<b><u>APOLOGIES FOR ABSENCE</u></b>  Apologies for absence were received from Robert Giles, Declan Baseley and John Scragg.
30.	<b><u>DECLARATION OF INTEREST</u></b>  There were no declarations of interest.
31.	<b><u>MINUTES</u></b>  The minutes of the meeting held on Tuesday 06 September 2022 were approved as a correct record.
32.	<b><u>CHAIR'S ANNOUNCEMENTS</u></b> <ul style="list-style-type: none"><li>• Local Plan Review timescales changed. Draft Plan (Regulation 19) now expected Q2 2023</li><li>• Planning Advisory Service workshops on Biodiversity Net Gain during Autumn. AC can send details to any interested members</li><li>• NM, CC and AC met with WC Highways to discuss A350 dualling - Largely in line with NP Green Corridor proposals.</li></ul>

33.	<p><b><u>STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)</u></b></p> <p>NM explained that consultation period on Scoping Report had ended and minor comments from statutory bodies had been received which could be incorporated into the SEA. AECOM will be providing alternative policy options for Policies TC1, TC2 and TC3. AC will send AECOM updated versions of these policies to begin working on alternative options.</p>
34.	<p><b><u>RESPONSES TO REGULATION 14 COMMENTS &amp; AMENDMENTS TO NEIGHBOURHOOD PLAN TOWN CENTRE POLICIES TC1-TC3</u></b></p> <p>AC showed Revised Figs. 8.2, 8.3 and 8.4 and ran through proposed changes to policies attached to the agenda for this meeting at Item 6(c). Members suggested the following amendments be made to the Plan by AC:</p> <p><i>TC1 - Bath Road Car Park/ Bridge Centre Site</i></p> <p>Supporting text Criterion P ‘in close proximity’ changed to specify that the public toilets should remain in the same part of town.</p> <p>Members discussed the appropriate height of new buildings in Zone 1 in response to comments received and concluded that the policy text be amended to refer to built development not to exceed the height of the tallest adjacent building.</p> <p><i>TC2 - River Green Corridor Masterplan</i></p> <p>Where Environment Agency refer to ‘improve flood risk’ change to ‘reduce flood risk’.</p> <p>Policy text for Criterion A to change from ‘health’ to ‘vitality’ with reference to the redevelopment of Emery Gate and implications on town centre.</p> <p>Change from ‘platform’ to ‘terrace and balconies’ in criterion Q as it relates to viewing platforms overlooking the River Avon corridor.</p> <p>Members discussed whether offices on the north bank of the River should be included in the masterplan in response to a public comment. It was determined that the existing design principles in Policy TC2 could be applied to any new development here and there was not a need to create site specific proposals. Need to ensure that reference is made to same design principles being applied to north of river, opposite Emery Gate.</p> <p><i>TC3 - Public Realm Improvements to Upper Market Place</i></p> <p>Text to be added to Paragraph 7 of Policy TC3 to reference including linking future cycle paths.</p> <p>With all Steering Group Members in favour, it was;</p>

	<p><u>RESOLVED that:</u></p> <p>All changes proposed and agreed upon be adopted with the amendments listed above being incorporated; and</p> <p>All draft responses to Regulation 14 comments be agreed.</p>
35.	<p><b><u>REVIEW OF GREEN BUFFERS POLICY G15</u></b></p> <p>AP presented a report on Policy G15 and two options to Steering Group members for 1) retaining the Policy with amendments or 2) removing the Policy in favour of relocating the supporting text to the Green Corridors Policy and Design Guide. AP initially favoured the latter option.</p> <p>AP stated that the key issue the Local Planning Authority was the strategic nature of the policy, increasing the likelihood that it would be removed by the Examiner.</p> <p>NM suggested that one way of retaining the Policy could be to apply it to specific locations, as with other policies (e.g. Town Centre and Green Corridors). Since the strip of land adjacent to the Chippenham Parish boundary at the Rawlings Green site was currently the only site affected by the proposed Policy, the Policy could be amended to remove its strategic application. This would allow other areas along the Parish boundary to be identified in future revisions of the Plan, as appropriate.</p> <p>Members discussed the options and with all Steering Group members in favour, it was;</p> <p><b><u>RESOLVED that:</u></b></p> <p>The Green Buffer Policy be adapted specifically apply to the two fields at the Rawlings Green site and that the proposed supporting text from AP's option 2 be relocated to the Green Corridors Policy and Design Guide where relevant.</p>
36.	<p><b><u>NEIGHBOURHOOD PLAN TIMELINE</u></b></p> <p>AC presented the revised Neighbourhood Plan timeline.</p>
37.	<p><b><u>ITEMS FOR THE NEXT MEETING</u></b></p> <ul style="list-style-type: none"> <li>To review and agree draft responses to Reg. 14 consultation comments, and to agree modifications to Plan documents.</li> </ul>
38.	<p><b><u>DATE/TIME OF NEXT MEETING</u></b></p> <p>The next meeting will take place virtually, via Zoom, on Tuesday 01 November 2022.</p>
	<p>The meeting finished at 7.56 pm</p>

