

LUDGERSHALL TOWN COUNCIL



Minutes of the Planning meeting held on 24th July 2020 at the Town Council Cemetery, Dewey's Lane, Ludgershall at 6.30pm.

Present: Cllr O White (Chair), Cllr N Allingham (Vice-Chair), Cllr J White, Cllr M Giles, Cllr A Pickernell, Cllr B Cordery, Cllr M Williams, Cllr V Dixon

Public: No members of the public attended the meeting

AGENDA ITEM

004-20/21: 1. Apologies – None.

005-20/21: 2. Declaration of Interest – Cllr AKJ Pickernell declared an interest in item 4d.

006-20/21: 3. Planning Applications

a) [20/05539/TCA](#) – T1 – Cedar-Fell at 5 St.James's Street, Ludgershall, SP11 9QF. The Town Council have no objections to this proposal but suggest that it is raised with the Conservation Officer and another tree is planted in its place. Office to notify Wiltshire Council.

b) [20/05179/FUL](#) – Rear extension at The Lodge, Andover Road, Ludgershall, SP11 9NX. The Town Council have no objections to this proposal. Office to notify Wiltshire Council.

c) [20/02272/FUL](#) – Demolition of former coach depot buildings and bungalow; redevelopment of site for 28no. dwellings including associated highways, parking and landscaping at Parnham Coaches, 31 Andover Road, Ludgershall, SP11 9LU. Ludgershall Town Council have discussed the above proposal amendments and still object to the following:

- Proposed bollards alongside Tesco will cause access issues for shop deliveries
- Car parking – the loss of 3 spaces at the front/side of the shops, will cause people to try and park down the side of those shops thus preventing emergency vehicle access. Looking ahead, it is likely that residents or their visitors will try and park in the spaces in front of the shops, possibly causing parking in the Memorial Hall Car Park, which is reserved specifically for Hall users only. It could also impact local trade if people are not able to park outside the front of the store/s.
- The parking problems will also cause an issue for the Bus Stop outside the front of Tesco - this is already an issue with deliveries
- There is a general lack of visitors parking for the site
- The Highways and Access plan does not meet our approval – Highways have decided not to adopt the road due to the build work not being to Highways standard. How will refuse collection be done? Also, if refuse collection is to be allowed this will be tight and possibly cause road blockages during store deliveries.
- The new proposal is to change some properties from 3 bed, 4 person to 3 bed 5 person and 2 bed, 3 person to 2 bed 4 person, this is an increase of approx. 20%. With this increase in population the parking provision should also be increased.
- The site is overdeveloped contrary to policy PD1

- There is a lack of green space in general (used to provide more parking), which means that water will run straight down the road onto Andover Road. The report included states drainage has no bearing on the houses, when clearly it does.
- Plot 7 shows an opening onto the Recreation Ground to the side of that property – we had previously stipulated that if the planning is approved, that Ludgershall Town Council would like a condition to be put into the application that there be **no rear/side access** from the proposed dwellings onto the Recreation Ground in perpetuity. Please ensure this opening is removed from the plan. A boundary fence should be put up alongside the entire site adjoining the Recreation Ground to ensure this does not happen – a 2m chain link fence would be preferred.
- The Police are unhappy with the proposed alleyways and in the interests of public safety LTC request gates/secured entrances between properties 25-26, 16-17 and 9-10 as dead-end alleyways are a risk to life if trapped with no escape route
- There is also a restrictive covenant on this land that restricts any building work to be done on approx. a third of the site, without LTC’s specific agreement. This is still under negotiation with Stonewater.

We would also like the following conditions in place if the application is approved: NO deliveries of materials between 8am -9.15am and 2.45pm – 4pm. As there have been changes to the outline proposal, why has this not been re-registered as a variation to planning and re-issued with a new number under a VAR code, as this would have allowed our local Wiltshire Councillor to call this in for us ? Office to Notify Wiltshire Council.

007-20/21: 4. Applications Determined –

- a) [20/04565/TCA](#) – T1 – Yew – Fell to Ground, T2 – Sycamore – Fell to ground level at The Cedars, 20 Castle Street, Ludgershall, SP11 9QR. Approved with conditions 10/7/2020.
- b) [20/00739/FUL](#) – Demolition of rear single storey extension, replace with a two storey rear extension. Approved with conditions 19/03/2020.
- c) [19/11316/VAR](#) - Variation of Condition 3 of reserved matters consent 17/11758/REM in order to update the Arboricultural Survey, Impact Assessment and Protection Plan to allow further tree work and planting at Wellington Eagle Primary Academy, Wellesley Road, Ludgershall, Wiltshire, SP11 9LT. Approved with conditions 13/03/2020.
- d) [19/11831/VAR](#) - Variation of Condition 1 of reserved matters consent 17/11758/REM (i.e access, appearance, landscaping, layout and scale of the new primary school) in order to allow the development spoil to be retained on site thus increasing the site levels at Wellington Eagle Primary Academy, Wellesley Road, Ludgershall, Wiltshire, SP11 9LT. Approved with conditions 13/03/2020.

008-20/21: 5. Agenda Points to be discussed for next meeting – **none**.

Signed.....Date.....