

**WESTBURY TOWN COUNCIL**

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 20<sup>th</sup> JUNE 2016 at 7.00 pm.

**PRESENT:** Cllr: I Cunningham (Chairman)  
Cllrs: S Andrews, G King, F Morland and WD Tout

Mrs D Urch (Town Clerk) and Mrs A McCann

Also in attendance: Cllr D Jenkins  
One members of the public

**P.4278 PUBLIC FORUM:**  
Mr R Traynor - Planning Application: 16/03876/FUL

**P.4279 APOLOGIES AND REASONS FOR ABSENCE:**

- Cllr D Anderson - Business
- Cllr Mrs S Ezra - Personal
- Cllr G King - Personal
- Cllr Mrs C Mitchell - Personal
  
- Cllr P Wakeman - No apology received

**P.4280 DISPENSATIONS:** Nil.

**P.4281 DECLARATIONS OF INTEREST (if any) AND REASONS:**

**P.4282 MINUTES.**  
***RESOLVED: That the minutes of the Committee Meeting held on 16<sup>th</sup> May 2016 were confirmed and signed by the Chairman.***

**P.4283 MATTERS ARISING (if any) FROM THESE MINUTES:**

**The following updates were given by the Clerk and noted by the Committee:**

- a) Minute Point: P.4272 – The Clerk invited both Stagecoach and FirstGroup to attend an HP&D meeting to give a presentation but both have declined.
- b) Minute Point: P.4273c) – The local PCSO responded saying the road can be dangerous and when vehicles park there, there can be a lack of visibility in both directions. This is particularly bad in the evenings and at weekends.  
This issue has now been reported to the Area Board and Issue number 4678 refers. The committee agreed the following response to the Area Board:  
We support double yellow lines on Leigh Road from the junction with Eden Vale Road up to and including the junction of Springfield Road to join the existing lines. We offer to contribute up to 25% of the cost as long as it does not exceed £700.

- c) Minute Point: P.4274a) – The bollards in the High Street have been painted. They will paint the silver decoration once Wiltshire Council have the correct paint.
- d) SID – The Clerk reported that it is not essential to have the SID calibrated, so we can now proceed with the scheme.

- **Members' Matters Arising.**

**P.4284**      **REPORT BY WILTSHIRE COUNCILLORS** (if any). **Wiltshire Council matters only.** None

**P.4285**      **CHAIRMAN'S COMMUNICATIONS:**

- A property in Church Street is up for sale and has a large "for sale" sign screwed to the external property wall. This property is located in a conservation area and it was felt that the size of this sign and the way it is fixed breaches planning regulations.

***The Clerk to contact planning enforcement at Wiltshire Council***

- Appeal at Bitham Park – Up to 300 dwellings  
Cllr Cunningham apologised to Cllr Tout concerning the hearing, as he had received prior notification that Wiltshire Council had withdrawn their objections but had not notified Cllr Tout before he attended the hearing as the Westbury Town Council representative. Cllr Tout accepted the apology. At the hearing Cllr Tout reiterated Westbury Town Council's reasons for objections.

**P.4286**      **PLANNING DECISIONS.** The Committee noted Planning Decisions made up to 20<sup>th</sup> June 2016.

<b>Planning Application:</b>	<b>Address &amp; Applicant:</b>	<b>Proposal:</b>	<b>Westbury Town Council Decision:</b>	<b>Wiltshire Council Decision:</b>
<b>16/03369/FUL</b> 26.04.16 Full Plan	<b>51 Station Road, Westbury, BA13 3JW</b> <b>Applicant:</b> Mr P Jacubiel	Conversion of property into 2 flats	OBJECT on grounds of no provision for car parking.	APPROVE WITH CONDITIONS*
*Wiltshire Council case officers report states: Car Parking and impact on highway safety: The property does not have any allocated off road car parking spaces for the existing three-bedroom dwelling. The Council's adopted car parking strategy requires two and three bedroom dwellings to have 2 off road spaces and one bedroom homes to have 1 space each. The existing dwelling is supposed to have 2 off road parking spaces, but the proposal would only generate the need for 2 spaces as well – the same as the existing demand. Therefore, the Council cannot reasonably refuse the application on this basis.				
<b>16/03941/TCA</b>				

25.04.16 Tree(s) in Conservation Area	<b>12 West End, Westbury, BA13 3JF</b> <b>Applicant:</b> Mrs Vicky Adams	T1 – Ash Tree – crown reduce to major scaffold branches to ensure canopy is no more than one metre from trunk	OBJECT, refer to the arboriculturist	NO OBJECTION
<b>Planning Application:</b>	<b>Address &amp; Applicant:</b>	<b>Proposal:</b>	<b>Westbury Town Council Decision:</b>	<b>Wiltshire Council Decision:</b>
<b>16/03510/FUL</b> 27.04.16 Full Plan	<b>40 Phipps Close, Westbury, BA13 3TL</b> <b>Applicant:</b> Mr & Mrs Boyle	Erection 1 pair semi-detached 1-bedroom house & parking	OBJECT, on the grounds of inadequate parking	APPROVE WITH CONDITIONS
<b>Wiltshire Council's Case Officers Report States:</b> During the site visit it was noted that parking is an issue within the cul-de-sac and this, together with traffic movement, is central to neighbour objections. The Town Council also objects on these grounds. However, two on-site parking spaces are proposed for each of the single bedroom dwellings. The Highway Officer raises no objections. Traffic generated during the development phase would be of a temporary nature and does not constitute a reason for refusal. Access to the two modest dwellings would not give rise to any significant increase in traffic movements within the area. On transport and highway matters, Para 32 to the NPPF states that "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". Whilst acknowledging the current situation with parking in the area, it is thus considered that there would be no reason for refusal on highway grounds.				
<b>16/03817/FUL</b> 04.05.16 Full Plan	<b>Chalford House Hotel, 114 Warminster Road, Westbury, BA13 3PR</b> <b>Applicant:</b> Mr A Hunt	Conservatory	NO OBJECTIONS	REFUSE
<b>Wiltshire Council's Reason for Refusal:</b> The proposed conservatory by reason of its location, height, size and scale would create a discordant feature that would appear overly dominant and give rise to overlooking and loss of privacy to neighbouring amenity at The Tynings, Westbury and be harmful to the appearance of the Listed Building contrary to Core Policies 57 and 58 of the Wiltshire Core Strategy, 2015.				
<b>16/04176/LBC</b> 04.05.16	<b>Chalford House Hotel,</b>	Conservatory	NO OBJECTIONS	REFUSE

Listed Building	<b>114 Warminster Road, Westbury, BA13 3PR Applicant: Mr A Hunt</b>			
<b>Wiltshire Councils Reasons for Refusal:</b> The proposed development, by reason of its size, siting, location and scale would have an adverse impact on the character and setting of the principal listed building by detracting from the complementary relationship between the original building and the existing historic extension. It is considered that the harm would be 'less than substantial' (paragraph 134 of the NPPF), with there being no public benefits accruing from the scheme that would justify accepting the perceived level of harm. 2 The proposed development would fail to preserve or enhance the character of the principal listed building, a heritage asset, by virtue of its size, siting, location and scale and overbearing presence and would therefore be contrary to Core Policy 58 of the adopted Wiltshire Core Strategy.				

**P.4287 PLANNING APPLICATIONS.** The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

<b>Planning Application:</b>	<b>Address &amp; Applicant:</b>	<b>Proposal:</b>	<b>Westbury Town Council Decision:</b>
<b>16/00527/LBC</b> 26.05.16 Listed Building	<b>3 Maristow Street, Westbury, BA13 3DN Applicant: Mr Warren Handsley</b>	Re-open existing window aperture previously bricked up	<b>NO OBJECTIONS</b>
<b>16/03876/FUL</b> 26.05.16 Full Plan	<b>75 Studland Park, Westbury, BA13 3HN Applicant: Neil Kendrick</b>	Proposed new dwelling in grounds of existing dwelling	<b>OBJECT For reasons set out below</b>
<b>This council objects to Planning Application 16/03876/FUL on the following grounds:</b>  <b>The development because of its elevated position above the existing building / roof line will have a detrimental impact on the local street scene contrary to core policy 57 (1) &amp; (111).</b>  <b>The development by virtue of its size and position will result in the unnecessary destruction of trees and hedges associated with an important chalk down land landscape contrary to core policy 57 (11)</b>  <b>The development by virtue of its size and mass is too large for the plot in which it suits to provide sufficient amenity for its occupier contrary to Core Policy 57 (111).</b>			

The development by virtue of its size and its elevated position will dominate through unacceptable levels of overlooking and loss of privacy on No 75 & 77 Studland Park detrimentally impacting on the amenity of the occupants of these property's contrary to Core Policy 57 (111)

The development will be accessed via a newly constructed access lane immediately adjacent to and close to No 75 Studland Park will by reason of motorised movements negatively impact on the occupants and future occupants of that property contrary to Core Policy 57 (111)

The development by virtue of its elevated position above 75 Studland Park dramatically alters the context and character of the Studland Park extension and as such it should be regarded as inappropriate setting contrary to Core Policy 57 (v1)

The access road will reduce the number of parking places at 75 Studland Park by at least 2 parking spaces, which seems insignificant for a house of that size.

<p><b>16/04237/FUL</b> 25.05.16 Full Plan</p>	<p><b>26 Bramble Drive, Westbury BA13 3UY</b> <b>Applicant:</b> Mr Nicholas Buckle</p>	<p>Two storey extension</p>	<p><b>NO OBJECTIONS</b></p>
<p><b>16/05222/TCA</b> 01.06.16 Tree(s) in Conservation Area</p>	<p><b>17 Bitham Mill, Westbury, BA13 3DJ</b> <b>Applicant:</b> Mr Alan Large</p>	<p>T1 – Sycamore Tree – prune back branches to clear street light and highway</p>	<p><b>NO OBJECTIONS</b></p>
<p><b>16/04127/VAR</b> 16.05.16 Variation of condition</p>	<p><b>Westbury Infants School, Eden Vale Road, Westbury, BA13 3NY</b> <b>Applicant:</b> Governors of Westbury Infants School</p>	<p>Remove Condition 5 of 15/12624/FUL (Removal of temporary mobile classrooms and erection of permanent building and link to main school) to align to revised interim roofscape/approved non material amendment.</p>	<p><b>OBJECT</b> <b>For reasons detailed below</b></p>
<p><b>This council objects to Planning Application 16/04127/VAR on the following grounds:</b></p> <p><b>We object to the removal of the condition. However, if the condition is removed we would like a suitable replacement condition imposed.</b></p>			
<p><b>16/04576/FUL</b> 18.05.16</p>			<p><b>NO OBJECTIONS</b></p>

Full Plan	<b>Old Orchard, 16 Wellhead Lane, Westbury, BA13 3PW</b> <b>Applicant:</b> Mr Adrian Wylie	Convert linked single storey garage into further accommodation for Care Home.	
<b>16/05631/TPO</b> 09.06.16 Tree(s) in Preservation Order	<b>Leigh Park, Westbury</b> <b>Applicant:</b> Countryside Section, Wiltshire Council	Various works to trees as per Schedule dated 3 June 2016	<b>NO OBJECTIONS</b>
<b>16/04181/FUL</b> 11.06.16 Full Plan	<b>134 Hackney Way, Westbury, BA13 2GF</b> <b>Applicant:</b> Mr Chris Dobbie	Removal of conservatory and construction of single storey extension	<b>NO OBJECTIONS</b>
<b>REVISED PLANS &amp; ADDITIONAL INFORMATION SUBMMISION 15/11604/OUT</b> Outline Plan	<b>Westbury &amp; District Hospital, The Butts, Westbury, BA13 3EL</b> <b>Applicant:</b> NHS Property Services	Erection of up to 59 dwellings, public open space and associated access and drainage works	<b>PREVIOUS OBJECTIONS STILL STAND BUT WESTBURY TOWN COUNCIL NOTES CHANGES</b>
<b>16/03800/FUL</b> 15.06.16 Full Plan	<b>24 Eden Vale Road, Westbury, BA13 3NZ</b> <b>Applicant:</b> Mr J Davies	Demolition of existing garage and construction of new chalet bungalow	<b>OBJECT</b> <b>For reasons set out below</b>
<p><b>This council objects to Planning Application 16/03800/FUL on the following grounds.</b></p> <ul style="list-style-type: none"> <li>• <b>We are not satisfied adequate parking is provided on host properties</b></li> <li>• <b>There will be an increase in parking on Eden Vale Road</b></li> <li>• <b>Access from Eden Vale Road is difficult</b></li> <li>• <b>It removes access to existing houses from Oldfield Park</b></li> <li>• <b>We do not believe the proposal is similar to other nearby properties</b></li> <li>• <b>The diagram provided is not to scale</b></li> </ul>			
<b>16/05816/TCA</b> 14.06.16 Tree(s) in Conservation Area	<b>Eastleigh Court, Station Road, Westbury, BA13 3JH</b> <b>Applicant:</b> Mr Marshall	T1 Robinia - fell	<b>REFER TO ARBORICULTURIST</b>

**P.4288 RECOMMENDATION from STREETSCENE WORKING GROUP dated 6<sup>th</sup> JUNE 2016**

**New Waste Bin**

**PROPOSAL:**

To consider the fitting of a pole mounted waste bin at Newtown.

**BACKGROUND:**

The working group received correspondence from a resident living at Newtown that there was an absence of a waste bin in a popular area for dog walkers. Evidence provided shows dog waste bags strewn along the road.

**RECOMMENDATION:**

To provide a waste bin in Newtown at a cost of £181.00 and request the caretaker to monitor the area and report on any improvement.

***RESOLVED: The Committee agreed with the recommendation, which will now be placed on the Town Council agenda for 4<sup>th</sup> July 2016.***

**P.4289 CLLR WHITEHEAD'S LOCAL HIGHWAY NEWSLETTER – JUNE 2016**

*Dear Town and Parish Councils*

*I have received feedback from my previous Newsletter that the format needs to be short and punchy. I trust the below recognises the request and am grateful for all comments received.*

***New Portfolio Holder***

*I welcome Cllr Mr Jerry Wickham to the post of Portfolio Holder for Highways and Waste. Jerry who has previously been the Portfolio Holder for Waste brings a considerable amount of experience to Highways. I know his wealth of knowledge will provide vital support as the service is developed over the coming years. I know we will all appreciate the extra focus on service delivery this will allow.*

***Event Organisers***

*Event organisers are reminded:*

- The public have no lawful powers to direct traffic at planned events.*
- Only suitably trained (Chapter 8) persons can place signs on the highway*
- Event organisers will need to provide signs, barriers and cones (even no parking cones) for their events. Wiltshire Council does not provide these signs.*
- Signs used on the highway will need to be authorised by the Wiltshire Council's Local Highways Team.*
- Advance signage should only include the key information and be set up no more than one week before the event.*

***Rural Verge Cutting***

*The once a year cut of identified verges between villages and towns has commenced and will be finished by the middle of July.*

***Other Rural Verge Grass Cutting***

*This is undertaken by the council's fleet of six tractors. These tractors work throughout the year addressing safety areas.*

### **Urban Grass Cutting**

*The additional cuts have been completed this year.*

*Amenity Areas will now be cut once a month. This will be an increase of past years, but during June and July grass growth will mean there will be long lengths of grass, but this will only be for a short period.*

*Only the grass (light green areas) identified on the below link is scheduled to regular cutting:*

<http://www.realitygeo.com/explorer.aspx?cfg=wiltsgf>

### **Litter Collection**

*All the A roads will have received a scheduled litter pick by the end of June.*

### **Parish Steward Scheme**

*You will all have been invited to the Parish and Town Council Evening Parish Steward Meetings. Ringway are undertaking the presentation and further details will be available at that time.*

### **Toilet Transfer**

*All but five of the council's toilets have now an agreed way forward. The five remaining toilets will be subject to a 'Cost Benefit Analysis'. The two town councils and one parish council involved will be spoken to before any final decision is made on the future of these five facilities.*

### **Weed Spraying**

*The first of the two annual programmed urban weed spraying operations have commenced. Subject to dry weather the identified areas should all be treated within the next four weeks.*

### **Local Highways Restructure**

*The council's Local Highways team restructure continues. The appointed Area Managers and Engineers will shortly be contacting you to advise of their recruitment.*

*The Local Highway Technicians will now go through the appointment process.*

*We apologise for any inconvenience this causes.*

### **Highways Contract Position**

#### **1. The Landscape Group Contract**

*Novated to Wiltshire on the 1<sup>st</sup> September 2015:*

- *Value circa £5million*
- *Ends June 2020*
  - *Urban grass cutting*
  - *Play Area Inspections*
  - *Barrow man operations in identified town centres*
  - *Litter bin emptying*



- Litter picking identified areas
- Litter picking additional specific target areas
- Pavement Sweeping
- Fly tipping

2. *The Ringway Contract*

*Started 1<sup>st</sup> April 2016*

- *Last for 5 years, with up to 2 year extension subject to performance.*
- *Contract will be open to Swindon Borough Council.*
- *Potential annual value of about £15,000,000*

*The services included are:*

- *Local Highways (With the exception of the TLG contract)*
- *Winter and Emergency Service*
- *Drainage Surveys and repairs*
- *Street Lighting*
- *Bridge Maintenance*
- *Integrated Transport Schemes*
- *Highway Maintenance (with the exception of road resurfacing and surface dressing)*

*Local Highway Services included in detail:*

- *Parish Stewards*
- *Pothole Gangs*
- *Masonry repairs*
- *Weed spraying*
- *Signs maintenance*
- *Gully emptying*
- *Road markings and studs*
- *Street sweeping*
- *Deliver winter maintenance*
- *Operate Council's gritters*
- *Operate snow ploughs*
- *Deployment of operatives for clearing snow and ice.*
- *Respond to flood events*
- *Respond to other emergencies*

3. *Other Contracts*

- *Tarmac will operate the larger works for major road resurfacing and surface dressing and likewise will not be included in the new Highways contract. Novated to WC on the 1<sup>st</sup> September 2015 ends June 2020.*
- *Highways Consultancy contract awarded to Atkins December 2012 remains in place and again will not be included in the new Highways contract.*
- *Jackson's will operate the annual rural highway verge cutting operations. Novated 1<sup>st</sup> September 2015 ends June 2020.*
- *Wessex Tree Care will provide the tree works. Novated 1<sup>st</sup> September 2015 ends June 2020.*

**Noted**

**P.4290**

**HIGHWAYS CORRESPONDENCE / MATTERS:**

- **Temporary Closure of: Hawkeridge Road (Part), Westbury (Ref: TTRO 4303)**

Notice is hereby given that the Wiltshire Council has made an Order to close temporarily to all traffic: Hawkeridge Road (Part), Westbury; from its junction with B3097 The Ham to its junction with Slag Lane. To enable private contractor to install a new foul rising main.

**Alternative routes:**

Vehicles under 6.5t

Via Slag Lane – B3097 Station Road – B3097 The Ham and vice versa.

Vehicles over 6.5t

Via Slag Lane – B3097 Station Road – A350 – A363 – B3097 and vice versa.

**The closure will be clearly indicated by traffic signs and access will be maintained for residents.**

This Order will come into operation on 27 June 2016 and it is anticipated that the closure will be required until 15 August 2016. The Order will have a maximum duration of 18 months.

***The Clerk to find out what arrangements have been made to keep the 265 bus service running.***

- Resident concerns over parking on Eden Vale Road, which is very similar to CATG Issue number 4318

***Noted***

- New 'No Waiting Times' Order came into operation on 6<sup>th</sup> June 2015 on Chantry Lane and Station Road

***Noted***

**P.4291**

**CLERK'S CORRESPONDENCE:**

- **Area Board Issue Number: 4673 – Provision of car parking spaces in Queens Road.** We have been asked by Wiltshire Council if we support this request from a local to resident. The resident is asking for more parking spaces by removing trees and grassed areas to allow off road parking.

**The committee agreed the following response: We recognise it is an issue but we have no solutions.**

- **New Licence Application – Prezola Ltd, Westbury**  
The Licensing Authority has received a New Premises Licence application for Prezola Ltd, Unit 1c, Woodlands Industrial Estate, Eden Vale Road, Westbury, Wiltshire, BA13 3QS.

The application is for the sale of alcohol by retail OFF Sales – Monday to Friday 08:00hrs to 18:00hrs.

The application is available to be viewed at Monkton Park or County Hall offices during normal working hours, prior appointment is preferred to guarantee an officer is available.

Any representations against/for the application must be received no later than 12th July 2016.

***The committee agreed they had “No Comments”***

**P.4292 MONTHLY STATEMENT:**

*The monthly statement for April 2016 (Month 1) was noted.*

**P.4293 LIST OF PAYMENTS:**

*February list of payments for £46,429.96 was approved*

*March list of payments for £369,176.11 was approved*

**P.4294 BUDGET BIDS: None**

**P.4295 WORKING GROUPS' REPORTS:**

**a) Play and Leisure Facilities Working Group**

The group are currently carrying out annual inspections on the play areas.

**b) Street Scene Working Group:**

*The meeting held 6<sup>th</sup> June 2016 for the above working group discussed the following:*

*Cllr Andrews was elected as chair of the working group.*

*A public request for a memorial bench generated much discussion about the provision and need of additional benches in the town. It was agreed to develop a policy.*

*The group agreed to ask The Shed to refurbish and repaint finger posts, within a set timescale.*

*The group reviewed three requests for bins on dog walking routes. And a recommendation has been made to Town Council*

*Three replacement banners have now been placed at Leigh Park and The Ham.*

*The High Street Bollards have been repainted but still require the gold finish and the Clock has received its annual service.*

*Hanging baskets will be in place from mid – June. The cost of a be-spoke hanging basket tree for the town centre is £790.00 plus £250.00 installation cost.*

**c) Town Improvement Group:**

No meeting held

**10.34pm**

20.06.16

**Signed on behalf of the Meeting  
this eighteenth day of July 2016**

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**Chairman**