

## WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 18<sup>th</sup> JULY 2016 at 7.00 pm.

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

Mrs D Urch (Town Clerk) and Mrs J Dyer

**P.4296 PUBLIC FORUM:** Nil

**P.4297 APOLOGIES AND REASONS FOR ABSENCE:**

- Cllr D Anderson - Business
- Cllr P Wakeman - No apology received

**P.4298 DISPENSATIONS:** Nil.

**P.4299 DECLARATIONS OF INTEREST (if any) AND REASONS:**

**P.4300 MINUTES.**

***RESOLVED: That the minutes of the Committee Meeting held on 20<sup>th</sup> June 2016 were confirmed and signed by the Chairman.***

**P.4301 MATTERS ARISING (if any) FROM THESE MINUTES.** (Note: no new decisions can be taken.)

**The following items are for information purposes only:**

- Minute point: P.4285 – For sale sign on property in Church Street. Cllr King reports that this has now been removed.

**Members' Matters Arising.** (Note: no decisions can be taken.) None

**P.4302 REPORT BY WILTSHIRE COUNCILLORS (if any). Wiltshire Council matters only.**

**Cllr G King**

Cllr King reported that Wiltshire Council has reviewed collections of non re-cycleable waste in bags. With effect from 1.10.2016 collection will change from 2 bags per property weekly to 3 bags per property fortnightly. Residents effected will be offered wheelie bins as an alternative although residents will not be asked to wheel these through their properties or up and down steps. Residents effected will be contacted shortly by Wiltshire Council

**CHAIRMAN'S COMMUNICATIONS.**

**Priority groups for CATG**

The committee agreed the Priorities for referral to CATG:

- 1 Replacement solution for the Puffin crossing on the Bratton Rd. Agreed WTC to contribute £750.00 (25%) towards the cost of dropped kerbs as per the outcome of the Traffic & Network Management, Bratton Road, Westbury Pedestrian Crossing Assessment (09/03/16)
  
- 2 If CATG agree to amalgamate schemes, Westbury Town Council would like to see the following schemes merged;
  - a. 4318 yellow lines at Eden Vale (already on priority list)
  - b. 4484 yellow lines Spur Road
  - c. 4448/4435 parking at junction of Slag Lane / Station Road
  - d. 4429 yellow lines Sandewood Road, Westbury Leigh Primary School
  
- 3 If Westbury Town Council is required to prioritise the issues to replace items that have been completed and removed from the priority list, the Committee voted as follows:
  - a. 4678 Request Wiltshire Council commission a survey by Atkins to consider parking needs/spaces at Queens Road, Westbury. Westbury Town Council agreed to match fund (6 votes).
  - b. 4429 yellow lines Sandewood Road, Westbury Leigh Primary School (4 votes)
  - c. 4484 / 4429 yellow lines Spur Road / yellow lines Sandewood Road, Westbury Leigh Primary School respectively (2 votes each)

**Former Youth Centre, Eden Vale Road**

Richard Hatt has contacted Cllr Cunningham by email to inform him that two schools and the children's centre are currently looking at a possible proposal to take over the former youth centre as a meeting point and community venue. Mr Hatt has said that if their proposal was to become a firm proposal, he would like the opportunity to present it to the Delegation of Services Working Group.

**Upgrade of A350**

Cllr Cunningham attended the market towns meeting in Corsham recently and was told that the Department of Transport is currently considering proposals to downgrade the A36 running through Bath, and upgrading the A350 to compensate for this.

P.4304

**PLANNING DECISIONS.** The Committee noted Planning Decisions made up to 18<sup>th</sup> July 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>16/03882/FUL</b><br>12/05/16<br>Full Plan                    | <b>41 Chalford, Westbury, BA13 3RF</b><br><b>Applicant:</b> Mr Adrian Philips  | Proposed rear and side extension   | No Objections   | APPROVE WITH CONDITIONS            |
| <b>16/05222/TCA</b><br>01.06.16<br>Tree(s) in Conservation Area | <b>17 Bitham Mill, Westbury, BA13 3DJ</b><br><b>Applicant:</b> Mr Alan Large   | T1 – Sycamore Tree – prune back branches to clear street light and highway   | No Objections   | NO OBJECTION                       |
| <b>16/00527/LBC</b><br>26.05.16<br>Listed Building Consent      | <b>3 Maristow Street, Westbury BA13 3DN</b><br><b>Applicant:</b> Mr W Hadsley  | Re-open existing window aperture previously bricked up.  | No Objections   | APPROVE WITH CONDITIONS            |
| <b>16/02297/FUL</b><br>30.03.16<br>Full Plan                    | <b>Magic Hand Car Wash UK Ltd, Trowbridge Road, Westbury BA13 3AY</b><br><b>Applicant:</b> Mr M Gregory                    | Part change of use of car wash building and new extension to form new fish and chip shop including removal of existing kebab/burger takeaway hut. Planning class – A5 hot food takeaway    | No Objections   | APPROVE WITH CONDITIONS            |
| <b>16/04127/VAR</b><br>06.06.16<br>Variation of Condition       | <b>Westbury Infants School Eden Vale Road, Westbury BA13 3NY</b><br><b>Applicant:</b> Governors of Westbury Infants School | 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 | Object on the grounds of removal of the condition. However, if the condition is removed we would like a suitable replacement condition imposed. | APPROVE                            |

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|  |   | material amendment   |               |                         |
| <b>16/04576/FUL</b><br>06.06.16<br>Full Plan | <b>Old Orchard, 16 Wellhead Lane, Westbury BA13 3PW</b><br><b>Applicant:</b> Mr A Wylie | Convert linked single storey garage into further accommodation for care home | No Objections | APPROVE WITH CONDITIONS |
| <b>16/04181/FUL</b><br>11.6.16<br>Full Plan  | <b>134 Hackney Way Westbury BA13 2GF</b><br><b>Applicant:</b> Mr C Dobbie               | Removal of conservatory and construction of single storey extension          | No Objections | APPROVE WITH CONDITIONS |
| 16/04237/FUL<br>25.05.16<br>Full Plan        | 26 Bramble Drive<br>Westbury<br>BA13 3UY<br>Applicant; Mr N Buckle                      | Two Storey Extension   | No Objections | APPROVE WITH CONDITIONS |

**P.4305 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>16/05168/FUL</b><br>08.06.16<br>Full Plan | <b>1 White Horse Way, Westbury, BA13 3AH</b><br><b>Applicant:</b> Mr P Jenkins  | Two storey side extension to the approved new dwelling | OBJECT for reasons stated below:                           |
| <b><u>History for 1 White Horse Way:</u></b> |   |  |  |
| 16/01593/FUL                                 | To demolish the existing bungalow and replace it with a pair of 2 bedroom semi-detached houses (Resubmission of 15/07263/FUL) | 17/02/2016   | <b>Wiltshire Council Decision:</b> Approve with Conditions |

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| 15/07263/FUL   | To demolish the existing bungalow and replace with three two bedroom terrace houses                | 24/07/2015  | <b>Wiltshire Council<br/>Decision: Refuse</b> |  |
| <p><b>This council objects to Planning Application 16/05168/FUL on the following grounds:</b></p> <ul style="list-style-type: none"> <li>• <b>Overdevelopment of the plot</b></li> <li>• <b>Development will be overpowering for the size of the plot</b></li> </ul>   |  |   |   |  |
| <b>16/05261/FUL</b><br>08.06.16<br>Full Plan   | <b>Flagstones, 7 Penleigh Road, Westbury, BA13 3QB</b><br><b>Applicant: Mr &amp; Mrs C Wareing</b> | Removal of conservatory & extension to dining room & utility room   | No Objections                                 |  |
| <b>16/05624/FUL</b><br>18.06.16<br>Full Plan   | <b>26 White Horse Way, Westbury, BA13 3AH</b><br><b>Applicant: Ms A Glover</b>                     | Erection of First Floor Rear Extension  | No Objections                                 |  |
| <b>16/06264/TCA</b><br>28.06.16<br>Tree(s) in Conservation Area  | <b>30 Bitham Mill, Westbury, BA13 3DJ</b><br><b>Applicant: Mrs Osbourne</b>                        | T1 – Sycamore – Fell<br>T2 – Sycamore –<br>Remove lowest limb towards property T3 – Sycamore – Fell   | OBJECT for reasons stated below:              |  |
| <p><b>This council objects to Planning Application 16/06264/TCA on the following grounds:</b></p> <ul style="list-style-type: none"> <li>• <b>No evidence has been submitted demonstrating the need to remove or trim these trees.</b></li> <li>• <b>We feel it is important to maintain the integrity of this conservation area.</b></li> </ul> |  |   |   |  |
| <b>16/05831/FUL</b><br>30.06.16<br>Full Plan   | <b>Railway Inn Station Road, Westbury, BA13 4HW</b><br><b>Applicant: Mr Kevin Phipps</b>           | Erection of fire escape spiral staircase to side elevation to allow adequate means of escape from first floor accommodation   | No Objections                                 |  |
| <b>16/04682/FUL</b><br>05.07.16<br>Full Plan   | <b>46 Leighton Park North, Westbury, BA13 3RN</b><br><b>Applicant: Mr Darren Clements</b>          | Conversion of existing garage to playroom/study. Demolish the existing utility room and ground floor w/c. Proposed second storey extension over garage and utility room and create a new bedroom and family bathroom. | No Objections                                 |  |

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|---|---|---|---|
| <b>16/06656/TCA</b><br>05.07.16<br>Tree(s) in Conservation Area | <b>Oddfellows Hall,<br/>Bratton Road,<br/>Westbury, BA13 3EN</b><br><b>Applicant:</b> Mr Craig Ardrey | Bank of unspecified trees – prune back to approx. 2m beyond boundary and cut back growth to clear both garage and BT line by approx. one metre from the Sycamore tree at end of the garden. | No Objections   |
| <b>16/05945/FUL</b><br>17.06/16<br>Full Plan                    | <b>27 Oldenburg Road<br/>Leigh Park<br/>Westbury BA13 3UN</b><br><b>Applicant:</b> Mr S Cull          | Conversion of and rear extension to existing garage to form annex accommodation, and associated works.  | No Objections   |
| <b>16/06555/TCA</b><br>05/07/16<br>Tree(s) in Conservation Area | <b>8 Fore Street<br/>Westbury BA13 3AX</b><br><b>Applicant:</b> Mr Grebezis                           | T1 Ash Tree. This crown by 20%, crown lift by 1m and reduce several long lateral branches.  | No Objections   |
| <b>16/04977/FUL</b><br>25.6.16<br>Full Plan                     | <b>62 Bratton Road<br/>Westbury BA13 3ES</b><br><b>Applicant:</b> Mr M Young                          | New front driveway and removal of front garden  | No Objections   |
| <b>16/06073/LBC</b><br>21.6.16<br>Listed Building Consent       | <b>10a Alfred Street<br/>Westbury BA13 3DY</b><br><b>Applicant:</b> Mr Seguenot-Cottis                | Installation of 6 replacement windows and add secondary glazing   | No Objections provided appropriate materials are used |

**P.4306 RECOMMENDATION from PLAY AREAS WORKING GROUP dated 18<sup>th</sup> JULY 2016**

**To take over the running of ten Westbury Play Areas.**

**Proposal:**

Wiltshire Council has £20,000 remaining for the transfer of Play Areas. Wiltshire Council has agreed to allocate the full sum to Westbury Town Council to progress of the transfer. This equates to £2,000 commuted sum per area average plus a proportion of the material budget. The Play and Leisure Facilities Working Group propose accepting this offer.

**Background:**

The Play and Leisure Facilities Working Group have approached Wiltshire Council regarding taking over responsibility of the Play Areas, initially to secure S106 funding at Becksmill. However, the recent temporary closure of Kendrick Play Area and the subsequent public concern has brought the situation to a head. Positive conversations with Wiltshire Council resulted in the following proposal on the 1<sup>st</sup> July:

1. Westbury TC consider the transfer of the WC ten play areas.
2. WC would allocate a commuted sum payment of £20k in 2016/ 17 (sorry can make no commit for 2017/18, so if delayed the funding may not be available in the future).

3. The only other debate I could enter into is the revenue funding. I have a material budget of £50 per play area. Hence nine play areas would be £450 for a twelve-month period. This would reduce by the number of months remaining (likewise I can make no commitment for 2017/18).
4. The play area inspections are a lump sum payment for the 184 play areas, plus all the other amenity services. We have three inspectors. They each cover circa 60 play areas on a schedule. So an inspection saving really only comes in at a trigger point reduction of 60. So there is unlikely to be inspection revenue savings for WC, hence I could not include this in any payment.

**Recommendation:**

To contact Wiltshire Council to request the running expense budget associated with each play area and establish the insurance costs. Then refer and recommend the takeover of the Play Areas to Town Council.

***RESOLVED: The Committee agreed that the Town Clerk would gather associated costs from Wiltshire Council prior to a recommendation being submitted to Town Council on 5<sup>th</sup> September 2016. It was further agreed to ask Amanda McCann to compile a list of all equipment in all ten play areas, for insurance purposes.***

**P.4307 APPEAL DECISION - APP/Y3940/W/15/3130433 – LAND NORTH OF BITHAM PARK**

The decision by the Planning Inspectorate to allow the above development was noted. The Town Clerk and officers will also be asked to check with Wiltshire Council regarding any future planning consultations or hearings prior to attendance by any Westbury Town Councillors.

**9.30pm Cllrs Mrs Ezra and Mitchell leave the meeting**

**P.4308 MORRISONS FOOTPATH (WESTBURY 64)**

There have been ongoing issues with the public footpath running through Morrisons car park (at the side of the store) being obstructed by trolley parking and pallets of goods for. Requests to the store direct and Morrisons head office to keep this footpath clear, have so far failed. It was agreed that the Town Clerk would refer this matter to the Wiltshire Council Highways Enforcement Officer along with a request for a sign to indicate that this is a public footpath.

**P.4309 HIGHWAYS CORRESPONDENCE / MATTERS:**

- Area Board issue number: 4698 – metro count request along The Mead is noted

**P.4310 CLERK'S CORRESPONDENCE:**

Letter received from Mr K Harvey regarding the regular breach of planning conditions at the current development site at the rear of 42/44 Station Road Westbury, as well as general issues that arise from small developments around Westbury.

It was agreed that the Town Clerk would forward Mr Harvey's letter to Planning Control at Wiltshire Council.

Cllr Tout asked it to be noted that he took no part in this discussion.

**P.4311 MONTHLY STATEMENT:**

**The monthly statement for May 2016 (Month 2) was noted.**

**P.4312 BUDGET BIDS None**

**P.4313 WORKING GROUPS' REPORTS:**

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

The Play and Leisure Facilities Working Group submitted the recommendation shown as minute reference P.4603 above.

**b) Street Scene Working Group:**

A Street scene working group meeting was held on 11<sup>th</sup> July at the Laverton.

Members reviewed the draft Bench Policy and a number of amendments were suggested. These included a review of our current bench locations which will help in identifying new locations and producing a list of same. Also it was agreed that a system of annual sponsorship could be introduced. This was because it was felt that some people may not be able to pay the full cost of a bench "upfront". It was also agreed that this policy should fit with other policies being developed and also feed into the Business Plan.

With regard to the repainting of the fingerposts we have been advised by Westbury Shed that they will have premises by the end of July to carry out this work. The Town Council will supply the paint as previously agreed.

Cllr Tout and our Caretaker have suggested a different location for the bin in Newtown. We shall be contacting the resident who complained to obtain her comments.

**c) Town Improvement Group:**

The group discussed scoping – we can choose to designate part of our parish, all of our parish or, in principle, work with other parishes.

The latter option has some appeal in logical terms since much of the areas that would be considered as part of the "town" (e.g. industrial areas") are not in our parish. The feeling of the group is that a multi-parish plan would be difficult to achieve – particularly since the surrounding parishes may have a different view on expansion. The group noted that our governance review has some overlap here. It was suggested that Wiltshire Council may be more enthusiastic about a plan that covered the whole area and not just our boundaries although the group felt it would be possible to deal with adjoining areas in terms of commentary rather than as part of a formal plan. It was determined to consult with Wiltshire Council as, although it is our decision as to what we ask to designate WC may have reasons for suggesting something else that we should hear and their support would be useful in whatever we decide.



The group discussed the desirability of having a good quality layered map that could be used by the council in various ways – much time is spent at different groups trying to work with maps which are not ideal.

Coach parking, welcome packs and the usefulness or otherwise of the benchmarking exercise were discussed and questions will be followed up.

Ian Cunningham

Chair Town Improvement Working Group

**21.52**

**Signed on behalf of the Meeting  
this fifteenth day of August 2016**

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**Chairman**