

WESTBURY TOWN COUNCIL

**At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at
THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 18th 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 20th 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 18th July 2016.

Planning Application:	Address & Applicant:	Proposal:	Westbury Town Council Decision:	Wiltshire Council Decision:
16/03882/FUL 12/05/16 Full Plan	41 Chalford, Westbury, BA13 3RF Applicant: Mr Adrian Philips	Proposed rear and side extension	No Objections	APPROVE WITH CONDITIONS
16/05222/TCA 01.06.16 Tree(s) in Conservation Area	17 Bitham Mill, Westbury, BA13 3DJ Applicant: Mr Alan Large	T1 – Sycamore Tree – prune back branches to clear street light and highway	No Objections	NO OBJECTION
16/00527/LBC 26.05.16 Listed Building Consent	3 Maristow Street, Westbury BA13 3DN Applicant: Mr W Hadsley	Re-open existing window aperture previously bricked up.	No Objections	APPROVE WITH CONDITIONS
16/02297/FUL 30.03.16 Full Plan	Magic Hand Car Wash UK Ltd, Trowbridge Road, Westbury BA13 3AY Applicant: 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
16/04127/VAR 06.06.16 Variation of Condition	Westbury Infants School Eden Vale Road, Westbury BA13 3NY Applicant: 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

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

Planning Application:	Address & Applicant:	Proposal:	Westbury Town Council Decision:
16/05168/FUL 08.06.16 Full Plan	1 White Horse Way, Westbury, BA13 3AH Applicant: Mr P Jenkins	Two storey side extension to the approved new dwelling	OBJECT for reasons stated below:
<u>History for 1 White Horse Way:</u>			
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 Wiltshire Council Decision: Approve with Conditions	

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

16/06656/TCA 05.07.16 Tree(s) in Conservation Area	Oddfellows Hall, Bratton Road, Westbury, BA13 3EN Applicant: 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
16/05945/FUL 17.06/16 Full Plan	27 Oldenburg Road Leigh Park Westbury BA13 3UN Applicant: Mr S Cull	Conversion of and rear extension to existing garage to form annex accommodation, and associated works.	No Objections
16/06555/TCA 05/07/16 Tree(s) in Conservation Area	8 Fore Street Westbury BA13 3AX Applicant: Mr Grebezis	T1 Ash Tree. This crown by 20%, crown lift by 1m and reduce several long lateral branches.	No Objections
16/04977/FUL 25.6.16 Full Plan	62 Bratton Road Westbury BA13 3ES Applicant: Mr M Young	New front driveway and removal of front garden	No Objections
16/06073/LBC 21.6.16 Listed Building Consent	10a Alfred Street Westbury BA13 3DY Applicant: 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 18th 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 1st 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 5th 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 11th 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**

.....
Chairman