

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 15th AUGUST 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 A McCann

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

P.4314 PUBLIC FORUM:
Mr Beaver – Planning Application: 16/06413/OUT

P.4315 APOLOGIES AND REASONS FOR ABSENCE:

- Cllr D Anderson - Business
- Cllr P Wakeman - Business

P.4316 DISPENSATIONS: Nil.

P.4317 DECLARATIONS OF INTEREST (if any) AND REASONS:

P.4318 MINUTES.
RESOLVED: That the minutes of the Committee Meeting held on 18th July 2016 were confirmed and signed by the Chairman.

P.4319 MATTERS ARISING (if any) FROM THESE MINUTES:

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

- a) **Minute Point P.4308** – Morrisons Footpath: The Clerk has referred this through to Wiltshire Council Enforcement and is awaiting a response.
- b) **Minute Point P.4310** – 42/44 Station Road – The resident's letter has been forwarded to Wiltshire Council who will be keeping the file open.

Members' Matters Arising.

- Cllr Morland believes one of the issue log numbers that he was given to take to CATG was incorrect and asked if the Clerk could investigate.
- At the last Area Board meeting double yellow lines at Leigh Road were being discussed and Westbury Town Council did not ask for Area Board to proceed with this issue. Cllr Morland was certain the email he received from the Clerk included this and asked for this to be investigated. It was noted that the minutes of 18th July do not refer to Leigh Road.
- Minute point P.4310 – Cllr Tout reported residents near the development in Station Road had seen the contractors regularly work outside of permitted hours.

P.4320 REPORT BY WILTSHIRE COUNCILLORS (if any). **Wiltshire Council matters only.** None

P.4321 CHAIRMAN'S COMMUNICATIONS:

- Cllr Cunningham attended the Western Area Planning Committee meeting on 10th August as the Westbury Town Council representative to speak on the Westbury Hospital planning application.

The decision has been deferred pending a site visit, by councillors only, on the 28th September 2016.

The clerk was asked to check the status on site visits and if it would be possible for a representative from Westbury Town Council to attend. If so, to be placed on the next again to select a representative.

- The Chairman has been spoken to about the possibility of Matravers School moving to the Officers Selection Board Site when it is vacated. ***The Clerk was asked to contact the Head Teacher at Matravers to ask if they have any interest in moving to this site when it becomes vacant.***

P.4322 PLANNING DECISIONS. The Committee noted Planning Decisions made up to 15th August 2016.

Planning Application:	Address & Applicant:	Proposal:	Westbury Town Council Decision:	Wiltshire Council Decision:
16/03800/FUL 15.06.16 Full Plan	24 Eden Vale Road, Westbury, BA13 3NZ Applicant: Mr J Davies	Demolition of existing garage and construction of new chalet bungalow	OBJECT	APPROVE WITH CONDITIONS
<p>Westbury Town Council objected on the following grounds:</p> <ul style="list-style-type: none"> • We are not satisfied adequate parking is provided on host properties • There will be an increase in parking on Eden Vale Road • Access from Eden Vale Road is difficult • It removes access to existing houses from Oldfield Park • We do not believe the proposal is similar to other nearby properties • The diagram provided is not to scale <p>Wiltshire Council Approved, subject to the following conditions: 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>				

2 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

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3 The fence across the southern boundary of the development site will be reduced and maintained at a height of 1m, to ensure adequate visibility and inter-visibility is available for vehicles and pedestrians.

REASON: In the interests of highway safety.

4 The eastern boundary fence by the development, shall be reduced in height for a distance of 5m from the southern boundary, to allow adequate visibility and inter-visibility as the parking area is adjacent to a footpath.

REASON: In the interests of highway safety.

5 The development hereby permitted shall not be first brought into use until the first five metres of the new access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

6 The development hereby permitted shall not be occupied or first brought into use until the area between the nearside carriageway edge and a line drawn 3 metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and proposed elevations registered on 15.06.2016

Proposed and existing block plans registered on 15.06.2016

REASON: For the avoidance of doubt and in the interests of proper planning.

8 INFORMATIVE: The applicant is advised to contact Wessex Water direct on 01225 526 000 with regard to the connection of water and waste supplies for this proposed development. The applicant's attention is also drawn to the possibility of there being public sewers within the immediate vicinity and again is advised to contact Wessex Water with regard to this matter.

<p>16/05631/TPO 09.06.16 Tree(s) in Preservation Order</p>	<p>Leigh Park, Westbury Applicant: Countryside Section, Wiltshire Council</p>	<p>Various works to trees as per Schedule dated 3 June 2016</p>	<p>NO OBJECTIONS</p>	<p>APPROVE WITH CONDITIONS</p>
<p>16/05261/FUL 08.06.16 Full Plan</p>	<p>Flagstones, 7 Penleigh Road, Westbury, BA13 3QB</p>	<p>Removal of conservatory & extension to dining room & utility room</p>	<p>NO OBJECTIONS</p>	<p>APPROVE WITH CONDITIONS</p>

	Applicant: Mr & Mrs C Wareing			
16/05816/TCA 14.06.16 Tree(s) in Conservation Area	Eastleigh Court, Station Toad, Westbury, BA13 3JH Applicant: Mr Marshall	T1 Robinia – fell	REFER TO ARBORCULTURIST	APPROVE WITH CONDITIONS
<p><u>Conditions:</u> The work hereby permitted shall be carried out in accordance with good practice as set out in British Standard Tree Work - Recommendation for Tree Work", BS 3998: 2010 or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice. REASON: To prevent inappropriate work being undertaken to protected trees. 2. The applicant is advised that the works hereby permitted shall be carried out within 2 years from the date of this approval or the consent will expire. 3. Once felling has been carried out, the owner has a duty under Section 206(1b) and Section 213 of the Act to replant another tree(s). The new tree(s) would be subject to the same requirements for a tree work application if you intend to carry out works upon it in the future.</p>				
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	APPROVE WITH CONDITIONS
16/06264/TCA 28.06.16 Tree(s) in Conservation Area	30 Bitham Mill Westbury BA13 3DJ Applicant: Mrs Osbourne	Sycamore Trees T1 –fell T2 –Remove lowest limb towards property T3 –fell	OBJECT 1. No evidence has been submitted demonstrating the need to remove or trim these trees. 2. We feel it is important to maintain the integrity of this conservation area.	NO OBJECTION
16/05945/FUL 11.07.16 Full Plan	27 Oldenburg Road, Westbury, BA13 3UN	Conversion of, and rear extension to existing garage to form annexe accommodation,	NO OBJECTIONS	APPROVE WITH CONDITIONS

	Applicant: Mr S Cull	and associated works.		
16/06555/TCA 12.07.16 Tree(s) in Conservation Area	8 Fore Street, Westbury, BA13 3AX Applicant: Mr Grebezs	T1 Ash Tree: Thin Crown by 20%, crown lift by 1 metre and reduce several long lateral branches.	NO OBJECTIONS	NO OBJECTION
16/06656/TCA 07.07.16 Tree(s) in Conservation Area	Oddfellows Hall, Bratton Road, Westbury, BA13 3EN Applicant: Mr Craig Ardrey	Bank of unspecified tress – prune back to approx. 2 m beyond boundary and cut back growth to clear both garage and BT line by approx. one metre from the Sycamore tree at the end of the garden.	NO OBJECTIONS	NO OBJECTION

The Clerk was asked to find out if planning application: 16/05816/TCA was referred to the arboriculturist as we had asked it to be and report back at the next meeting.

The decision over planning application 16/03800/FUL was noted with disappointment and it was agreed that if the committee has serious concerns over a planning application it would be best to ask the unitary member to call it in.

It was agreed to add a column to the below table, so when recording the decision from the meeting regarding planning applications we can also record if we have asked the appropriate unitary councillor to call in that application.

P.4323 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:
16/06413/OUT 19.07.16 Outline Plan	Land at Bratton Road, Westbury Applicant: Mr R E Nevill	Erection of up to 47 dwellings & associated works	OBJECT For reasons stated below:

		(outline application in relation to access).	
<ul style="list-style-type: none"> • Westbury has excess development without supporting infrastructure and we are concerned about our services. Wiltshire Core Strategy Adopted January 2015, paragraph 5.160 states: <i>Westbury is an historic market town located in the west of Wiltshire between Trowbridge and Warminster. Although the town is smaller than other nearby settlements - including Frome, it has a significant employment base of strategic value and enjoys excellent rail connectivity, with direct links to Bristol, London, Portsmouth and Exeter. The town has seen significant housing development in the past which has not been matched by an appropriate provision of services, facilities and new jobs. The town has a good representation of independent retailers, which should be enhanced.</i> • Wiltshire Core Strategy Adopted January 2015, paragraph 5.161 states: <i>Westbury has been identified as a location for new strategic employment growth. The town's location between Warminster and Trowbridge allied with its position as a junction for rail travel makes it an accessible location and enhances its catchment. Furthermore, the employment base in Westbury should be relatively resilient to change. However, recent growth in housing has not as yet been matched by employment growth. The town has potential to be a key location for delivering economic development in Wiltshire and new employment development in Westbury supports the overall strategy of concentrating on accessible locations within the A350 corridor.</i> • Wiltshire Core Strategy Adopted January 2015, paragraph 5.162 states: <i>The strategy for Westbury will deliver a reduction in housing growth compared to historic trends, with a focus on improving facilities, services and job creation. Existing employment in Westbury will be protected and expanded to reflect the wider strategic needs of west Wiltshire. Overall, the town should not seek to compete with the larger nearby centres, including Frome, but rather consolidate and enhance its existing role and improve linkages with neighbouring settlements.</i> • Westbury is a small Market Town, not a principal settlement, as defined in the Wiltshire Core Strategy and has already received an excessive amount of windfall development. • Westbury is already suffering from over development and all local services are under pressure from this development and is in need of help. Further development is not sustainable. • The plans submitted quote unrealistic traveling times to local services e.g. Bitham School. • Westbury Town Council is concerned about road safety issues. Putting an exit from a development on Bratton Road is unlikely to improve problems of speed/parked vehicles and highways safety issues that are reported regularly by residents. • This development is outside the settlement boundary. • This development is not close to the town centre. 			

<ul style="list-style-type: none"> • There is an undisturbed Bronze Age Midden on the site and we do not believe that record only is sufficient protection. 			
16/06755/FUL 26.07.16 Full Plan	34 Bremeridge Road, Westbury Applicant: Mr & Mrs Kev Farr	Single storey rear extension & front porch	NO OBJECTION
16/06489/FUL 28.07.16 Full Plan	Reedlands, Penleigh Road, Westbury, BA13 3QB Applicant: Mr Jeffrey Dolman	Erection of front boundary wall	NO OBJECTION
16/05914/FUL 28.07.16 Full Plan	19 Leigh Road, Westbury, BA13 3QN Applicant: Mr Peter Veleski	Removal of existing carport and shed to replace with new garage and additional hardstanding parking	NO OBJECTION
16/07244/FUL 05.08.16 Full Plan	4 Bitham Mill, Westbury, BA13 3DJ Applicant: Mr David Crossweller	Replacement windows and doors (PD Rights Removed)	NO OBJECTION

P.4324 PROPOSAL FOR MELKSHAM BYPASS

The Clerk was asked to write to SW Swindon Enterprise Partnership Strategic Director, Alastair Cunningham and Fleur stating:
Westbury Town Council notices, with a great deal of disappointment, that another bypass is proposed to alleviate traffic congestion on the A350, at Melksham. Once again there is no proposed bypass for Westbury and nothing is being done to help improve the problems Westbury suffers from due to the constant flow of heavy traffic from the A350 running directly through its centre.

P.4325 COMMUNITY AREA TRANSPORT GROUP MEETING 22.07.16

Cllr Morland gave the following updates:

- **Removal of chicanes in Oldfield Road** – Five or more objections were received. Cllr King reported that this scheme did not score high enough to be made a priority at this stage.
- **Bratton Road Crossing** – This scheme is for dropped kerbs and has been approved with the contributed of £750.00 from Westbury Town Council.

- **Merging of White Line Schemes** – This was to save money on advertising costs. Eden Vale Road, Slag Lane, Sandalwood Road, The Spur and Leigh Road will be grouped together.
- **Queens Road** – Cllr King reported the Queens Road committee agreed to find a survey that was reportedly undertaken back in 2009.

P.4326 PARKING & WAITING RESTRICTIONS DECISIONS REPORT

The following decision was published on 1st August 2016:

The decision to manage outstanding waiting restrictions requests outlined in the report and the priority for progression identified under paragraph 23, be adopted.

This came into force on 9th August 2016

The Committee noted the decision and asked the Clerk to find out if the request forms are to be used by Westbury Town Council for submitting all future requests.

P.4327 COMMITTEE REPRESENTATIVES AT PLANNING MEETINGS

Occasionally planning applications are to be discussed at the Western Area Planning Committee, which may mean short notice of agenda items, leaving it too late to be discussed at a scheduled Highways, Planning & Development meeting.

It was agreed that where possible this should be discussed at a meeting, but where there is short notice, there is no need to call an emergency meeting to decide, instead the Chair of the committee should attend to represent the committee's decision.

We will always send a representative in the following circumstances:

1. ***For planning applications where we have formed a clear decision***
2. ***If the local member has called it in***

Cllr Mrs S Ezra and Mrs C Mitchell left the meeting at 9.34hrs

P.4328 HIGHWAYS CORRESPONDENCE / MATTERS:

- a) **Temporary Closure of: Hawkeridge Road (Part), Westbury from its junction with B3097 The Ham to its junction with Slag Lane (15/08/2016 to 09/09/2016) To enable private contractor to install a new foul rising main.**

Noted

The Clerk was asked to find out if this has been extended as Cllr Morland reported a bus driver had told him it was to last a further week.

- b) **Area Board Issue 4618: Metro Count Chalford**

The results of the metro count show that this location enters the Community Speed Watch intervention threshold. Mr Howard, who registered the complaint through the area board issues log, has been notified of the outcome.

Cllr King said he will contact Mr Howard and arrange the setup of the Community Speed Watch through the appropriate channels.

c) Area Board Issue 4676: Parking Along Slag Lane

For Information Only as this is similar to other requests that the Town Council has already offered support to.

Noted

The Clerk reported another area board issue log had been received concerning parking issues along Slag Lane, this is log: 4791, but this does need to be discussed, as again it is similar to those we have already offered support for.

d) 4 Market Place – Concern that the Harris fencing erected encroaches onto Wiltshire Council land

The plans the Clerk has obtained shows the fencing is not encroaching onto Wiltshire Council land, however Cllr Morland believes this is incorrect.

The Clerk has been asked to obtain a copy of the plans relating to the redevelopment scheme of the Market Place.

e) Area Board Issue Number: 4753 - Request for yellow lines along Slag Lane/Station Road

Noted

f) Reporting Issues to Wiltshire Council

To report a highway or streetscene issue:

- On line www.wiltshire.gov.uk/mywilts where you will be able to leave your email address and receive updates.
- Use the MyWiltshire app on a smart phone, again you will receive updates.

If no electronic access, by telephone on 0300 456 0105

Noted

g) Temporary Closure of B3097 Station Road, Westbury, at the Rail Bridge. To enable Balfour Beatty Rail to carry out emergency repairs to Rail Bridge. Works commence Monday 15th to Thursday 18th between 20:00hrs and 05:30hrs for 3 nights.

Noted.

P.4329

CLERK'S CORRESPONDENCE:

a) Formal complaint concerning building works at 9 Churchyard, Westbury

Cllr King reported that a retrospective planning application will need to be submitted for the work that has been carried out. There is concern over the wall that has been knocked down as it is potentially an ancient wall.

Noted

b) Oddfellows Hall – concerns regarding apparent alterations to the pavement entrance

The Clerk reported there had been response from Russell Brown at Wiltshire

Council and will chase for a reply.

Noted

c) Network Rail Aggregates Recycling Depot

The Clerk had contacted Network Rail who said the increase in HGV traffic was due to the amount of improvement work they are carrying out on the railway within the area, therefore there is an increasing amount of old rail track being transported to the recycling centre.

Cllr Morland said it is nothing to do with the recycling centre in Brook Lane, there is a new one the other side of the railway. It is on the site of the old steam sheds.

The Clerk to investigate further and bring back to the next meeting.

It was mentioned that the cinder track path has been blocked by a pile of earth. The Clerk to find out more information and to add as an agenda item for the next meeting.

d) Update on Streetlamps by Aldi

The Clerk has been in contact with Aldi concerning the streetlamps near the bus stops that have never worked. The manager has now passed this issue to the engineering manager and is chasing.

P.4330

MONTHLY STATEMENT:

The monthly statement for June 2016 (Month 3) was noted after the following queries:

- *Cost code: 4005 Staff Training – 78.7% budget due to CiLCA training for Clerk and Assistant Town Clerk*
- *Cost code: 4025: Insurance – 222.7% budget due to increase and all being put under one heading, this is being rectified.*
- *Cost code: 4026: Subscriptions – 75.1% budget due to most payments being annual and taking place in the first quarter.*
- *Cost code: 4042: CCTV Maintenance – 83.9% budget due to the payment for BT Redcare being due at the beginning of the financial year*
- *Cost code: 4131 – Roadshow – 95.5% budget due to being a one off payment due at the beginning of the year.*

P.4331

BUDGET BIDS: None

P.4332

WORKING GROUPS' REPORTS:

a) Play and Leisure Facilities Working Group

No meeting held

b) Street Scene Working Group:

No meeting held

c) Town Improvement Group:

The clerk and councillor Cunningham attended a market towns meeting on Corsham. There were a number of interesting presentations. The clerk

has circulated notes as TIG meeting notes as well as copies of the presentation.

Frome – Strategy for Success.

Gavin Eddy, CEO Forward Space / Frome Independent Market Director.

Hugely successful market built up from very small beginnings.

Corsham Area Framework – what this means for a town

David Martin, Chief Executive, Corsham Town Council

Investment in Town Centre Regeneration

Chris Jones Director – Chris Jones Regeneration

Town Centre Investment Zones

John Palmer – Director, Future High Streets

Councillor Cunningham and the Clerk is meeting with Wiltshire Council

Officers – Tim Martiensen and Georgina Clampitt-Dix on 24.08.16 to

discuss the Neighbourhood Plan and how bordering parishes are to be

considered. In addition to this the Clerk is to establish what positive outcomes can be generated as a result of a Westbury benchmarking exercise.

We are re-examining existing council improvement plans for the town – already distributed by clerk.

Group to review JSA data at <http://www.intelligenetwork.org.uk/>
<http://dev.wiltshirejsa.org.uk/issue-location/westbury/your-community-westbury/>

We have agreed to research better maps and produce a generic council owned maps for use in all publications. Staff are keeping an eye out for appropriate products/companies.

10.15pm

**Signed on behalf of the Meeting
this nineteenth day of September 2016**

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Chairman