

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 21st NOVEMBER 2016 at 7.00 pm.

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

Staff: Mrs D Urch (Town Clerk) and Mrs A McCann

Also in attendance: Three members of the public

P.4363 PUBLIC FORUM:

- Tamas Kiss – Lakeside View Residential Site
 - Parking
 - Lack of road markings
 - Speeding
- Richard Traynor – Planning Application for 75 Studland Park

P.4364 APOLOGIES AND REASONS FOR ABSENCE:

- Cllr S Andrews - Personal
- Cllr Mrs S Ezra - Personal
- Cllr Mrs C Mitchell - Personal
- Cllr P Wakeman - No Apologies

P.4365 DISPENSATIONS: Nil.

P.4366 DECLARATIONS OF INTEREST (if any) AND REASONS:

- Cllr F Morland - Hawke Ridge Development (item 18)
Member of Heywood Parish Council, where business park is situated

Cllr G King left the room at 19.26

P.4367 MINUTES.

RESOLVED: *That the minutes of the Committee Meeting held on 17th October 2016 were confirmed and signed by the Chairman.*

Cllr G King returned at 19.28

P.4368 UPDATE ON ACTIONS FROM PREVIOUS MEETING MINUTES

Minute ref	Subject	Action	Update	Further action required or closed
P.4345	Lakeside View / Slag Lane Development	Clerk to make enquires with developer	The developer telephoned the Clerk just before the meeting – see below questions and answers.	Clerk to confirm with the developer which path he was referring to, as the question was aimed at sewage works side. Ask for specification of works.

Ryan Price from David Wilson Homes gave the following answers:

- **Is the park officially open to the public now?**
No. It is due to be adopted by Wiltshire Council. Wiltshire need to provide a certificate of substantial completion to adopt the park. There has been a delay due to the grass not taking, even though the top soil used was British grade A/B. It is now starting to grow in areas but will not now grow again until spring. Sarah Holloway from Wiltshire Council needs to inspect the area again next spring to see if she is satisfied. There is still other work to be carried out, such as play equipment, car park area, white lining etc.
- **Can you tell me who is responsible for the public pavement to the bridge?**
This has been constructed by David Wilson Homes under section 278 of the Highways Act and is fully open to the public but sits under the existing public highways. David Wilson are currently responsible for maintenance of it at present, but Wiltshire Council need to approve it.
- **The litter bins currently on the site, who is currently responsible for emptying them?**
Until it is adopted by Wiltshire Council it remains the responsibility of David Wilson Homes. People have broken through the fence and used the bins, so they will empty them but not as a general maintenance as their public liability insurance does not cover maintenance of the area.
- **It has been brought to our attention that there is still Heras fencing on site with diggers, when are these being removed?**
He is not aware of any plant left on the site. The fencing is there until it is adopted and open to the public.
- **We have been informed of some broken trees on the development, what is being done about this?**
He is not aware of this unless it relates to the two that need replacing near the homes. Some must be done in the right season. Before the site is adopted they will carry out an audit of the whole site.
- **We believe the benches in the park are wooden and will need future maintenance, who will be responsible for this?**
Wiltshire Council will take the whole area.
- **Is Wiltshire Council looking to adopt the park? If so when is this due to happen?**
Yes, in the spring, hopefully – once grassed areas have taken to a suitable standard that is acceptable by Wiltshire Council.

The lake is part of the land transfer under section 106 agreement to be handed to Wiltshire Council.

P.4338i	Aldi Street Lights	Clerk to contact Aldi	Clerk written to store manager and Head Office	Clerk still to chase
P.4356	Network Rail Recycling Depot	Clerk to respond to Wiltshire Council	Reply received from Wiltshire Council	See agenda item 16
P.4356	Blocked Cinder Path	Clerk to make a Rights of Way application	Advised the footpath has been blocked under section 57 of the British Transport Commission Act 1949.	Put information on website. Matter Closed

P.4369 REPORT BY WILTSHIRE COUNCILLORS (if any). Wiltshire Council matters only.

Cllr King:

Wiltshire Council have been on site today and have been monitoring what Wessex Water are doing to rectify the problem.

From past experience of this site the cause of the problem has always been in the Wessex Water pipework linking the sailing lake to the fishing lake which suffers from the ingress of tree roots restricting the flow of water. Once this happens the water in the system back flows out of the gully's below the bridge causing the deep flooding.

At about 13:30ish Wessex were just about to start jetting their line to try and resolve the flooding.

Wiltshire Council drainage team are aware of this continuing flooding occurrence and have been discussing the problem with Wessex to totally remove the roots from the system.

P.4370 CHAIRMAN'S COMMUNICATIONS: None

P.4371 PLANNING DECISIONS. The Committee noted Planning Decisions up to 21st November 2016.

Planning decision 16/0874/WCM states under condition 13 the operating hours.
The Clerk to check with the planning officer to clarify the operating hours.

P.4372 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:	Unitary Councillor asked to call-in?
16/09338/FUL 18.10.16 Full Plan	Fairview Farm, Bratton Road, Westbury, BA13 4TG Applicant: Mr Alex Curtis	Removal of parapets front & rear, replace with fascia & guttering. Removal of porch, replace front door & glazed section from ground floor to gutter-line. Remove rear hall wall, move in line with kitchen wall. Extend rear roof-line from first floor to ground floor over existing kitchen flat roof & new hall wall. New roof to include roof windows & Velux. Reposition stairs to accommodate layout.	NO OBJECTIONS	NO
16/10289/TCA 27.10.16 Tree(s) in Conservation Area	Land to Rear of Weaver House, Chantry Court, Westbury, BA13 3FE Applicant: Ms Beeson	TG1 Coppice roadside Hazel T1 Ash, roadside, fell. TG2 Elder, adjacent to footpath reduce by 50% TG3 General coppicing of inner Hazel, Buddleia and Elder	NO OBJECTIONS to TG1, TG2 & TG3. OBJECT to T1	NO
AMENDED PLANS 16/03876/FUL 26.05.16 Full Plan	75 Studland Park, Westbury, BA13 3HN Applicant: Mr Neil Kendrick	Amended location and design	OBJECT For reason set out below:	YES
<ul style="list-style-type: none"> • The amended plans do not overcome the objections set out previously. • Changes are fundamental and should not be introduced under amendments, they should be subject to full consultation period. • The property numbers affected have changed from the rear of number 75 to the rear of numbers 73 and 85, but the issues remain. • We hope the amendment process does not restrict the ability of our local councillor to call in this application. 				
16/10910/TCA 08.11.16 Tree(s) in Conservation Area	30 Bitham Mill, Westbury, BA13 3DJ Applicant: Adam Lonsdale	Sycamore Tree - Fell	NO OBJECTIONS	NO

16/10917/FUL 08.11.16 Full Plan	8 Uplands Rise, Westbury, BA13 3HW Applicant: Mr & Mrs M Coles	Proposed Conversion of Car Port to Entrance Hall	NO OBJECTIONS	NO
16/10388/FUL 02.11.16 Full Plan	Adjacent 41 Castle View, Westbury, BA13 3HR Applicant: Mr Ralph Searle	Erection of Dwelling (Extension of Terrace) & Parking Spaces	OBJECT for reasons set out below:	NO
<ul style="list-style-type: none"> • Overdevelopment • Too close to the road • There are four blocks of houses which all have a buffer of a footpath and then the road • Adverse effect on the street scene 				
16/10955/FUL 16.11.16 Full Plan	Crosslands, Brook Lane, Westbury Applicant: Mr Darrell Fern	Construction of two storey extension on the rear of the existing bungalow to create a larger kitchen area and additional bedroom on the first floor.	NO OBJECTIONS	NO

P.4373 RECOMMENDATION received from TOWN IMPROVEMENT GROUP dated 17.10.16

High Street / Rotunda improvement project.

Proposal:

To reinstate aspects of the High Street / Rotunda improvement project.

Background:

The vision for Westbury suggested a number improvements that could be made to the High Street area in Westbury. Wiltshire Council brought forward a plan which was dropped near to adoption through lack of funding. We should request Wiltshire Council reconsider this project in view of their CIL funding stream. There are some risks; CIL funding may not be available for other projects; we may be asked to contribute some of our portion of the CIL receipts to the project.

Recommendation:

Westbury Town Council requests that Wiltshire Council re-examine the project to improve the High Street area of Westbury, particularly in view of the substantial CIL receipts that current and planned development in Westbury should bring.

RESOLVED to AGREE to make the above recommendation to Town Council in January.

P.4374 RECOMMENDATION received from TOWN IMPROVEMENT GROUP dated 17.10.16

Proposal:

To designate the whole of Westbury Parish for Neighbourhood Planning purposes.

Background:

Westbury Town Council has been considering a neighbourhood plan for some time. Several councillors have attended training and seminars on the subject and have a good understanding of the process. We are not required to proceed with plan after any designation. Several issues have impacted the process:

- 1) CIL deliberations. There was a lengthy enquiry into the valuation of CIL. Westbury Town Council strongly objected to the very low rate applied to CIL in Westbury but the amount is now set
- 2) A number of Neighbourhood Plans have not passed inspection but we feel that we are aware of the issues around this
- 3) Neighbourhood plans were quite difficult to alter (e.g. when actual planning decisions render parts of the plan invalid); previously an alteration of any kind (except corrections) required a repeat of the whole process. Under recent legislation some aspects of Neighbourhood Plans can be reviewed and changed with inspector agreement.
- 4) New legislation means that the designation of a whole parish is no automatic and cannot be debated/held up by the principal authority.

Neighbourhood Plan

Recommendation:

That Westbury Town Council requests (to Wiltshire Council) that the whole of the parish (town) is designated for neighbourhood planning.

RESOLVED to AGREE to make the above recommendation to Town Council in January.

P.4375 VACANT COMMERCIAL PROPERTIES IN TOWN

To decide if we should keep a data base on vacant commercial properties in the town and obtain the selling price, to help with future change of use requests.

RESOLVED to agree to ask the staff to devise a data base to collect such information, when time allows.

P.4376 GREAT WESTERN RAILWAY CAR PARK CHANGES FROM 11th DECEMBER 2016

The committee noted changes will come into effect with the winter timetable. The average daily increase is 0.19p. Details of each station are displayed at: <https://www.gwr.com/plan-journey/journey-information/travel-connections/car-parking>

P.4377 GREAT WESTERN ELECTRIFICATION PROGRAMME

The committee noted that Network Rail will be deferring four parts of the Great Western electrification programme. The full statement can be read at:

<https://www.gov.uk/government/speeches/rail-update-rail-investment-in-the-great-western-route>

P.4378 COUNCILLORS BRIEFING NOTE NO. 307 – WILTSHIRE HOUSING LAND SUPPLY STATEMENT 2016 UPDATE

The committee noted the briefing note which provided an update on the 2016 Housing Land Supply position for the three housing market areas (HMAs) in Wiltshire. The update for Wiltshire has now been completed and the results of the assessment has been published in the latest Housing Land Supply Statement on Wiltshire Councils website:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/annualmonitoringreport.htm

P.4379 NETWORK RAIL AGGREGATES RECYCLING DEPOT & THE BLOCKED CINDER PATH (Minute point P. 4343 refers).

The Clerk contacted Sean Williams, Team Leader, Planning Enforcement, Wiltshire Council, who advised the yard can be used in association with the railway and its use in association with the maintenance of the wider strategic railway network is consistent with this use.

For there to be a breach of planning control there must be a change of use that is material in planning terms. From the understanding of Wiltshire Council, the yard has historically been used in association with the railway, as indeed it is now, and whether aggregate is transported by road rather than rail in association with this purpose this does not change this use.

It was AGREED there is no further action to be taken at this point and an explanation to be displayed on the Town Council website.

P.4380 PLANNING APPLICATION: 16/07361/FUL BITHAM BROOK PRIMARY SCHOOL

This application is to be decided at the Western Area Planning Committee on 23 November 2016

It was AGREED for Cllr Cunningham to attend to speak on behalf of Westbury Town Council.

P.4381 HAWKE RIDGE BUSINESS PARK UPDATE

The committee viewed and noted the latest progress photographs

P.4382 COMMUNITY AREA TRANSPORT GROUP UPDATE

Below is a table with the updates from the meeting held on Friday 18th November 2016.

Please note TRO mentioned below means Traffic Regulation Order

4318 – Yellow Lines, Eden Vale Road/Matravers Close junction	TRO documents with TRO Team for processing. Awaiting formal consultation start date
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4484 – Additional yellow lines The Spur	TRO documents with TRO Team for processing. Awaiting formal consultation start date
4448 - Parking junction of Slag Lane/Station Road	TRO documents with TRO Team for processing. Awaiting formal consultation start date
4345 – Parking junction of Slag Lane/Station Road	TRO documents with TRO Team for processing. Awaiting formal consultation start date
4429 – Yellow Lines, Sandalwood Road	TRO documents with TRO Team for processing. Awaiting formal consultation start date
4678 – Waiting restriction request – Leigh Road	TRO documents with TRO Team for processing. Awaiting formal consultation start date
4445 – Vehicles obstructing pedestrian access High Street	Agreed to install two bollards on the edge of the private land. Cost approx. £1000.
Speeding on Leigh Park near Willoughby Close	Agreed to carry out Metro Count
4618 -Speeding A350 Chalford	Eligible for Community Speed Watch. Kirsty Rose to assess again
4673 – Parking Spaces Queens Road	REMOVE – NFA
4698 – Speeding The Mead	Eligible for Community Speed Watch
4788 – inappropriate parking Arundel Close	Cllr King responded to residents petition
4803 – speed reduction measures Slag Lane/Station Road/Frogmore Lane	Agreed to carry out Metro Count
4814 – Traffic calming measures Bratton Road	Agreed to carry out Metro Count in two places to monitor reduction in speed on bend
4837 – resurface footpath Gibbs Close	Agreed to allocate £3100 to cover Highways section. Byways section costs £16000.
4842 – Danvers Way Dropped Kerb	CATG do not have the photographs either. Kirsty to contact issuer for further information.

P.4383 HIGHWAYS CORRESPONDENCE / MATTERS:

- a) The following issues from CATG were considered by the committee:

Area Board Issue Number	Location	Concern	Request	Westbury Town Council Decision:
4927	Church Lane, Westbury Leigh	No clear signage	request for additional name plate	SUPPORT Offer a contribution of £100

The Chair asked for it to be recorded that he used his casting vote in favour of supporting this request.				
4881	Eden Vale Road, Westbury	concern re visibility at junction with Leigh Road	Double Yellow Lines extended to the left at the top of Eden Vale Road	SUPPORT No contribution to be offered as we think this is similar to another issue (4678) which is already in TRO process
4873	Between 39 and 55 Suffolk Road	Traffic speeding through chicane at Suffolk Road, Westbury	Install high speed bumps outside No.43 and 55 Suffolk Road	We support efforts to reduce, but do not think speed bumps is the way to do it.
4848	Parking bay, The Butts, Westbury	Hazardous parking	request for lining to mark bays	DEFER to next agenda. Try to find out who owns the bays.
4836	Pavement parking, Bashkir Road, Westbury	concern re drivers parking on footway	Stop residents parking on pavements	AGREE vehicles shouldn't park on the pavements. Ask resident to contact Police and we will also report it to the Police

P.4384 CLERK'S CORRESPONDENCE:

- Thank you from LEP
- Post Office – Refer to P&R
- Amalgamation of Spectrum Housing Group with Sovereign Housing Association

P.4385 MONTHLY STATEMENT:

The monthly statement for September 2016 (Month 6) was noted

P.4386 BUDGET BIDS

- CATG - Bratton Road £750
- Slag Lane £700
- 2% increase for Skatepark, want £160.00

P.4387 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:**
No meeting held

Signed on behalf of the Meeting
this nineteenth day of December 2016

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Chairman

21.52hrs