

**WESTBURY TOWN COUNCIL**

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on 20<sup>th</sup> FEBRUARY 2017 at 7.00 pm.

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

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

**Also in attendance:** Cllr D Jenkins

**P.4431 PUBLIC FORUM:** Nil

**P.4432 APOLOGIES AND REASONS FOR ABSENCE:**

Cllrs Mrs S Ezra - Personal  
Cllr Mrs C Mitchell - Personal  
Cllr P Wakeman - Business

**P.4433 DISPENSATIONS:** None

**P.4434 DECLARATIONS OF INTEREST (if any) AND REASONS:**

Cllr WD Tout - Agenda item 15, CATG Issue 5090 Primmers Place: Has been lobbied and brother resides there.  
- Agenda item 9, Planning Application 17/00251/FUL: Knows applicant and agent.

Cllr G King – Agenda item 9, Planning Application 16/12551/FUL: Knows the applicant

**P.4435 MINUTES.**

**RESOLVED:** *That the minutes of the Committee Meeting held on 16<sup>th</sup> January 2017 were confirmed and signed by the Chairman.*

**P.4436 UPDATE ON ACTIONS (if any) FROM PREVIOUS MEETING MINUTES:**

Minute ref	Subject	Action	Update	Further action required or closed
P.4398	Permanent Traffic Monitoring	Awaiting quotes from traffic survey companies.	The Clerk has contacted recommended companies for quotes	See agenda item: 11
P.4401	Footpath at Mill Lane	The Clerk has contacted Rights of Way Officer at Wiltshire Council, Paul Millard.	The Clerk emailed Paul Millard on 14.02.17.	The Clerk is awaiting a response.

P.4404	Car parking Westbury station	The Clerk to also write to APCOA Parking Ltd who operate the car park on behalf of Network rail.	The Clerk has written to APCOA and received a letter stating they are NOT the owners of the car park, they just manage it on behalf of GWR.	Still awaiting a response from GWR.
P.43381	Aldi Street Lights	Clerk still chasing. Cllr King will talk with case officer.	This has now been lodged with Wiltshire Council enforcement to investigate, ref: 17/00092/ENF	Still awaiting a response.
P.4423	Proposed Traffic Regulation Order for Consultation	Comments forwarded	Wiltshire Council have advised that objections have been received. Details of all letters of objection or support will be considered in a report placed before the Cabinet Member for Highways and Transport.	Wiltshire Council will contact us again when a decision has been made regarding this proposal.

**P.4437 REPORT BY WILTSHIRE COUNCILLORS (if any). Wiltshire Council matters only.**

Cllr G King

Wiltshire Council have a policy on use of convex mirrors on the highway. They can distort the view on the carriageway and can have a detrimental effect on the highway driver. Householders can install at their own cost but these could be removed by Highways if considered unsafe.

Cllr D Jenkins

Slag Lane: The strength of the ground needs to be tested with regards to putting up barriers.

**P.4438 CHAIRMAN'S COMMUNICATIONS:**

- Draft Wiltshire Playing Pitch Strategy – next step is to have the strategy adopted.
- Longleat have been contacting many councillors in relation to building a water park.

**NOTED**

**P.4439 PLANNING DECISIONS.** The Committee noted Planning Decisions made up to 20<sup>th</sup> February 2017

**P.4440 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?
<b>16/11947/FUL</b> 16.01.17 Full Plan	<b>13 High Street, Westbury, BA13 3BN</b> Applicant: <b>Mr Conrad Burrows</b>	Installation of shop frontage & flue	NO OBJECTIONS	NO
<b>16/12183/LBC</b> 17.01.17 Listed Building Consent	<b>4 Market Place, Westbury, BA13 3DQ</b> Applicant: <b>Mr Christopher Charlton</b>	Repair main dual pitch roof & replace concrete tiles with clay. Repair front flat roof & replace lead with EPDM. Replace rear single pitch roof with flat EPDM roof. Replace water damaged ceilings & wall plaster & install gas boiler. Relocate window & install secondary glazing, also to include various internal works	NO OBJECTIONS	NO
<b>16/12551/FUL</b> 03.01.17 Full Plan	<b>20 Studland Park, Westbury, BA13 3HL</b> Applicant: <b>Mr &amp; Mrs P Jenkins</b>	Proposed construction of a single storey rear extension	NO OBJECTIONS	NO
<b>17/00247/FUL</b> 23.01.17 Full Plan	<b>Land adjacent 24 Phipps Close Westbury BA13 3TL</b> Applicant: <b>Mr Peter Lythell</b>	Proposed New Dwelling	OBJECT for reason set out below:	NO
1. The proposal alters the streetscene				

<ol style="list-style-type: none"> <li>2. It is overdevelopment of the site</li> <li>3. We have concerns about parking, in an already over congested street</li> <li>4. The materials used should be consistent with materials used in neighbouring properties.</li> </ol>				
<b>17/00308/OUT</b> 18.01.17 Outline Plan	<b>112 Warminster Road Westbury Wiltshire BA13 3PR</b> Applicant: <b>Mr &amp; Mrs Bennett</b>	Demolition of garage and the erection of a coach house dwelling (Outline application in relation to access)	OBJECT for reasons set out below:	NO
<ol style="list-style-type: none"> <li>1. We object to the creation of a separate dwelling, which is detrimental to the listed building</li> <li>2. The impact on access past the listed building</li> <li>3. There are significant problems with access</li> </ol>				
<b>17/00309/LBC</b> 01.02.17 Listed Building Consent	<b>112 Warminster Road Westbury Wiltshire BA13 3PR</b> Applicant: <b>Mr &amp; Mrs Bennett</b>	Alterations to boundary wall/pier by setting it back 0.45 metres from the highway to improve access visibility	OBJECT for reasons set out below:	NO
1. The proposal has a detrimental impact on the listed building				
<b>17/00644/FUL</b> 23.01.17 Full Plan	<b>Land at The Ham (opposite Glenmore Farm) Westbury BA13 4HQ</b> Applicant: <b>Mr Barrie Tugwell</b>	Erection of detached house and double garage with new vehicular access	OBJECT for reasons set out below:	NO
1. We object on the grounds that it is outside the Town Policy Limit				
<b>17/00634/FUL</b> 02.02.17 Full Plan	<b>47 Dartmoor Road Westbury Wiltshire BA13 3UT</b> Applicant: <b>Mr Benjamin Sheppard</b>	Erection of a two-storey side extension and single storey rear extension	NO OBJECTIONS	NO
<b>17/00595/FUL</b> 06.02.17 Full Plan	<b>Westbury Leigh Primary School Sandalwood Road Westbury Wiltshire BA13 3UR</b> Applicant: <b>Westbury Leigh Primary School</b>	Retention of Temporary Storage Container Previously Approved Under Application 14/00631/FUL	NO OBJECTIONS	NO
<b>17/00674/FUL</b> 09.02.17	<b>2 Summer Road,</b>	Extension and alterations to	NO OBJECTION to	NO

Full Plan	<b>Westbury, BA13 3HU</b> Applicant: <b>Mr &amp; Mrs D Winsley</b>	provide dayroom, bedroom and conservatory	the day room extension, but we are concerned about the size and mass of the conservatory, as it is detrimental to neighbours	
<b>17/00251/FUL</b> 15.02.17 Full Plan	<b>Westbury Rugby Football Club, White Horse Country Park, Coach Road, Westbury, BA13 4LU</b> Applicant: <b>Mr Ronald Jones</b>	Renewal of temporary planning permission for a Rugby Clubhouse and storage containers ancillary to the Clubhouse (13/05391/FUL)	<b>NO OBJECTIONS</b>	<b>NO</b>

**P.4441 RECOMMENDATION from TOWN IMPROVEMENT WORKING GROUP dated 16<sup>th</sup> January 2017**

**Car parking** – Recommendation that subject to offer from Wiltshire Council HP&D adopts 2 hr free car parking

**Proposal:**

TIG recommends to accept Wiltshire Council's offer of two-hour free car parking at a cost of £35,727 in the High Street – short stay zone.

**Background:**

(See document attached, circulated from Wiltshire Council). The Town Improvement Group made an enquiry to Wiltshire Council regarding free car parking in the High Street in direct response to the greengrocer closing in November 16 and comments received from other business.

**Recommendation:**

TIG recommends 2-hour free car parking at a cost of £35,727 to Town Council on 6th March 2017

NP – feedback to HP&D once Wiltshire Council has confirmed receipt of the Town Councils application.

**The Clerk gave the following update:**

- The Clerk met with officers from Wiltshire Council to discuss 2-hour free car parking in Westbury
- The current offer for 2-hour free car parking at £37,727 includes Warminster Rd, High Street and Westfield car parks
- It would be possible to implement the scheme in only some car parks at a reduced cost
- The charge is calculated using the previous 2 years' income

- Parking enforcement will continue as is but reportedly has learned from similar schemes such as Calne; staff training, no return within 2 hours and note taken of vehicle position
- The cost will not be adjusted for other time slots i.e. a 3-hour ticket will still cost £1.40. We were informed that a driver who had used a 2 hour free ticket could extend their parking by purchasing a ticket for a further hour.

**RESOLVED: To recommend to Town Council in March the options available for consideration**

**P.4442 NOTICE of MOTION from Cllr I CUNNINGHAM dated 13<sup>th</sup> February 2017**

**Traffic Survey**

**Recommendation:**

That this committee recommends that Westbury Town Council commissions its own longer term traffic survey (at least 7 days) on the Warminster road just before the junction with Haynes road to determine:

- 1) Traffic flows
- 2) Number of HGV/Heavy vehicles

This data would then be owned by the town council and available to all its committee and working groups.

A 7-day survey from Tracsis would cost £495 and this could be funded from EMR (Highway Safety £1450)

Clerk making enquiries as to the cost of a 30-day survey and will provide an update at the meeting.

This committee recommends a suitable week for the survey to take place on

**THIS MOTION FAILED**

**P.4443 INSTALLATION OF BOLLARDS – HIGH STREET, WESTBURY**

To be installed at a time convenient to Wiltshire Council in April/May/June.

**P.4444 HIGH STREET / ROTUNDA PROJECT – UPDATE by Chairman**

This has been included for consideration by Wiltshire Council when the review of the transport schemes takes place on the infrastructure Delivery Plan and ultimately the Community Infrastructure Levy (CIL) Reg 123 List.

**NOTED**

**P.4445 APPLICATION from JOHN LAWSON (non-animal) CIRCUS to use PENLEIGH PARK**

Westbury Town Council had the following concerns to forward to Wiltshire Council:

- Any damage should be made good
- The footpath to be kept clear or alternative arrangements for a footpath be provided if it is to be blocked

**P.4446 CATG ISSUES FOR CONSIDERATION**

<b>Issue Number:</b>	<b>Area:</b>	<b>Issue:</b>	<b>Would like to resolve issue:</b>	<b>WTC Comments:</b>
<b>4814</b>	Bratton Road	Speeding Vehicles	Slow down sign	Defer until results of metro counts have been received
<b>5121</b>	Westbury Leigh	Unable to see oncoming vehicles	Installation of a mirror	Advise abuse should be reported to the police. Mirrors on private land are allowed subject to not being hazardous to drivers, but not supported by highways.
<b>5104</b>	Slag Lane/ Station Road	Roundabout on a slope causing potential danger to houses.	Installation of barrier	We support barriers and signage as it is dangerous. This is a highways issue and do not offer any contribution.
<b>5128</b>	Westbury Leigh Road	No solid footpath off the roundabout to the medical centre	Solid footpath	We believe the provided crossing on Mane Way is adequate and this route should be used.
<b>5129 &amp; 5130</b>	Bratton Road	Lack of footpath to White Horse viewing area	New footway.	This issue has been considered before. We accept the problem but there is not sufficient highway to resolve this. The solution is not immediately apparent until land is acquired.
<b>5090</b>	Primmers Place	Parking Issues	Suggest an evaluation of a parking scheme	Double yellow lines on the entrance to Primmers Place and on bends, to discourage parking on junctions and kerbs. Also, double yellow lines opposite the T junction to allow free flowing traffic.
<b>5158</b>	Westbury Leigh	Speeding and parking issues	Remove the double yellow lines between 62-54	We support looking at relaxing TRO providing no adverse impact on Church Lane and its access.

			Westbury Leigh	
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**P. 4447 CATG UPDATES FOR NOTING:**

Issue Number:	Issue:	Update:
4836	Parking on pavements at Bashkir Road	At HP&D 21.11.16 we referred this issue to the Police and they have responded saying, if vehicles are parked on the pavement and there's enough room for a pushchair or a wheelchair they cannot deal with it as there's no obstruction. If a vehicle is parked on the pavement and causing an obstruction, they will deal with it.

**P.4448 HIGHWAYS CORRESPONDENCE / MATTERS**

- a) Temporary Road Closure: A350 - Part – West End; from its junction with B3097 Station Road to its junction with Market Place. To enable Wessex Water to replace/rebed a manhole cover and frame. This order will come into operation on 12 March 2017 for one day between 0900hrs and 1500hrs. Diversion routes will be clearly indicated.

**NOTED**

- b) Temporary Road Closure: B3098 – Part – Westbury Road, Edington; from its junction with C49 Monestery Road to its junction with C19 Tinhead Road. To enable Barden Network to clear blockages in existing BT duct on behalf of BT Openreach. This order will come into operation on 27 March until 29 March 2017 between 0930hrs and 1530hrs. Diversion route will be clearly indicated.

**NOTED**

- c) **Councillors Briefing Note 319 – Rights of Way**

**NOTED**

**P.4449 CLERK'S CORRESPONDENCE:**

- a) **Great British Spring Clean**  
The Streetscene Working Group have organised the first litter pick for Saturday 4<sup>th</sup> March 2017 at 10am in Penleigh Park/Elm Grove area.
- b) **Email from David Davis**  
The Clerk has responded asking him to complete the town survey
- c) **National Farmers Union Better Farming & Better Planning Leaflet**  
They are interested in being involved with Neighbourhood Planning and it was agreed to invite them to a TIG meeting.



**d) ID Verde have offered a list of trees for planting. To decide if we wish to plant any trees**

Deferred to next meeting.

**e) Emptying of litter bins – Wiltshire Council have advised they will no longer be replacing/repairing litter bins as this is a discretionary function, whereas the collection of litter dropped is a statutory function.**

Refer to streetscene working group for consideration of the impact of this to Westbury Town Council.

**f) Reminder that the annual Town and Parish Council Highway Evening Meetings draft dates are:**

- 15th May 2017 – County Hall, Trowbridge
- 17th May 2017 – Monkton Park, Chippenham
- 23rd May 2017 – City Hall, Salisbury
- 24th May 2017 – Kennet House, Devizes

**NOTED**

**g) Vivash Park/Slag Lane Development – Update**

David Wilson have informed Westbury Town Council today that Wiltshire Council visited the site three weeks ago, but unfortunately the site is not yet ready for adoption. The site is still not open to the public and David Wilson Homes are unable to provide any timescales, but are meeting early March to discuss further. A contractor was sent out Friday to secure the fencing and they are arranging for the refuse to be removed.

**NOTED**

**P.4450 MONTHLY STATEMENT:**

*The monthly statement for January 2017 (Month 10) was noted*

**P.4451 BUDGET BIDS**

None

**P.4452 WORKING GROUPS' REPORTS:**

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

Notes from the meeting on 13<sup>th</sup> February 2017

Adrian Hampton attended the meeting regarding the transfer of 10 Play Areas. (although they did not include Penleigh Park so they need to look into why it was missing off the list) They are heavily involved in dealing with Salisbury. They will only be giving the Town a Standard lease for 7 years. They also need to look into the fact that Penleigh Park is a Town Green and Grassacres is held in trust. We were very concerned regarding the £22,000 they offered us to take the play areas on. They are now saying that we need to complete the transfer by 31<sup>st</sup> March as the offer will not be there next year. Adrian then said that we would need to agree in principal the transfer to protect the funding. Wiltshire Council will no longer maintain the Play Areas and if we object to anything in the lease the transfer would

not go ahead. Wiltshire will be using outside Solicitors, as their own Solicitors are busy with Salisbury's transfers.

We are now getting tenders for the general up keep of the areas and the monthly inspections.

Becks Mill S106 money we received various quotes to spend the £28,247.36 by 16<sup>th</sup> July but we are asking for new quotes only for the area of the excising area as the purchase of the extra land might take too long.

Tesco Bags of Help Grant we are looking at repainting various play equipment at a cost of £688.50 plus VAT but we also need to find out what paint is required for this job.

**b) Street Scene Working Group:**

No meeting held

**c) Town Improvement Group:**

No meeting held

**22.00hrs**

**Signed on behalf of the Meeting  
this twentieth day of MARCH 2017**

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**Chairman**