

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on 19th June 2017 at 7.00 pm.

PRESENT: Cllrs: I Cunningham (Chairman), S Hendry, C Charlton, F Morland, M Kettlety, J Russ, M Sutton and WD Tout

Staff: Mrs D Urch (Town Clerk) and Mrs J Dyer

P.4493 PUBLIC FORUM

Mr Evans Town Centre Car Parking
CCTV
Bus stop at Slag Lane

P.4494 TO RECEIVE APOLOGIES (if any) AND REASONS AND APPROVE ABSCENCES

Cllr R Hawker Personal
Cllr Mrs B Pyne Personal
Cllr N Pyne Personal
Cllr G King Absent

P.4495 DISPENSATIONS. Members to consider any dispensation requests received by the Town Clerk.

None

P.4496 DECLARATIONS OF INTEREST (if any) AND REASONS. (Members must be diligent regarding their interests.)

Cllr F Morland Member of Dilton Marsh & Heywood Parish Councils (re Planning Applications)
Cllr I Cunningham Chair of Governors at Westbury Junior School (re Planning Application)

P.4497 MINUTES. To confirm and sign the Minutes of the Committee Meeting held on 18th April 2017 (circulated with Annual Town Council Agenda for 15.5.17).

Not confirmed due to error in date shown on minutes – deferred to next meeting

P.4498 UPDATE ON ACTIONS FROM PREVIOUS MEETING MINUTES

The following items are for information purposes only:
(Note: no decisions can be taken.)

Minute ref	Subject	Action	Update	Further action required or closed
P.4401	Footpath at Mill Lane	The Clerk has contacted Rights of Way Officer at	The Clerk emailed Paul Millard on 23.05.17 and is waiting for a reply.	Cllr Cunningham confirmed that signs have now been

		Wiltshire Council, Paul Millard.		erected.
P.4404	Car parking Westbury station	The Clerk wrote to GWR.	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.	No response from GWR however Cllr Sutton reports that an additional 32 spaces will be made available after demolition of the social club.
P.43381	Aldi Street Lights	Now with Wiltshire Enforcement	This has now been lodged with Wiltshire Council enforcement to investigate, ref: 17/00092/ENF	Pending response from Wiltshire Enforcement.
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. No further update – Town Clerk will chase Kirsty Rose
P.4489	Railway bridge at Station Road & provision of bus stops on Slag Lane	Clerk to contact Simon White at Wiltshire Council to find a solution for the provision of bus stops	Clerk emailed Simon White 3 rd June. Response as followed: <i>I will have a drive down Slag Lane sometime soon and have a look but from memory, there is only footpath down the north side of Slag Lane so I would need to be satisfied that there is somewhere safe for people to wait on the Southside (buses towards Warminster/Salisbury) before erecting any new bus stops unless you know of somewhere suitable?</i> <i>If there isn't any suitable area for bus stops, would the Town Council be able to fund/install a hard standing?</i>	Pending Town Clerk arranging to meet with Simon White to see if there are any suitable areas before the Council considers funding/installing a hard standing. Weight limit of bridge is an "Intermediate Weight Limit" and whilst occasional large vehicles can cross the bridge, it could not withstand regular use by larger vehicles.

			Re: Station Road bridge – the request to increase the weight limit for PSV's to use it would require work for full loading due to the issue being with the transverse girders under the road between the main girders.	
P.4489	Tree roots at Queens Road	Clerk to Contact Selwood Housing	Clerk emailed Selwood Housing and they responded to say they could only identify one location where the damage to the footpath could be attributed to tree roots, by 45 Queens Rd. Mike Burch would like to meet with Wiltshire Council to discuss further.	Selwood Housing have responded saying that they will look into this issue and have contacted Wiltshire Council to discuss trees
P.4490	Transwilts Service	Clerk to contact GWR regarding service disruption due to electrification to ask how it will affect the Transwilts Service.	The Clerk contacted Mark Hopwood, GWR on 31.05.17 and is waiting for a reply.	Details of replacement bus services given at the meeting and will be published on the website

P.4499 REPORT BY WILTSHIRE COUNCILLORS (if any). Wiltshire Council matters only.

Cllr D Jenkins

Wiltshire Council cabinet will meet on Tuesday June 20th 2017 to discuss the Statement of Accounts and long term plans for housing within the county.

P.4500 CHAIRMAN'S COMMUNICATIONS.

None

P.4501 PLANNING DECISIONS.

The committee noted Planning Decisions made by Wiltshire Council up to 16th June 2017.

P4502 PLANNING APPLICATIONS The committee considered Planning Applications received from Wiltshire Council up to 16th June 2017

Planning Application:	Site Location & Applicant:	Proposal:	WTC Decision
17/03939/LBC 23.05.17 Listed Building Consent	The Laverton Bratton Road Westbury BA13 3EN	Installation of defibrillator with lights and signage to external walls	No Comment as this is a Westbury Town Council application
17/03327/FUL 25.04.17 Full Plan	124 Oldfield Park Westbury BA13 3LN	Single Storey rear extension and front porch	No Comment
17/04421/FUL 23.05.17 Full Plan	24 Market Place Westbury BA13 3EN	Change of use of the takeaway part of the building to residential	Object – see below
<p>Westbury Town Council objects to this application on the following grounds:</p> <p>This is an application for change of use to residential yet no provision has been made for parking and we would like to see the existing garage put back into use.</p> <p>We believe, based on local historical knowledge, that this property was a house during the 1900's and was changed to a shop during the 1930's. If this property is to be changed to residential, it should look like a residential property and not like a boarded up shop – the proposed external appearance for this property is not in keeping with other residential properties in the area.</p>			
17/04988/LBC 23.05.17 Listed Building Consent	24 Market Place Westbury BA13 3EN	Change of use of the takeaway part of the building to residential	Object – see below
<p>Westbury Town Council objects to this application on the following grounds:</p> <p>We believe, based on local historical knowledge, that this property was a house during the 1900's and was changed to a shop during the 1930's. If this property is to be changed to residential, it should look like a residential property and not like a boarded-up shop – the proposed external appearance for this property is not in keeping with other residential properties in the area.</p>			
17/04611/FUL 01.06.17 Full Plan	12 Silbury Close Westbury BA13 3DG	Erection of garden room to rear of garden of property	No Objection
17/04577/REM 31.05.17 Reserved Matters	Site rear of 69 Westbury Leigh, Westbury BA13 3SF	Reserved matters relating to appearance, landscaping, layout and scale for erection of dwelling following outline planning application 16/11791/OUT	No Comment
17/04655/FUL 02.06.17 Full Plan	9 Westbury Leigh, Westbury BA13 3SE	Demolition of existing outhouse & construction of two storey extension & adaptations	No Objection
17/04838/FUL 06.06.17 Full Plan	Land West of Dartmoor Road Westbury BA13 3UT	Amended description and layout to a residential development of 26 dwellings and associated	Objection – see below

		landscaping.	
<p>Westbury Town Council maintain our original objections detailed below and we do not feel that the changes made overcome our original objections</p> <ul style="list-style-type: none"> • Westbury Town Council feels that the revised plans do not overcome our original objections raised (on 17.10.16) and are also shown below. • 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. This distorts the hierarchy as in Core Policy 1. • 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. • Westbury has greatly exceeded its indicative house building targets to 2026 • This development is outside the current settlement boundary. Previous development in the area (also outside the draft proposed boundaries) was declined for this reason, see planning application 14/07665/FUL. • We would like to maintain the physical separation between Westbury and Dilton Marsh, 			

which was recognized on the inspector's report in the West Wiltshire District Plan First Alteration (2004), paragraph 2.2.52:

New housing (in areas R7 and R8 on the draft revisions to the Master Plan) abuts the eastern side of the road at its northern end. The road defines the western edge of the expanded settlement of Westbury Leigh and I agree that distance (and occasional hedges and trees) provide a reasonable separation of this area from the cottages and houses just east of the railway. However, as the road curves south-westwards it comes closer to some of these houses and cottages and the minimum planned distance between the houses in Fairways/Fairwood Road and those already permitted (in area R1) is about 270m. If housing was permitted up to the eastern side of the new road as suggested by an objector, this distance would reduce to only about 180m (allowing for proposed mounding/landscaping). The road would be passing through a narrow gap, and drivers (of higher vehicles at least) would probably be able to see housing on both sides at close quarters. I also consider that it would be possible to see readily across this gap and this would contribute to a feeling of merging between Westbury Leigh and these houses, which could be regarded as part of Dilton Marsh.

- We do not accept that traffic will not affect Oldfield Park and Dilton Marsh
- This development is an incremental addition to Leigh Park and we would want to see a contribution to the bridge across the railway line, as it was required for the original development.
- We are concerned that the development is adjacent to Mane Way which is a free flowing road and if permitted, it may encourage parking on this area. We would like double yellow lines on both sides of Mane Way should this development be permitted.
- The local school is already oversubscribed in many of the lower school classes
- If permitted we would like the developer to provide litterbins, broadband and contributions to schools and the bridge.

<p>17/01643/REM 06.05.17 Reserved Matters</p>	<p>Land North of Bitham Park Westbury BA13 4LU</p>	<p>Reserved Matters relating to appearance, landscaping, layout and scale (for 300 dwellings outline app 14/09262/OUT)</p>	<p>Objection – see below</p>
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Westbury Town Council still objects to this application

We are pleased that provision has been made for footpath access to Bitham Park but feel that this should be constructed with the co-operation of Wiltshire Council as we feel this footpath is essential for the safety of school children.

We note the provision of screening for properties at The Knoll has been improved.

However, we still feel that the pedestrian/cycle access to Trowbridge Road is inadequate and should be improved.

This council re-iterates previous objections – see comments below

- This council has previously requested separate access for pedestrians and cyclists in the area of the roundabout (access to Trowbridge Road).

<ul style="list-style-type: none"> • We are very concerned that pedestrians, especially children from the estate, will be forced to walk along a very busy primary route when there is scope to provide footpath access to Bitham Park. • We suggest that the number of houses be reduced from 9 to 8 (southern boundary) in order to accommodate additional pedestrian access to Bitham Park. • TRO should be in place to keep all roads to the estate open. This council has received endless complaints regarding parking issues – traffic orders should be in place to prevent parking on all corners and opposite all junctions and paid for by the developer at the outset. • We are concerned about the amount of unadopted portions of highway which will effect several houses (drains and sewers), and we feel it is not viable to rely on a management company for future maintenance. • We have concerns that the roads have insufficient access over the buffer land reserved by RHL – Robert Hitchins Ltd. • Tactile dropped kerbs should be provided throughout this development. • Litter bins and public benches should be provided in public areas, as part of any management company operations and we would request matching seats to compliment those installed throughout the town – “Phoenix seats” (brown enviropol slats) copy invoice attached FYI. 			
17/04501/VAR 31.05.17 Variation of Conditions	1 Haynes Road Westbury BA13 3HA	Variation of condition 6 of planning application 15/03738/FUL to allow for the replacement of front landscaping with new block paving to allow for parking	Objection – see below
<p>Westbury Town Council objects to this application on the grounds of highway safety – too close to the main A350 and a roundabout and is exceptionally unsafe as residential access would be required at all hours for all four properties.</p> <p>Westbury Town Council supported the original application for this development on the grounds that no provision had been made for parking.</p>			
17/04753/FUL 07.06.17 Full Plan	Westbury Infant School Eden Vale Road Westbury BA13 3NY	Replacement site frontage boundary fence and gates	No Objection
17/05595/TCA 12.06.17 Trees in Conservation Area	Weaver House, 6 Chantry Court Westbury BA13 3FE	Hedgerow elders and hedgerow. Reduce hedge including elder and hawthorn to previous pruning points which is approximately one meter below electricity cable	
<p>Westbury Town Council objects to this application. We see no need for this work to be carried out and are not aware of any applications by any electricity company suggesting the need to prune these trees/hedges.</p> <p>Westbury Town Council is considering taking advice from an arboriculturalist regarding all of the trees in the conservation area surrounding Chantry Court in Westbury.</p>			

P.4503 PLANNING APPEALS:

- **Land at The Ham, Opposite Glenmore Farm, Westbury BA13 4HQ**
Notification of Planning Appeal Ref APP/Y3940/W/17/3174456 received on May 25th 2017 against a refusal of erection of detached house and double garage with new vehicle access.

The committee noted the appeal and agreed to reiterate it's previous objections.

- **Chalford House Hotel, Warminster Road, Westbury BA13 3PR**
Result of appeal noted

P.4504 RECOMMENDATION received from the ANNUAL TOWN COUNCIL dated 15.05.17

Re-Naming of Bitham Mill (information previously circulated with the Annual Town Council Agenda for 15.5.17 (item 23).

Proposal

To consider the proposal and costings to re-name Bitham Mill.

Background

At HP&D Committee on 20.03.17 the HP&D considered the following motion by Cllr King:

To initiate a consultation with Bitham Mill and Bitham Mill Courtyard residents concerning the re-naming and re-numbering of Bitham Mill by requesting, completing and submitting the appropriate application form and related information as specified [on page 6] in Wiltshire Councils Street Naming & Numbering Policy.

The committee resolved to initiate a public consultation – minute P.4463 refers.

At HP&D Committee on 18.04.17 the committee discussed the process for applying to rename Bitham Mill, including suggesting new street names and agreeing to meet all of the associated costs including public consultation, any application costs and the cost of providing new nameplates. Minute P.4486 refers.

The HP&D Committee recommend Town Council to consider the proposal and costings to re-name Bitham Mill. However Cllr King put forward a revised recommendation, which was to refer this issue back to the Highways, Planning & Development Committee to look at alternatives (Minute T.3735 attached refers).

Recommendation:

The Highways, Planning & Development Committee to look at alternatives to re-naming Bitham Mill due to the high costs involved.

RESOLVED to AGREE: To defer until the next meeting when Cllr King is present to discuss.

P.4505 CATG Update

5350 A350 in Westbury – The report from Wiltshire Council of Metro count from June 2014 was noted by the committee and the Town Clerk will inform the resident of the result of the metro count.

Issue Number/r:	Area:	Issue:	Would like to Resolve issue:	WTC Decision
5383	High Street	Pedestrian are at risk from the High St being used as a rat run for people getting to Bratton Rd and Morrisons, due to the volume of traffic on Haynes Rd	Zebra crossing in the High St	Westbury Town Council cannot support. Enforcement of traffic regulations is required.
5412	Maristow St / Edward St	Traffic cutting the corner when turning right down Edward St from Maristow St and they are close to the right-hand side where there is no pavement.	Additional road markings to make the traffic take a wider line at the junction.	Westbury Town Council does not see how additional road markings would change drivers behaviour but we acknowledge that this is an issue.
5417 & 5423	3 White Horse Way	Vehicles often park opposite 3 White Horse Way obstructing the driveway opposite belonging to an elderly couple. This is causing distress as they need to use the vehicle for hospital visits.	A white line across the entrance to the driveway and a yellow line opposite to prevent vehicles from waiting and obstructing the driveway. The existing yellow line there is just short of the 10 meters.	Inconvenience to residents is regrettable however if a driveway is blocked by another vehicle, residents should call the police and complain about obstruction. Residents should also inform the police if they are considered vulnerable. White lines are not enforceable.
5419	Warminster Road	Westbury United Reformed Church is hired out but people are having trouble locating it as it is set back	Would like a sign at the corner of Leigh Road reading United	Westbury Town Council fully support the United

		from the road. Vehicular access is up Hospital Road and along The Butts.	Reformed Church	Reformed Church approaching Wiltshire Council for the provision of a sign and the committee suggests the church sent out maps with their hire details.
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The Town Clerk will distribute a table of the cost of highways works to all new councillors.

P.4507

HIGHWAYS CORRESPONDENCE / MATTERS:

- **Temporary Closure of: A3098 Tower Hill (part – approximately 40m covering the area of the rail bridge), Dilton Marsh (04.07.2017 for 1 night) TTRO 4844 - Noted**
- **Signage at Mantell Close, Westbury** – The response received from Wiltshire Council stating that the developer would be contacted and asked to deal with the signage for Mantell Close was noted.
- **Bus Stop in Slag Lane** – It was noted that the Town Clerk is waiting to meet with Simon White of Wiltshire Council to discuss further.

P.4508

CLERK’S CORRESPONDENCE:

Parking at Primmers Place, Westbury – Complaint received by email from member of the public regarding ongoing parking issues. Westbury Town Council agrees that this is an ongoing issue but agreed to refer to CATG for a response, however the committee are unsure what the solution would be. The resident who made the complaint will be updated.

P.4509

MONTHLY STATEMENT: The Monthly Statement for April 2017 was noted.

P.4510

BUDGET BIDS: NONE

**Signed on behalf of the Meeting
this seventeenth day of July 2017**

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Chairman

22.16