

**WESTBURY TOWN COUNCIL**

**At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on 16<sup>th</sup> OCTOBER 2017 at 7.00 pm.**

**PRESENT:** Cllr: I Cunningham (Chairman)  
Cllrs: D Tout, M Sutton, J Russ, S Kimmins,  
B Pyne, S Hendry, R Hawker

Staff: Mrs D Urch, Town Clerk and Miss S Harris

Also in attendance: Cllrs: D Jenkins, A Katonivualiku  
PlanningSphere Ltd  
8 members of the public

**PRESENTATION BY PLANNINGSPIHERE LTD REGARDING THE REDEVELOPMENT OF THE FORMER WESTBURY HOSPITAL**

**P.4559 PUBLIC FORUM:**  
Chris Beaver, PlanningSphere, Hospital Site  
Steve Russell, Backhouse, Hospital Site  
Theo Backhouse, Backhouse, Hospital Site  
Erica Watson, Hospital Site  
Michael Pearce, Hospital Site  
Caroline White, Matravers School build/Springfield Road access  
Eileen Felstead, Matravers School build/Springfield Road access  
Karen Hoodless, Matravers School build/Springfield Road access

**P.4560 TO RECEIVE APOLOGIES AND REASONS AND APPROVE ABSCENCES**  
Cllr G King Personal  
Cllr M Kettleby Personal  
Cllr N Pyne Personal  
Cllr C Charlton Personal  
Cllr F Morland No Apologies given

**P.4561 DISPENSATIONS. NONE**

**P.4562 DECLARATIONS OF INTEREST AND REASONS.**  
Cllr D Tout Agenda item 8/Hills Waste Ltd  
Cllr R Hawker Agenda item 13/CATG issue

**P.4563 MINUTES.** The minutes were not available for signing off at this meeting.

**P.4564 MATTERS ARISING FROM THESE MINUTES.** Not applicable at this meeting.

P.4565

**UPDATE ON ACTIONS FROM PREVIOUS MEETING MINUTES**

Minute ref	Subject	Action	Update	Further action required or closed
P.4540	WW1 Tree Planting	Referred to Great War	Great War Working Group currently looking at suitable locations	A list of places and list of trees was required urgently by Liam Cripps Closing date is confirmed as 30 <sup>th</sup> November.
P.4551 (B)	Becks Mill Play Area	Refurbishment programme	Re-opens 12 <sup>th</sup> October	Confirmation that the play area has reopened and has been very successfully received.

P.4566

**REPORT BY WILTSHIRE COUNCILLORS. Wiltshire Council matters only.**

Cllr R Hawker – to remind residents that they can contact their relevant Unitary Councillors regarding Highways issues.

Cllr D Jenkins – to note the public waste communication.

P.4567

**CHAIRMAN'S COMMUNICATIONS.**

- **Hills Waste Ltd, Northacre Energy from Waste Plant** – to note that the word 'against' was included on the agenda in error.  
Cllr R Hawker confirmed this communication is to note that the consultation is coming, however no application has currently been submitted and the consultation is not live.
- **Waiting and Parking requests 2018-19** – noted and will be discussed at the November HP&D Committee meeting, to feedback by the deadline of 1<sup>st</sup> January 2018.

P.4568

**PLANNING DECISIONS.**

The Committee noted Planning Decisions made up to 16<sup>th</sup> October 2017.

P.4569

**PLANNING APPLICATIONS**

The committee considered the following Planning Applications received from Wiltshire Council up to 16<sup>th</sup> October 2017.

17/08921/FUL	Unit 11, Woodland Industrial Estate, Eden Vale Road, Westbury, Wiltshire, BA13 3QS Proposed change of use from Class D1 (children's activity centre) to a flexible Class B1 / Class D1 use <b>WTC Decision</b> <b>No Objection</b>
17/08972/FUL	2 Summer Road, Westbury, Wiltshire, BA13 3HU Extension and Alterations to Provide Dayroom, Bedroom, Ensuite and Conservatory <b>WTC Decision</b> <b>No Objection</b>

17/09369/TCA	<p>The Old Vicarage, 12 Alfred Street, Westbury, Wiltshire, BA13 3DY  T1 - Sycamore tree - pollard to 3m G1 - 5 Horse Chestnut trees - pollard to 6m G2 - 3 Lime trees &amp; 2 Sycamore trees – fell</p> <p><b>WTC Decision</b>  <b>Object</b></p> <p>Westbury Town Council objects to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>• this is a tree conservation area and the trees should be protected</li> <li>• is there a Surveyor report available to confirm the damage that the trees have caused to property/footpaths/drainage?</li> <li>• if damage has been caused to property/footpaths/drainage we would suggest that looking to rectify this first should be considered before any action is taken with the trees</li> <li>• pollarding of points are long past and it is not reasonable to do this now and to the extent suggested. Had they been looked after years ago this would not be required now</li> </ul>
17/08733/LBC	<p>The Laverton, Bratton Road, Westbury, Wiltshire, BA13 3EN  Demolish existing derelict store and construct new multi-function space, fire escape and external landscaping. (Amendment to 14/10904/LBC)</p> <p><b>WTC Decision</b>  <b>No Comment</b></p>
17/08839/FUL	<p>57 Chichester Park, Westbury, Wiltshire, BA13 3AW  Single storey rear extension to form bedroom.</p> <p><b>WTC Decision</b>  <b>No Objection</b></p>
17/09236/FUL	<p>49 Edward Street, Westbury, Wiltshire, BA13 3BQ  Change of use from retail to Sui Generis for tattoo and piercing studio</p> <p><b>WTC Decision</b>  <b>No Objection</b></p>
17/09636/TCA	<p>Land to the Rear of Weaver House, Chantry Court, Westbury, Wiltshire, BA13 3FE  T1 Conifer, reduce height by 30%. TG1 16 Cherry trees - Fell 3 small cherry trees with a stem diameter of circa. 8-10cm. - 3 mature cherry trees, crown lift to 3 metres. - reduce any long lateral branches by up to 2 metres - group of 10 small cherry stems from the same source circa 8-10cm in diameter fell. TG2 1 sycamore and 2 cherry trees. - fell the Sycamore - Crown lift cherry trees to 3 metres and reduce any long lateral branches by 2 metres to balance shape. TG3 5 Cherry trees - Fell - Crown lift the other 4 cherry trees to 3 metres and reduce any long lateral branches by 2 metres to balance shape. T TG4 Two Sycamore trees - Crown lift both trees to 3 metres</p> <p><b>WTC Decision</b>  <b>Object</b></p> <p>Westbury Town Council objects to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>• there is no information as to why the trees need to be felled, we don't believe them to be damaged.</li> <li>• this is a tree conservation area and the trees should be protected</li> </ul>
17/09466/FUL	<p>124 Leigh Road, Westbury, Wiltshire, BA13 3QR  Rear ground floor and loft and extension to create new habitable living spaces and bedroom spaces above.</p> <p><b>WTC Decision</b>  <b>No Objection</b></p>

17/09404/FUL	85 Station Road, Westbury, Wiltshire, BA13 3JS Rear two storey extension to provide Kitchen, Garden Room and Bedroom <b>WTC Decision</b> <b>No Objection</b>
17/09469/FUL	85 Station Road, Westbury, Wiltshire, BA13 3JS New 3 bedroom detached dwelling on land adjacent to 85 Station Road, Westbury <b>WTC Decision</b> <b>Object</b> Westbury Town Council objects to this application on the following grounds: <ul style="list-style-type: none"> <li>• over development of site</li> <li>• impact on the property behind and surrounding buildings</li> <li>• vehicle access is awkward</li> </ul>
17/07908/FUL	37 Prospect Square, Westbury, Wiltshire, BA13 3ET Change of use of amenity land to domestic garden <b>WTC Decision</b> <b>Object</b> Westbury Town Council objects to this application on the following grounds: <ul style="list-style-type: none"> <li>• Westbury Town Council objected to a similar application in April 2017 relating to number 29 and in March 2016 relating to numbers 30-36 Prospect Square, on the grounds of the loss of amenity land which was originally provided for properties numbered 40-51 and has been maintained by the residents of said properties for 15 years.</li> </ul>

**P.4570**

**AMENDED PLANS FORMER CO-OP STORE**

Westbury Town Council reviewed the amended plans and provided the following response:

**Application No:** 17/05014/FUL

**Proposal:** Demolition of the former Co-op Store and replacement with a new Lidl Food Store

**Site Address:** Former Co-operative Food Store, Kingfisher Drive, Westbury, BA13 3XW

**Comments due:** Monday 9<sup>th</sup> October, however extension agreed requested and agreed for 17.10.17

**Comments from:** Westbury Town Council following the review of the amended plans at their Highways, Planning and Development Committee Meeting on Monday 16<sup>th</sup> October 2017

Westbury Town Council **object** to the amended plans on the following grounds and with the following comments:

- the increase in the foot print size of the building
- the building is out of scale
- this is the gateway entrance to Westbury and the building will be an eyesore
- the removal of trees from the site and the number of trees to be removed – the previous and current planting gave shielding to the existing building
- displeased that the requested shielding for Kingfisher Drive residents does not appear to be included in the plans

Westbury Town Council are extremely disappointed by the amended plans. To hold a public consultation and then change the plans so dramatically is tantamount to dishonesty.

- P.4571 WESTBURY NEIGHBOURHOOD PLAN. NOTICE OF MOTION FROM TOWN IMPROVEMENT GROUP**  
The Committee gave approval to appoint Tetlow King and LB Planning to provide specialist support to Westbury Town Council to develop and deliver a Neighbourhood Plan. Town Council have already agreed the spend and the work on 25.2.16, detailed on the minutes (T.3486)
- P.4572 CATG ISSUE 5608; EXTENSION OF FOOTPATH TO NEW BUS STOP AT THE HAM. NOTICE OF MOTION**  
The Committee discussed suggested contributions from relevant parties and concluded the following amendment:
- Westbury Town Council to contribute £2,500.
  - The Clerk to contact the Clerk at Heywood and Hawkeridge Parish Council and seek a contribution to match Westbury Town Council of £2,500.
  - Should Heywood and Hawkeridge Parish Council decline, Westbury Town Council will withdraw their contribution.
- P.4573 PARKING CHARGES**  
The Committee agreed to discuss and feedback on this item at the November Committee meeting. In the meantime, the following points to note:
- What were the previous costs in the High Street?
  - What was 2 hrs parking in the High Street?
  - Warminster Road Zone B, why is this a higher cost compared to others?
  - Warminster Road, Zone A and B – this used to be short/long stay
- P.4574 STREET NAMING – Land North of Bitham Park, Westbury**  
The Committee suggested new road names for the development on the land north of Bitham Park and voted on their preferred names, the following 13 names have been put forward to the developers, with one name requiring family approval which is being followed up. The 13 names: Arthur Mays / Bayton / Boyd / Brouncker / Buffalo / Chapperton / Cheviot / Cody / Freeston / Knapp / Oxenden / Portland / Swaledale
- P.4575 UPDATE ON PREMISES LICENCE**  
The Committee noted the reduced opening hours.
- P.4576 PARKING ISSUES AT PRIMMERS PLACE**  
The Committee agreed to support the WR1 form and a WR2 form is to be submitted.
- P.4577 CATG ISSUES REPORT**  
No new issues as of 16<sup>th</sup> October 2017
- P.4578 HIGHWAYS CORRESPONDENCE / MATTERS:**  
The Committee noted the following Highways communications:
- **Cllr Wayman’s Newsletter for October**
  - **Bus Stop at Slag Lane:** correspondence from Wiltshire Council, regarding the bus stop and double yellow lines.

**P.4579**

**CLERK'S CORRESPONDENCE:**

The Committee noted the following Clerk's Correspondence:

- **Matravers School:** Advance notice of planning permission for replacement teaching block with Midas Construction Ltd.
- **Attendance at Summer Roadshow:** attendance, received from Trowbridge Town Council, 17<sup>th</sup> August – 82 attended and 24<sup>th</sup> August – 77 attended. We will be considering the future of these events and providers.
- **Hawkeridge Road, Frogmore Lane and Slag Lane:** the email from a resident regarding the misuse of these roads. The resident has been asked to complete a CATG form. Similar issues have been raised earlier this year, January and August. It has been reported that the sign is down, Cllr Tout has offered to check and report to the next Committee meeting.
- **GWR:** additional rail infrastructure work was required the weekend 14<sup>th</sup>/15<sup>th</sup> October.
- **Old Dilton residents and Dilton Vale Farm venue:** We have received a phone call from a resident of Old Dilton regarding ongoing concerns with increased activity at Dilton Vale Farm. Following conversations between Environmental Health, Old Dilton residents and Dilton Vale Farm, Environmental Health have recommended that the residents of Old Dilton meet with Dilton Vale Farm to discuss their concerns at a neutral venue. The Laverton has been suggested and they have requested representation from Westbury Town Council. Westbury Town Council have been in touch with the residents and they are currently reviewing the detailed planning restrictions.

**P.4580**

**BUDGET BIDS – Received from the Town Improvement Group**

Highways, Planning and Development Committee have no objections with either of these requests.

- £2,000 towards information boards at The Mead lake area. This would provide useful information on Westbury for members of the public visiting the area.
- £750 towards heritage open days in Westbury in September 2018. This event takes places each September and allows members of the public access to interesting historical properties that are either not usually open or would normally charge an entrance fee.

**P.4581**

**MONTHLY STATEMENT:** Noted Monthly Statement for August 2017

**Signed on behalf of the Meeting  
this Twentieth day of November 2017**

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**Chairman**

**22.10**