

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on 18th SEPTEMBER 2017 at 7.00 pm.

PRESENT: Cllr: I Cunningham (Chairman)
Cllrs: S Hendry, B Pyne, N Pyne, D Tout, M Kettleby,
C Charlton, M Sutton, J Russ, S Kimmons

Staff: Mrs J Dyer (for Town Clerk) and Miss S Harris

Also in attendance: Cllrs D Jenkins
2 members of the public

P.4532 PUBLIC FORUM:

Mr C Newbury Proposed revised settlement boundaries for Westbury in particular the inclusion of the Leighton House site and fields at Leighton Sports Centre.

Mrs S Breeze Agenda items 12 & 13 relating to Bitham Mill and Bitham Mill Courtyard

P.4533 TO RECEIVE APOLOGIES AND REASONS AND APPROVE ABSCENCES

Cllr G King Personal
Cllr F Morland Personal

P.4534 DISPENSATIONS. NONE

P.4535 DECLARATIONS OF INTEREST AND REASONS.

Cllr I Cunningham Agenda item 10/Planning application 17/06108
Cllr Cunningham is a member of Westbury PCC and will not vote

Cllr Mrs Hendry Agenda item 10/Planning application 17/06108
Cllr Mrs Hendry is a member of resident of Church Yard Westbury

P.4536 MINUTES.

RESOLVED: That the minutes of the Committee Meetings held on 21st August 2017 were confirmed and signed by the Chairman.

P.4537 MATTERS ARISING FROM THESE MINUTES. NONE

P.4538 UPDATE ON ACTIONS FROM PREVIOUS MEETING MINUTES

Minute ref	Subject	Action	Update	Further action required or closed
				No Actions Currently Outstanding

P.4539 REPORT BY WILTSHIRE COUNCILLORS. Wiltshire Council matters only.

Cllr D Jenkins

Wiltshire Council will be holding consultations into waste management.

Cllr Jenkins requests to speak at agenda item 17 – CATG ref 5608

P.4540 CHAIRMAN'S COMMUNICATIONS.

- a) **Naming of new development in Bitham Park** – confirmation of names agreed for new development at Bitham Park.
- b) **WW1 Tree Planting info for CEMs/Area Boards** – Wiltshire Council tree planting 2018 project to mark the centenary of the end of WW1.

P.4541 PLANNING DECISIONS.

The Committee noted Planning Decisions made up to 18th September 2017.

P.4542 PLANNING APPLICATIONS

The committee considered the following Planning Applications received from Wiltshire Council up to 18th September 2017

17/06108/FUL	All Saints Church, Churchyard, Westbury, BA13 3DD Affix 2 CCTV cameras on SE elevation of the Church WTC Decision No Objection
17/07548/FUL	Land off Station Road, Westbury, Wiltshire Proposed development at Land off Station Road, Westbury, for 88 dwellings, car parking and associated works WTC Decision Object Westbury Town Council currently object to this application based on the current plans provided for this meeting. However, we are aware that new plans are to be submitted for further review. Our objections are as follows: <ul style="list-style-type: none"> • This development requires double yellow or single yellow lines around parking areas to avoid out of town and train station users leaving their cars on the proposed development. • There is an inadequate parking provision based on the number of proposed dwellings. • The elevation on Station Road is too high for a road side

	<p>development.</p> <ul style="list-style-type: none"> • There is concern about the width of the entrance and visibility to pull out onto a Station Road, which is becoming increasingly busy. • We require confirmation that all run off water will be contained within the development and will not run into Station Road or cause associated flood issues. • We would ask if any provision has been made for storage of waste/recycling bins, particularly those in terrace houses? • This development has too many 1-bedroom flats and we would prefer more 2-bedroom flats. We believe that this would also help with the potential parking issues. • This council is disappointed that there is no affordable housing provision proposed for this development and would like to see clear figures to support the developers' viability claims. • We would like to see the footpath extended to run up to The Ham so that residents don't have to cross the road to have pavement access to The Ham. • This council would like to see the provision of seating in recreation areas to the same specification as those already in use in other areas of the town (we can provide this information) as well as the provision of litter bins. • We would like the developer to fund a good quality information board on Westbury as part of the development. This would be beneficial for new residents to Westbury.
17/08343/FUL	<p>159A Westbury Leigh, Westbury, Wiltshire, BA13 3SU Proposed new two storey part rear extension</p> <p>WTC Decision No objection</p>
17/08470/FUL	<p>5 Bitham Mill, Westbury, Wiltshire, BA13 3DJ Replacement windows to front of property</p> <p>WTC Decision Object</p> <p>Westbury Town Council objects to this application on the following grounds:</p> <ul style="list-style-type: none"> • Due to the nature of the conservation area, this council would prefer the windows to be made of wood, in keeping with the original windows in a conservation area. Wooden frame windows are available which will provide similar thermal properties.
17/08513/FUL	<p>Blue Circle Bowls Club, White Horse Country Park, Westbury, Wiltshire, BA13 4LX Erection of bowls pavilion</p> <p>WTC Decision No objection</p>

P.4543

PLANNING APPLICATION REF: 17/08309/TPO

The committee noted the decision made by Wiltshire Council in relation to planning application 17/08309/TPO - HPH Ltd 6 Woodland Industrial Estate Eden Vale Road Westbury Wiltshire, BA13 3SQ – cut back overhanging branches of various trees. This application was delayed by Wiltshire Council and therefore not previously seen by Westbury Town Council (decision made by Planning Officer on 29.08.2017 - Approved with conditions). The Committee objects to Wiltshire Council making this decision without giving Westbury Town Council the opportunity to comment. The Chair/Town Clerk will write to Wiltshire Council to formally object.

P.4544

RECOMMENDATION received from the ANNUAL TOWN COUNCIL dated 15.05.17 (deferred from HP&D meeting of 19.6.17)

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 the following points

- 1. Refer to the Editorial Working Group for an item in a future newsletter***
- 2. Support for Form WR1 submitted by a resident – Westbury Town Council will submit Form WR2 and this will become an item for the annual parking review.***

3. **The Chair/Town Clerk will write to Wiltshire Council informing them of the ongoing parking issues and ask for enforcement of highway access.**

P.4545 PARKING ISSUES AT BITHAM MILL

The Committee considered the WR1 Form and supporting photos submitted by a resident of Bitham Mill regarding the parking issues and considered this along with other issues noted in item P.4544 above.

P.4546 APPLICATION FOR NEW PREMISES LICENCE

The Committee considered the application for a new premises licence at 6 Palomino Place, Leigh Park, Westbury, BA13 3SD.

Although the Committee does not object to a premises licence, it does OBJECT to disturbance to local residential properties due to late music (after 11pm) which the committee feels is unfair. We would also like sales of alcohol to be limited to midnight.

P.4547 APPEAL DECISION – Appeal Ref: APP/Y3940/W/17/3174456

The Committee noted the decision of The Planning Inspectorate to dismiss the above appeal: Town and Country Planning Act 1990 – Land at The Ham, Westbury, BA13 4HQ.

P.4548 COST DECISION – Appeal Ref: APP/Y3940/W/17/3174456

The Committee noted the decision of The Planning Inspectorate to refuse the award of costs: Town and Country Planning Act 1990 – Land at The Ham, Westbury, BA13 4HQ. See documents attached.

P.4549 CATG ISSUES REPORT

Issue Number:	Area:	Issue:	Would like to resolve issue:	WTC Decision
5630	Old Dilton Road	Single track road which is seeing an increase in traffic due to deliveries and events at Dilton Vale Farm	Designated as a quiet road	Westbury Town Council does not support this application for quiet lane status
5627	Old Farm – Dilton Vale Farm	Dilton Vale Farm is now a Wedding venue, which is causing problems for local residents with increased commercial traffic and guests	Designated as a quiet road, speed restrictions, restrict amount of commercial vehicles	Westbury Town Council does not support this application for quiet lane status and sees no need for the proposed restrictions due to the narrow

				nature of this lane
5608	Ham Cottages to Hawkeridge Road	Extend footpath opposite the Ham Cottage to the new bus stop	Footpath extended as soon as possible	Westbury Town Council supports the proposal to extend the footpath to the new bus stop site. We acknowledge that the proposed site is outside of the Westbury Boundary however this proposal will be of benefit to the residents of Westbury. Our HP&D Committee would like further information regarding costs, timeframes and plans before considering this further. We understand that Cllr David Jenkins may make an application for substantive funding for this proposal.
5618	Westbury Leigh yellow lines	The recently painted double yellow lines have impacted on the residential parking	Line markings shortened to allow residents to park	Westbury Town Council does not support this at this stage. This is a new scheme and needs time to "bed down" before any further review.
5633	Chalford	House is on the main A350, extremely heavy traffic and speed at which they are going, with no parking car wing mirrors are constantly being knocked off	Traffic control, if anything can be done to help with safe parking and how do you go about speed cameras	Westbury Town Council would support community speed watch if a suitable and safe site can be established. We would consider supporting other traffic calming measures i.e. rumble strips if CATG would like to advise on likely costs
5643	Church Street	Concern at the continual reduction in parking spaces available to	The Church Street Residents Association have long been	Westbury Town Council supports the investigation into the

		residents of Church Street	requesting a residents parking scheme be introduced	viability of a residents parking scheme and further suggests that Westbury Swimming Pool provides notices to direct visitors to local public car parks where there is currently time limited free parking.
5644	The Mead Lakes	Disability access to The Mead Lakes, lack of ramps between footpaths/The Mead/housing estates. Increased traffic due to new estates and people ignoring 30 mph limit on this road	Could some form of crossing be constructed to enable wheel chair disability scooter users	Westbury Town Council supports this proposal but believes that the pavements are owned by Selwood Housing and would encourage Wiltshire Council to contact Selwood Housing to correct the problem.

P.4550 HIGHWAYS CORRESPONDENCE / MATTERS:

The Committee noted the following Highways communications:

- a) **Road Traffic Regulation Act 1984 / Traffic Management Act 2004** – received from Wiltshire Council – to introduce ‘No Waiting at any time’ on a number of roads in Westbury.
- b) **Section 14(1) of the Road Traffic Regulations Act 1984** – Temporary Closure of A3098 (part) Tower Hill, Dilton Marsh (Ref: TTRP 4978).
- c) **Approach to Westbury Station** – Map showing the Highway responsibility for the steps to Station Approach.
- d) **Disabled Parking Bays** – Briefing Note No. 329 regarding disabled parking bays.
- e) **Wiltshire Local Development Scheme** – Briefing Note No. 331 regarding Wiltshire local development scheme.
- f) **Waste Services Updates** – Briefing Note No. 330 regarding Waste Management Strategy Consultation and Household Recycling Centre Refurbishment Programme and Briefing Pack.

P.4551 CLERK’S CORRESPONDENCE:

The Committee noted the following Highways communications:

- a) **Brownfield Land Registers** - email circulated by Town Clerk on 23rd August 2017 regarding Brownfield Land Registers.
- b) **Refurbishment of Becks Mill Play Area** - work starting on 25.9.17 and local residents have received a letter and information and updates will be available on the website and social media.

- c) **New Councillor Sheila Kimmins** – Sheila Kimmons was welcomed to the HP&D Committee.
- d) **Settlement Boundary Review** - The narrative recorded below is from the comments and concerns raised by councillors during the meeting however, no formal vote on a response to the boundary element (of what we now know to be) the combined consultation on behalf of Westbury Town Council took place as councillors did not feel that they were sufficiently prepared prior to the meeting. There was a voted response for the “Housing Site Allocation Plan” – which was the title of the consultation received and previously advertised.

Information received from Wiltshire Council was unclear as to whether or not the settlement boundary review was part of the same consultation as the Draft Wiltshire Housing Site Allocations Plan. The Chair tried to access the consultation webpage during the meeting to confirm this however the webpage was unavailable. It was agreed that staff would confirm the deadline for comments the following day and an additional meeting would be arranged to agree comments on behalf of Westbury Town Council.

In the meantime, the following questions and comments were noted and would be discussed further at the additional meeting before a formal response was sent:

- Status of Leighton House
- Status of built land at Leighton Sports Centre
- Implications of inclusion of Industrial Areas?
- Brownfield Sites within the town
- The inclusion of the former hospital site
- The absence of the permitted site, land north of The Mead
- Is the doctors surgery any way protected for that purpose?
- Small boxes in the area of The Grove which we take to be allotments but would like to confirm this with the current process for allotments
- Would we expect an approved strategic site to appear within the boundary i.e. the land at Station Road?
- How does the future housing land fit with other land usage types (commercial/leisure)?
- What pressure would proposed future development put on existing infrastructure?
- Where are the pinch points with regards protected land, flood zones, wildlife preservation, long term sustainable development/town planning, neighbourhood plan, etc?
- We would like to be able to see the proposed settlement area in relation to other relevant layers, is this available on mapping software anywhere?
- Whether the boundaries are subject to review when we draw up our neighbourhood plan.

- e) **Wiltshire Housing Site Allocation Plan consultation** – Westbury Town Council is pleased to see that it has been acknowledged that Westbury has had excessive housing development in recent years and has met previous housing allocations with little infrastructure support and no further large scale development is planned for Westbury.

P.4552 BUDGET BIDS NONE

P.4553 MONTHLY STATEMENT: To Note Monthly Statement for July 2017
NOTED

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

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Chairman

22.17