

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on 18th December 2017 at 18.30 pm.

PRESENT: Cllr: I Cunningham (Chairman)
Cllrs: G King, J Russ, M Kettleby,
B Pyne, N Pyne, R Hawker

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

Also in attendance: Cllrs: D Jenkins
Backhouse Planning/PlanningSphere Ltd
4 members of the public

PRESENTATION BY BACKHOUSE HOUSING / PLANNINGSHERE LTD TO DISCUSS THE REDEVELOPMENT OF THE FORMER WESTBURY HOSPITAL SITE.

P.4605 PUBLIC FORUM:
Backhouse Housing / PlanningSphere Ltd

P.4606 TO RECEIVE APOLOGIES AND REASONS AND APPROVE ABSCENCES
Cllr C Charlton Personal
Cllr S Kimmins Personal
Cllr S Hendry Personal
Cllr D Tout Personal
Cllr F Morland No Apologies given

P.4607 DISPENSATIONS: NONE

P.4608 DECLARATIONS OF INTEREST AND REASONS:
Cllr Hawker – planning application 17/11973/TPO – resident in this area – Personal and Pecuniary.

P.4609 MINUTES:
RESOLVED: That the minutes of the Committee Meetings held on 20th November 2017, were amended, confirmed and signed by the Chairman.

P.4610 MATTERS ARISING FROM THESE MINUTES: NONE

P.4611 UPDATE ON ACTIONS FROM PREVIOUS MEETING MINUTES

Minute ref	Subject	Action	Update
P.4572	CATG ISSUE 5608, Extension of footpath to new bus stop at The Ham.	Town Clerk to contact Clerk at Heywood and Hawkeridge Parish Council and seek a contribution to match Westbury Town Council of £2,500.	Noted 18.12.17 Letter received 29.11.17, please see attached. Letter sent to Heywood Parish Council 27.10.17.

P.4589	Wiltshire Council Updates	Wiltshire Council have received a grant for footpath improvements, of which Westbury has been allocated £6,192.12, which needs to be spent in this financial year. Bids are required by January 2018 and are for footpaths/pavements that require maintenance, not for any new footpaths/pavements that are required. There are three areas that have already been earmarked, including pavements in Orchard Road and Station Road in Westbury and a pavement in Edington. The Committee also agreed a further four areas, Castle View footpath, Penwood Close block paving footpath, the footpath from The Mead to the Lake and the un-even pavement on Frogmore Road.	Noted 18.12.17 The four areas that the Committee agreed were submitted on 24.11.17.
P.4591	Planning Decisions	The Committee requested an analysis on where the group has objected and what has gone onto be approved.	18.12.17 – a spreadsheet was provided detailing the number of applications received, including those relating to trees that have been objected / no objections.
P.4591	Planning Decisions	The Committee would like to invite a Planning Officer to a future meeting to discuss and talk through the planning process that they go through.	18.12.17 – confirmation that Head of Development Management at Wiltshire Council will attend Monday 19 th March 2017
P.4595	Parking Charges	Provide a response to the Consultation on Parking Charges, in particular for the increase in Zone B, Warminster Road and the concern this could have on additional off-street parking and Wiltshire Council may consider using the space for another use.	The response was submitted on 21.11.17. The consultation closed on 23.11.17.

P.4612

REPORT BY WILTSHIRE COUNCILLORS. Wiltshire Council matters only.

- Cllr Jenkins – Item 12, Gladman Development letter, would ask that the application is reviewed first before making any decision.
- Cllr Hawker – Item 12, there is currently an appeal on the Semington land and to bear the 5-year land supply in mind regarding the site at Storridge Road.
- Cllr King:
 - A.** 5-year land supply has existed since June 2016.
 - B.** There are no further additions to the Campus – there maybe a hub considered for the future.
 - C.** Leisure contract for People and Places renewed for a further 3 years.

P.4613

CHAIRMAN'S COMMUNICATIONS:

A. Cllr B Pyne request to join TIG/Tourism Working Group was supported.
B. Letter received from the office of Cllr Andrew Murrison regarding residents concerns over parking issues at Primmers Place. Westbury Town Council confirmed that documents WR1 and 2 have been submitted to Wiltshire Council in October 2017 for CATG annual review. Wiltshire Council have advised that if vehicles are causing obstruction then it is a matter for the Police to deal with under their powers and this could be the first step to solving this issue, with the Police issuing a gentle reminder to individuals.

P.4614

PLANNING DECISIONS:

The Committee noted Planning Decisions made up to 18th December 2017. The Committee reviewed the analysis on what they have objected too and then what has gone onto be approved, particularly looking at Tree applications, during the period June 2016-present. The Committee also noted Head of Development Management will be attending the March HP&D Committee meeting to discuss and talk through the planning process that they go through.

P.4615

PLANNING APPLICATIONS:

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

17/11359/OUT	<p>Land at Bratton Road, Westbury, Wiltshire Erection of up to 47 dwellings and associated works (Outline application in relation to access) resubmission of planning application 16/06413/OUT</p> <p>WTC Decision Object</p> <p>Westbury Town Council reconfirms their previous objection to this application on the following grounds as previously submitted, with additional comments added:</p> <p>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></p> <p>Wiltshire Core Strategy Adopted January 2015, paragraph 5.161</p>
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states:

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.

Wiltshire Core Strategy Adopted January 2015, paragraph 5.162

states: *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.*

- 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. 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.
- The plans submitted quote unrealistic traveling times to local services e.g. Bitham School.
- Westbury Town Council is concerned about road safety issues. Putting an exit from a development on Bratton Road is unlikely to improve problems of speed/parked vehicles and highways safety issues that are reported regularly by residents.

Westbury Town Council objected to planning application 16/06413/OUT on the following grounds:

- This development is outside the settlement boundary.
- This development is not close to the town centre.
- There is an undisturbed Bronze Age Midden on the site and we do not believe that record only is sufficient protection.

New comments from 18.12.17

Westbury Town Council objects to planning application 17/11359/OUT on the following grounds:

- This development is outside the settlement boundary.
- Core policy 1 and 2 do not apply and are not consistent with the 5-year land supply.
- The access and visibility on this section of road is very poor and it is too close to the junction of Bitham Park.
- There is significant local concern about the damage to the flora and fauna in this area.

17/11973/TPO	<p>Camargue Road, Westbury, Wiltshire, BA13 3SG T28 - Fell x2 leaning Willow stems T5 - Re-pollard Crack Willow tree back to previous pollard points T10 - Re-pollard x3 Crack Willow trees back to previous pollard points T9 - Fell Silver Birch tree T13 - Group of 3 - Fell dead tree to as close to ground level as possible, Crown raise x2 trees to approximately 2.5 metres and remove deadwood on lower 3 metres T22 - x3 Ash trees - Pollard back to previous pollard points T27 - Fell Willow tree T6 - Crack Willow tree – Fell</p> <p>WTC Decision No Objections</p>
17/12221/TCA	<p>Royston House, 17 Alfred Street, Westbury, Wiltshire, BA13 3DY Ash tree – pollard</p> <p>WTC Decision No Objections</p> <p>Westbury Town Council has no objections; however, they are concerned about the full pollard of an established Ash tree and would therefore request a cut back and reshape only.</p>
17/12092/TCA	<p>Merchant House, Chantry Court, Westbury, BA13 3FE T1 Conifers x2, trim back side branches overhanging the boundary by 1 metre T2 Beech tree, remove the lower two branches and reduce approx 4 upper lateral branches by 4 metres T3 Silver Birch reduce 2 long lateral branches by 2 metres. T4 Rowan ,Fell.</p> <p>WTC Decision No Objections</p>
17/11743/FUL	<p>The Matravers School, Springfield Road, Westbury, BA13 3QH Construction of 3 storey teaching block to replace existing teaching block. Existing teaching block to be demolished. Relocation of parking facilities. Demolition of 2 temporary teaching blocks.</p> <p>WTC Decision Deferred until HP&D Committee meeting on 15th January 2018 Response required by 08.02.18</p>
17/12109/FUL	<p>1 Chantry Lane, Westbury, Wiltshire, BA13 3BS New pedestrian access to dwelling</p> <p>WTC Decision No Objections</p>

P.4616 APPEAL NOTIFICATION LETTER:
The Committee noted the appeal 17/06187/FUL - White Horse Equestrian Centre, Newtown, Westbury, APP/Y3940/W/17/3185872.

P.4617 GLADMAN DEVELOPMENT LIMITED – PROPOSED RESIDENTIAL DEVELOPMENT AT LAND OFF STORRIDGE ROAD, WESTBURY:
The Committee noted the letter and that Gladman Development will be attending the 15th January 2018 HP&D Committee meeting.

P.4618 RECOMMENDATION TO SPLIT CCTV AND STREET SCENE WORKING GROUPS:
The Committee noted and supported the request and recommend to Town Council.

P.4619 RECOMMENDATION FROM TOWN IMPROVEMENT GROUP:
The Committee noted and supported the request to approve the Neighbourhood Planning Project Mandate and recommend to Town Council.

P.4620 PARKING ISSUES AT WILLOUGHBY CLOSE:
The Committee all supported the WR1 form and request it is progressed to a WR2 form.

P.4621 GREAT WESTERN FRANCHISE:
The Committee noted the email regarding the future of the franchise.

P.4622 CATG ISSUES REPORT

Issue Number:	Area:	Issue:	Would like to resolve issue:	WTC Decision
5871	Maristow Street footpaths	Broken footway along Maristow St in Westbury especially in front of the Air Ambulance building. There are other areas along Maristow Street that fails to meet the criteria and needs attention. A site visit will illustrate the issue.	Under the Footway incentive. I would like to see the above issue approved.	Supported the request for the footway to be repaired.

P.4623 HIGHWAYS CORRESPONDENCE / MATTERS:
The Committee noted the following Highways communications:
A. Cllr Wayman’s Newsletter for December.
B. The Newly published decision: HTW-19-17: The Results of the Area Board ‘Substantive Highway Scheme’ Funding Bid Process.

P.4624 CLERK’S CORRESPONDENCE:
The Committee noted the following Clerk’s correspondence:
A. Railway upgrade plan Christmas 2017.
B. Email from Westbury resident regarding the November minutes.

- C. Post Office update – unfortunately the current application was withdrawn. The Post Office have re-modelled the offer and a further two interested parties have come forward. The Council will be meeting with Royal Mail in January 2018.
- D. Cllr Hawker asked about the Wiltshire Local Plan Review and the Council responding to the first phase. The document was reviewed with the following recommendations suggested:
 - * Strategic Road – A350
 - * Provide a clear plan and details on the Westbury Mane Way bridge works
 - * Urban and retail, regeneration and reconfiguration for Westbury
- E. Contacts from the MOD/Leighton House are keen to find out more about the Neighbourhood Plan. Unable to attend the Focus Group meeting, they will look to arrange a meeting at Leighton House – date to be confirmed.

P.4625

BUDGET BIDS: None

**Signed on behalf of the Meeting
this Fifteenth day of January 2018**

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Chairman

08.45

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