

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on 15th JANUARY at 7.00 pm.

PRESENT: Cllr: I Cunningham (Chairman), D Tout
Cllrs: G King, M Sutton, J Russ, S Kimmins, C Charlton
R Hawker, M Kettleby, S Hendry, B Pyne

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

Also in attendance: Cllrs: D Jenkins
8 members of the public
Wiltshire Times Press Officer
White Horse News Press Officer

P.4626 PUBLIC FORUM:
Eileen Felstead Planning Application 17/11743/FUL, Matravers School
Caroline White Planning Application 17/11743/FUL, Matravers School
Jim Marley Planning Application 17/12342/OUT, Land off Storridge Road

P.4627 TO RECEIVE APOLOGIES AND REASONS AND APPROVE ABSCENCES
Cllr N Pyne Personal
Cllr F Morland No apologies given

P.4628 DISPENSATIONS: NONE

P.4629 DECLARATIONS OF INTEREST AND REASONS:
Cllr B Pyne – Planning Application 17/12513/REM – Personal and Pecuniary

P.4630 MINUTES:
RESOLVED: That the minutes of the Committee Meetings held on 18th December 2017, were amended, confirmed and signed by the Chairman.

P.4631 MATTERS ARISING FROM THESE MINUTES: NONE

P.4632 UPDATE ON ACTIONS FROM PREVIOUS MEETING MINUTES

Minute ref	Subject	Action	Update
P.4601	Fire Service visiting roads/estates in Westbury to check access	The Committee requested that as Fire Services are driving round estates at the moment to see if they can gain access, please could we ask if our local Fire Service would like to drive round Bitham Mill and Primmers Place to see what the access is like here.	08.01.18 – confirmation has been received from Westbury Fire Service that they will visit these estates and let us know their findings. 12.01.18 – Westbury Fire Service visited the estates on 08.01.17 and at Primmers Place vehicles

			had to move to allow the Fire Engine to exit the estate after getting stuck. There were similar issues around Bitham Mill and up the hill the properties would be un-reachable with the pump. This feedback has been passed to Wiltshire Council to support WR1 and 2 forms recently submitted.

P.4633 REPORT BY WILTSHIRE COUNCILLORS. Wiltshire Council matters only.

- Cllr Jenkins – the planning application for Storridge Road, disappointed that Gladman Developments have cancelled their attendance.
- Cllr Hawker – new right of way and the unblocking of the Cinder Track, which was blocked by Network Rail. The officer is still dealing with this matter and will be spending more time at the History Centre and looking at old maps.

P.4634 CHAIRMAN’S COMMUNICATIONS:

- A. Councillors Briefing Note, No. 338** – the Committee noted.
- B. Councillors Briefing Note, No. 339** – the Committee noted.
- C. Housing Land Availability** – the Committee noted.
- D. Severe damage to grass verge on Mane Way** – the committee noted this, and all had seen the damage. This issue has been looked at recently with CATG. A suggestion was to have some small posts in the grass verge to stop the delivery lorry parking here. There has been a discussion with the Chip Shop and a request made that the delivery lorry does not park here and uses the car park instead. The Committee believes that the ownership of the building has changed. On the February agenda discuss costs of posts for the grass verge.
- E. Wiltshire Council Promotion** – Tim Martienssen, Director of Economic Development and Planning
- F. Fire Service Update** – as detailed above in the previous meeting minutes.
- G. Planning Application 15/0206/FUL** – 2 parking spaces and only 1 implemented. Contact Development Control to follow up.

P.4635 PLANNING DECISIONS:
The Committee noted Planning Decisions made up to 15th January 2018.

P.4636 PLANNING APPLICATIONS:
The committee considered the following Planning Applications received from Wiltshire Council up to 15th January 2018.

17/11743/FUL	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
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	<p>facilities. Demolition of 2 temporary teaching blocks.</p> <p>WTC Decision Support subject to conditions</p> <p>Westbury Town Council supports this application, subject to the following conditions, that while we welcome and support any educational improvements we have grave concerns regarding construction access and staff parking. We would therefore request that the access for construction vehicles is considered via Warminster Road, as Springfield Road is not suitable due to the visibility restrictions to and from Leigh Road and the road to and from Eden Vale is too narrow. We would request that construction access and staff parking during the building work is confirmed in advance of any work starting.</p>
17/10982/ADV	<p>Arla Foods, 4 Stephenson Road, Northacre Industrial Park, Westbury, BA13 4WD</p> <p>Signage scheme to include illuminated fascia sign and free-standing pillars at site entrance for owner/premises identification and visitor information.</p> <p>WTC Decision No Objections</p>
17/12194/REM	<p>Land at Westbury Sailing Lake, Station Road, Westbury, Wiltshire</p> <p>Approval of Reserved Matters pursuant of Outline Permission 15/12551/OUT and Variation of Condition permission 17/01314/VAR for erection of 300 no. dwellings with public open space, play areas, teenage facility and associated infrastructure. (matters relating to appearance, layout, landscaping and scale).</p> <p>WTC Decision Object</p> <p>Westbury Town Council objects to this application on the following grounds: This development by reason of its design, layout, built form, height and mass provides a hard-urban townscape that does very little justice to the character of its setting which is primarily wetland in its nature. For this reason, the development engenders a design and style of dwelling that is both compressed and dense and is out of keeping with the semi-rural nature of the location contrary to Core Policy 57 (iii). This development despite its density and compressed layout does not provide sufficient contribution to local infrastructure needs such as a Bridge over the Railway or an alternative link to the station contrary to core policy 3 (infrastructure). There also appears to insufficient parking space allocated.</p>
17/12193/FUL	<p>Land at Westbury Sailing Lake, Station Road, Westbury, Wiltshire</p> <p>Realignment and construction of access road (approved under Outline Planning Consent reference 17/01314/VAR) and associated landscape,</p>

	<p>demolition and infrastructure.</p> <p>WTC Decision Object</p> <p>Westbury Town Council objects to this application on the following grounds: They were unable to comment as there was no details of any road plans in the application.</p>
17/12342/OUT	<p>Land Off Storridge Road, Westbury, Wiltshire Outline planning application for the demolition of number 13 and 14 Storridge Road and the erection of up to 200 dwellings with public open space, landscaping, sustainable drainage system (SuDS) and a vehicular access point from Storridge Road. All matters reserved except for means of access</p> <p>WTC Decision Object</p> <p>Westbury Town Council objects to this application on the following grounds: The development is outside the settlement boundary and is in breach of core policy 1 and 2. The alternations to the pavements, highways and roundabouts will be unsafe for road and pavement users.</p> <p>The planning documents online 'Gladman Development Ltd / Land off Storridge Road / Statement of Community Involvement' and section 2.2.2 – details that Gladman attended Westbury Town Council's Highways, Planning and Development Committee meeting on 15.01.18 – please note that they did not attend and cancelled their attendance on 12.01.18.</p>
17/12503/FUL	<p>57 Studland Park, Westbury, Wiltshire, BA13 3HL Alterations and extension to existing dwelling to provide rooms in the roof and associated works</p> <p>WTC Decision No Objections</p>
17/12504/FUL	<p>57 Studland Park, Westbury, Wiltshire, BA13 3HL Erection of two bed semi-detached chalet bungalow</p> <p>WTC Decision Object</p> <p>Westbury Town Council objects to this application on the following grounds: It does not comply with Core Policy 57, is out of keeping with existing properties by creating a linked property in an area of high end detached properties. There is also a lack of amenity space for property.</p>

17/12513/REM	<p>Westbury and District Hospital, The Butts, Westbury, BA13 3EL Reserved matters application for erection of 56 dwellings (layout, scale, landscaping and external appearance only), access already approved under Outline 15/11604/OUT</p> <p>WTC Decision Support subject to conditions</p> <p>Westbury Town Council supports this application, subject to an additional condition following the two presentations Backhouse provided and that is to add some small posts/a border of some kind around the grass edges to protect the grass from cars parking.</p>
17/11541/FUL	<p>14 Fairdown Avenue, Westbury, Wiltshire, BA13 3HS Retrospective planning for building of a brick wall</p> <p>WTC Decision No Objections</p>
18/00081/ADV	<p>Lidl Uk Gmbh, Kingfisher Drive, Westbury, Wiltshire, BA13 3XW Erection of 1x Internally Illuminated Totem Sign, 1x Internally Illuminated Store Signage, 1x Internally Illuminated Store Entrance Signage, 2x Illuminated Billboards, 2x Small Wall Mounted Billboard, 1x Poster Display Unit</p> <p>WTC Decision Objects</p> <p>Westbury Town Council objects to this application on the following grounds: The Totem sign is too large for the suggested location and does not comply with Core Policy 57. Recommendation that the Totem is smaller or moved. There are also no details on the hours of illumination.</p>

P.4637 HIGHWAYS ACT 1980 – PROPOSED APPLICATION TO STOP UP HIGHWAY NORTHACRE INDUSTRIAL PARK/BROOK LANE, WESTBURY:

The Committee noted the letter, have no objections and request the form to be completed confirming Westbury Town Councils response.

P.4638 P.4599 – NO NET LOSS OF BIODIVERSITY ON THE GREATER WEST PROGRAMME STAGE 1:

The Committee requested the following areas are submitted through the application form, The Mead and Slag Lane.

P.4639 VARIATION NOTICE – CHANGE IN CHARGES FOR OFF-STREET AND ON-STREET PAY AND DISPLAY PARKING PLACES:

The Committee noted the document and Wiltshire Council press release.

P.4640

CONSULTATION ON PROPOSED NEW MAJOR ROAD NETWORK

The Committee noted the documents and request this item is included on the February Agenda. The Committee also requested that a letter is written to Cllr Wayman and Alan Creedy, expressing disappointment for the cabinet to consider plans after the Consultation closes.

P.4641

CATG ISSUES REPORT

Issue Number:	Area:	Issue:	Would like to resolve issue:	WTC Decision
5644	The Mead Lakes	Disability access to The Mead Lakes Since becoming wheel chair bound I have become more appreciative of all the ramps crossing points in and around Westbury. In the past I've been able to walk my dog from Frogmore Road via the Public footpath to the Mead Lakes. I now find that this is impossible due to lack of ramps on the Mead road between the footpath and the lakes between Gloucester Walk and Somerset Drive Crossing the road there at present is fraught with danger as everybody seems to ignore the 30mph limit. Newly built housing in this area has also resulted in an increase in the amount of traffic using The Mead.	Could some form of crossing be constructed to enable not only my use but of the many other wheel chair disability scooter users	WTC confirmed they would contribute £750 towards this work.
5891	Pavements West End	Broken pavement areas along the West End. By Baptist Church and further down towards Doggetts Lane in some areas near the church the footpath has dropped below the pavement. cracks and uneven surfaces appear along this area. Site visit will confirm	The areas in the footpath repaired to a safe standard.	WTC had no comments as CATG had confirmed there is currently nothing that can be done in this area.

		locations.		
5857	Westbury Leigh Road	<p>As requested by Liam Cripps this issue was logged by Westbury Town Council on behalf of Simon Daniels regarding his landlady Ms Houston. Ms Houston is a registered disabled person and a blue badge holder. Among various other ailments she does have or suffer from very limited mobility related problems. Since the relatively recent lengthening or increasing of the double yellow lines towards the bottom end of Westbury Leigh Road where her home is situated and those along the start of the Spur she has found it increasingly more and more difficult to park her car anywhere near close to her home. This has not only often resulted in her having to leave behind any bags or similar she may have to carry but more worryingly has greatly increased the risk of her suffering a slip trip or fall especially with the increasingly bad weather fast approaching. Whilst any such fall could result in injury for anyone this lady is some 7374 years old, so the impact and potential injuries could be very serious indeed.</p>	<p>I am not suggesting or requesting any of the existing yellow lines need to be removed as such but what we would like to be considered is whether a disabled parking bay could be put in. There is currently approximately enough space for some 3 - 4 cars to park in front of this small line of 3 houses but it would appear that people from further up the road are now regularly parking there.</p>	<p>WTC support this request for a disabled parking bay.</p>
5874 For	Pavements and Footpaths in	At the Westbury Town Council Highways Planning and	We would like the footpaths pavements listed to be considered	WTC – for information only.

information only	Westbury	Development Committee meeting on 20th November 2017 the Councillors would like to submit 4 locations in Westbury for consideration for the Pavement and Footway Improvement Scheme.1. Castle View - the uneven linking footpath between Bratton Road Castle View Fairdown Ave 2.Penwood Close Penleigh Skate Park - block paving path 3.The Mead footpath towards the Lakes 4.Frogmore Road - uneven pavement.	as part of the Westbury funding available for the Pavement and Footway Improvement scheme.	CATG confirmed that Castle View and Frogmore Road will be considered.
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P.4642

HIGHWAYS CORRESPONDENCE / MATTERS:

A. Cllr Wayman’s Newsletter for January – the Committee noted.

P.4643

CLERK’S CORRESPONDENCE:

A. Signs/A-Frame Business Boards on Roundabouts – the Committee noted.

B. Temporary Closure – C235 Hisomley and Old Dilton Road, Dilton Marsh and Westbury, 21.02.2018-23.02.2018 – the Committee noted.

C. Parking in Church Street – the Committee noted and advised the residents could consider applying for Resident Parking, however they would need to pay.

D. Accident in Newtown – the Committee noted.

P.4644

BUDGET BIDS: None

P.4645

MONTHLY STATEMENT: The Committee noted the November statement.

**Signed on behalf of the Meeting
this Nineteenth day of February 2018**

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Chairman

21.40