

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on 16th April 2018 at 6.30pm

PRESENTATION FROM WESTBURY UNITED FOOTBALL CLUB / FIRGROVE HOMES LTD

PRESENT: Cllr: Cunningham (Chair) M Sutton, J Russ, G King, S Hendry B Pyne
Staff: Mrs J Dyer and Miss S Harris

Also in attendance: Cllr D Jenkins
Westbury United Football Club representatives
Firgrove Homes Ltd representative
Newland Homes representative
Resident
White Horse News

P.4689 – PUBLIC FORUM:

Greg Coulson	Chairman, Westbury United Football Club
Keith Harvey	Trustee, Westbury United Football Club
Martin Tuthill	Firgrove Homes
Mark Kurton	Newland Homes
Patrick Guglhor	Resident, Planning Application 18/02959/FUL

P.4690 – APOLOGIES FOR ABSENCE:

Cllr N Pyne	Personal
Cllr S Kimmins	Business
Cllr C Charlton	Business
Cllr M Kettleby	No apologies given
Cllr R Hawker	No apologies given
Cllr F Morland	No apologies given

P.4691 – DECLARATION OF INTEREST and DISPENSATIONS:

Cllr Hendry – Planning Application 18/02959/FUL – Personal
Cllr Cunningham – Planning Application 18/02959/FUL – Personal

Cllr Cunningham updated the Committee that Cllr Tout has resigned and on behalf of the HP&D Committee Cllr Cunningham would like to thank Cllr Tout for his work as Vice-Chair, he has been very helpful and has an encyclopaedic knowledge of every manhole cover and lamppost in Westbury which was extremely useful when identifying properties if we were struggling. Thank you, David, for your service.

Without a Deputy the Committee voted in Cllr Sutton as a temporary Deputy for this Committee meeting.

P.4692 – MINUTES:

RESOLVED: *That the minutes of the Committee Meeting held on 19th March 2018, confirmed and signed by the Chairman.*

MATTERS ARISING FROM THESE MINUTES (if any)

MEMBERS MATTERS ARISING FROM THESE PREVIOUS MINUTES

Minute ref	Subject	Action	Update
P.4680 P.4660	Play Area, Paxmans Road, The Ham	19.02.18 – The Committee agreed that a letter is sent to Wiltshire Council to ask if play area is in a fit state for them to adopt? Is the play equipment still faulty? Will they look to release some of the money to fix the equipment or could the developers help with funding. Response from Gabrielle Crump for 19.03.18 – The play area is the current ownership of Persimmon and Wiltshire Council would complete a lease to Westbury Town Council at the same time as it transfers to Wiltshire Council from Persimmon. The safety inspection report for the play area was available for review at the meeting. 19.03.18 – The Committee requested the Play Areas Working Group look at this report and resubmit to HP&D with their response.	The Town Clerk has contacted Gabrielle Crump for further information. This is still pending.

P.4693 – WILTSHIRE COUNCILLORS' REPORTS:

Cllr King – At the last Cabinet meeting the closure of Braeside Education & Conference Centre and Oxenwood Outdoor Education Centre was discussed.

Cllr Jenkins – Following on from Cllr King's update, Cllr Jenkins was disappointed with this outcome.

P.4694 – CHAIRMAN'S COMMUNICATIONS:

The Committee noted:

A. Community Safety across Wiltshire NHW – Support and Training

P.4695 – PLANNING DECISIONS:

The Committee noted Planning Decisions made up to 16th April 2018.

P.4696 – PLANNING APPLICATIONS:

The Committee considered the following Planning Applications received from

17/07548/FUL	<p>Land off Station Road, Westbury, Wiltshire</p> <p>Proposed development at Land off Station Road, Westbury, for 87 dwellings, car parking, and associated works **April 2018 amended plans for this application - these can be found under "Revised"***</p> <p>WTC Decision Object</p> <p>Westbury Town Council are pleased that some of our previous objections have been addressed, however we still have some concerns and object to this application on the following grounds:</p> <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.• The elevation on Station Road is too high for a road side development.• There is concern about the width of the entrance and visibility to pull out onto a Station Road, which is becoming increasingly busy.• We would ask if any provision has been made for storage of waste/recycling bins, particularly those in terrace houses?• 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. <p>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.</p>

18/01987/FUL	<p>5-7 High Street, Westbury, Wiltshire, BA13 3BN</p> <p>Change of use from bank (A2) to Fish and Chips restaurant and take-away (A3/A5)</p> <p>WTC Decision Support subject to conditions</p> <p>Westbury Town Council supports this application, subject to there being minimum noise from outdoor equipment, odour control is in place and the illuminated fascia sign only being on during opening hours.</p>
18/02300/ADV	<p>5-7 High Street, Westbury, Wiltshire, BA13 3BN</p> <p>1 x internally illuminated fascia sign</p> <p>WTC Decision Support subject to conditions</p> <p>Westbury Town Council supports this application, subject to the illuminated fascia sign only being on during opening hours.</p>
18/02481/FUL	<p>Woodland Industrial Estate, Eden Vale Road, Westbury, Wiltshire, BA13 3QS</p> <p>Change of use of units 24/25 from Class B1/B8 to dual Class B1/B8 and D2 use</p> <p>WTC No Objections</p>
18/01936/VAR	<p>Land Adjacent 62 Meadow Lane. Westbury, Wiltshire, BA13 3AL</p> <p>Variation of condition 7 of 15/02076/FUL (Proposed two bed dwelling) to reduce number of parking spaces.</p> <p>WTC Object</p> <p>Westbury Town Council strongly objects to this application on the following grounds:</p> <p>Permission was given based on there being two parking spaces. Electricity pole and cables were in place before the planning application was submitted and therefore the applicant must have known at the time that two spaces would not fit. The applicant should negotiate with the utility company for the pole to be moved.</p>

18/02874/TPO	<p>10 The Tynings, Westbury, Wiltshire, BA13 3PZ</p> <p>Reduce Hotel's Silver Birch Back to Applicants Boundary</p> <p>WTC</p> <p>Object</p> <p>Westbury Town Council objects to this application on the following grounds:</p> <p>This is a good healthy type of tree, uniform shape, attractive and within a protection area. Pigeons perching and nesting in the tree does not warrant in being cut and making the tree at risk of disease.</p>
18/02371/LBC	<p>4 Market Place, Westbury, BA13 3DQ</p> <p>Retrospective application for the attachment of two replacement parking signs to the front of the building, each sign is 560mm tall x 460mm wide and approx. 1.5m up from ground level, attached by 4 screws into 6mm wallplugs.</p> <p>WTC Decision</p> <p>Object</p> <p>Westbury Town Council objects to this application on the following grounds:</p> <p>We are sympathetic to the issues faced by the owner; however we do not support these signs on a listed building in a heritage conservation area. We wonder If smaller signs more in keeping with the area would be possible and also suggest looking into posts/chain fencing to separate the private parking.</p>
18/03165/TCA	<p>12B Alfred Street Westbury Wiltshire, BA13 3DY</p> <p>Fell 1 Sycamore Tree</p> <p>WTC Decision</p> <p>Object</p> <p>Westbury Town Council objects to this application on the following grounds:</p> <p>Requirement to fell is subject to Professional Assessment and this has not been provided.</p>

18/02959/FUL	<p>Tabernacle Building, All Saints Churchyard, Church Street, Westbury, Wilts, BA13 3BT</p> <p>Change of use from nursery (D1) to residential (C3)</p> <p>WTC Decision Support subject to conditions</p> <p>Westbury Town Council thinks this is a marvellous restoration project and supports this application, subject to reassurance of access route and transportation of supplies.</p>
18/02934/FUL	<p>2 Castle View, Westbury, BA13 3HR</p> <p>Two storey front extension single storey rear extension</p> <p>WTC No Objections</p>
18/02065/ADV	<p>7a Trowbridge Road, Westbury, Wiltshire, BA13 3AY</p> <p>Erection of 2 free standing non illuminated signs mounted on poles in a "V" shape</p> <p>WTC No Objections</p>
18/02841/FUL	<p>Town Hall 6 - 10 Market Place, Westbury, Wiltshire, BA13 3DQ</p> <p>Resiting of kitchen ventilation filter equipment from external position to internal (Resubmission of 17/05510/FUL)</p> <p>WTC Decision Object</p> <p>Westbury Town Council objects to this application on the following grounds:</p> <p>This a Grade II* listed building and based on this we feel that there is insufficient information provided. Westbury Town Council request to see:</p> <ul style="list-style-type: none"> - approval for the work from a Conservation Officer - that Wiltshire Council have a fire and management plan in place to minimise the fire risk associated with restaurant chimneys - a drawing of how the new chimney may look from the outside

	<ul style="list-style-type: none"> - reassurance that the hole from the original works is restored correctly
18/03064/LBC	<p>Town Hall 6 - 10 Market Place, Westbury, Wiltshire, BA13 3DQ</p> <p>Resiting of kitchen ventilation filter equipment from external position to internal (Resubmission of 17/05510/FUL)</p> <p>WTC Decision Object</p> <p>Westbury Town Council objects to this application on the following grounds:</p> <p>This a Grade II* listed building and based on this we feel that there is insufficient information provided. Westbury Town Council request to see:</p> <ul style="list-style-type: none"> - approval for the work from a Conservation Officer - that Wiltshire Council have a fire and management plan in place to minimise the fire risk associated with restaurant chimneys - a drawing of how the new chimney may look from the outside - reassurance that the hole from the original works is restored correctly
18/03210/FUL	<p>3 Tarpan Walk, Westbury, Wiltshire, BA13 3GZ</p> <p>Erection of two storey extension and associated works</p> <p>WTC No Objections</p>
18/03221/FUL	<p>17-19 Redland Lane, Westbury, Wiltshire, BA13 3QA</p> <p>Renewal of 04/02338/OUT - Erection of a bungalow</p> <p>WTC No Objections</p>
18/03211/FUL	<p>145A Westbury Leigh, Westbury, Wiltshire, BA13 3SU</p> <p>Raise height of roof to create additional accommodation in the roof space and construction of dormer windows and insertion of rooflights. Erection of rear extension and replacement front windows</p> <p>WTC Decision Object</p>

	<p>Westbury Town Council objects to this application on the following grounds:</p> <p>We are concerned about the narrow access for construction traffic and once the building is complete the increase in traffic using this access. Concerned about the visual impact on nearby listed buildings, due to the raised roof height.</p>
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P.4697 – GOVERNMENT CONSULTATIONS:

The Committee Sub Groups provided their replies to the two substantial consultations. The Committee thanked the Sub Group and agreed to the responses. These will both be submitted before the closing date, 10th May.

[Supporting housing delivery through developer contributions](#)
[Draft revised National Planning Policy Framework](#)

P.4698 – MOTION RECEIVED FROM CLLR CUNNINGHAM DATED 09.04.18:

The footpath from Edward Street, through Morrisons to Haynes Road

The Committee requested the Rights of Way Officer is contacted to ask if the notice Morrisons is displaying suggesting there is no public right of access is legal and request a notice is issued to Morrisons to modify their sign.

P.4699 – RECOMMENDATION RECEIVED FROM TIG/TOURISM DATED 09.04.18:

The Neighbourhood Plan to become a Sub-Committee

The Committee agreed that the Neighbourhood Plan should become a Sub-Committee, reporting to the Highways, Planning and Development Committee. The Terms of Reference will need updating and the Town Clerk to follow up with our Specialist. The Highways, Planning and Development Committee recommend to Town Council.

P.4700 – RECOMMENDATION RECEIVED FROM TIG/TOURISM WORKING GROUP DATED 09.04.18:

Funding to repaint and repair the Phone Box

The Committee agreed to the request for funding of £149.33 with a recommended supplier to repaint and repair the broken glass in the Phone Box.

P.4701 – RECOMMENDATION RECEIVED FROM PLAY AREAS WORKING GROUP DATED 04.04.18:

Funding to replace the current play area signs, with new signs to show that Westbury Town Council are responsible for the play areas

The Committee agreed to the request for funding of £465.00 for the provision of 20 signs at £23.25 per sign to replace the current signs in the ten play areas.

P.4702 – CATG ISSUES FOR CONSIDERATION:

The Committee considered the following CATG issues from Wiltshire Council up to 16th April 2018.

New issues to be considered:

Issue Number:	Area:	Issue:	Would like to resolve issue:	WTC Decision:
6224	CATG Speeding Warminster Road	Speeding on Warminster Road Westbury partically at night and early morning.	I would like Wiltshire Council to look at the speed of the road. By doing a metro count on lamp post 101. Would like to gather the evidence and put in speed camera traps. To ensure the safety of Westbury residents and other road users.	WTC supported the current steps taken by Wiltshire Council, Road Safety Officer, requesting a Metrocount. WTC would also suggest rumble strips are concerned as another option.
6257	CATG Maristow Street Edward Street right of way	At the point where Maristow Street meets Edward Street there are no indications as to right of way. I have recently had two near misses as I drove up Edward Street from West End only to meet vehicles coming out of Maristow Street without stopping. There are no road markings or signage here to show which road has priority or that there is a junction.	Reported it via this form and speaking to councillors. A highways officer to visit the site and for junction road markings and or signage to be put in place to ensure road users are made aware.	WTC would support something in place to improve this section of road and requests a Highways Officer has a look and advises.

Updates for noting and/or further consideration:

Issue Number	Issue	CATG Update	Westbury Town Council Update
5088	Bitham Mill Road Signage	23.3.18 - KR provided proposal documents and has started to design new signage and has suggested places to locate. Approx. cost £1,500. CATG are asking WTC for 25%. See attached photos of proposed new road signs.	16.04.18 – The Committee agreed that WTC will contribute 25%. The Committee requested this was agreed with the Town Clerk, to ensure funding is available. Recommend to the Town Council that Westbury Town Council will contribute £375.
5874	Pavements and Footpaths Improvement Scheme in Westbury	23.03.18 - PW has walked both sites and the consultant has priced Frogmore Road £4,236 and Castle View £5,355. The budget available is £6,192.12 and PW priority would be Castle View. However, WTC may like to contribute the balance of £3,398.88 so that both Frogmore Road and Castle View can be improved or if not, which area would be their preference.	16.04.18 – The Committee agree, subject to a request and seeing further information and a breakdown of costs to see how the money will be spent. The final decision will be deferred to the May HP&D following more information being available and discussions with the Town Clerk.

P.4703 – HIGHWAYS CORRESPONDENCE / MATTERS:

None

P.4704 – CLERK'S CORRESPONDENCE:

A. Planning Application Question, why did it take 12 days for a planning application to reach us: The Committee noted the response from Mike Wilmott, Head of Development Management and requested further clarity and guarantee that we will always have four weeks notice to review applications. The Committee will monitor this.

B. CATG Question, why the updates from this Committee were not included at the last CATG: The Westbury Town Council representative will provide the updates from each Highways, Planning and Development Committee on CATG issues.

C. Sunday Parking Charges, Wiltshire Council introducing Sunday charges: The Committee understand Wiltshire Council need to add Sunday parking charges, however it would be the preference of the Highways, Planning and Development Committee not to charge for parking on Sundays. The 2 hours free parking in Westbury will still be available on Sundays.

D. CIL (Community Infrastructure Levy) Paper for Info: The Committee noted the Guidance document for Parish and Town Councils on receiving and use of CIL funds. The Committee will need to consider in the future how any Cil money will be spent.

P.4705 – BUDGET BIDS:

None

P.4706 – MONTHLY STATEMENT:

The Committee noted the monthly statement was not available due to Accountants pending site visit and Year End close down.

Signed on behalf of the Meeting this Twenty First day of May 2018

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22.00

DRAFT