



Westbury Town Council

The Laverton, Bratton Road, Westbury
Wiltshire BA13 3EN Tel: 01373 822232
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Dear Councillor

You are summoned to attend a Meeting of the Highways, Planning and Development Committee to be held at 7pm on **MONDAY 20th AUGUST 2018** at The Laverton, Bratton Road, Westbury BA13 3EN.

All council meetings are open to the public and press. Members of the public are invited to address the Council at this meeting at 7pm (registration 6.50pm – 7pm).

Yours faithfully

Mrs D Urch Town Clerk
14th August 2018

PUBLIC FORUM: commencing 7pm (not to exceed 30 minutes). Members of the public are welcome to make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. Any individual representation is limited to no more than 5 minutes. The Chairman will call the representation from those who registered to speak; written representations can also be submitted to the Town Clerk in advance of the meeting. A summary record of any public participation session shall be included in the Minutes.

Recording and using social media is permitted at Council meetings which are open to the public however, anyone wishing to do so must speak to the Town Clerk prior to the meeting as there are rules which must be followed.

A G E N D A

1. APOLOGIES FOR ABSENCE

To receive apologies for absence and consider the reason for absence.

2. DECLARATION OF INTEREST and DISPENSATIONS

Members must be diligent regarding their interests.

Members to consider any dispensation requests received by the Town Clerk.

3. MINUTES *(please see the attachment)*.

To approve as a correct record, the Minutes of the Highways, Planning and Development Committee Meeting held on 16th July and 6th August 2018, copies of

these Minutes have been circulated to each Member and in accordance with Standing Order No. 33(d) may be taken as read.

MATTERS ARISING FROM THESE MINUTES (if any).

Note: no new decisions can be taken

Members' matters arising from these previous Minutes

Minute ref	Subject	Action	Update
<p>P.4739 P.4728 P.4680 P.4660</p>	<p>Play Area, Paxmans Road, The Ham</p>	<p>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.</p> <p>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.</p> <p>19.03.18 – The Committee requested the Play Areas Working Group look at this report and resubmit to HP&D with their response.</p> <p>18.06.18 – The committee queried if there had been an update, however it was thought the play area working group had not met which could be why we haven't received any</p>	<p>The Town Clerk has contacted Gabrielle Crump for further information and we are still awaiting a response.</p> <p>04.07.18 – Gabrielle Crump has responded and the Play Area Working Group met and agreed that further investigations and actions are required before this play area is adopted.</p> <p>16.07.18 – The Play Area Working Group updated the Committee that the Working Group are due to meet soon to review the report that Norman Burgess has prepared.</p> <p>07.08.18 – The Play Area Working Group have met and provided the following update:</p> <ul style="list-style-type: none"> • There is a large tree stump in the park next to an 8ft wall. Norman Burgess and Andrew Thomas to carry out an inspection on the tree to see if a tree specialist is required. The roots could be under the wall making it unsafe. • Staff constantly

		update.	<p>chasing Persimmon to keep on top of grass cutting, up-keep etc.</p> <ul style="list-style-type: none"> • Westbury Town Council is not able to adopt this Play Area, until it is brought up to scratch.
<p>P.4739 P.4728 P.4698</p>	<p>Motion from Cllr Cunningham dated 09.04.18: The footpath from Edward Street, through Morrisons to Haynes Road</p>	<p>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>	<p>08.06.18 – The Senior Rights of Way Warden for Central Wiltshire emailed with the following information: Sorry for the delay I have had to take some advice from the Councils legal team. I have spoken with Morrisons and I am awaiting a response from them.</p> <p>Westbury Town Council have asked if the details of what they asked Morrisons can be shared.</p> <p>19.06.18 - The Senior Rights of Way Warden for Central Wiltshire emailed to confirm the information below – Marc Green from Morrison’s has asked for proof that the sign is illegal. I have responded with the 1998 Order diverting Westbury 64 which is the most recent order we have diverting the path. Please see attached the 1998 Order diverting Westbury 64.</p> <p>09.07.18 – Contacted the Senior Rights of Way Warden for Central</p>

			<p>Wiltshire for an update.</p> <p>17.07.18 – Senior Rights of Way Warden confirmed wording had been amended, but still not correct.</p> <p>18.07.18 – Senior Rights of Way Warden confirmed the sign will be removed.</p> <p>25.07.18 – sign has been removed.</p>
P.4741	The condition of the Footpath to the Station approach	The Committee requested that a letter is sent to Network Rail asking for the footpath to be repaired.	Confirmation received that the footpath is the responsibility of Wiltshire Council. The footpath is of gravel construction and which has suffered erosion. Wiltshire Council have erected notices warning of the poor condition of the footpath and are currently investigating a solution.
P.4750 P.4735 P. 4725	A350 Mill Brook Development – new Bus Stop and lack of pavement	<p>The committee discussed this item and agree that the current situation and lack of pavement from the Mill Brook development along the A350 is not suitable. The road is very busy, fast and with the added bus stop the number of pedestrians will increase in an area that is unsafe.</p> <p>The committee suggested the following actions:</p> <ul style="list-style-type: none"> • request an update from Highways with their findings. • write to the developers with our concerns, as a 	<p>An update was requested from Highways and they put us in touch with the Development Control Engineer for Wiltshire Council, who provided the following response:</p> <p>The site in question gained planning permission through the appeal process. The Council's position at the time was that footway link had to be provided between the bus stop and Bitham Park. The developers refused to entertain this because the land required was outside of their control.</p>

		<p>good will gesture and at cost price would they support adding a pavement in this area.</p> <ul style="list-style-type: none"> • contact Wiltshire Council, they have an area of land near this development that should be considered as a possible footpath from the new development. This is located near the development (near Lidl) where developers were asked to re-look at the plans and move one of the houses, which we believe they did. 	<p>Consequently, no footway was required by the Inspector, who I believe made no specific mention in her report.</p> <p>I have been discussing the potential to have a link provided between the site and Bitham Park, and a link via Wiltshire Council's land directly onto Bitham Park has been tentatively agreed.</p> <p>A route along Trowbridge Road is less certain, but I am continuing to talk with Barratts Homes about securing a link, especially given the fact that the issue was raised in the road safety audit in relation to the s278 works.</p> <p>I'm sorry that I can't offer you firm assurances at this time; the fact is that the Inspector saw fit to issue a planning permission with no links to Bitham Park other than via (i) two crossing of Trowbridge Road or (ii) a proposed Coach Road link, neither of which, in my view, can be considered to be satisfactory.</p> <p>02.08.18 Westbury Town Council issued the attached letter to the following people: Parvis Khansari, Director of Highways and Transport Mike Wilmot, Head of</p>
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			Development Management, Wiltshire Council Phil Tilley, Development Control Engineer, Wiltshire Council James Taylor, Planning Officer Wiltshire Council James Adams, Senior Technical Co-ordinator, Barratt Homes
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4. WILTSHIRE COUNCILLORS' REPORTS

Members wishing to ask questions of Wiltshire Councillors are requested to give prior notice to Wiltshire Cllrs R Hawker, D Jenkins and G King, or to the Clerk for onward transmission.

5. CHAIRMAN'S COMMUNICATIONS

The Committee to note the points below and any attachments:

- A.** Great Western Railway (GWR) timetable changes – The 16th July HP&D committee were notified of the attached email received from GWR that the timetable changes for December 2018 have been postponed until May 2019. The committee requested this item was added to the August agenda for discussion and to prepare a suitable reply.
- B.** Great Western Railway (GWR) Franchise – please note the attached email.
- C.** David Wilson Homes/Slag Lane Lake – please note the attached email regarding safety signs around the lake.
- D.** CIL Income – Priority Spending List.

6. PLANNING DECISIONS

To note Planning Decisions made by Wiltshire Council up to 14th August 2018. (Schedule spreadsheet circulated by email and rows highlighted blue.)

7. PLANNING APPLICATIONS

To consider the Planning Applications listed below and received from the Development Manager West, Wiltshire Council, up to the 14th August 2018 and to make such observations thereon as the Committee may decide. (Schedule spreadsheet circulated by email and rows highlighted in pink). Notification of any additional applications received after 14th August 2018 will be communicated in advance of the meeting.

Applications to be considered:

- 18/06134/FUL - Westbury Sewage Treatment Works, Slag Lane, Westbury, BA13 4HZ
- 18/06738/OUT - Land adjacent 23 Kendrick Close, Westbury, BA13 3QT
- 18/07082/FUL - 73 Westbury Leigh, Westbury, Wiltshire, BA13 3SF
- 18/07467/TCA - 17 Bitham Mill, Westbury, Wiltshire, BA13 3DJ
- 18/07021/FUL - 21 Leigh Road, Westbury, BA13 3QN
- 18/07531/TCA - Bright Stars Nursery, 2 Churchyard, Westbury, BA13 3BT
- 18/07480/FUL - Hillview, 1 Wellhead Drove, Westbury, BA13 3RD

18/07565/FUL – The Old Parsonage, 132 Leigh Road, Westbury, Wiltshire, BA13 3QR

8. CATG ISSUES FOR CONSIDERATION

To consider the issues detailed below, received by CATG since the last meeting and to make such observations thereon as the Committee may decide. (Schedule circulated by email and new issues highlighted pink).

New issues to be considered: None

Issue Number	Area	Issue	Would like to resolve issue	CATG Update

Updates for noting and/or further consideration:

Issue Number	Issue	Westbury Town Council Update	CATG Updates
5874	Pavements and Footpaths in Westbury	<p>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> <p>21.05.18 – as requested here is a breakdown of costs for Castle View and Frogmore Road: <u>Castle View, Westbury</u> Area – 112m² Ironworks – Approx. 8-10 covers to be adjusted (some may not require adjustment) Edgings – 3 no. edgings Depth of dig – 80mm depth Construction – Excavate footway 80mm and Inlay with AC 20 binder course, 60mm thick with AC 6 surface course, 20mm thick.</p> <p>This scheme is a patching job and due to the location of the works, smaller plant and equipment will need to be used to undertake the work itself therefore this scheme has been priced as a dayworks scheme.</p>	<p>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.</p> <p>03.07.18 – CATG K. Rose and P. Whyte were notified by email that at the Town Council meeting on 02.07.18, minute ref T3358, the Councillors voted to approve £3,398.88. This was also confirmed verbally at the CATG meeting on 06.07.08.</p> <p>20.08.18 – these works are likely to be planned when the new programme of work commences September</p>

	<p><u>Frogmore Road, Westbury Area</u> – 102.5m²</p> <p>Ironworks – Approx. 12 no. covers to be adjusted (some may not require adjustment)</p> <p>Kerbing – 12 no. HB2 kerbs</p> <p>Depth of dig – 80mm depth</p> <p>Construction – Excavate footway 80mm and Inlay with AC 20 binder course, 60mm thick with AC 6 surface course, 20mm thick.</p> <p>21.05.18 – The Committee agreed to recommend £3,398.88 so that both improvements can be completed.</p> <p>Cllr Sutton will prepare a Recommendation for Town Council 02.07.18.</p> <p>If the recommendation is not successful, HP&D recommend Frogmore Road improvements.</p> <p>03.07.18 - at the Town Council meeting on 02.07.18, minute ref T3358, the Councillors voted to approve £3,398.88 towards the footpath repairs for Castle View and Frogmore Road.</p> <p>16.07.18 – the HP&D committee noted that the money contribution has been agreed at Town Council 02.07.18 and CATG have been informed.</p> <p>Cllr Cunningham requested that in a future Town Council newsletter we include a feature explaining our involvement in these repairs and include some before and after photos. The committee will be updated on timescales.</p> <p>20.08.18 – Andrew Thomas and Norman Burgess will be taking before and after photos.</p>	<p>2018 onwards. Westbury Town Council will be updated at CATG meetings.</p>
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9. LINDEN HOMES DEVELOPMENT – LAND BY WESTBURY SAILING LAKE, OFF STATION ROAD – STREET NAMES

The HP&D committee are asked to discuss and agree 12 suggested street names for this new development. Linden Homes confirmed that the marketing name for the development is Spinnaker and thought names along a nautical theme might be appropriate. A map of the development is attached. Suggested names are required by 31.08.18.

10. HIGHWAYS CORRESPONDENCE / MATTERS

The Committee to note the points below and any attachments:

- A.** Temporary Closure of Hawkeridge Road (Part), Westbury (02.09.18 – for 1 day).
- B.** Temporary Closure of Bridleway 36, Dilton Marsh and Brook Drove, Dilton Marsh and Westbury (03.09.2018 – 28.09.2018).
- C.** Temporary Closure of Station Road (Part), Westbury (04.09.2018 - for 1 night).
- D.** Temporary Closure of B3097 The Ham (Part), Heywood and Westbury, Footway Extension (10.09.2018 – 05.10.2018).

11. CLERK'S CORRESPONDENCE

- A.** Please acknowledge Cllr Charles membership to the HP&D committee. This will be ratified at Town Council in September.
- B.** Parking Review – following the Extraordinary HP&D meeting on 06.08.18 the committee approved the proposal to Primmers Place with the amendment to place double yellow lines opposite the T junctions on the north side of the development. The committee to note the attached revised drawing for Primmers Place.
- C.** This has taken place – John Jennings Funfair – Penleigh Park, Westbury – 29.07.18 – 05.08.18.

12. BUDGET BIDS

HP&D committee to consider any budget bids required in 2019-20 budget.