

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 20th AUGUST 2018 at 7.00pm.

PRESENT: Cllrs: M Sutton, G King, I Cunningham, J Russ, S Kimmins, M Kettley
B Pyne, S Hendry, J Charles, N Pyne

Staff: Mrs J Dyer and Miss S Harris

Also in attendance: Cllr D Jenkins, Residents x3, George Dodd Wiltshire Times

P.4759 PUBLIC FORM:

3 Residents – Planning Application 18/06738/OUT

P.4760 TO RECEIVE APOLOGIES (if any) AND REASONS FOR ABSENCE:

None.

P.4761 DECLARATION OF INTEREST and DISPENTATIONS:

All Councillors – Planning Application 18/07480/FUL – Personal – Member of Town Council Staff and Westbury Festival have submitted this application.

P.4762 MINUTES:

RESOLVED: That the Minutes of the Committee Meeting held on 16th July and 6th August 2018, confirmed and signed by the Chair.

MATTERS ARISING FROM THESE MINUTES (if any)

MEMBERS MATTERS ARISING FROM THESE PREVIOUS MINUTES

Minute ref	Subject	Action	Update
P.4739 P.4728 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 Town Clerk has contacted Gabrielle Crump for further information and we are still awaiting a response. 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. 16.07.18 – The Play Area Working Group updated the Committee that the Working Group are due to meet soon to review the

		<p>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 update.</p>	<p>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 chasing Persimmon to keep on top of grass cutting, up-keep etc. • 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 –</p> <p>Marc Green from Morrison's has asked for</p>

			<p>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.</p> <p>Please see attached the 1998 Order diverting Westbury 64.</p> <p>09.07.18 – Contacted the Senior Rights of Way Warden for Central 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	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	<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</p>

		<p>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 good will gesture and at cost price would they support adding a pavement in this area. • 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>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. 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>
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			<p>02.08.18 Westbury Town Council issued the attached letter to the following people:</p> <p>Parvis Khansari, Director of Highways and Transport</p> <p>Mike Wilmot, Head of Development Management, Wiltshire Council</p> <p>Phil Tilley, Development Control Engineer, Wiltshire Council</p> <p>James Taylor, Planning Officer Wiltshire Council</p> <p>James Adams, Senior Technical Co-ordinator, Barratt Homes</p>
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P.4763 WILTSHIRE COUNCILLORS' REPORT:

None.

P.4764 CHAIRMAN'S COMMUNICATIONS:

- A. Great Western Railway (GWR) timetable changes – the 16th July HP&D committee requested this item was on the August agenda to agree the following response: Westbury Town Council are disappointed by the delay in the timetable changes as this was going to improve the Westbury to London service. Westbury Town Council are disappointed with the service that Westbury receives and hope the changes are not delayed past May 2019.
- B. Great Western Railway (GWR) Franchise – the committee noted the email detailing that the Secretary of State for Transport, Chris Grayling MP provided members of the Transport Select Committee a sneak preview on the new Great Western franchise and that he would not be splitting the franchise into smaller units. The full outcome has not yet been published.
- C. David Wilson Homes / Slag Lane Lake – the committee noted the email and safety signs from David Wilson that are situated around the lake informing people of the 'danger of deep water', 'no swimming' and 'to keep out'. The committee requested that the local schools and youth clubs are notified.
- D. CIL Income – Priority Spending List – the committee were reminded that they have £1,033 to spend and in advance of the September HP&D meeting they are to consider how this money could be sent. The money is on a 5-year rolling period, so there is the option to save the money for a future larger project.
- E. Additional item – Cllr Sutton updated the committee that the footpath by the Station which is in a very bad condition and unsafe is the ownership of Wiltshire Council and not Network Rail as previously thought. The committee agreed that the letter that was originally for Network Rail should be re-issued to Wiltshire Council and we would like it made safe so that users are not endangered considering the steep slope and

broken surface and are of the opinion some remedial work should be undertaken immediately and then a longer-term solution found'

P.4765 PLANNING DECISIONS:

The committee noted the planning decisions made up to 20th August 2018.

P.4766 PLANNING APPLICATIONS:

The committee considered the following planning applications received from Wiltshire Council up to 20th August 2018.

18/06134/FUL	<p>Westbury Sewage Treatment Works, Slag Lane, Westbury, BA13 4HZ Erection of seven new kiosks</p> <p>WTC Support subject to conditions</p> <p>Westbury Town Council supports this application, subject to there being additional hedge row planting to shield the public footpath.</p>
18/06738/OUT	<p>Land adjacent 23 Kendrick Close, Westbury, BA13 3QT Outline application with some matters reserved for a new dwelling (access only)</p> <p>WTC Object</p> <p>Westbury Town Council objects to this application on the following grounds:</p> <ul style="list-style-type: none"> • Detrimental effect on the amenity of neighbouring properties. • Over development of plot. • There is failure to provide appropriate indicative plans that detail the scale, height and dimensions of the build. • Concerns regarding the access to neighbouring properties, the impact of additional cars and parking requirements. • The Town Council have noted the letter from Wessex Water and can see they have indicated potential issues with drainage, sewers and flooding.
18/07082/FUL	<p>73 Westbury Leigh, Westbury, Wiltshire, BA13 3SF Erection of two storey extension</p> <p>WTC No Objections</p>
18/07467/TCA	<p>17 Bitham Mill, Westbury, Wiltshire, BA13 3DJ T1 & T2 - Elm tree – fell</p> <p>WTC Support subject to conditions</p> <p>Westbury Town Council supports this application, subject to the Planning Officer being satisfied that there is evidence that the tree is diseased and isn't dying because of the extremely recent dry weather. This is a conservation area and the Town Council would rather the tree</p>

	was saved.
18/07021/FUL	<p>21 Leigh Road, Westbury, BA13 3QN Demolition of existing rendered garage. Relocation and enlargement of new garage.</p> <p>WTC Support subject to conditions</p> <p>Westbury Town Council supports this application, on the grounds that the new garage is not converted into a dwelling in the future.</p>
18/07531/TCA	<p>Bright Stars Nursery, 2 Churchyard, Westbury, BA13 3BT Sycamore tree (T10 on plan) – fell</p> <p>WTC No Objections</p>
18/07480/FUL	<p>Hillview, 1 Wellhead Drove, Westbury, BA13 3RD Demolition and rebuild of utility room and first floor extension</p> <p>WTC No Objections</p>
18/07565/FUL	<p>The Old Parsonage, 132 Leigh Road, Westbury, Wiltshire, BA13 3QR Raising of roof and conversion to ancillary accomodation.</p> <p>WTC No Objections</p>
18/07702/FUL	<p>33 Wiltshire Way, Westbury, BA13 3XD Erection of single infill dwelling</p> <p>WTC Object</p> <p>Westbury Town Council objects to this application on the following grounds:</p> <ul style="list-style-type: none"> • The original design of this development was appropriate at the time and is still appropriate now. • This development was designed to have green space and the odd spaces that have been left are to allow space between adjacent properties. • An additional property will add to the already overcrowded parking and traffic issues experienced in this area. • Over development of plot. <p>Having reviewed the Planning Design and Access Statement from planningsphere, the development would not meet these core policies: <i>section 4.9 – Planning policies and decisions should ensure that developments:</i></p> <p><i>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not</i></p>

	<p><i>preventing or discouraging appropriate innovation or change (such as increased densities);</i></p> <p><i>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</i></p> <p><i>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks</i></p>
18/06621/FUL	<p>Matravers School, Springfield Road, Westbury, Wiltshire, BA13 3QH Install a new floodlighting system to existing multi use games area</p> <p>WTC Support subject to conditions</p> <p>Westbury Town Council supports this application in principle, however to avoid noise and causing a nuisance to neighbouring properties, we would request that the lights are not used beyond 10.30pm.</p>

Planning – future agenda note:

Cllr Cunningham asked the committee about informing residents of planning applications. The understanding is that Wiltshire Council no longer provide letters to residents informing them of local planning applications and instead a notification sign is located on a nearby lamppost or building. Cllr Hendry thought this might be something The White Horse News newspaper could help us with and it would be a good opportunity to engage with the community. Cllr Sutton, Chair of HP&D requested this item is added to the September agenda for further discussion.

P.4767 CATG ISSUES FOR CONSIDERATION:

New issues to be considered:

None.

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:</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</p>

		<p><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. 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><u>Frogmore Road, Westbury</u> Area – 102.5m² Ironworks – Approx. 12 no. covers to be adjusted (some may not require adjustment) Kerbing – 12 no. HB2 kerbs 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. 21.05.18 – The Committee agreed to recommend £3,398.88 so that both improvements can be completed. Cllr Sutton will prepare a Recommendation for Town Council 02.07.18. 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</p>	<p>not, which area would be their preference. 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. 20.08.18 – these works are likely to be planned when the new programme of work commences September 2018 onwards. Westbury Town Council will be updated at CATG meetings.</p>
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		<p>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>	
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CATG and Matters Arising – future agenda note:

Cllr Sutton, Chair of HP&D and Cllr King, Deputy Chair, discussed the length of the agenda and felt that the Matters Arising and CATG items are lengthy and take up quite a lot of space. Cllr Cunningham suggested that the information could be entered as links within the agenda. The committee agreed this was a good idea and these changes should be in place for the September agenda onwards.

P.4768 LINDEN HOMES DEVELOPMENT – LAND BY WESTBURY SAILING LAKE, OFF STATION ROAD – STREET NAMES:

Cllr Nick Pyne suggested the names could be characters from the Swallows and Amazons book/film. The committee agreed, with a request for one additional name and that the resident Gary the Goose was also included. The suggested names are: Swallows, Amazon, Ransome, Swallowdale, Walker, Blackett, Callum, Dudgeon, Scarab, Turner, Duck, Coot, Peel, Flint, Barrable, Gary the Goose.

P.4769 HIGHWAYS CORRESPONDENCE / MATTERS:

- A. The committee noted the temporary closure of Hawkeridge Road (Part), Westbury (02.09.2018 – for 1 day).
- B. The committee noted the temporary closure of Bridleway 36, Dilton Marsh and Brook Drove, Dilton Marsh and Westbury (03.09.18 – 28.09.2018).
- C. The committee noted the temporary closure of Station Road (Part), Westbury (04.09.2018 – for 1 night).
- D. The committee noted the temporary closure of B3097 The Ham (Part), Heywood and Westbury, Footway Extension (10.09.2018 – 05.10.2018)

P.4770 CLERK'S CORRESPONDENCE:

- A. The committee acknowledged Cllr Charles membership to the HP&D committee and that this will be ratified at Town Council in September.
- B. The committee noted that following the Extraordinary HP&D meeting on 06.08.18 the parking review and the requested double yellow lines for Primmers Place has been amended by the Highway Engineer.
- C. The committee noted that John Jennings Funfair visited Penleigh Park between 29.07.2018 – 05.08.2018. The committee requested that events that have taken place before future meetings should not be included on the agenda.

- D. Additional Item – Tree Preservation Order W/86/00004/IND/T1 Suffolk Road open space – the committee noted the letter and communication received from Wiltshire Council stating that swings and ropes have been removed from an oak tree.

P.4771 BUDGET BIDS:

The Town Clerk suggested that the HP&D committee should consider submitting a budget bid of £7,500 for CATG for 2019-20. The committee supported this amount, which will now go to Town Council for approval.

20.30pm

Signed on behalf of the meeting this Seventieth day of September 2018

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Chairman