

**WESTBURY TOWN COUNCIL**

**At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 17<sup>th</sup> SEPTEMBER 2018 at 7.00pm.**

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

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

Also in attendance: Cllr F Morland

**P.4772 PUBLIC FORM:**

Cllr F Morland – Agenda Item 8 – Application for an order to modify the definitive map and statement to add a footpath from footpath Westbury 15 along a 'Cinder Track' north to join with Sidings Yard Lane along Station Road approach to Station Road.

**P.4773 TO RECEIVE APOLOGIES (if any) AND REASONS FOR ABSENCE:**

Cllr J Russ – Personal

**P.4774 DECLARATION OF INTEREST and DISPENSATIONS:**

None.

**P.4775 MINUTES:**

RESOLVED: That the Minutes of the Committee Meeting held on 20<sup>th</sup> August 2018, confirmed and signed by the Chair.

**MATTERS ARISING FROM THESE MINUTES (if any)**  
**MEMBERS MATTERS ARISING FROM THESE PREVIOUS MINUTES**

None.

**P.4776 WILTSHIRE COUNCILLORS' REPORT:**

Cllr G King: update on Gas Safe week and Independent Monitoring Board into the findings of Erlestoke Prison

Gas Safe Week

Week beginning 17<sup>th</sup> September 2018 is the start of Gas Safety Week. Wales and West Utilities have provided some useful information to raise awareness of gas safety and the importance of taking care of gas appliances. Westbury Town Council will share this information on the Website and Facebook.

Erlestoke Prison

The independent monitoring board has released their findings into the serious of incidents that took place. It was largely to do with the lack of staff. The good news is that the number of prison officers has increased and therefore the ratio between the number of staff to prisoners has improved. There are still concerns for the mental welfare of some prisoners.

Cllr I Cunningham wished to share with the committee that although Cllr Hawker has resigned from Westbury Town Council, in his Wiltshire Councillor role, he will continue to cooperate with the town council when ever needed and can attend meetings if required.

**P.4777 CHAIRMAN'S COMMUNICATIONS:**

- A. The committee noted the email communication from Wiltshire Housing Site Allocation Plan and that the housing allocation consultation is available for viewing.
- B. The committee noted Briefing note 366 regarding the Electoral Review of Wiltshire Council and the consultation on New Division Boundaries.
- C. The committee noted Briefing note 367 regarding the Revised National Planning Policy Framework.
- D. The committee noted the Great Western Rail Franchise Stakeholder Briefing Document.
- E. The committee noted the Social Housing – a new deal for social housing document.
- F. The committee noted development land for sale near the roundabout and on the corner between Clydesdale Road and Mane Way.
- G. The committee noted the letter and leaflet from Wiltshire Council regarding Community Led Housing for Communities week.
- H. The committee noted the Transport for London Crossrail announcement that the section of Crossrail from Paddington through the new Central London sections to Abbey Wood is now delayed.

**P.4778 PLANNING DECISIONS:**

The committee noted the Planning Decisions made up to 17<sup>th</sup> September 2018.

**P.4779 PLANNING APPLICATOINS:**

The committee considered the following planning applications received from Wiltshire Council up to 17<sup>th</sup> September 2018:

18/08301/FUL	13 Queens Road, Westbury, Wiltshire, BA13 3LY Proposed porch and alterations  WTC <b>No Objections</b>
18/07694/FUL	145 A Westbury Leigh, Westbury, BA13 3SU Resubmission of 18/03211/FUL - First floor extension and associated internal alterations.  WTC <b>No Objections</b>
18/07082/FUL	73 Westbury Leigh, Westbury, Wiltshire, BA13 3SF Erection of two storey extension and garage *Amended Plans*  WTC <b>No Comment</b>
18/08372/FUL	13 Downsview Road, Westbury, BA13 3AQ Demolition of existing single-storey extension and porch. Erection of a new two-storey side extension and porch  WTC <b>No Objections</b>

18/08551/FUL	<p>Nos 2 To 16 Haynes Road, Westbury, BA13 3HA Construction of 14no. 1 bedroom dwellings, landscaping and associated works</p> <p>WTC <b>Object</b></p> <p>Westbury Town Council objects to this application on the following grounds:</p> <p>The committee believe this development to be in breach of all aspects of the Wiltshire Core Strategy and Core Policy 57.</p> <p>The generous size gardens provide urban area for both sides. The proposed design is not in keeping with these large council houses, which are believed to be some of the earliest council houses built in pre-War Britain.</p> <p>This proposed development would undermine the original design of these houses and gardens, where people were encouraged to use their gardens and ensure quality of life. The generous size gardens are a testament to this earlier vision.</p> <p>The recent development on this site has already removed much of the green space and this proposed development will require even more to be removed and make a negative contribution to Westbury's urban environment.</p> <p>This development increases housing density and does not enhance the locality – the area will become overcrowded.</p> <p>The impact of this development will be severe on the already under pressure A350.</p> <p>The development has no parking arrangements and therefore this will increase parking in the public car parks and nearby housing estates, such as The Crescent.</p> <p>There would be issues with accessing the development site during the build and longer-term storage issues for waste bins are a concern.</p>
17/07548/FUL	<p>Land off Station Road, Westbury, Wiltshire Proposed development at Land off Station Road, Westbury, for 87 dwellings, car parking, and associated works</p> <p>WTC <b>Object</b></p> <p>Westbury Town Council objects to this application on the following grounds:</p> <p>Westbury Town Council appreciate 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"><li>• 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.</li><li>• The elevation on Station Road is too high for a roadside development.</li><li>• There is concern about the width of the entrance and visibility to pull out onto a Station Road, which is already very busy.</li><li>• We would ask if any provision has been made for storage of waste/recycling bins, particularly those in terrace houses?</li><li>• 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.</li><li>• 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.</li><li>• 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.</li><li>• 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.</li></ul> <p>Additional comments:</p> <ul style="list-style-type: none"><li>• Concerns regarding the environmental report.</li><li>• Changes should be highlighted to allow comments.</li><li>• Why have the amendments taken from April to September to reach the Town Council.</li><li>• The Town Council request a separate email is issued to the Planning Officer to raise these concerns and ask to see Wiltshire Council's response to the environmental report.</li></ul>
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**P.4780 APPLICATION FOR AN ORDER TO MODIFY THE DEFINITIVE MAP AND STATEMENT TO ADD A FOOTPATH FROM FOOTPATH WESTBURY 15 ALONG A 'CINDER TRACK' NORTH TO JOIN WITH SIDINGS YARD LAND ALONG STATION ROAD APPROACH TO STATION ROAD:**

Cllr Morland spoke to the committee on this matter, including the information from Wiltshire Council and Cllr Hawker. Cllr Hawker would welcome support in this appeal and the committee agreed they would support this appeal and they will be encouraging the public to do the same and encourage them to come forward with their history and memories of using the footpath. Westbury Town Council response is to be prepared and issued by 16<sup>th</sup> October 2018.

**P.4781 PLANNING APPLICATIONS AND INFORMING RESIDENTS:**

Due to cost savings Wiltshire Council no longer inform households of local planning applications and instead a notification sign is located on a nearby lamp post or building. The committee are concerned that residents are not getting to hear about planning applications that they may wish to comment on until it is too late to reply. The committee agreed that in the near future our new website will detail planning applications and we will notify residents

of updates via Facebook. In the meantime, we would like to arrange with the White Horse News an article to remind people of how they can check for new applications and also arrange to provide the White Horse News with regular details of planning applications that they can feature in the paper.

**P.4782 CATG ISSUES FOR CONSIDERATION:**

New issues to be considered: None

Updates for noting and / or further consideration:

The committee were asked to review the update from the Traffic Engineer regarding Penwood Close – kerbs / tarmac fillet and a request for funding contribution from Westbury Town Council. The recommendation from the Traffic Engineer is to install a tarmac fillet and the estimated cost is £800. Westbury Town Council agreed a contribution of 25%, £200.00. However, this is only on the basis that Selwood Housing are not funding this work and Wiltshire Council will be covering the remaining balance. Cllr Hendry will update members of the CATG group at the next meeting on Friday 28<sup>th</sup> September 2018.

**P.4783 CIL INCOME – PRIORITY SPENDING:**

The committee agreed that the £1,033 should be rolled over and they will start a wish list of projects that could benefit in the future from this money. Two items to add – identify areas for road improvements, including pedestrian crossing and update and add more notice boards throughout the town.

**P.4784 SWINDON AND WILTSHIRE RAIL STUDY:**

The committee noted the attachments from SYSTRA (the international engineering and consulting group specialising in rail [passenger and freight] and public transport). Cllr Sutton had prepared a response which with some additional comments the committee supported. The response will be submitted.

**P.4785 GREAT WESTERN RAILWAY AND NETWORK RAIL – NOMINATE STATIONS FOR ACCESS FOR ALL FUNDING:**

The committee noted the email request and agreed they would like to nominate the following stations:

Trowbridge Station – improve the facilities for disabled passengers - down side passengers requiring access to the upside from the town means that they currently must take the pedestrian access out of the station and follow the footpath to the second access on the other side of the track. Lifts should be considered.

Dilton Marsh Station – improve the facilities for disabled passengers as there are no means for passengers to change platforms.

**P.4786 RECOMMENDATION from TOWN IMPROVEMENT and TOURISM WORKING GROUP dated 13<sup>th</sup> AUGUST 2018:**

**Merge Street Scene with Town Improvement and Tourism Working Group**

**Recommendation:**

The Street Scene working group be merged with TIG. Any budgets assigned to Street Scene are moved to TIG; member of Street Scene who are not on TIG have the option to join the new working group.

**RESOLVED: To Approve the above recommendation and to note at Town Council.**

P.4787 **MOTION from CLLR CUNNINGHAM dated 30<sup>th</sup> AUGUST 2018:**

**Penleigh Park Youth Shelter**

**Recommendation:**

For HP&D to agree to fund £388.00 from the Play Area budget to dismantle and remove the youth shelter and make the ground safe.

**Proposed amendment:**

The committee were updated that due to the lack of grass cutting through the summer that Westbury Town Council had already paid to our suppliers, Idverde have kindly agreed to dismantle and remove the shelter at zero cost.

**RESOLVED: To Approve the above amended recommendation.**

P.4788 **RECOMMENDATION from PLAY AREAS WORKING GROUP dated 4<sup>th</sup> SEPTEMBER 2018:**

**Banding/strapping machine**

**Recommendation:**

To ask HP&D to approve expenditure of £200 + VAT for strapping/banding equipment. The purchase of the equipment would allow Westbury Town Council to install or move post mounted bins. The equipment can also be used in helping with temporary safety issues such as banding play area fencing panels.

**RESOLVED: To Approve the above recommendation.**

P.4789 **MOTION from CLLR CUNNINGHAM dated 10<sup>th</sup> SEPTEMBER 2018:**

**Welcome to Westbury signs**

**Recommendation:**

The HP&D committee to approve £5,000 for the Town Improvement and Tourism Working Group to have further discussions and purchase new 'Welcome to Westbury' signs. There is not yet an agreement to replace the signs, but to reserve budget. At a later date a motion with specific requests (if any) will be sent to the committee.

**Proposed amendment:**

The committee discussed and felt as and when the budget is required a request should be made to Town Council for capital spend. Cllr Cunningham therefore withdrew the Motion.

**Motion withdrawn**

P.4790 **MOTION from CLLR CUNNINGHAM dated 10<sup>th</sup> SEPTEMBER 2018:**

**Art exhibition in the phone box**

**Recommendation:**

The HP&D committee to approve £150.00 for the Town Improvement and Tourism Working Group to develop the listed phone box in the Market Place to a mini art exhibition.

**RESOLVED: To Approve the amended recommendation.**

**P.4791 HIGHWAYS CORRESPONDENCE / MATTERS:**

- A. The committee noted the Application to stop up highway S.116, Highways Act 1980 – Brook Lane, Westbury.
- B. The committee noted the Bratton Road Westbury – Footway Provision – CATG scheme to provide the missing footway link from outside Fairview Farm to the bridleway at Bratton Road Westbury (08.10.18 for 2 weeks – 24hr road closure).
- C. Temporary Closure of Coach Road (Part), Westbury (12.10.2018 – 21.10.2018).

**P.4792 CLERK'S CORRESPONDENCE:**

- A. The committee noted the update from the Highways Engineer regarding the Parking Review and the proposed double yellow lines. The draft Traffic Regulations Order has been completed and handed over to the TRO team. The TRO team are currently working to a 2-4-week turnaround. Westbury Town Council will be informed of the dates for the 4-week consultation period, which we are still expecting to take place October or November and during this period notices will be displayed close to the areas affected and in the local press. These notices will contain details of how to view the proposals, how and when to respond.
- B. The committee noted the email from Cllr Jones regarding a resident's concern about the lack of pedestrian crossings in the town, particularly in connection with new developments. Cllr Cunningham updated the group that when he attended the opening of the new David Wilson homes, he asked about footpaths from the estate and children walking to school. At the time they acknowledge the lack in footpaths and were keen to look into resolving this. Cllr Cunningham asked that the letters HP&D requested to be issued to Wiltshire Council are followed up for a reply. Cllr Sutton requested that pedestrian crossings, road safety should be added to the October HP&D Agenda for further discussions.

**P.4793 BUDGET BIDS:**

The committee noted that the 2019/20 budget bid for £7,500 for CATG was approved at Town Council on 03.09.18.

**21.15pm**

**Signed on behalf of the meeting this Fifteenth day of October 2018**

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**Chairman**