

14th September 2015

YOU ARE HEREBY SUMMONED to attend a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE to be held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 21st SEPTEMBER 2015 at 7:00pm.

Yours faithfully

Town Clerk

Public Forum

Register between 6:50pm – 7:00pm
Maximum Input per Person – Strictly 5 minutes
Forum not to exceed 30 minutes

**Petitions/Depositions to be lodged with the Town Clerk
at least five working days prior to the Meeting.**

PRESENTATION BY JOHNNY KIDNEY, CREATRIX PR

A G E N D A

1. **TO RECEIVE APOLOGIES** (if any) **AND REASONS FOR ABSENCE.**
2. **DISPENSATIONS.**
3. **DECLARATIONS OF INTEREST** (if any) **AND REASONS.** (Members must be diligent regarding their interests.)
4. **MINUTES.** To confirm and sign the Minutes of the Committee Meeting held on 17th August 2015 (Previously circulated with Town Council agenda dated 7th September 2015).
5. **MATTERS ARISING** (if any) **FROM THESE MINUTES.** (Note: no new decisions can be taken.)
Members' Matters Arising. (Note: no decisions can be taken.)
6. **REPORT BY WILTSHIRE COUNCILLORS** (if any). **Wiltshire Council matters only.** (Members wishing to ask questions of the Wiltshire Councillors are requested to give prior notice to the Councillor concerned or to the Clerk for onward transmission.)

7. **CHAIRMAN'S COMMUNICATIONS.**
8. **PLANNING DECISIONS.** To note Planning Decisions made by Wiltshire Council. (See Schedule I attached.)
9. **PLANNING APPLICATIONS.** To consider Applications received from the Development Manager West, Wiltshire Council, up to the 21st September 2015 and to make such observations thereon as the Committee may decide. (See Schedule II attached).
10. **PLANNING APPEAL – APP/Y3940/W/15/3130433: LAND NORTH OF BITHAM PARK. Appeal start date: 14th August 2015 (see attached).Comments to be made to the Planning Inspectorate and to be received within 6 weeks of the start date.**

To consider whether to submit any further comments.

History - At HP&D meeting on 20.10.14 the committee objected to the application on the following reasons:

1. *The application is contrary to saved Policy H1 of the West Wiltshire District Plan First Alteration 2004 as it is outside the Town Policy Limit.
The Appeal D: APP/Y3940/A/13/2196510 issued on 15th August 2013, in respect of Land at Fairdown Avenue, confirms (at [17]): "Whilst they are old policies, they are not necessarily out of date. The town boundaries of Westbury have been taken forward unchanged to the dWCS, the countryside is still to be protected and the site is still an SLA. In my view therefore, while the policies do not attract the full weight of an up to date development plan, they are not out of date, are still relevant, and the proposal is contrary to them."*
2. *The application is contrary to the Wiltshire Core Strategy as the site is not allocated in Core Policy 32.*
3. *The application is outside the proposed settlement boundary for Westbury in Draft Proposals for Revised Settlement Boundaries Informal Consultation with Parish and Town Councils (Wiltshire Housing Site Allocation Development Plan Document DPD, July 2014).*
4. *The town of Westbury has already delivered its fair share of the housing required by the Wiltshire Core Strategy in the plan period to 2026. Appendix 6 of Wiltshire Council's Current Housing Land Supply Statement (July 2014 – Exam/109) shows that, of the indicative requirement 2006-2026 of 1500 for the town in the Wiltshire Core Strategy, the indicative remaining requirement is only 74 dwellings over the whole of the remaining 12 years of the plan period (see page 87).*
5. *The town is without sufficient infrastructure to accommodate further windfall residential development. [5.160] of the Wiltshire Core Strategy Pre-Submission Document (February 2012), says: "The town has seen significant housing development in the past which has not been matched by an appropriate provision of services, facilities and new jobs."*
6. *If this development is permitted it will inevitably delay the implementation of the key site at Station Road (previously allocated by Policy H14 of the West Wilts District Plan 1st Alteration), which is one of the new strategic housing allocations in the Wiltshire Core Strategy chosen to deliver infrastructure vital to the future of the town. This current application does not include any of that infrastructure, and may put at risk monies already bonded for it.*
7. *Lacking any frontage to Bitham Park itself, the application site is unable to provide any direct pedestrian access to the town centre. The limited pedestrian access to the proposed development along a proposed new footway on the east side of the main A350 Trowbridge Road is clearly unsuitable and unsustainable. The development needs clear pedestrian access as near as possible to the Town Centre.*
8. *Coach Road, by virtue of its very restricted width and its long standing traffic order prohibiting vehicular use, is unsuitable as the emergency access to any significant residential development. The emergency access should be located on Trowbridge Road as near as possible to the Town Centre.*
9. *The application does not propose to provide any new bus services and it is a long distance to Westbury's only primary medical services at the White Horse Health Centre off Mane Way, (the 9 minutes quoted is incorrect, it is more like 45 minutes to the other side of the town) for a large new development with a significant proportion of social housing.*

Please note: if this application is nevertheless permitted we would like conditions applied to deal with the issues raised.

11. **FREIGHT ASSESSMENT AND PRIORITISATION MECHANISM (FAPM) – Request for weight limit on B3098, Westbury/Market Lavington (see attached). Wiltshire Council is asking for confirmation from Westbury Town Council in writing, to confirm whether this request is supported by the Town Council, within six weeks from 10th September 2015.**

To consider whether this request is supported by Westbury Town Council and if so ask the Clerk to confirm in writing to Wiltshire Council.

12. **REPORTING ISSUES TO CATG – Requests must now be reported via an online Area Board app and ‘Refer to CATG’ is no longer accepted, you must state what you would like to be done.**

The following requests have been received for consideration:

- Weeds on roads, e.g. along Leigh Road behind the Army Officers Selection Board
- Pedestrian crossing request, Bratton Road, Westbury outside The Laverton
- Request for duck warning signs on approach to Station Road sailing lake.

To consider the above requests and decide if they need to be referred via the app and what the actual requirement is.

13. **FORMER CEMENT WORKS, WESTBURY (see attached)**

To note the proposed works.

14. **HIGHWAYS CORRESPONDENCE / MATTERS:**

- Temporary closure of footpath 13 (Part), Dilton Marsh, from 22:00 on 7th October 2015 to 06:00 on 8th October 2015 (see attached)
- Temporary closure of Frogmore Road (Part) on 12th October 2015, nightly between 23:00 and 06:00, until 14th October 2015 (see attached)
- Temporary closure of Hospital Road and temporary suspension of one-way restriction: The Butts, from 26th October 2015 for 3 days (see attached)

15. **CLERK’S CORRESPONDENCE:**

16. **MONTHLY STATEMENT:** (To be distributed at the meeting)

17. **BUDGET BIDS:**

18. **WORKING GROUPS’ REPORTS:**

- a) **Play and Leisure Facilities Working Group:**

To be distributed at the meeting

- b) **Street Scene Working Group:**

No meeting held

- c) **Town Improvement Group:**

No meeting held