

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 18th JULY 2011 at 7:00pm

PRESENT: Cllr Bill Braid (Chairman).

Cllrs: Mrs Sue Ezra, Russell Hawker, David Jenkins, Charles Pope and David Windess

Staff: Keith Harvey, Mrs Diana Mansell.

Also in attendance:

- Dr Debbie Beale, Debbie Riddiford and Bill Fanning (Eastleigh Surgery)
- Dr Peter Biggs
- Cllr David Tout

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PUBLIC FORUM:

Cllr Tout:

- Bus shelter by Railway Inn has finally been repaired – WTC needs to repair the shelter in the High Street. (The Clerk is dealing with this matter.)
- Car Parking – there needs to be a meeting of the Car Parks Working Group. A request has been received for a motor cycle parking bay in the High Street.
- Planning application 11/01720/OUT – highway issues.
- Agenda item 10 - Waste Site Allocations.

Dr Biggs:

- Morrisons has put up signs 'beware of traffic exiting car park' which are not acceptable. Cars are still failing to stop.
- Planning application 11/01838/TCA – crown reduction of copper beech trees – is to enable improved reception of Sky TV.
- Planning application 11/01853/FUL – primary care centre – disappointed that Cllr Morland was not present at this meeting to explain his objections.

Dr Beale presented the revised planning application for the new primary care centre. She explained that the building is being relocated in order to preserve the existing footpath. The changes have so far cost an additional £150k and it is hoped that the build can commence by September to avoid further additional costs.

The committee agreed to consider planning application 11/01853/FUL after agenda item 4.

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APOLOGIES AND REASONS FOR ABSENCE:

- Cllr Mrs C Mitchell – personal;
- Cllr F Morland;
- Cllr Mrs D O'Hara – personal.

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DECLARATIONS OF INTEREST AND REASONS:

- Cllr Russell Hawker – planning application 11/01818/REG3; personal & prejudicial (Member of Wiltshire council and Governor at Matravers School.)

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Members with a personal and prejudicial interest withdrew from the meeting at the appropriate time.

P.3180 **MINUTES:** The Minutes of the Committee Meeting held on 20th June 2011 were confirmed and signed by the Chairman.

P.3181 **MATTERS ARISING FROM THE PREVIOUS MINUTES:** Nil.

a) **Members matter arising:** Nil.

P.3182 **Primary Care Centre Planning Application:**

11/01853/FUL Erection of two storey primary care centre and associated
23/06/11 works (revision of planning permission 10/02170/FUL to allow
Full Plan for revised siting of building and revised parking layout).
**Land NW of Westbury Leigh Primary School, Mane Way,
Westbury.**
Applicant: Westbury Group Practice

The committee enthusiastically supports this application.

P.3183 **REPORT BY WILTSHIRE COUNCILLORS:**
Cllr Jenkins reported that The Wiltshire Children's and Young People's Trust –
Draft Commissioning Strategy for Young People aged 13 to 19 - is on the agenda
for discussion at the Westbury Area Board meeting, 28th July 2011.

Wiltshire Council must save 25% of its Young Person's budget - £600k – and Cllr
Jenkins is not happy with some of the proposals in the plan. The youth centre in
Westbury is multi-functional and needs to be retained and the council should
seriously consider making representations to Wiltshire Council.

Cllr Hawker pointed out that it is still not known how Westbury will be affected
although it is likely that swimming pool funding will disappear and Leighton Leisure
Centre will no longer be funded by Wiltshire Council. He felt that there was a need
to respond individually to the consultation.

Cllr Jenkins agreed that what is likely to happen in Westbury is still unknown.

P.3184 **CHAIRMAN'S COMMUNICATIONS:** Nil.

P.3185 **PLANNING DECISIONS:** The Committee noted Planning Decisions made up to
18th July 2011.

P.3186 **PLANNING APPLICATIONS:** The Committee considered Planning Applications
received from Wiltshire Council and the decisions reached are as follows:

- 11/01742/FUL**
09/06/11
Full Plan
New detached portacabin and widening of hard-standing at front of fire station.
Wiltshire Fire and Rescue Service, Meadow Lane, Westbury, BA13 3AF
Applicant: Wiltshire and Swindon Fire Authority
- No objections.*
- 11/01818/REG3**
07/06/11
Reg 3
Application
Retention of double mobile without toilets for a period of 5 years (previous planning permission 06/09007/WCC).
Matravers School, Springfield Road, Westbury, BA13 3QH
Applicant: Wiltshire Council
- No objections.*
- 11/01838/TCA**
17/06/11
Tree(s) in
Conservation
Area
Prune lower crown of Copper Beech trees (T1) by 3m.
15 All Saints Crescent, Westbury, BA13 3BX
Applicant: Mr Wilks
- No comment – refer to the Arboricultural Officer.*
- 11/01739/FUL**
Full Plan and
11/01859/LBC
Listed Building
09/06/11
To extend the time limit under planning applications 07/03910/FUL and 7/03908/LBC for the conversion of existing bed-sit accommodation for form 8 apartments and associated works, 9 one and two bedroom dwellings and demolition of building to form access.
Land at 4-8 Church Street and r/o 37-39 Edward Street, Westbury.
Applicant: J Forde, Beswick Homes Ltd
- No objections.*
- 11/01699/FUL**
21/06/11
Full Plan
Change of use from Class B1 (office) to Class D1 (children's activity centre).
Unit 11 Woodland Industrial Estate, Eden Vale Road, Westbury.
Applicant: HPH Commercial Property Ltd
- No objections.*
- 11/01720/OUT**
10/06/11
Outline Plan
Outline application for the erection of eight residential units (6 x 2 bed and 2 x 3 bed) and associated works. Only matters for consideration are Principle, Layout and Access, with all other matters reserved.
Land East of Railway Inn, Station Road, Westbury.
Applicant: ALHCO Ltd
- No objections.*
- 11/01899/ FUL**
29/06/11
Full Plan
Erection of modular office building, fencing and ancillary works.
Land SE of Storridge Farm, Storridge Road, Westbury.
Applicant: Copart UK
- No objections.*

11/01974/TCA
05/07/11
Tree(s) in
Conservation
Area

Fell Leylandii Trees (T1-6), Holly Tree (T7) and Portuguese Laurel (T8), crown lift Tulip tree (T11) by 3-4m and crown lift and shape Yew tree (T12) by 1-2m.
36 Bratton Road, Westbury, Westbury, BA13 3EP
Applicant: G D James

No objections subject to the approval of the Arboricultural Officer.

11/01594/FUL
08/07/11
Full Plan

Erection of porch; and brick wall on boundary to replace panelled fence.
1 Field Close, Westbury, BA13 3AG
Applicant: M Hall

No objections.

11/01931/FUL
08/07/11
Full Plan

Conversion of roof space to provide living accommodation with dormer windows.
39 Timor Road, Westbury, BA13 2GA
Applicant: Mr & Mrs Lacey

No objections.

11/01999/FUL
08/07/11
Full Plan

Change of use of 19-20 from a workshop to a dance/fitness studio (class D2).
19 West Wiltshire Craft Centre, Storridge Road, Westbury, BA13 4HU
Applicant: P Carter

No objections.

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NOTICE OF MOTION received from the WILTSHIRE CORE STRATEGY TASK & FINISH GROUP 11/07/11 – To approve the following recommendations:

1) Proposed allocation of Employment Land at Mill Lane, Hawkeridge.

Any development should:

- be for high quality employment uses only (ie: not open storage, warehousing, scrap/recycling or any heavy industrial use etc.)
- provide a proper road junction on to Hawkeridge Road, preferably a roundabout; and
- must include high quality landscaping to the perimeter.

2) Priority must be given to development of the Station Road site (H14).

WTC

- agrees in principle with the de-allocation of the employment site at Station Road providing any existing employment use is retained and protected. A survey will need to be undertaken to identify the extent of existing employment use;
- accepts that expansion of H14 for additional housing will help enable delivery of the bridge over the Westbury avoiding line and provision of a distributor road connection to the station and on to Station Road;
- basically supports that any additional sites for residential development can only be brought forward if allocated in a community led Neighbourhood Plan.

3) Current Town Policy Limits will be retained.

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- 4) **Town Centre Enhancements:** WTC agrees that key community services and facilities should be retained in the town centre – too many have already been lost. A pedestrian link between Morrison's car park and the High Street is to be included in any future town plan for Westbury and can be pursued through a development brief.
- 5) **Special Landscape Areas (SLA's):** WTC supports retention of the current SLA for the area next to Westbury, including Wellhead Valley, Leighton sports grounds and the escarpment.
- 6) **Traffic Issues:** WTC would expect research to be undertaken during the early part of the strategy to identify appropriate ways of improving congestion, noise and pollution issues on the A350 in the town.
- 7) **Core Policy 48: Strategic Transport Network.** WTC would expect a development brief to be undertaken covering the station approach area, to include a new road junction to connect with the proposed extension of Mane Way.

Approved. The Task & Finish group were commended for their work and also Andrew Maxted (Wiltshire Council) for his support at the first two meetings.

- P.3188 WASTE SITE ALLOCATIONS.** It was agreed that WTC should express disappointment and regret that Westbury has such a disproportionate allocation of sites compared to the rest of Wiltshire.
- P.3189 RECOMMENDATIONS FROM THE STREET FURNITURE WORKING GROUP REGARDING BENCHES IN THE FOLLOWING LOCATIONS:**
- a) **Outside the Fire Station:** To be temporarily removed and refurbished.
 - b) **Rear of Upland Rise:** The area around the bench has been cleared of nettles and the bench is now usable.
- P.3190 HIGHWAYS CORRESPONDENCE/MATTERS:** Work to improve the pavements on Oldfield Road has commenced and should be completed by next week.
- P.3191 CLERK'S CORRESPONDENCE:** Nil.
- P.3192 MONTHLY STATEMENT:** Accepted.
- P.3193 WORKING GROUPS' REPORTS/RECOMMENDATIONS:**
- a) **Play Areas Working Group.** There is a meeting tomorrow with a representative from Wiltshire council to assess maintenance requirements
 - b) **Town Centre Viability Working Group.** The new town maps should be ready by 25th July. The Clerk will install.

- c) **Street Furniture Working Group.** Three new ground level dog bins are to be installed on Field Close, Green Lane and one more is being considered on the path between Westbury Leigh School and the traffic lights.

Three estimates have been received for flags ranging from £320 - £408. The flags will only display the coat of arms, not the name Westbury, and therefore cannot be classified as advertising. A recommendation that we purchase four flags from David Templeton was approved.

We currently have three roundabout sponsors – Silver Store, Chappell Associates and The Old Pottery. Westbury Town Council signs will be used to temporarily fill any gaps. Posts should be done tomorrow and Fine Signs are finalising the designs. Rosefield Way roundabout is now planted up and ready for signs.

Some finger signposts are pointing in the wrong direction or advertising places that no longer exist. The Clerk will check and report back to October meeting.

The Clerk confirmed that the seven new seats are in place.

P.3194 ITEMS FOR CHAIRMAN TO BRING UP AT FUTURE MEETINGS. Nil.

8:31pm

**Signed on behalf of the Meeting
this Fifteenth day of August 2011**

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Chairman

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