

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 21st JANUARY 2013 at 7:00pm

PRESENT: Cllr Mrs D O'Hara (Chairman)

Cllrs: Mrs S Ezra, R Hawker, D Jenkins, G King, Mrs C Mitchell
and F Morland.

Staff: Mr K Harvey and Mrs A McCann

Members of the public: 30

P.3474 PUBLIC FORUM: The following members of the public all requested to speak on planning application: 12/02323/OUT at agenda item 9:

- J A Crookston
- W Harding
- Mr Robert Gough
- John Osborne
- R Gale
- Michael Pearce

P.3475 APOLOGIES AND REASONS FOR ABSENCE:

- Cllr M Cuthbert-Murray – Personal
- Cllr D Windess - Personal

P.3476 DISPENSATIONS: None

P.3477 DECLARATIONS OF INTEREST AND REASONS: None

P.3478 MINUTES: The minutes of the Committee Meeting held on 17th December were confirmed and signed by the Chairman.

P.3479 MATTERS ARISING FROM THE PREVIOUS MINUTES: Nil.
a) **Members matter arising:** Nil.

P.3480 REPORT BY WILTSHIRE COUNCILLORS:

Cllr Hawker:

- Westbury Weaver Bus – The Area Board recently met to discuss the problems regarding the route and timetable at the 3 month review meeting. Although there are no resources to change the route in the near future, they did agree on a communication exercise and to review it again in another 3 months. The next Area Board meeting is to be held on 7th February 2013.
- Solar Farm Planning Application – Wiltshire Council object to the planning application as the proposal is within the route that is safeguarded for the eastern route of the Westbury Bypass and the Council has moved to save the policy.

Cllr Jenkins:

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- Westbury Weaver Bus – Attended the meeting and was encouraged that there were 14 action points to be looked at and considered.
- Westbury Trains – Fast train service to London must be saved. Must persuade the government to extend electrification into Westbury as the reduction in service could affect businesses, jobs, value of houses, increase congestion on the roads, road costs etc. Need to engage user groups and talk to local businesses.

P.3481 CHAIRMAN'S COMMUNICATIONS: Nil.

P.3482 PLANNING DECISIONS: The Committee noted Planning Decisions made up to 21st January 2013.

P.3483 PLANNING APPLICATIONS: The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

12/02302/TCA
17.12.12
Tree(s) in
Conservation Area

Fell Leylandii Tree
32 Prospect Square, Westbury, BA13 3ET
Applicant: Luke Clevely

No Objections

12/02317/FUL
28.12.12
Full Plan

Conversion of existing store/workshop to a granny annexe.
37 Station Road, Westbury, BA13 3JW
Applicant: Mr Julian Morris

No Objections

12/02379/HRN
12.12.12
Hedgerow Retention
Notice

To remove section of hedgerow (5m) to facilitate the installation of a new rising main.
Land adjacent Sewage Works, Storridge Road, Westbury
Applicant: Wessex Water

The committee supports this application subject to the following:

- a) **The gap in the hedge is minimised**
- b) **An archaeological watching brief to be done whilst carrying out the excavation**

12/02323/OUT
01.01.13
Outline Plan

Erection of up to 29 dwellings, with associated public open space, landscaping, infrastructure, vehicular access to Fairdown Avenue
Land at Fairdown Avenue, Westbury
Applicant: Persimmon Homes Wessex

Public Forum:

- **Mr Crookston:**
Totally opposed to planning application for various reasons but

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especially the access.

- **W Harding:**
After Fairdown was developed local residents were under the impression there would be no further development beyond the footpath.
Previous planning application refused on the grounds that there would be no further development higher than Fairdown Avenue.
- **Robert Gough:**
Concerns of close proximity of the new buildings to the cemetery.
- **John Osborne:**
This site is outside the Town Policy Limit, H1.
Also a Special Landscape Area.
Would ask Westbury Town Council to refuse this application on these grounds.
- **R Gale:**
Westbury schools are oversubscribed at the moment.
- **Michael Pearce:**
Westbury facilities are over stretched e.g. new doctors, link scheme and schools, due to extra housing.
Concerned the adjacent field at Fairdown could be next.

The committee objected to this planning application on the following grounds:

- a) ***It is contrary to saved Policy H1, this site is outside Town Policy Limits.***
- b) ***It is contrary to saved Policy C3 Special Landscape Area and any breach of that would undermine the whole policy.***
- c) ***Disagree with the claim by Persimmon Homes that Westbury needs additional building land that is over and above that allocated in the core strategy.***
- d) ***This Council wants to see H14 built as early as possible including the bridge over the railway line and allowing this proposal would undermine that aim.***
- e) ***This is a wind fall site and we believe that the 5 year housing land supply has been met and therefore there is no justification for this site.***
- f) ***Vehicular access through this site would be placing too great a burden on Fairdown Avenue and Newtown due to the increase in the volume of traffic.***

It was resolved that the local councillor can call it in if the case officer permits it.

The public were strongly urged to write in to Wiltshire Council.

P.3484 Planning Application: W/12/00726/FUL – Land North of 17 Chalford, Westbury. Cllr Morland informed that an appeal has now been lodged by the applicant and the Clerk is due to receive a letter informing him of this. We have until 20th February to make third party comments and proposed the Clerk should reply to the letter in writing reiterating our original points for refusal.

All were in favour of the proposal.

P.3485 HIGHWAYS CORRESPONDENCE/MATTERS:

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- **Update from Wiltshire Council re: Footpath number 25 in Westbury.**
Noted

P.3486 CLERK'S CORRESPONDENCE:

- The Clerk had received an invitation for one delegate to attend a Station Travel Plan Workshop on Tuesday 12th February 2013 in Trowbridge. It was resolved that Cllr David Jenkins would attend.
- Westbury Neighbourhood Policing Team now has a Facebook page.
- The Clerk reported that due to the recent flooding the footpath by the entrance into Grassacres near the Methodist Church had been flushed out and Wiltshire Council will be monitoring it.
- Cllr King – Market Place needs cleaning as noticed takeaway carton, bottles etc around
- Cllr O'Hara – metal gulleys around the town need cleaning out.
- Cllr Morland asked for news on the Morrison's footpath, but the Clerk is still waiting to hear.

P.34 MONTHLY STATEMENT: Deferred

P.34 WORKING GROUPS' REPORTS/RECOMMENDATIONS:

- Flood Relief Working Group:** No meeting held.
- Play and Leisure Facilities Working Group:** Due to meet Thursday 24th January at 2pm.
- Street Furniture Working Group:** The group met this morning and gave the following report:
 - Floral Displays: We have been quoted the same price as last year which is within our budget. The hanging baskets will consist of red, white and blue flowers and the planters will have orange, yellow and green.
 - We will look at the possibility of installing a seat in Orchard Road.
- Town Centre Viability Working Group:** Nothing to report. Results of the Bench marking exercise are expected in February.

8.36pm

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HP&D Committee
21/01/13

**Signed on behalf of the Meeting
This Eighteenth day of February 2013**

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Chairman

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