

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 18th MARCH 2013 at 7:00pm

PRESENT: Cllr Mrs D O'Hara (Chairman)

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

Staff: Mr K Harvey and Mrs A McCann

P.3505 PUBLIC FORUM:

P.3506 APOLOGIES AND REASONS FOR ABSENCE:

- Cllr R Hawker - Personal
- Cllr M Cuthbert-Murray - Personal
- Cllr D Windess - Business

P.3507 DISPENSATIONS: None

P.3508 DECLARATIONS OF INTEREST AND REASONS:

Cllr G King: Planning Application 13/00367/LBC - Personal (knows the applicant)

P.3509 MINUTES: The minutes of the Committee Meeting held on 18th February were confirmed and signed by the Chairman.

P.3510 MATTERS ARISING FROM THE PREVIOUS MINUTES: Nil

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

P.3511 REPORT BY WILTSHIRE COUNCILLORS: Nil

P.3512 CHAIRMAN'S COMMUNICATIONS: Nil.

P.3513 PLANNING DECISIONS: The Committee noted Planning Decisions made up to 18th March 2013.

Cllr Morland queried planning applications: 12/01129/FUL & 12/01867/FUL as they were similar applications and one was permitted and the other withdrawn. The office staff had already taken this up with Wiltshire Council and the response came back as follows:

The two applications at Oldfield Park for vehicle parking were withdrawn as it transpired after detailed investigation that planning permission from the Council is

not required. The land lies within the curtilage of the individual properties and the concrete path across them is not a public right of way. In these circumstances, the work to create the two parking areas is 'permitted development' – in other words – it falls within the category of works already granted a blanket permission by the Government without the need for planning permission from the local planning authority. The applications were therefore withdrawn and the application fees refunded.

Cllr Morland pointed out that pedestrians will have to walk in the carriageway with the loss of the path and stated he agreed with the refusal reasons originally stated by the Highways Officer even though the footpath appeared to be private. It has been a footway for over 20 years and it should be safeguarded.

The committee agreed that some clarification was needed on these types of footpaths and the way forward would be to invite the Wiltshire Planning Officer/Rights of Way Officer, along with a representative from the Land Registry to meet with Westbury Town Council to discuss this further.
The Clerk to arrange a meeting.

P.3514 PLANNING APPLICATIONS: The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

13/00234/FUL 8 no. Business starter units
12.02.13 **Land South East of 10 to 17 Oakfield Business Centre, Northacre**
Full Plan **Industrial Park, Westbury**
Applicant: Toogood's Property Co Ltd

No Objections

13/00258/FUL Proposed rear single storey extension
14.02.13 **6 Studland park, Westbury BA13 3HG**
Full Plan **Applicant:** Mr G McCabe

No Objections

13/00317/FUL Single storey rear kitchen extension
21.02.13 **15 Leigh Road, Westbury BA13 3QN**
Full Plan **Applicant:** Mr and Mrs Pete Trim

No Objections

13/00324/FUL Change of the north elevation bedroom window to double doors
22.02.13 **Weaver House, 1 Chantry Court, Westbury BA13 3FE**
Full Plan **Applicant:** Mr Christopher Scott-Moody

No Objections

13/00367/LBC Replacement of rear windows with powder coated aluminium windows
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25.02.13
Listed Building

50 Bratton Road, Westbury BA13 3EP
Applicant: Mr Martin Noke

No Objections subject to compliance of Listed Building requirements

13/00376/WCM
26.02.13
County Matter

Formation of a 9 hole extension to existing golf course and associated importation of inert landfill to create landscaping at White Horse Country park, Westbury.

Land South West of Lafarge Social Club, Trowbridge Road, Westbury

Applicant: Mr Derek Hulin (White Horse Country Park)

No objections subject to the following:

1) A routing agreement must be in place prior to commencement of works to include the vehicular access and exit only to be via Coach Road to and from the A350.

2) There must be a restriction of times on hauling materials.

3) There must be wheel washing facilities in place.

4) The roads must be kept clean of any materials used both at original and final destination sites.

5) A highways plan to be put in place to suit a large scale muck shift operation.

13/00059/FUL
14.01.13
Full Plan

Erection of a one bedroom dwelling to replace previous consented coach house (units 16 and 17) and associated works.

Land at 4 to 8 Church Street and Rear of 37 to 39 Edward Street, Westbury.

Applicant: Beswick Homes

The committee deferred this application due to insufficient information. The plans do not show the relevant coach houses (or units 16 and 17) where the one bedroom dwelling is to be built. More information is required.

13/00428/LBC
06.03.13
Listed Building

Erection of a one bedroom dwelling to replace previous consented coach house (units 16 and 17) and associated works.

Land at 4 to 8 Church Street and Rear of 37 to 39 Edward Street, Westbury.

Applicant: Beswick Homes

The committee deferred this application due to insufficient information. The plans do not show the relevant coach houses (or units 16 and 17) where the one bedroom dwelling is to be built. More information is required.

13/00329/FUL Extension and alterations to existing garage to include raising of the
22.02.13 roof and new garden room.
Full Plan **55 Studland Park, Westbury BA13 3HL**
Applicant: Mr Paul Nicholls

No Objections

P.3515 DISCUSS COMMUNITY INFRASTRUCTURE LEVY (CIL) QUESTIONS FROM NALC.

The committee were in agreement of not responding to the CIL questionnaire.

P.3516 HIGHWAYS CORRESPONDENCE/MATTERS:

- At a recent CAT G meeting the Clerk spoke to Paul Millard from Wiltshire Council regarding Morrison's footpath. Mr Millard said he has not contacted Morrison's as yet.
- Recently met with Scottish & Southern Energy, Pat Whyte and a representative from Wiltshire Council and discussed the options of cutting a channel in the Market Place to go from Cannon Green to The Ludlow. It was agreed the channel would go around the edge hugging the kerb on the Town Hall side and then to go across at a right angle to Cannon Green.
- Aldi – the building works are proceeding well and the roads are being kept clean.
- Frogmore Road is to be closed shortly. The road works will soon go up Rosefield Way, over Station Road and up Oldfield Way. Maristow Street will also be closed.

P.3517 CLERK'S CORRESPONDENCE:

Notification has been received from Chippenham to display the notice of elections. There will be five councillors in each of the three wards. Notices are being displayed all around the town, including the High Street, Heritage Centre, Library, Co-op and Westbury Leigh.

P.3518 MONTHLY STATEMENT: Noted

P.3519 WORKING GROUPS' REPORTS/RECOMMENDATIONS:

- a) **Emergency Planning Working Group:** No meeting held.
- b) **Play and Leisure Facilities Working Group:** The following report was given by Cllr Mrs Christine Mitchell:

The Skate Park, Penleigh Park Recreation Field

The annual inspection of the skate park was carried out on 9th January 2013 and several repairs were noted.

The following repairs were carried out in February by Chezmetals at a cost of £2,400 (as approved by Town Council in 2012) –

- 1) Checking of the internal structure of the roll over ramp.
- 2) Repair to the roll over ramp.
- 3) Repair to the tarmac at the foot of the volcano.
- 4) Painting the ramp surfaces with Gravitex.

- 5) Painting the backs of the ramps.
- 6) Removal of all rubbish from the site.

Grassacres Park

The Caloo fitness equipment has been installed in Grassacres Park; installation was started on 25th February and completed on 26th February.

The equipment consists of the following –

- 1) Leg press – duo use.
- 2) Airwalker – duo use.
- 3) Rowing machine – single use.
- 4) Cross rider – single use.
- 5) Chest/shoulder press combi – duo use.

The sign installed with the equipment is currently in the office waiting to be re-installed after it was found on the ground after having all 15 rivets smashed. It will be bolted on this time.

S106 Monies for Kingfisher Drive/The Mead and Timor Road.

We contacted two play equipment companies – Playdale and Wicksteed, regarding the purchase of new equipment for these play areas. They have visited the sites and have sent in their quotes for the equipment and installation, unfortunately the quotes have come in at a higher cost than the S106 monies allocated to these areas. The working group will need to discuss this in depth before making a recommendation to this Town Council and Wiltshire Council.

The Swimming Pool

Cllr Bradshaw reported at the last meeting that the swimming pool will need to close again as the lining of the pool has bubbled and this needs to be investigated, there are also some problems with the electrics and a leak in the ceiling of the men's changing room. He also informed the working group that the pool will be 125 years old on 24th May 2013 and suggests that we celebrate and publicise this in some way, it was agreed that contact should be made with D C Leisure and Wiltshire Council to discuss this matter.

The next meeting of the working group will take place on Wednesday 27th March 2013 at 10am at the Laverton.

- c) **Street Furniture Working Group:** No report. The benches arrived today and will be installed in due course.
- d) **Town Centre Viability Working Group:** Due to meet on Friday 22nd March 2013.

8.05pm

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

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Chairman