

WESTBURY TOWN COUNCIL

At a **MEETING** of the **HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE**
held at **THE LAVERTON, BRATTON ROAD, WESTBURY**, on **MONDAY, 14th**
APRIL 2014 at 7.00 pm.

PRESENT: Cllr R Hawker (Chairman)
Cllrs I Cunningham, D Jenkins, G King, Mrs C Mitchell and
W D Tout.
Mr K Harvey, Town Clerk, and Mrs B Mantle

Also in attendance: Three members of the public.

P.3750 PUBLIC FORUM:

Mr S Randell:

- Crumbling and archaic state of town centre.
- Housing development without provision of additional services and facilities.
- Problems with town centre linked with A350.
- Lack of a by-pass.

In reply, Cllr Hawker explained that the Town Council commissioned a Vision and Scoping Study three years ago with high quality professional consultants, who engaged with all parts of the community, and which focused mainly on the town centre. The Town Council is still considering how to take this forward, one option being to develop a neighbourhood plan. As no funding is available, any improvements to the town centre are dependent on being developer led. With regard to a by-pass, the Eastern By-Pass was rejected by the Public Inquiry.

Cllr Cunningham, as chair of the Town Improvement Group (TIG), also assured Mr Randell that the Council shares his concerns, and that these issues are high on the Council's list of priorities. He extended an invitation to Mr Randell to attend future meetings of the TIG.

P.3751 APOLOGIES AND REASONS FOR ABSENCE:

Cllr Mrs C Mitchell - (left 8.15 pm) Personal
Cllr F Morland - Clash of meetings
Cllr P Wakeman - Business
Cllr D Windess - Business

P.3752 DISPENSATIONS:

Mr K Harvey - Planning Application 14/02370/FUL
Personal friends (non-pecuniary)

P.3753 MINUTES. The Minutes of the Committee Meeting held on 17th March 2014 were confirmed and signed by the Chairman.

P.3754 MATTERS ARISING (if any) FROM THESE MINUTES. Nil.

Members' Matters Arising. Nil.

P.3755

REPORT BY WILTSHIRE COUNCILLORS:

- Cllr G King – Wiltshire Council is currently looking at car parking issues, and he looks forward to hearing the outcome.
- Cllr D Jenkins – Lorry weight scheme, Station Road bridge, seems to be progressing well. He has also had a site meeting with residents of The Mead and Norman Burgess of Wiltshire Council, at Bitham Stream. A report will be forwarded to the Clerk regarding the clean-up of this area.
- Cllr R Hawker – Leigh Park. Planning applications are being submitted for areas outside the town limits, and one application has been received for land beyond Leigh Park Primary School.

Cllr Tout raised concerns about the poor state of street lighting columns in Edward Street, which are leaning to one side. Balfour Beatty has recently carried out improvements to lighting columns in the High Street. However, these did not appear to be in such a bad state as those in Edward Street, and he asked the Clerk to make enquiries at Wiltshire Council.

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CHAIRMAN'S COMMUNICATIONS. Nil.

P.3757

PLANNING DECISIONS. The Committee noted Planning Decisions made up to the 14th April 2014.

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It was agreed to suspend standing orders to allow two members of the public to speak on planning applications 13/0381/FUL and 14/03118/OUT.

Mr William Wilson – Expressed concerns regarding access to the site with 1400-1500 employees anticipated; lack of public transport or footway; and considerable congestion on surrounding roads. The proposed site comes within 15 m of his property, which is a Grade II listed building. He does not consider the ecology has reported correctly, as there are horseshoe bats in his roof. Mr Wilson represents a number of residents, who have formed an action group.

Mr L Holloway, HPH Ltd – When acquired seven years ago, the site had been proposed for industrial development, and it had been permitted through the core strategy as a strategic employment site. Although the core strategy has not been adopted, Wiltshire Council has indicated it would like to see the site brought forward to meet demand. The site is close to the West Wilts Trading Estate, and should bring 1500 new jobs. Five or six large companies, who are looking for a large site, have already been identified. The mix between B1, 2 and 8 will be market led. However, there will be high quality landscaping, cycle routes, and the facilities will meet future legislation.

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Standing orders were reinstated.

P.3760

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

<p>14/03118/OUT 31.03.14 Outline Plan</p>	<p>Formation of new business park (Classes B1, B2 and B8) access and associated works Hawkeridge Business Park, Land North and South of Mill Lane, Hawkeridge, Westbury, BA13 4LD Applicant: HPH Ltd</p> <p><i>If permission is to be granted, Westbury Town Council expects conditions that ensure that the high quality design and the landscaping, as set out in the draft Core Strategy, are enforceable, and that the overall development focuses on B1 use, and any B2 or B8 uses form only a minor part and are ancillary to the B1 use. Effectively, the intended high quality design should address the concerns of neighbours in terms of how the development fits into the landscape.</i></p>
<p>13/03812/FUL 28.03.14 Full Plan</p>	<p>Erection of pumping station Land North of Mill Lane, Hawkeridge, Westbury, BA13 4LD Applicant: HPH Ltd <i>No objections.</i></p>
<p>14/02115/FUL 26.03.14 Full Plan</p>	<p>Extension and conversion of former Eastleigh Surgery into 12 one and two bedroom flats Eastleigh Surgery, West End, Westbury, BA13 3JD Applicant: Mr S Marshall / SJM Management Services Ltd</p> <p><i>No objections.</i></p>
<p>14/02370/FUL 26.03.14 Full Plan</p>	<p>Erection of two detached dwellings Land rear of 42 & 44 Station Road, Westbury, BA13 3JN Applicant: Mr Nick Carter</p> <p><i>History:</i> 07/00236/FUL – Erection of 4 two bed flats – appeal dismissed 07/03223/FUL – Erection of 4 two bed flats (revised scheme) – appeal dismissed</p> <p><i>No objections, but to request the following conditions:</i></p> <ol style="list-style-type: none"> <i>1. Restriction on the hours of construction to avoid undue effects on nearby neighbours.</i> <i>2. The development is screened from adjacent gardens with early erection of hoardings.</i>
<p>14/02569/FUL 25.03.14 Full Plan</p>	<p>Erection of security lodge and alterations to existing vehicular access Vehicle Refinishing Centre, Northgate Industrial Park, Westbury, BA13 4WD Applicant: Smart Fleet Solutions</p> <p><i>No objections.</i></p> <p>Extension over single storey</p>

14/03335/FUL
31.03.14
Full Plan

17 Danvers Way, Westbury, BA13 3UE
Applicant: Mr Ross Frampton

No objections.

14/02663/ADV
27.03.14
Advertising

2 x externally illuminated fascia signs, 1 x internally illuminated hanging sign, 1 x non-illuminated hoarding sign and window vinyls
Beautopia, 48 Warminster Road, Westbury, BA13 3PF
Applicant: Mutual Services (Portsmouth) Ltd

No objections.

AMENDED PLANS
14/01838/FUL
27.02.14
Full Plan

Demolition of detached garage and construction of building containing 4 self contained flats with associated parking
Land to the rear of 47-49 Edward Street, Westbury, BA13 3BP
Applicant: M7P Enterprises

History:

At HP&D meeting on 17.03.14 the committee had no objections to the planning application

No objections.

14/02790/FUL
04.04.14
Full Plan

Erection of green wooden shed (Amendment to approved application W/13/00226/FUL)
Westbury Leigh Community Hall, Westbury Leigh, Westbury, BA13 3TR
Applicant: Mr W Clark

History:

At HP&D meeting on 29.04.13 the committee had no objections to planning application 13/00226/FUL

No objections.

14/03371/FUL
04.04.14
Full Plan

The construction of 3 no 2 bed houses and 10 no 1 bed flats with associated roads and parking
Land at Station Road, Westbury
Applicant: Mr Mick Latham

History:

Planning Application 11/01720/OUT - Outline application for the erection of eight residential units (6 x 2 bed and 2 x 3 bed) and associated works on land East Of Railway Inn Station Road Westbury Wiltshire.

At HP&D meeting 18.07.2011 the committee had no objections to this application.

The application was permitted august 2011.

No objections, subject to the highways officers being satisfied with the access arrangements, including a visibility splay.

14/03561/FUL
08.04.14
Full Plan
Proposed kitchen extension
13 Field Close, Westbury, BA13 3AG
Applicant: Ms Linda Rumens

No objections.

14/02455/FUL
08.04.14
Full Plan
Proposed front porch and replacement of existing hard standing with block paving
3 Matravers Close, Westbury, BA13 3NR
Applicant: Mr Matthew Richards

No objections, but to request the following condition:

To require block paving that allows surface water to permeate through.

14/03064/TPO
14.04.14
Tree(s) in
Preservation Order
T4, T8, T21: Re-Pollard 3x Willow. T16: Remove small Willow in pond. T14: Ash-Remove lowest limb over pond; reduce 3 remaining limbs over pond Server Ivy at base of all major trees except willow pollards.
Becks Mill POS Camargue Road, Westbury, BA13 3SG
Applicant: Atlantis Property Services

No objections.

P.3761 **PLANNING DECISIONS.** Defer until next meeting.

P.3762 **PNEX (Prior Notification – Larger Hme Extension Scheme).** Noted.

P.3763 **CONSULTATION ON THE DRAFT GYPSY AND TRAVELLER DEVELOPMENT PLAN DOCUMENT & SUSTAINABILITY APPRAISAL SCOPING REPORT.** Defer to an interim meeting on a date to be decided. The Clerk to circulate the appropriate documents, and arrange for a Wiltshire Council planning officer to attend to explain the proposals.

P.3764 **CONSULTATION ON THE DRAFT WILTSHIRE HOUSING SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT.** Resolved as at P.3763.

P.3765 **UPDATE ON REQUEST FOR PARKING RESTRICTIONS ON STATION ROAD.** Noted.

P.3766 **NO PARKING SIGNS NEAR CINNAMON LOUNGE.** Nothing to report.

P.3767 **STREET FURNITURE WORKING GROUP.** It was noted, that as already approved in the Capital Project Programme, up to six benches will be replaced (locations to be confirmed) before the end of April, in order to obtain a 10% discount, amounting to approximately £280.

P.3768 **RECOMMENDATION FROM THE STREET FURNITURE WORKING GROUP dated 9th April 2014.** We have 10 Welcome to Westbury Banners, which have been in place 3 years and following the severe weather this winter several are in need of replacing.

Initially we need to purchase up to 6 banners at a price of £48 + vat. = £288 + vat. We will also need up to 6 sets of fixing brackets £70.83 + vat per set = £424.98 + vat. A combined price of £712.98 + vat.

There may be a slight change on the price of fixings depending on any adjustment to catalogue prices. Due to the positive comments we receive in connection with our banners, it is recommended that we replace those broken and any that are in poor condition. It is proposed to fund these replacements jointly from the Tourism and Street Furniture budgets.

APPROVED.

P.3769 **HIGHWAYS CORRESPONDENCE/MATTERS:**

Roundabouts – The Clerk, together with the Wiltshire Council highways engineer and Balfour Beatty inspected roundabouts in Leigh Park. When taking out Section 96, it was made clear that Westbury Town Council will become responsible for the maintenance of these roundabouts, which will be funded by income from sponsorship advertising. This will be effective from May 2014. The Clerk has insisted these areas must be brought up to standard before Westbury Town Council takes them over. The Landscape Group will take over the maintenance of the roundabouts from mid-May.

White Lining – High Street. Cllr Jenkins reported on the poor state of the white lines in the High Street.

P.3770 **CLERK'S CORRESPONDENCE:**

Core Strategy – Consideration of the Core Strategy Consultation to be included on the interim meeting as per P.3763.

P.3771 **MONTHLY STATEMENT.** Noted.

P.3772 **BUDGET BIDS.** Nil.