

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 7th JULY 2014 at 6:00pm

PRESENT: Cllr R Hawker (Chairman)
Cllrs: D Bradshaw, I Cunningham, Mrs S Ezra, Mrs C Mitchell, F Morland and WDC Tout

Staff: Mr K Harvey and Mrs A McCann

Also in attendance:

- Cllr D Jenkins
- Cllr G King (arrived 6.35pm)

P.3826 PUBLIC FORUM: Nil

P.3827 APOLOGIES AND REASONS FOR ABSENCE:

- Cllr P Wakeman - Personal

P.3828 DISPENSATIONS: None

P.3829 DECLARATIONS OF INTEREST AND REASONS:

Cllr I Cunningham - Related to the Associate Director of Strategic Planning, Wiltshire Council.

P. 3830 PLANNING APPLICATIONS: The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

14/05654/OUT Erection of detached bungalow and garage/parking facility
12.06.14 **Land rear of 10 Newtown, Westbury**
Outline Plan **Applicant:** Mrs Antonietta Adams

No Objections

14/05945/TCA Cherry Tree – Fell
17.06.14 **31 Church Street, Westbury, BA13 3BZ**
Tree(s) in **Applicant:** Mr Ben Simmons
Conservation Area

No Objections

14/05745/FUL Proposed change of use – hotel (C1) to dwelling (C3)
12.06.14 **The Garden House Hotel, 26 Edward Street, Westbury, BA13 3BD**
Full Plan **Applicant:** Mr Ashley Hunt

No Objections

- 14/05774/LBC**
12.06.14
Listed Building
Internal alterations to facilitate change of use from hotel (C1) to dwelling (C3)
The Garden House Hotel, 26 Edward Street, Westbury, BA13 3BD
Applicant: Mr Ashley Hunt

No Objections
- 14/05749/FUL**
18.06.14
Full Plan
Demolition of existing retail premises and replacement by a single block of 4 No one-bed apartments
Clements, 1 Haynes Road, Westbury, BA13 3HA
Applicant: Mr & Mrs Brian Clements

No Objections
- 14/03653/FUL**
20.06.14
Full Plan
Dropped kerb for access
11 Station Road, Westbury, BA13 3JL
Applicant: Mr and Mrs Brian Adams

No Objections
- 14/05897/FUL**
20.06.14
Full Plan
Rear Extension
70 Leigh Road, Westbury, BA13 3QP
Applicant: Mr Colin Forward

No Objections
- 14/05898/LBC**
20.06.14
Listed Building
Rear Extension
70 Leigh Road, Westbury, BA13 3QP
Applicant: Mr Colin Forward

No Objections
- 14/05931/FUL**
20.06.14
Full Plan
Enclose existing loading/storage area within existing canopy to form new cold storage/loading area
ULN (UK) Ltd, Brook Lane, Westbury, BA13 4HA
Applicant: ULN (UK) Ltd

No Objections

P.3828 **CIL DRAFT CHARGING SCHEDULE STATEMENT OF MODIFICATIONS –**
comments can be made from 23rd June 2014 until 5pm, 21st July 2014 (see attached. Statement of modifications emailed separately.

The committee agreed the following response:

1. *We can't see any argument for the lower rate*
 - a. *Even on 2012 house price analysis 3 out of 4 BNP Paribas recommendations went with £70 per sq metre*
 - b. *We see no lack of interest in building larger housing developments in Westbury*
2. *Suggest a minimum rate of £70 per sq. m for Westbury*
3. *£85 would be a more appropriate figure*
4. *It should be a flat rate across the whole of Wiltshire*

5. *It is far easier to lower the rates in the unlikely event that developers are put off than to increase the rates when they are reviewed*
6. *In respect of modifications SM6, 7, 23 & 25, we propose the whole of the Westbury community area should be at the same rate. Heywood, Bratton, Edington and Coulston are at the higher rate and Dilton Marsh and Westbury are at the lower rate and there is no justification for the different rates.*

Also request the right to be heard by the examiner in relation to these modifications.

P.3828 **GYPSY & TRAVELLER ACCOMMODATION NEEDS ASSESSMENT** – deadline is 18th July 2014 (see attached). Survey questions have been emailed separately.

The following responses were agreed by the committee:

Q1.d. What dealings/relationships does your Parish Council have with Gypsies and Travellers:

No Comment

Q.2. In your experience are you aware of any particular issues in relation to Gypsies & Travellers in your Parish:

We note that Westbury Community Area has a significant number of traveller sites and traveller population already and the town has issues providing support services.

Q.3. Are you aware of any Gypsies and Travellers sites in your Parish?

A number in close proximity to the Parish boundary.

Q.4.a. What trends are you experiencing in your Parish with regard to Gypsies and Travellers?

Unknown

Q.4.b. What attracts Gypsies and Travellers to the area?

Unknown

Q.4.c. What kinds of seasonal fluctuations occur in your Parish?

Unknown

Q.4.d. Are you aware of any occurrences of temporary stopping by Travellers in your Parish?

No

Q.4.e. How would you describe the relationship between the settled and travelling community in your Parish?

Unknown

Q.5. Are you aware of any Travellers currently residing in bricks and mortar accommodation within your Parish?

No

Q.6. Are there any other comments you would like to make?

We note that Westbury Community Area has a significant number of

traveller sites and traveller population already and the town has issues providing support services.

6.55pm

Signed on behalf of the Meeting
this twenty first day of July 2014

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Chairman