

**WESTBURY TOWN COUNCIL**

**At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 20<sup>th</sup> OCTOBER 2014 at 7.00 pm.**

**PRESENT:** Cllr R Hawker (Chairman)  
Cllrs: D Bradshaw, I Cunningham, Mrs S Ezra, Mrs C Mitchell,  
F Morland and W D Tout  
Mr K Harvey, Town Clerk and Mrs A McCann

**Also in attendance:** Cllr D Jenkins  
Chris Dolling, Sean Hindes, Naomi Taylor and Tom  
Hammond from Barratt Homes  
Six members of the public

**P.3890 PUBLIC FORUM:**

Bruce Evans:

- Extra HP&D Meeting 4<sup>th</sup> September 2014
- Revision of Settlement Boundaries

Cllr D Jenkins:

- Successful Health Fayre recently held at The Laverton
- Proposed Northacre Renewable Energy Centre

**P.3891 APOLOGIES AND REASONS FOR ABSENCE:**

Cllr P Wakeman - Personal

**P.3892 DISPENSATIONS:** Nil.

**P.3893 DECLARATIONS OF INTEREST (if any) AND REASONS:**

Cllr F Morland – Planning applications: 14/09262/OUT &  
14/09538/SCO.  
Member of Heywood parish Council who will also be  
discussing these planning applications.

**P.3894 MINUTES.** The minutes of the Committee Meetings held on 4<sup>th</sup> September & 15<sup>th</sup> September 2014 were confirmed and signed by the Chairman.

**P.3895 MATTERS ARISING (if any) FROM THESE MINUTES.** Nil

**a) Members' Matters Arising.** Nil

**P.3896 REPORT BY WILTSHIRE COUNCILLORS (if any). Wiltshire Council matters only.**

Cllr Hawker:

- Planning applications
- Proposal for power station on Northacre
- Westbury Car Parks – the first hour free car parking seems to have been reinstated.

The Clerk to find out whether it is temporary or permanent.

Cllr Jenkins:

- Good news on the first free hour parking
- Planning applications
- Proposed Northacre Renewable Energy Centre –public exhibition being held on 4<sup>th</sup> November at Northacre RRC and would recommend attending

**P.3897 CHAIRMAN'S COMMUNICATIONS.** None

**P.3898 PRESENTATION BY BARRATT HOMES REGARDING THE DEVELOPMENT AT THE MEAD:**

- 9.17 ha site, with about 6 ha being developed
- 220 Homes – 154 will be available on the open market
- 30% affordable homes in clusters of 12 maximum pepper potted throughout site
- Mix of 1,2,3,4 & 5 bedroom houses
- Adhered to Wiltshire Council's minimum parking standards and also allowed 20% visitor parking within the development
- New access off The mead
- Acoustic boundaries near the railway line to help minimise noise
- Restructure an area of the site to make more of the views towards the White Horse
- Flood plain been carefully avoided
- Meeting with Wiltshire Council Highways Department regarding the emergency access
- The play area was originally near the hedge but is now being moved to be in front of houses as considered safer. The play area will be natural play with tunnels and mounding.
- S106 already been approved
- RMA (Reserved Matters Application) due for submission in November

**P.3899 PLANNING DECISIONS.** The Committee noted Planning Decisions made up to 20<sup>th</sup> October 2014.

It was noted that the decision for planning application: 14/07681/FUL was a Refusal, but the structure is reported to still be in place.

**P.3900 PLANNING APPLICATIONS.** The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

**AMENDED PLANS**  
**14/02115/FUL**  
26.03.14  
Full Plan

Conversion of former Eastleigh Surgery to provide 9 flats (4 x 2 bed and 5 x 1 beds)  
**Eastleigh Surgery, West End, Westbury, BA13 3JD**  
**Applicant:** SJM Management Services

***No Objections***

**14/08922/TPO**  
23.09.14

Tree(s) in

T02 – Willow – Crown reduce by up to 4m to reduce biomechanical forces acting on tree. T03 – Willow – Crown reduce by up to 4m to reduce biomechanical forces acting on tree. Attached report contains results of Picus and Resistograph tests.

Preservation  
Order

**North of Leigh Park Way, Westbury**  
**Applicant:** Mr Jim Mullholand (countryside)

**No Objections**

**14/09262/OUT**  
02.10.14  
Outline Plan

Proposed development of up to 300 dwellings; Creation of new roundabout access from Trowbridge Road; Creation of a new emergency/cycle and pedestrian access from Coach Road; Open Space; Drainage Works and ancillary works

**Land North of Bitham Park, Trowbridge Road, Westbury**  
**Applicant:** Robert Hitchins Ltd

**The committee objected to this planning application for the following reasons:**

1. The application is contrary to saved Policy H1 of the West Wiltshire District Plan First Alteration 2004 as it is outside the Town Policy Limit.  
The Appeal D: APP/Y3940/A/13/2196510 issued on 15<sup>th</sup> August 2013, in respect of Land at Fairdown Avenue, confirms (at [17]): *“Whilst they are old policies, they are not necessarily out of date. The town boundaries of Westbury have been taken forward unchanged to the dWCS, the countryside is still to be protected and the site is still an SLA. In my view therefore, while the policies do not attract the full weight of an up to date development plan, they are not out of date, are still relevant, and the proposal is contrary to them.”*
2. The application is contrary to the Wiltshire Core Strategy as the site is not allocated in Core Policy 32.
3. The application is outside the proposed settlement boundary for Westbury in Draft Proposals for Revised Settlement Boundaries Informal Consultation with Parish and Town Councils (Wiltshire Housing Site Allocation Development Plan Document DPD, July 2014).
4. The town of Westbury has already delivered its fair share of the housing required by the Wiltshire Core Strategy in the plan period to 2026. Appendix 6 of Wiltshire Council’s Current Housing Land Supply Statement (July 2014 – Exam/109) shows that, of the indicative requirement 2006-2026 of 1500 for the town in the Wiltshire Core Strategy, the indicative remaining requirement is only 74 dwellings over the whole of the remaining 12 years of the plan period (see page 87).
5. The town is without sufficient infrastructure to accommodate further windfall residential development. [5.160] of the Wiltshire Core Strategy Pre-Submission Document (February 2012), says: “The town has seen significant housing development in the past which has not been matched by an appropriate provision of services, facilities and new jobs.”
6. If this development is permitted it will inevitably delay the implementation of the key site at Station Road (previously allocated by Policy H14 of the West Wilts District Plan 1<sup>st</sup> Alteration), which is one of the new strategic housing allocations in the Wiltshire Core Strategy chosen to deliver infrastructure vital to the future of the town. This current application does not include any of that infrastructure, and may put at risk monies already bonded for it.

7. Lacking any frontage to Bitham Park itself, the application site is unable to provide any direct pedestrian access to the town centre. The limited pedestrian access to the proposed development along a proposed new footway on the east side of the main A350 Trowbridge Road is clearly unsuitable and unsustainable. The development needs clear pedestrian access as near as possible to the Town Centre.
8. Coach Road, by virtue of its very restricted width and its long standing traffic order prohibiting vehicular use, is unsuitable as the emergency access to any significant residential development. The emergency access should be located on Trowbridge Road as near as possible to the Town Centre.
9. The application does not propose to provide any new bus services and it is a long distance to Westbury's only primary medical services at the White Horse Health Centre off Mane Way, (the 9 minutes quoted is incorrect, it is more like 45 minutes to the other side of the town) for a large new development with a significant proportion of social housing.

Please note: if this application is nevertheless permitted we would like conditions applied to deal with the issues raised.

**14/09016/FUL**

25.09.14  
Full Plan

Two storey side extension to provide kitchen and utility on the ground floor and an additional bedroom

**17 Nightingale Drive, Westbury, BA13 3XY**

**Applicant:** Mr & Mrs S Francis

***No Objections***

**14/09024/FUL**

25.09.14  
Full Plan

Construction of a 3 bedroom house with rear parking spaces

**Land adjacent to 37 Oldfield Road, Westbury, BA13 3LB**

**Applicant:** Mr Robert Hull

***No Objections subject to the case officer checking the proposed access is valid as it is a highway***

**14/09538/SCO**

10.10.14  
Scoping Opinion

Scoping opinion for the development and operation of a renewable energy generation facility

**Land adjacent to Northacre RRC Stephenson Road, Westbury**

**Applicant:** Northgate RRC

***The committee made the following comments:***

1. ***Stack height is critical; previously plume grounding occurred to the houses on the escarpment at Newtown/Studland Park from the Lafarge plant.***
2. ***Serious concerns of additional lorry movement onto the B3097 and A350, as up to three quarters of the waste will be imported from outside of Westbury.***
3. ***Concern over the composition of the emissions from the chimney***

**14/09578/VAR** Variation of condition 5 to W/11/00886/FUL and condition 8 of  
14.10.14 13/00059/FUL to allow amended bin storage on site  
Variation of **Land at 4 to 8 Church Street and Rear of 37 to 39, Edward Street,**  
Condition **Westbury**  
**Applicant:** Beswick Homes Ltd

***If the variations relate solely to bin storage the committee has no objections***

**14/09575/LBC** Listed building consent application for amendment bin storage facility  
14.10.14 on site.  
Listed Building **Land at 4 to 8 Church Street and Rear of 37 to 39, Edward Street,**  
**Westbury**  
**Applicant:** Beswick Homes Ltd

***No Objections***

**P.3901 PLANNING TRAINING SESSION AT COUNTY HALL ON WEDNESDAY  
19<sup>TH</sup> NOVEMBER 6-8PM, COVERING:**

- Changes in legislation
- Pre app discussions
- Core Strategy Update
- Community Infrastructure Levy Update (CIL)
- Trees
- Quick Refresher – material considerations

To decide who would like to attend as places need to be booked before Monday 27<sup>th</sup> October.

The following names will be forwarded:

1. Cllr R Hawker
2. Cllr F Morland
3. Cllr WD Tout
4. A McCann – Admin Officer

**P.3902 UPDATING OF STRATEGIC HOUSING LAND AVAILABILITY  
ASSESSMENT (SHLAA) SITE INFORMATION.** To provide any local  
knowledge regarding these sites. (see attached).

The committee felt they did not have sufficient information to comment.

**P.3903 UPDATE ON REQUEST TO CONSIDER PUTTING WHITE LINES AT THE  
BOTTOM END OF MORGAN WALK, OPPOSITE 115 FELL ROAD, LEIGH  
PARK, WESTBURY.**

At the HP&D Committee meeting on 18<sup>th</sup> August it was agreed to ask Pat Whyte for his advice.

To consider response from Mark Stansby, Senior Traffic management Engineer at Wiltshire Councils Highway Department. (see attached).

The response from Mark Stansby explained that this local network was designed not to include road markings, the theory being that if priorities are

not indicated then motorists will observe greater caution.  
As there have not been any accidents to their knowledge, the committee agreed not to pursue this matter further.

The Clerk to write to Mr and Mrs Taylor enclosing a copy of the correspondence from Mark Stansby and informing them of the decision by the Highways, Planning and Development Committee.

**P.3904 HIGHWAYS CORRESPONDENCE / MATTERS:**

- Road works – the Clerk recently met with John Thomson from Wiltshire Council and suggested signs are put up stating 'businesses open as usual' and free car parking to help local businesses during the scheduled road works. The signs have now been erected but no communications received concerning the free car parking.
- Parking in the High Street – the signs are due to be changed, which will allow enforcement of the parking restrictions..
- Christmas tree delivery – the Christmas tree is due to be delivered 19<sup>th</sup> or 20<sup>th</sup> November but the road is not due to be reopened until 21<sup>st</sup> November. The Clerk is awaiting a response from Atkins as to the route it will need to follow.

**P.3905 CLERK'S CORRESPONDENCE:** None

**P.3906 MONTHLY STATEMENT:** Noted.

**P.3907 BUDGET BIDS:**

- **Received from Street Furniture Working Group, 6<sup>th</sup> October 2014:**  
To increase from £5000 to £9000. The justification being:
  - Continued renewal of street benches; four replaced as follows: Hospital Road, Leigh Close, Oldfield Road, Coach Road. All standard Phoenix benches.
  - Renewal of "Welcome to Westbury" banners.
  - Replacement of fingerpost signs in the Town Centre
  - Replacement of stolen/vandalised litter/dog bins; three replaced along footpath 12/13 from Methodist Chapel to Springfield Road.

Noted

**P.3908 WORKING GROUPS' REPORTS:**

**a) Play and Leisure Facilities Working Group:**

A meeting was held on the 2<sup>nd</sup> October for the group to send in a response to the Wiltshire Open Spaces Study. This was dealt with and the response forwarded by e-mail, as this had to be returned by The 3<sup>rd</sup> October.

The other item discussed was the Play Area at Becks Mill. Previously we had asked Wiltshire Council if it was possible to move the fencing to a new position at the end of the grass. After waiting several months the reply came back from Sarah Holloway W.C. "works would be approved formally if Westbury Town Council were to take ownership of the play area and

surrounding grassed land as a community assets transfer.”  
The group decided that the matter should be passed to the Delegated Services Working Group

The leg press in Grassacres was replaced on 14<sup>th</sup> October.

**b) Street Furniture Working Group:**

The following issues were discussed, debated & resolved at the above mentioned meeting;

1. To replace the damaged Welcome to Westbury Banners when the Christmas Lights are being installed by use of the hydraulic platform thus saving an additional hire of the equipment. Purchase replacement Banners IF others have become damaged since the April 2014 inspection?
2. Look into strengthening the Front Panels of the High Street Bus Shelter with partial metal/perspex panels to hopefully cut down/detract the ongoing vandalism at this bus shelter.
3. ALL Grit Bins owned by Wiltshire Council were inspected & found to be FULL except the one in Phoenix Rise Estate which is empty & being used as a rubbish bin.  
It was resolved to ask Wiltshire Council to re-site this Grit Bin to the Top Edge of Springhill footpath in the Bratton Road Car Park & fill it there.
4. ALL the Litter bins 4 (four) along Footpath 12/13 have been damaged/vandalised or are missing.  
Wiltshire Council will not provide replacement bins due to Westbury ALREADY having 152 litter bins installed around the town. It was resolved to replace the bins at the Methodist Chapel, Indigo Gardens Foot path junction & Springfield Road. It was further resolved NOT to replace the bin adjacent to Roche Close as when this was set on fire it caused damage to the fencing of the nearby residence.
5. It was resolved that the ownership of the Finger Post signs came under the stewardship of this working group & NOT the Tourism working group. It was further agreed that the Tourism working group would be consulted on the wording of the replacement finger post signs.
6. It was resolved that the replacement benches for the year 2015/16 would ALL be the Standard Phoenix Bench (brown recyclable benches) at the following locations;  
Hospital Road/ Warminster Road Junction Top of Leigh Close  
Oldfield Road/Park Junction Coach Road

The Clerk was instructed to negotiate a discount if possible OUR supplier

The Clerk also agreed to consult with the owners of 74 Alfred Street about replacing the bench at the Alfred Street/Bratton Road junction, as there had been Anti Social behaviour previously at this location.

**c) Town Improvement Group: No meeting held**

P.3909

**TASK & FINISH GROUPS REPORTS/RECOMMENDATIONS:**

a) **A350 Working Group:**

The group considered the remit it should work to and quickly decided that it was not set up to challenge the decision regarding the bypass as that would be counter-productive and would cause expectation and excitement that it would be unable to meet.

The group referred to the decision of the Secretary of State and the supporting documents and as that document specifically stated that alternative options must be investigated decided to adopt the name 'The A350 Working Group'

Although there was no remit to consider a bypass it was noted that did not necessarily exclude new roads where appropriate and that was one of the options the group would consider at subsequent meetings.

There was a view that Wiltshire Council were dismissive of the initial request for information and assistance because they may have misunderstood Westbury Town Council's letter but the Town Clerk would send another letter stating there was no intention to re-open the bypass debate but to follow the recommendations of the Secretary of State.

Extract from letter to Wiltshire Council

"my members feel that the Council's intention in proposing a joint working group was not made clear in my previous letter to you. This Council does not wish to look at re-establishing a further bypass scheme but instead proposes looking at alternative solutions to the traffic issues on the A350 affecting Westbury and surrounding areas in accordance with the guidance contained in the Secretary of State's letter dated 1<sup>st</sup> of July 2009, paragraph 45, regarding the planning application by Wiltshire County Council for its proposed bypass of Westbury when it was stated;

"In this context he does however welcome the levels of active engagement on alternatives by interested parties and would draw to the Council's attention the opportunity to look further at the various alternatives available to address transport issues on the A350 at Westbury."

**10.00 pm**

**Signed on behalf of the Meeting  
this seventeenth day of November 2014**

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**Chairman**