

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 15th DECEMBER 2014 at 7.00 pm.

PRESENT: Cllr R Hawker (Chairman)
Cllrs: I Cunningham, F Morland, W D Tout and P Wakeman
Mr K Harvey, Town Clerk and Mrs A McCann

Also in attendance: Cllr D Jenkins
Paul Walsh – Selwood Housing
Four members of the public

P.3928 PUBLIC FORUM:

- David Goddard Wilson – Agenda item 12, Station Road
- Colin Stone – Agenda item 12, Orchard Road
- Nick Jones – Agenda item 12, Orchard Road
- Paul Walsh, Selwood Housing – Planning applications:
14/11047/FUL, 14/11398/VAR
& 14/11399/VAR

P.3929 APOLOGIES AND REASONS FOR ABSENCE:

Cllr D Bradshaw - Unwell
Cllr Mrs S Ezra - Personal
Cllr Mrs C Mitchell - Mayoral Duties

P.3930 DISPENSATIONS: Nil.

P.3931 DECLARATIONS OF INTEREST (if any) AND REASONS:

- Cllr P Wakeman - Agenda item 12: Personal & Pecuniary
Planning application: 14/10904/LBC &
14/10814/FUL: Personal
- Cllr WDC Tout - Planning application: 14/10904/LBC &
14/10814/FUL: Personal
- Cllr R Hawker - Planning application: 14/10904/LBC &
14/10814/FUL: Personal
- Cllr F Morland - Planning application: 14/10904/LBC &
14/10814/FUL: Personal
- Cllr I Cunningham - Planning application: 14/10904/LBC &
14/10814/FUL: Personal

P.3932 MINUTES. The minutes of the Committee Meetings held on 17th November 2014 were confirmed and signed by the Chairman.

P.3933 MATTERS ARISING (if any) FROM THESE MINUTES. Nil
a) Members' Matters Arising. Nil

- P.3934** **REPORT BY WILTSHIRE COUNCILLORS** (if any). **Wiltshire Council matters only.** Nil
- P.3935** **CHAIRMAN'S COMMUNICATIONS.** None
- P.3936** **PLANNING DECISIONS.** The Committee noted Planning Decisions made up to 15th December 2014.
- P.3937** **PLANNING APPLICATIONS.** The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:
- 14/10904/LBC** Demolish existing derelict store and detached corrugated metal store.
19.11.14 New multifunction space extension, new detached rendered store and
Listed Building new wall to enclosed covered storage area
 The Laverton, Bratton Road, Westbury, BA13 3EN
 Applicant: Westbury Town Council
- No comment*
- 14/10814/FUL** Demolish existing derelict store and detached corrugated metal store.
19.11.14 New multifunction space extension, new detached rendered store and
Full Plan new wall to enclosed covered storage area
 The Laverton, Bratton Road, Westbury, BA13 3EN
 Applicant: Westbury Town Council
- No comment*
- 14/10848/FUL** Proposed rear extension and erection of new garage
24.11.14 **96 The Butts, Westbury, BA13 3EZ**
Full Plan **Applicant:** Mr & Mrs R Chamberlain
- No objections*
- 14/10798/FUL** Removal of sloped driveway (Retrospective)
20.11.14 **1 Laverton Road, Westbury, BA13 3RS**
Full Plan **Applicant:** Mr Jason Goff
- No objections*
- 14/11047/FUL** Demolition of 13 garages and construction of 2 no. 3 bedroom
21.11.14 dwellings
Full Plan **Land East of 66 Oldfield Park, Westbury, BA13 3LG**
 Applicant: Selwood Housing
- No objections providing the dwellings stay as affordable housing
 in line with the current legislation and policy*

14/11296/FUL
09.12.14
Full Plan

Change of use to a 4-bed care home for young adults with autism
Old Orchard, 16 Wellhead Lane, Westbury, BA13 3PW
Applicant: Ms Sharon Michelle Edney

No objections

14/11398/VAR
05.12.14
Variation of
Condition

Removal of Condition 1 of planning permission 08/00872/FUL to
remove occupancy restriction to allow for private funding using the
dwellings.
14 Oldfield Road, Westbury, BA13 3LA
Applicant: Selwood Housing Society

The Committee objected to removing the condition requiring the homes to be affordable in perpetuity as it potentially puts at risk the availability of the homes as affordable homes if the housing association got into any financial difficulty.

14/11399/VAR
04.12.14
Variation of
Condition

Removal of condition 9 of planning permission 08/00601/FUL to
remove occupancy to allow for private funding using the dwellings
Garages at Queens Road, Westbury, Wiltshire
Applicant: Selwood Housing Society

The Committee objected to removing the condition requiring the homes to be affordable in perpetuity as it potentially puts at risk the availability of the homes as affordable homes if the housing association got into any financial difficulty.

14/10977/REM
21.11.14
Reserved Matters

Erection of 220 dwellings. Creation of a new access from The Mead,
creation of a new emergency/cycle and pedestrian access from
Trowbridge Road, open space, drainage works and ancillary works.
Land at The Mead, Trowbridge Road, Westbury
Applicant: Barratt Homes

The Committee objected on the design and layout of this application for the following reasons:

- ***Lack of provision of a bus stop for residents in the north of the site***
- ***Inadequate design and layout of emergency access, which may be too easy to circumvent***
- ***We object to the three storey building near the roundabout as it is out of character and scale***
- ***We would like to see a more even distribution of affordable housing through the site***

14/11308/FUL
02.12.14
Full Plan

Change of use from B1/B8 for a dance studio (D2)
Unit 2, Curtis Centre, Kingdom Avenue, Northacre Industrial park, Westbury, BA13 4EW
Applicant: Miss Amy Watts

No objections

- P.3938** **REPORT ON THE EXAMINATION INTO THE WILTSHIRE CORE STRATEGY.** (See the Inspector's report relating to Westbury, attached). *Cabinet will now consider the adoption of the Core Strategy at its meeting on 16 December 2014 with a view to making a recommendation to a special meeting of Full Council planned for 20 January 2015.*

Noted

- P. 3939** **UPDATE FROM WILTSHIRE COUNCIL CONCERNING WORKS TO TREES COVERED BY A TREE PRESERVATION ORDER (TPO) AND WORKS TO TREES IN A CONSERVATION ORDER (TCA).** (See attached - for information purposes).

Noted

- P.3940** **PROPOSED TRAFFIC REGULATION ORDER FOR CONSULTATION – VARIOUS ROADS, WESTBURY: Chantry Lane, Eden Vale Road, High Street, Orchard Road, Penleigh Road, Station Road and Market Place – PARKING AND WAITING RESTRICTIONS AND AMENDMENT TO PEDESTRIAN CROSSING.** Comments on this proposal to be made by 5th January 2015.

- Revised map schedule FR28 – Eden Vale and Penleigh Road: To introduce 'no waiting at any time' both sides of Eden Vale Road, from a point at the boundary between property Nos. 138 and 140 in a north westerly direction to a point 12 metres north of its junction with Penleigh Road. Also to introduce 'no waiting at any time' on both sides of Penleigh Road from its junction with Eden Vale Road to a point at the Western boundary of property No.5 Penleigh Road.
Committee decision: Support
- Revised map schedule FP30 – Market Place: To remove Disabled Badge Holders Only at any time Monday to Saturday 8am – 8pm 2 hours No return within 2 hours and replace with Disabled Badge Holders Only at all time Monday to Saturday 8am – 8pm 3 hours No return within 2 hours on the three existing disabled bays in the Market Place
Committee decision: Support
- Revised map schedule FP28 – Station Road: To introduce 'no waiting at any time' west side, from a point approx 14 metres north of the boundary between property Nos. 83 and 85 for a distance of approx 93 metres in a northerly direction.
Committee decision: We object and propose single yellow lines be placed on both the eastern and western sides to join up with existing double yellow lines at both ends.
- Revised map schedule FR30 – Orchard Road: To introduce 'no waiting at any time' south west side, from a point approx 6 metres south east of the boundary between property Nos. 17 and 15 for a distance of 10 metres in a south easterly direction and from a point approx 1 metre south east of the boundary between property Nos. 9 and 11 for a distance of 6 metres in a south easterly direction.
Committee decision: We support the proposal but would like the

line on the road by 16 Orchard Road to match the order, as it has not been painted round the corner into the cul-de-sac as it should have been.

- Revised map schedule FQ29 – High Street: To introduce ‘no waiting at any time’ on south side, for a distance of 3 metres outside property No.29 and north east side for a distance of 6 metres outside property No.29 and at its junction with High Street Pedestrian Area for a distance of 4 metres.

Committee decision: Support

- Revised map schedule FQ30 – Chantry Lane: To introduce ‘no waiting at any time’ on south west side, from a point approx 45 metres from its junction with Church Street for a distance of approx 55 metres in a south easterly direction.

Committee decision: Support

The Clerk to write to all residents who made representations in the Public Forum to give them the relevant address at County Hall to send their comments into.

P.3941 SPEED INDICATOR DEVICES (SIDS) – (see attached letter from John Thomson). To discuss and pass comments to Cllr D Jenkins, Chairman of Westbury Area Board

The Committee agreed the following actions:

- *HP&D Committee to put a proposal to Full Town Council in support of SIDS*
- *The Clerk to write to John Thomson explaining the HP&D Committee broadly supports SIDS and has put a proposal to Full Town Council to discuss further*
- *Cllr David Jenkins to be copied in to all correspondence so he can update the Area Board of the Committee’s discussion*

P.3942 RECOMMENDATION FROM TOWN IMPROVEMENT GROUP (TIG) RE: WESTBURY CAR PARKING CONSULTATION

The Committee were in favour of submitting TIG’s response

P.3943 PLANNING APPLICATION: 14/07665/FUL, LAND WEST OF DARTMOOR ROAD – ERECTION OF 16 DWELLINGS TOGETHER WITH ANCILLARY CAR PARKING AND LANDSCAPING.

The Committee agreed the following actions:

- *In view of the new information concerning the issue with the turning space, the Committee agreed to submit the letter to Wiltshire Council with a revised observation of ‘Objection’.*
- *The Clerk to write to residents informing them of the Committee’s decision.*

P.3944 HIGHWAYS CORRESPONDENCE / MATTERS: Nil

P.3945 CLERK'S CORRESPONDENCE:

The Clerk spoke with Debbie Evans, Monitoring Officer of S106 Agreements and CIL (Community Infrastructure Levy), at Wiltshire Council concerning S106 agreements to enquire whether someone could attend an HP&D meeting to explain the process to members of the Committee. It was suggested the Clerk visits County Hall where she will discuss the information. She advised CIL would be introduced next year but S106 agreements would remain on some social housing and large developments.

P.3946 MONTHLY STATEMENT:

Circulated at the Finance meeting held on 9th December 2014.

P.3947 BUDGET BIDS: None

P.3948 WORKING GROUPS' REPORTS:

a) Play and Leisure Facilities Working Group:

No meeting held

b) Street Furniture Working Group:

No meeting held

c) Town Improvement Group:

The group has met twice.

On Friday 5th December we discussed the usefulness of having an up to date list of owners in the High Street to at least approach them on the subject of a clean-up for the premises.

On Monday 8th December we meet to discuss a proposed reply from H, P & D to the car park consultation.

Cllr Ian Cunningham

Chair

10.08pm

**Signed on behalf of the Meeting
this nineteenth day of January 2015**

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Chairman