

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 16th FEBRUARY 2015 at 7.00 pm.

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

Also in attendance: Cllr David Jenkins
One member of the public

P.3969 PUBLIC FORUM: Nil

P.3970 APOLOGIES AND REASONS FOR ABSENCE:
Cllr P Wakeman - Business

P.3971 DISPENSATIONS: Nil.

P.3972 DECLARATIONS OF INTEREST (if any) AND REASONS:

- Cllr R Hawker - Planning application: 15/00496/TPO: Personal
- Cllr F Morland - Planning application: 15/00223/FUL & 15/01093/FUL: Personal
- Cllr I Cunningham - Planning application: 15/1093/FUL: Personal

P.3973 MINUTES. The minutes of the Committee Meeting held on 19th January 2015 were confirmed and signed by the Chairman.

P.3974 MATTERS ARISING (if any) FROM THESE MINUTES. Nil
a) Members' Matters Arising. Nil

P.3975 REPORT BY WILTSHIRE COUNCILLORS (if any). Wiltshire Council matters only. Nil

P.3976 CHAIRMAN'S COMMUNICATIONS. None

P.3977 PLANNING DECISIONS. The Committee noted Planning Decisions made up to 16th February 2015.

P.3978 PLANNING APPLICATIONS. The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

15/00496/TPO
21.01.15
Tree(s) in
Preservation
Order

T1 – Ash tree – reduce each of four lateral limbs by approx 2m
18 Dales Road, Westbury, BA13 3GE
Applicant: Mr Bridwell

No Objections

15/00223/FUL
20.01.15
Full Plan

Repositioning of existing boundary fence fronting Meadow Lane
69 Frogmore Road, Westbury, BA13 3AA
Applicant: Mrs Karen Elder

No objections subject to Highways advising on the suitability of the remaining visibility splay.

Cllr Morland temporarily left the meeting and sat in the public area.

15/00149/FUL
15.01.15
Full Plan

Conversion of attic space into bedroom including insertion of dormer window
15 Laverton Road, Westbury, BA13 3RR
Applicant: Mr & Mrs Robinson

No Objections

15/00466/FUL
03.02.15
Full Plan

Proposed erection of a rear and side extension and loft conversion
86 Station Road, Westbury, BA13 3JR
Applicant: Nick Plowse

No Objections

REVISED PLANS
14/10977/REM
21.11.14
Reserved Matters

REVISED PLANS FOR THE THREE STOREY ELEMENT AT THE MEAD.

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

Applicant: Barratt Homes (Bristol Division)

The Committee objected to this application as the changes do not overcome the objections made previously:

- **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**

15/00947/FUL
05.02.15
Full Plan

Replacement front porch and single storey extension
18 White Horse Way, Westbury, BA13 3AH
Applicant: Miss Samantha Howell

No Objections

15/01028/FUL
10.02.15
Full Plan

Two storey extension
24 Pintail Way, Westbury, BA13 3XP
Applicant: Mr Alex Maggs

No Objections

15/01032/FUL
05.02.15
Full Plan

Car parking and turning area
62 Bratton Road, Westbury, BA13 3ES
Applicant: Mr Mark Young

No objections subject to the use of permeable materials to allow good drainage

15/01033/FUL
06.02.15
Full Plan

Change of use from offices to one bed ground floor flat
20A Fore Street, Westbury, BA13 3AX
Applicant: Mr Peter Jones

The Committee objected to this application on the grounds of loss of retail space in the town.

15/01101/FUL
06.02.15
Full Plan

Demolition of conservatory and construction of single storey rear extension and first floor side extension
38 White Horse Way, Westbury, BA13 3AH
Applicant: Mr B J Taylor

No Objections

15/01301/TPO
11.02.15

Hornbeam Trees – 30% crown reduction
3 Silverthorne Close, Westbury, BA13 3BH
Applicant: Mrs Janette Morton

Tree(s) in
Preservation Order

No objections subject to the referral of the arboriculturalist

15/01093/FUL
09.02.15
Full Plan

Formulation of new vehicular turning head and associated works
Land North of Mill Lane, Mill Lane, Heywood, BA13 4LD
Applicant: HPH Ltd

No Objections

Cllr Morland asked for his vote of objection to be recorded.

P.3979

PRESENTATIONS BY DEVELOPERS:

The committee agreed the following:

- We are making a policy from now that all presentations for significant Pre-Applications are made in the Public Forum only, with the Clerk having the discretion to allocate sufficient time, perhaps with discussions with the Chair. The primary intention is to make clear that no resolution or decision is being made. It is good practice for the Chair to point out at the conclusion of the presentation that it is informal and in the public forum and no decision or resolution has been made by the Committee.
- The Clerk to ensure that when any subsequent application is received a copy of any Statement of Community Involvement is copied and distributed to members before the meeting, with the primary aim of members seeing what the developer is claiming members said.
- The Clerk to forward a copy of the resolution to Mike Wilmott, Area Development Manager, at Wiltshire Council.

- P.3980 COMMUNITY INFRASTRUCTURE LEVY (CIL) EXAMINATION UPDATE:**
Cllr Cunningham and Cllr Morland attended the hearing and reiterated the views of the council expressing their disappointment at the low rate being applied in our area. During the examination it became apparent that much of the data in the consultation document was incorrect. The examiner asked that it should be recalculated and republished. This resulted in a delay and another round of consultation so the Town Improvement Group (TIG) re-met to respond to the changes. Officers present accepted that Westbury had not done well in infrastructure terms and there is still significant pressure for new builds in Westbury. The examiner stated he did not have the power to raise the rate. The earliest date CIL can commence is 1st April 2015. Westbury Town Council was the only Town Council in attendance objecting.
- P.3981 WILTSHIRE HOUSING SITE ALLOCATIONS DEVELOPMENT PLAN:**
It was agreed that Cllr D Tout would attend the workshop on Monday 23rd February at Chippenham.
The Clerk to confirm his attendance to Daniel Wilson.
- P.3982 WESTBURY HIGH STREET – PARKING SIGNS:**
The committee objected to the removal of bollards numbered 2, 5, 6, 8, 19, 21 & 22 and agreed that any 76mm posts required should be in addition to any of our bollards.
The Clerk to reply to Kirsty Rose, Traffic Engineer, at Wiltshire Council with the above objection.
- P.3983 PROPOSED TRAFFIC REGULATION ORDER, BROOK LANE WESTBURY – 7.5 TONNE WEIGHT RESTRICTION:**
It was agreed for the Clerk to write a letter in support of the proposal to the Traffic Orders Team at Wiltshire Council.
- P.3984 REPORT AND RECOMMENDATIONS FROM TIG (TOWN IMPROVEMENT GROUP) IN CONNECTION WITH NEIGHBOURHOOD PLAN:**
Deferred until the next meeting.
- P.3985 WILTSHIRE COUNCIL ADOPTED THE WILTSHIRE CORE STRATEGY DEVELOPMENT PLAN DOCUMENT ON 20.01.15:**
Noted

P.3986 APP/Y3940/A/14/2228971 – APPEAL: CHALFORD HOUSE HOTEL, 114 WARMINSTER ROAD, WESTBURY, BA13 3PR, FOR RETROSPECTIVE ERECTION OF TIMBER STRUCTURE TO FORM PHOTOGRAPHY PLATFORM. Comments to be made by 26th February 2015.

It was agreed for the Clerk to write to the Planning Inspectorate quoting the objections agreed at the Highways, Planning & Development Committee meeting held on 18th August 2014:

The committee objected to planning application 14/07681/FUL at the meeting held on 18.08.14 on the same basis as they objected to planning application 14/05408/FUL at the meeting held on 16.06.14: Due to the loss of amenities to neighbouring dwellings.

Note: If permission is to be granted we request a condition is applied to restrict the use to photography with strict time limits.

P.3987 NOTICE of MOTION from Emergency Planning Working Group on 12th December 2014.

Planning Applications involving parking spaces or driveways

As a result of the increasing loss of gardens to driveways and hardstanding for cars, both on older properties and on new build, and the increasing inability of poorly maintained drainage systems to cope with heavy rainfall and subsequent run-off in built up areas, the Highways, Planning & Development Committee to consider the following:

- a) To make recommendation to Wiltshire Council that it adopts the policy, that as a condition of planning approval, parking spaces and driveways be constructed out of permeable materials.
- b) That until such time as Wiltshire Council adopts such a policy, the Highways, Planning & Development Committee, when responding to planning applications, request that all parking spaces or driveways be constructed out of permeable materials as a condition of planning approval.

The Committee agreed with point A. The Clerk to write to the planning department at Wiltshire Council quoting the recommendation in point A but adding: "Where ever practical to reduce the risk of flash flooding".

Point B was withdrawn.

P.3988 HIGHWAYS CORRESPONDENCE / MATTERS: None

P.3989 CLERK'S CORRESPONDENCE: None

P.3990 MONTHLY STATEMENT: Noted

Cllr Mrs S Ezra queried payments under the following codes
4019 – Miscellaneous Expenses
4038 – Dog Bins & Bags
4046 – Equipment & Small Tools

Cllr Mrs C Mitchell queried payments under code:
1083 – Civic Reception & Guest Charge

The Clerk to look into the above and notify councillors of details.

P.3991 BUDGET BIDS: None

P.3992 WORKING GROUPS' REPORTS:

a) Play and Leisure Facilities Working Group:

We have not held a meeting since the New Year
Cllr Mrs Sue Ezra

b) Street Furniture Working Group:

We met on Fri 27th January 2015 to discuss planting arrangements in Wiltshire Council beds in the Town Centre.

Wiltshire Council will clear area of the Rotunda, Haynes Road/High Street junction, top of Haynes Road/Edward Street, for replanting of shrubs, plants & mulch.

Currently Westbury Council pays for plants in beds by the Library & War Memorial owned by Wiltshire Council who may wish to pass these on to the Town Council.

It was agreed by the group to fund for ANY extra planting from the £4150 in E.M.R. if the need arises for our own beds or Wiltshire Council beds in the Town Centre.

The Town Clerk informed the group he anticipates an increase in the roundabout sponsorship this year.

The Town Clerk informed the group he's in discussions with Bill Parks & English Landscapes about this summer's arrangements & currently negotiating about the costs of this year's plantings.

Cllr W D C Tout Chairman

c) Town Improvement Group:

The group recently met and are looking at arranging a meeting for "Planning for Real" to attend to give a presentation on an inclusive 3D modelling technique to gather data in connection with a Neighbourhood Plan.

8.55pm