

WESTBURY TOWN COUNCIL

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

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

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

P.3993 PUBLIC FORUM:

Cllr D Jenkins:

- Planning Application: 15/02076/FUL
- Agenda item 12
- Agenda item 13

P.3994 APOLOGIES AND REASONS FOR ABSENCE: None

P.3995 DISPENSATIONS: Nil.

P.3996 DECLARATIONS OF INTEREST (if any) AND REASONS: Nil

P.3997 MINUTES. The minutes of the Committee Meeting held on 16th February 2015 were confirmed and signed by the Chairman with the following amendments:

- P.3978 – 15/00223/FUL - to add the following: *Cllr F Morland temporarily left the meeting and sat in the public area.*
- P.3980 – to add *objecting* to the end of the last sentence.
- P.3987 – To add: *Point B was withdrawn*

P.3998 MATTERS ARISING (if any) FROM THESE MINUTES:

- P.3980 - Cllr Morland reported that the comments made by the Town Improvement Group (TIG) are available to view on the Wiltshire Council website, but the examiner's report has still not been published.
- P.3982 and P.3983 – The Clerk to give updates under agenda item 16, Highways Correspondence.

a) Members' Matters Arising. Nil

P.3999 REPORT BY WILTSHIRE COUNCILLORS (if any). Wiltshire Council matters only. Nil

P.4000 CHAIRMAN'S COMMUNICATIONS:

Cllr R Hawker: Planning application for the empty site next to Leigh Park Centre for a nursery/day care centre. Persimmon is due to hand over the site

to Wiltshire Council but this has not yet happened. This should be on the next area board agenda for discussion.

P.4001 PLANNING DECISIONS. The Committee noted Planning Decisions made up to 16th March 2015, including the refusal of planning application: 14/09262/OUT, Land North of Bitham Park, Trowbridge Road, Westbury, for the proposed development of up to 300 dwellings.

P.4002 PLANNING APPLICATIONS. The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

15/01748/TPO T1 - Willow - Remove lower branch over footpath, T2 - Willow
19.02.15 Repollard 2 year growth to manage tree.
Tree(s) in **Footpath to rear of 40 Bashkir Road, Westbury, Wiltshire BA13**
Preservation **3GY**
Order **Applicant:** Persimmon Homes Wessex Ltd

No Objections

15/01368/FUL Change of use of land to residential, with erection of wooden fence
20.02.15 **Land Adjacent 53 Phipps Close, Westbury, BA13 3TL**
Full Plan **Applicant:** Mr Kris Barnard

No Comment

15/01545/FUL Single storey extension to front and rear and associated works
19.02.15 (revision to planning application: 14/11812/FUL)
Full Plan **145 Warminster Road, Westbury, BA13 3PP**
Applicant: Mr & Mrs Philip Walker

No Objections

15/02076/FUL Proposed two bed dwelling
01.04.15 **62 Meadow Lane, Westbury, BA13 3AL**
Full Plan **Applicant:** Mr Colin Wiemore

**No Objections subject to:
restriction on the hours of construction to avoid undue effects on
nearby neighbours.**

15/01828/FUL Erection of bungalow
03.03.15 **33 Wiltshire Way, Westbury, BA13 3XD**
Full Plan **Applicant:** Mr Andrew Johnson

**The Committee objected to this planning application based on the
lack of off street parking and reducing 33 Wiltshire Way to only
one parking space.**

P.4003 WILTSHIRE HOUSING SITE ALLOCATIONS DEVELOPMENT PLAN:

a) Report from Cllr WD Tout:

The Wiltshire Housing Site Allocations Development held at Chippenham Town Hall on 23rd February 2015 was well attended by the Parishes within the North & West Housing Market Area, given by Geoff Winslow & Georgina Clampitt-Dix.

Unfortunately none of the information available included Westbury nor was a Westbury map available.

This was all about the housing allocations up to 2026 including the identified extra housing needed.

Wiltshire Council hopes to have its plan for the Housing Market Area Plans adopted by June 2016.

A great concern at the meeting was the impact of the extra 1649 homes allocated to Trowbridge. NOT ONLY because of its neighbouring village Parishes BUT ALSO the nearby towns of Bradford, Melksham & Westbury, if Trowbridge fails to meet this allocation.

There are 30min surgery slots on 26th March at County Hall if councillors wish more detailed session on this subject.

The report was noted.

b) Consultation on the methodology to identify new housing sites – consultation closes at 5pm on Tuesday 31st March 2015:

The Committee agreed to make no comment on this consultation.

P. 4004 SIGN ERECTED OUTSIDE MORRISON'S SUPERMARKET:

To decide whether the public right of way in question actually comes under Public Footway Westbury 64.

The following was agreed:

- The Clerk to write to Morrisons Head Office pointing out there is a right of way going through their car park from Haynes Road to Edward Street (WEST 64) and that the wording on their sign is incorrect.
- The Clerk to write to CATG via Sally Hendry for support in asking the Wiltshire Council Rights of Way Officer to make this a priority.
- The Clerk to inform Cllr Gordon King of the decision as per Town Council minute T.3264.

P.4005 REPORT AND RECOMMENDATIONS FROM TIG (TOWN IMPROVEMENT GROUP) IN CONNECTION WITH NEIGHBOURHOOD PLAN.

Report by Cllr Cunningham:

Position of Group:

The general feeling of the group is that a neighbourhood plan would be sensible for Westbury. There is some disagreement as to the scope – the majority currently favour a fairly comprehensive view. A lot of time has been spent looking at the methods and issues around this. Many members have attended a number of seminars, meetings, presentations and training sessions as part of a fairly comprehensive fact finding exercise.

The major issue are around methods and costs.

Some elements are straightforward. It is the town council's responsibility to ask for our area to be designated for a neighbourhood plan. It is not the direct responsibility of the town council and councillors in general to bring forward this plan. Indeed, it is a requirement that we would form a group that ranges widely from the town – this is partly because that is a requirement but also because we need to have any plan ratified by a simple majority at a town vote before it can be adopted.

In theory any neighbour plan group, once constituted by the town council, could operate on its own. We will receive some resources from Wiltshire council (mostly in the form of officer time – it is currently not entirely clear how much – but they will receive funding from central government once our area is designated (this is by request of the town council)).

After that, there will be running costs. These would include administration, consultation (of townfolk) and potential consultancy costs. Each of these is highly variable and depends quite obviously on the scope.

The thinking behind a wider plan is simply that over any 20 year period, Westbury has actually changed beyond recognition and although any plan will formally align itself with the current core strategy statements in any plan could well direct thinking beyond that.

We have started to do some work on a scope for the plan.

Comment from the Chair

These are personal remarks:

Although the outcome of the Community Infrastructure Levy (CIL) examination is unlikely to be positive for Westbury, it would still seem sensible to wait a little longer for a final figure and date before asking the council to consider undertaking (or not) a neighbourhood plan. The CIL income (or not) There is still no report from the inspector which is disappointing as April was supposed to be the adoption date for CIL in Wiltshire. I think the whole CIL scenario is disappointing. It was billed as releasing us from the vagaries of 106 negotiations in which there is an unequal battle between small council teams and large, savvy developers. A simple charge that everyone who builds pays, with a substantial direct benefit to local communities for “accepting” development. This doesn't seem to be what Wiltshire Council has developed and whilst they have arguments for their decisions, in the end, I feel it is unfortunate that a town that is universally recognised as having done poorly in infrastructure terms from past development is now set to gain the least money from one of the higher rates of development.

Any plan is likely to take a period of year – 2 years seems to be quick, 3 years not uncommon. Westbury is a complex town and it's lack of current infrastructure and the number of outstanding issues (high street, schools, roads, bridges, industrial areas, campus, significant existing expansion with little support, upcoming expansion) makes it more difficult than most local towns. There is also a significant educational aspect to any plan. Most people in the town feel let down by development. It is going to be hard to explain that any neighbourhood plan has to be in favour of development. We get to steer not stop. My personal view is that localism is a growing issue and that more services and decisions will arrive back at our community and we need to

foster an environment of involvement. In itself, that represents a problem in Westbury, Our demographic shows that we have a population with lower levels of educational and professional achievement who are less inclined to engage with government as it is not for them. In general, and specifically for any plan, we need to encourage and engage with everyone. We as a group have been looking at methods for doing this, should we adopt a plan. I, of course, am strongly in favour of a plan. To my mind it is part of revitalising Westbury and making people feel that this is their town.

The report was noted.

P.4006 REQUEST FOR DOUBLE YELLOW LINES OUTSIDE 9 STATION ROAD, WESTBURY, (from Station Road resident, Vikki Holland):

- The Clerk to write to CATG via Sally Hendry asking for the following issued to be raised at the next meeting:
 - a) White lines to be painted outside number 9 Station Road
 - b) Consider how to create a proper splay for vehicles when pulling out of the new flats at Eastleigh and the Westbury Court Care Home, opposite to 9 Station Road.
- The Clerk to write to Vikki Holland informing her of the Committee's decision to refer this to CATG

P.4007 CYCLE PARKING IN WESTBURY – New cycle racks to be positioned outside McColls Newsagent and opposite the Library, discussed at CATG.

The committee supported the installation of the black cycle racks at the above locations. The Clerk to contact Kirsty to make the necessary arrangements.

P.4008 ACCESS TO CHANTRY COURT FROM CHANTRY LANE – REQUEST FROM THE RESIDENTS' ASSOCIATION COMMITTEE:

- Installation of a convex mirror on the tree/ telegraph pole to the South corner
- A sign saying 'SLOW – ONCOMING TRAFFIC ON WRONG SIDE OF THE ROAD!'
- A sign with an illustration showing two elderly people

It was agreed for the Clerk to write to CATG via Sally Hendry to ask them to consider the above request.

The Clerk to write to Carol Venner, secretary of Chantry Court Residents' Association, to inform her of the decision.

P.4009 HIGHWAYS CORRESPONDENCE / MATTERS:

- a) Temporary Closure of Maristow Street (part), Westbury:
For a distance of approximately 20m outside property No. 3 Maristow Street, to enable Wessex Water to adjust foul and storm water connections within the carriageway. This order will come into operation on 11th May 2015 for approximately five days.
- b) Double Yellow Lines outside 89 Station Road – The Clerk reported that this has now been referred to the Cabinet member after receiving objections from some of the residents.
- c) Minute P.3983 - the Clerk received notification that no letters of objection were received, so the order will be implemented in due course.

- d) Minute P.3982 – The Clerk met with Kirsty Rose, Traffic Engineer, Wiltshire Council to confirm the Committees decision to retain bollards 2, 5, 6, 8, 19, 21 & 22. However, bollard number 2 will need to be removed due to the installation of the cycle rack under minute P.4007. The rest of the bollards will be left and 5 or 6 columns will be erected with the correct signage.

P.4010 CLERK'S CORRESPONDENCE:

The retail space in the High Street, previously Chantry TV is due to open as a Butchers on 1st April 2015.

P.4011 MONTHLY STATEMENT: Noted

P.4012 BUDGET BIDS: None

P.4013 WORKING GROUPS' REPORTS:

a) Play and Leisure Facilities Working Group:

The group has not met but is planning to meet on Thursday 16th April to start the annual inspections of the play areas.

Cllr Mrs S Ezra
Chair

b) Street Furniture Working Group:

The group has not met.

Cllr W D Tout
Chair

c) Town Improvement Group:

The group has not met.

Update regarding the Town Map:

There is a draft of the town map. It will be presented at the next TIG meeting. Copies are available now for review.

Cllr Ian Cunningham
Chair

9.31pm