

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 15<sup>th</sup> JUNE 2015 at 7.00 pm.

**PRESENT:** Cllr: I Cunningham (Chairman)  
Cllrs: S Andrews, Mrs S Ezra, F Morland, Mrs C Mitchell, and WD Tout  
Mrs A McCann & Mrs S Barker

**Also in attendance: Two members of the public**

**P. 4052 PUBLIC FORUM:**

- Erica Watson, STOP (Sensible Thinking on Patients) – Agenda items 11 & 12, The Westbury Hospital Site.
- Mick Latham, Selwood Housing – Planning Application: 15/05128/VAR, Land at Station Road.

**P.4053 APOLOGIES AND REASONS FOR ABSENCE:**

- Cllr D Bradshaw - Mayoral Duties
- Cllr D Anderson - Business
- Cllr P Wakeman - Business

**P.4054 DISPENSATIONS:** Nil.

**P.4055 DECLARATIONS OF INTEREST (if any) AND REASONS:**

**P.4056 MINUTES.** The minutes of the Committee Meeting held on 18<sup>th</sup> May 2015 were confirmed and signed by the Chairman.

**P.4057 MATTERS ARISING (if any) FROM THESE MINUTES:** None

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

**P.4058 REPORT BY WILTSHIRE COUNCILLORS (if any).** **Wiltshire Council matters only.** None

**P.4059 CHAIRMAN'S COMMUNICATIONS:** None

**P.4060 PLANNING DECISIONS.** The Committee noted Planning Decisions made up

to 15<sup>th</sup> June 2015.

**P.4061** **PLANNING APPLICATIONS.** The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

**14/12003/WCM** Advanced thermal treatment facility  
22.12.14 **Stephenson Road, Northacre Trading Estate, Westbury, BA134WD**  
County Matter **Applicant:** Northacre Renewable Energy Ltd

**ADDITIONAL INFORMATION RECEIVED**

*History:*

*At HP&D meeting on 19.01.15 the committee objected to the above application for the following reasons:*

- 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*

**The Committee agreed to resubmit their original comments from the meeting held on 19.01.15, as above.**

**15/04822/FUL** Single storey side/rear extension for kitchen/dining area  
20.05.15 **46 Queens Road, Westbury, BA13 3LZ**  
Full Plan **Applicant:** Mr David Freeman

**No Objections**

**15/04953/DP3** Retention of single mobile classroom with toilets  
26.05.15 **Bitham Brook Primary School, Arundell Close, Westbury, BA13 3UA**  
Wiltshire **Applicant:** Wiltshire Council  
Council R3

**No Objections**

**15/05263/FUL** First floor extension over existing garage and utility room to provide master  
03.06.15 bedroom suite.  
Full Plan **64 Devon Drive, Westbury, BA13 3XQ**  
**Applicant:** Mr Andy Lister

**No Objections**

**15/05128/VAR** Variation of condition 14 on 14/03371/FUL to allow for the scheme to be  
05.06.15 amended to make allowance for existing underground electric cables to be  
Variation of retained.  
Conditions **Land at Station Road, Westbury**  
**Applicant:** Selwood Housing

***No Objections subject to the approval of the Highways Officer***

Cllr F Morland asked for his vote against to be recorded in the minutes

**15/05227/FUL** Proposed 1.8m high, 30m long timber panelled fence.  
05.06.15 **Weaver House, 1 Chantry Court, Westbury, BA13 3FE**  
Full Plan **Applicant:** Chantry Court Retirement Village

***No Objections***

**15/05385/FUL** Provide new access to front of property by converting large window into a  
09.06.15 door and smaller window to side and creating a ramp for easier access.  
Full Plan **67 The Butts, Westbury, BA13 3EZ**  
**Applicant:** Mrs Gloria Lewis

***No Objections***

**15/05606/FUL** Erection of two storey side extension and first floor rear extension.  
10.06.15 **44 Station Road, Westbury, BA13 3JN**  
Full Plan **Applicant:** Ms Kathy Miller

***The Committee objected to this planning application due to adverse effect on amenity of 46 Station Road.***

An email from a local resident objecting to this planning application was received on 15.06.15 and circulated at the meeting. It was agreed for the Clerk to reply, advising that Westbury Town Council has no power to grant permission and can only make comments and that it is Wiltshire Council who grants permission/refusal. To also advise them of the Committee's comment as above.

**P.4062 NOTICE of MOTION received from Cllr F Morland dated 8<sup>th</sup> June 2015.**

**Title:**

That the title of the Committee should be amended to "Highways and Planning Committee".

**Purpose:**

The purpose of the Notice of Motion is self-evident.

**Background:**

The Resolution of the Policy and Resources Committee adopted on Monday 1 June 2015 in respect of the former Westbury Hospital site (with only four members of that Committee in attendance!), the Town Clerk's e-mail sent 02 June 2015 and my reply sent the same day.

The recommendation is that it is clearly unsatisfactory that both Committees should be dabbling in the "Development" part of the existing delegated functions of this Committee; hence in accordance with the apparent wishes of the Council's new administration and to avoid conflict and confusion both within Westbury Town Council and for the electorate at large, it would be far preferable that all Development functions of the Council (including all Planning Policy matters and all consultation responses on it) should become the sole responsibility of the Policy and Resources Committee (even when its attendance is so poor).

**FAILED**

Following an amendment it was **AGREED** to keep 'Development' with the Highways and Planning Committee.

It was also agreed that the Chair of the Highways, Planning & Development Committee would write to the Chair of the Policy & Resources Committee.

**P.4063 NOTICE of MOTION received from Cllr G King dated 8<sup>th</sup> June 2015.**

**The Westbury Hospital Site – Mixed Use Development**

This committee notes the concern of residents that the sale of the hospital site will end the link between the site and health care in the town.

The committee also notes that the likelihood of the site being used exclusively for health purposes in the future is very low.

The committee notes the creation of a task & finish group to examine evidence to show the continued need (or otherwise) of certain types of health care functions in the town.

**The committee therefore resolves:**

That this committee would support the development of the hospital site as a mixed use (housing plus health care) with an appropriate health care element should the necessary evidence be produced to support such a policy.

**FAILED**

**P.4064 Recommendation received from Policy and Resources Committee, dated 1<sup>st</sup> June 2015, to Highways, Planning & Development.**

To respond to a question from STOP (Sensible Thinking on Patients) in respect of the settlement boundaries near the Westbury Hospital Site.

At the Highway, Planning & Development Committee meeting held on 4<sup>th</sup> September 2014 the only item on the agenda was to discuss settlement boundaries in Westbury. The response from the Town Council to the area around Westbury Hospital was as follows:

*The allocation site adjacent to Westbury Hospital does not have planning permission. It should be excluded as per the reason given in our answer to question one.*

Question one being: Do you consider the criterion for defining the proposed draft settlement boundaries to be the correct ones?

*We wish the current West Wiltshire District Plan format of identifying a settlement boundary in relation to residential development to continue and to have a different boundary for employment and other land uses (such as Northacre Park).*

It was **AGREED** for the Clerk to send a letter to STOP giving information on what the Highways, Planning & Development Committee said in relation to the consultation on settlement boundaries and to advise them it is still under consultation and that no changes have yet been made.

- P.4065**      **WESTBURY TELEPHONE EXCHANGE** – Request the Clerk to write asking for them to tidy up the area. We have received recent complaints concerning the unsightliness of the area around the exchange, hence the above request.

**AGREED**

- P.4066**      **PARISH EMERGENCY ASSISTANCE SCHEME (PEAS):** To assist with adverse weather conditions. Deadline for participating in the 2015/16 season is the end of August 2015.

It was **AGREED** to refer this matter to the Emergency Planning Working Group.

- P.4067**      **RESURFACING OF THE B3098 - Recommendation from Policy and Resources Committee, dated 1<sup>st</sup> June 2015.** Following the disappointing news that Wiltshire Council have delayed this project for 18 months, the Policy and Resources Committee recommend that the Highways, Planning & Development Committee forward this item to CATG to ask them to treat this as a priority due to the state of the road.

It was **AGREED** to note the recommendation as this has already been referred to CATG.

- P.4068**      **DOG BINS AROUND THE MEAD** – Following the completion of the new footpath around the lake at the Mead, it has been brought to the attention of Westbury Town Council that although this is a recognised dog walking area there are no dog bins in the area.

As a result the area is being spoilt by dog mess not being picked up. Wiltshire Council will no longer replace dog bins.

Westbury Town Council could:

- Approach the Area Board
- The Streetscene/Street Furniture working group could make a recommendation to Town Council to cover costs through the rolling Capital Project Fund.
- Alternatively it may form part of the conclusions of our current Dog Warden investigations.

It was **AGREED** to refer this to the Streetscene Working Group.

**P.4069 HIGHWAYS CORRESPONDENCE / MATTERS:**

- **Temporary closure of footpath 13 (Part), Westbury; from its junction with Springfield Road to its junction with Grassacres Lane.** To enable Wiltshire Council to install lighting at Indigo Lane. The order will come into operation on 3<sup>rd</sup> August 2015 until 21<sup>st</sup> August 2015. Alternative route for pedestrians: via Springfield Road – Eden Vale Road – Leigh Road and vice versa.

**NOTED**

**P.4070 CLERK'S CORRESPONDENCE:** None

**P.4071 BUDGET BIDS:** Nil

**P.4072 WORKING GROUPS' REPORTS:**

**TIG (TOWN IMPROVEMENT GROUP):**

The group has not met.

**STREET SCENE WORKING GROUP:**

The group is due to meet on Wednesday

**PLAY AND LEISURE WORKING GROUP:**

On the 21<sup>st</sup> May we completed our yearly check on the play equipment. The last three play areas to visit were Kendrick Close, Kingfisher Drive and The Mead.

At Kendrick Close it was the same problems, grass needed cutting and nettles by the fencing. Equipment and bench needed painting, roof on slide required attention and all moss on the rubber matting needed removing.

Kingfisher Drive had large gaps in the rubber matting and the wooden seat on springy piece of equipment needs to be replaced, otherwise a child may get splinters in various parts of their body.

The Mead, one of its springy pieces of equipment needs a new head to prevent any splinters.

The group will, at its next meeting, be looking at the cost of some of the repairs.

The County has done no repairs although we continue to press for repairs to be carried out.

Cllr Mrs S Ezra  
Chair

**9.25pm**

**Signed on behalf of the Meeting  
this twentieth day of July 2015**

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**Chairman**