

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 17th AUGUST 2015 at 7.00 pm.

PRESENT: Cllr: I Cunningham (Chairman)
Cllrs: S Andrews, D Bradshaw, Mrs S Ezra, F Morland, Mrs C Mitchell and WD Tout

Mr K Harvey (Town Clerk) and Mrs A McCann

Also in attendance: Cllr D Jenkins and Tim Kent (Taylor Wimpey)

P.4091 PUBLIC FORUM: Nil

P.4092 APOLOGIES AND REASONS FOR ABSENCE:

- Cllr D Anderson - Personal
- Cllr P Wakeman - Business

P.4093 DISPENSATIONS: Nil.

P.4094 DECLARATIONS OF INTEREST (if any) AND REASONS:

- Cllr F Morland - Member of Heywood parish Council (the statutory consultee for planning application: 15/07071/OUT, Land at Glenmore Farm.
- Cllr Mrs S Ezra - Personal friend lives opposite site of planning application: 15/07071/OUT, Land at Glenmore Farm.
Planning Application: 15/07263/FUL, 1 White Horse Way – been lobbied.

P.4095 MINUTES. The minutes of the Committee Meeting held on 20th July 2015 were confirmed and signed by the Chairman.

P.4096 MATTERS ARISING (if any) FROM THESE MINUTES:

- Minute P.4078, Telephone Exchange – The Clerk confirmed the grass has now been cut and the rubbish at the side of the building has been cleared.

a) Members' Matters Arising. Nil

IT WAS AGREED TO BRING ITEM 10 FORWARD AND TO SUSPEND STANDING ORDERS TO ALLOW TIM KENT TO TALK ABOUT THE

PLANNING APPLICATION ON BEHALF OF TAYLOR WIMPEY AND TO ANSWER ANY QUESTIONS FROM THE COUNCILLORS.

THE CHAIR POINTED OUT THAT NO DECISIONS ARE BEING MADE BY THE COMMITTEE.

STANDING ORDERS WERE REINSTATED

P.4098 PLANNING APPLICATION: 15/07071/OUT – LAND AT GLENMORE FARM

Proposed Development: Outline planning application for residential development (up to 145 dwellings), with public open space, engineering works (including drainage works and noise attenuation bund) and associated infrastructure (Matters relating to access).

Although only Heywood Parish Council is being consulted on this application, if Westbury Town Council wish to comment the case officer would be pleased to receive them.

It was agreed by the committee to forward the following comments to Wiltshire Council:

- 1. We are concerned about over riding the Core Strategy.***
- 2. We are concerned about the safety of the potential crossing shown opposite Shallow Wagon Lane.***
- 3. We would like a Toucan crossing just prior to the roundabout at the entrance of the trading estate.***
- 4. We are concerned about safety aspects at the access points.***
- 5. We are concerned that Glenmore Farm was a potential site of the old Romano-British settlement. There is also the possibility that the continuation of the Heywood fault may mean there may be significant bone deposits such as the elephant bed.***
- 6. With such a large development we have significant concerns about on the impact of the infrastructure in Westbury including schools and medical services.***
- 7. Wiltshire Core Strategy, adopted January 2015, paragraph 5.163: Westbury is an historic market town located in the west of Wiltshire between Trowbridge and Warminster. Although the town is smaller than other nearby settlements, including Frome, it has a significant employment base of strategic value and enjoys excellent rail connectivity, with direct links to Bristol, London, Portsmouth and Exeter. 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. The town has a good representation of independent retailers, which should be enhanced.***

P.4097 REPORT BY WILTSHIRE COUNCILLORS (if any). Wiltshire Council matters only. None

P.4098 CHAIRMAN'S COMMUNICATIONS: None

P.4099 PLANNING DECISIONS. The Committee noted Planning Decisions made up to 17th August 2015.

P.4100 PLANNING APPLICATIONS. The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

15/06953/FUL Loft conversion to provide double bedroom in place of single bedroom, and erection of single storey rear extension
22.07.15
Full Plan
11 Fell Road, Westbury, BA13 2GG
Applicant: Mr Ian Dovey

No Objections

15/07263/FUL To demolish the existing bungalow and replace with three two bedroom terrace houses
30.07.15
Full Plan
1 White Horse Way, Westbury, BA13 3AH
Applicant: Mr P Jenkins

The Committee objected to this planning application on the grounds of overdevelopment and highway concerns over access and parking close to the junction with Meadow Lane.

15/07568/FUL Demolish existing garage and erection of two storey extension
07.08.15
Full Plan
2 Brook Lane, Westbury, BA13 4EN
Applicant: Mr N Jarvis

No Objections

15/07785/FUL Loft conversion to form bedsit room with en-suite shower
06.08.15
Full Plan
68 The Butts, Westbury, BA13 3EY
Applicant: Mr Mark Walford

No Objections

15/07786/FUL Proposed additional off-road parking
06.08.15
Full Plan
68 The Butts, Westbury, BA13 3EY
Applicant: Mr Mark Walford

No objections providing a semi permeable surface is used

P.4101 REQUEST FROM LOCAL RESIDENT FOR A 30MPH SIGN (FLASHING OR STATIC) TO BE ERECTED ON TROWBRIDGE ROAD NEAR TESCO EXPRESS.

It was agreed to refer this request to CATG (Community Area Transport Group).

P.4102 HOUSING SITES PLAN – FURTHER CONSULTATION – To respond by Wednesday 9th September 2015.

The committee agreed the following response:

Westbury Town Council would not want to make further comments until we have a copy of the latest Housing Land Supply Statement dated 1st April 2015.

We also note:

- *That there are approximately 300 house sites at SHLAA site 301 under appeal*
- *A proposal for 145 house sites entering the planning process at SHLAA site 1014*
- *220 house sites are under construction at SHLAA site 300. On the map you have mislabelled SHLAA site 300 as this is a commitment.*

We think we have enough sites and do not need to identify any more.

P.4103 REQUEST FOR STREET NAMING – DEVELOPMENT SITE: STATION ROAD, WESTBURY

To agree a suitable name for one street for the Station Road development site.

The Committee agreed on the name of 'MANTELL CLOSE'. The Clerk to respond to Richard Smith from Greenwich Communities Ltd.

P.4104 REPORT FROM CLLR PHILIP WHITEHEAD (CABINET MEMBER FOR HIGHWAYS AND TRANSPORT) ON VARIOUS ROADS, WESTBURY – PARKING & WAITING RESTRICTIONS AND AMENDMENTS TO PEDESTRIAN CROSSING

The Committee noted the report and asked the Clerk to write to Wiltshire Council to ask for clarification on Schedule 3

P.4105 REPAINTING OF THE BOLLARDS IN THE HIGH STREET – Having received a quote from Wiltshire Council, Committee to discuss the following proposal:

Proposal

To have all bollards in Westbury High Street painted in the same colour.

Background

New Traffic Regulation signage has recently been installed in the High Street. Previously the bollards had wrap around signs which following the introduction of the new signs had to be removed. Wiltshire Council agreed to paint the bollards after the wrap around signs had been removed but the colour green was different and did not match the others in the High Street. Also it was only the main body of the bollard painted and did not include the decorative silver top. When approached about painting all the bollards the same colour and one closer to the current colour, we were told there was no budget for this. However a price was obtained to paint 35 bollards including the silver tops at a price of £1800.

Recommendation

To recommend to Town Council that to improve the appearance and visual impact of the town centre that all the bollards in the High Street should be painted the same, a darker green and to include the silver tops.

It is suggested that if approved the money should come from Capital Projects Fund.

The recommendation was APPROVED

P.4106 HIGHWAYS CORRESPONDENCE / MATTERS:

- **Temporary Closure of Sands Lane, Bratton** – To enable Wiltshire Council to carry out carriageway resurfacing and associated works. This closure comes into effect on 1st September 2015, for a maximum of 21 days; however it is anticipated the work will take 2 days to complete.

Noted

- **BT Exchange** – A letter was sent to BT and the grass has now been cut and rubbish removed from the side of the building.

Noted

P.4107 HIGHWAYS CORRESPONDENCE / MATTERS: None

P.4108 CLERK'S CORRESPONDENCE: None

P.4109 MONTHLY STATEMENT :

The monthly statement was noted after queries to the following entries were answered by the Clerk:

*4025 – Administration: Insurance
4042 – Administration: Maintenance Contract
4727 – Grants & Donations: Active Trowbridge
4043 – Administration: Maintenance – Equipment
4001 – Town Improvement Group: Salaries and Wages
4025 – Laverton Insurance*

4077 – Laverton Refuse Disposal

P.4110 BUDGET BIDS: Nil

P.4111 WORKING GROUPS' REPORTS:

TIG (TOWN IMPROVEMENT GROUP):

The group has not met.

STREET SCENE WORKING GROUP:

This group has not met

PLAY AND LEISURE WORKING GROUP:

The working group held a meeting to respond to a letter received from Wiltshire Council regarding the safety issues in our play areas.

We have now asked Wiltshire Council to inform us of when their inspector is visiting our play areas, details of what their inspections cover. This is to enable one of the working group and maybe the Town Clerk or Amanda to attend. We have also asked for a copy of the reports and cost of the repairs that WC felt are prohibited. The state of the matting is causing concern as to the safety regarding young children

We have notified Norman Burgess that Balfour Beatty need to ask the Landscape Group to attend to the vegetation at the edge of the play areas and around the seats. They also need to repair the fence at the back of the Methodist Car Park as the youngsters have broken it down thus making it unsafe.

Town clerk to respond to Jonathon Seed's letter to replace signs missing at Penleigh Park entrances, both at Elm Grove and Hackney Way, as in his letter he wrote to say that Wiltshire Council will replace them. The other items that Wiltshire Council need to deal with are the bolts that are sticking up from a piece of equipment that they removed. The bolts are a trip hazard and likely to cause injury.

Letter also sent to Selwood Housing asking them to ensure that all their bins in the Groves and Queens Road are in a state of good repair.

Cllr Mrs S Ezra
Chair

9.27pm