

**WESTBURY TOWN COUNCIL**

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on MONDAY 21<sup>st</sup> SEPTEMBER 2015 at 7.00 pm.

**PRESENT:** Cllr: I Cunningham (Chairman)  
Cllrs: D Anderson, 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  
Three members of the public  
Johnny Kidney, Creatrix PR

**P.4112 PUBLIC FORUM:**

**Bruce Evans:**

- Will items in the public forum still be considered or is it now just for the chair to be the judge, jury and executioner?
- Slag Lane – junction by Hawkeridge Road, my wife and I were physically and verbally assaulted here. The area is unprotected and would like the area to be considered for a CCTV camera.
- Slag Lane – Is being used for parking by railway users. It is a narrow lane and we have exits from our land onto it and cars parking on both sides are making it difficult. Need to look at road signage and possibly restrict parking to one side of the lane.
- CCTV High Street – What benefit are these? Are you aware kids pull out the flowers from the beds and people drive the wrong way round the one way system?
- Roundabout Signs – attractive flowers are spoilt by advertising signs. Small amount of income from these signs. Is this money spent on providing the Mayor a dressing gown? Would rather it was spent on doctors and schools.
- Planning Appeals Procedure – costly, ineffective and unwinnable.

**A PRESENTATION WAS GIVEN BY JOHNNY KIDNEY, CREATRIX PR**

**P.4113 APOLOGIES AND REASONS FOR ABSENCE:**

- Cllr P Wakeman - Personal

**P.4114 DISPENSATIONS: Nil.**

**P.4115 DECLARATIONS OF INTEREST (if any) AND REASONS:**

- Cllr F Morland - Planning application: 15/09148/DEM. Member of Heywood parish Council, which will also be considering this application. Also agenda items 10 & 13, due to being a member of Heywood parish council.

**P.4116 MINUTES.** The minutes of the Committee Meeting held on 17<sup>th</sup> August 2015 were confirmed and signed by the Chairman.

**P.4117 MATTERS ARISING** (if any) **FROM THESE MINUTES:** Nil

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

**P.4118 REPORT BY WILTSHIRE COUNCILLORS** (if any). **Wiltshire Council matters only.** None

**P.4119 CHAIRMAN'S COMMUNICATIONS:**

We need to seek clarification from Wiltshire Council regarding the recent changes in Balfour Beatty contracts.

It was agreed for the Clerk to write to Wiltshire Council to ask the following:

- Clarification on who is providing what service
- What is the reporting method for issues

**P.4120 PLANNING DECISIONS.** The Committee noted Planning Decisions made up to 21<sup>st</sup> September 2015.

**P.4121 PLANNING APPLICATIONS.** The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

**15/08498/FUL** Proposed two storey extension, proposed rear two storey extension and proposed rear lean-to extension.  
02.09.15  
Full Plan  
**60 Newtown, Westbury, BA13 3EF**  
**Applicant:** Mark Norris

***No Objections***

**15/08742/FUL** Single storey rear conservatory extension  
09.09.15  
Full Plan  
**129 Oldfield Park, Westbury, BA13 3LN**  
**Applicant:** Mr Steven Blesto

***No Objections***

**15/08852/FUL** New detached dwelling  
 15/09/15 **33 Wiltshire Way, Westbury, BA13 3XD**  
 Full Plan **Applicant:** Mr Andrew Johnson

***The committee objected to this application for the same reasons as they objected to the previous application:***

- ***Due to the lack of off street parking***
- ***Reducing 33 Wiltshire Way to only one parking space.***

**15/09148/DEM** Prior notification of proposed demolition  
 16.09.15 **Tarmac Westbury Works, Trowbridge Road, Westbury, BA13 4LX**  
 Demolition **Applicant:** Tarmac Cement and Lime Limited  
 Determination

**The committee made the following comments:**

- **We have concerns as to the level of noise and dust and the impact on the town – “minimum” is not meaningful.**
- **We do not want any vehicles carrying asbestos materials to travel through our town**
- **We request that you avoid heavy traffic movements through the town at ALL times**
- **We would like to see wheel washing facilities in use as a matter of course.**
- **What is going to happen to the clay pit and the chalk quarry?**

**P.4122 PLANNING APPEAL – APP/Y3940/W/15/3130433: LAND NORTH OF BITHAM PARK.**

Appeal start date: 14<sup>th</sup> August 2015. Comments to be made to the Planning Inspectorate and to be received within 6 weeks of the start date.

*History - At HP&D meeting on 20.10.14 the committee objected to the application on the following reasons:*

1. *The application is contrary to saved Policy H1 of the West Wiltshire District Plan First Alteration 2004 as it is outside the Town Policy Limit.  
 The Appeal D: APP/Y3940/A/13/2196510 issued on 15<sup>th</sup> August 2013, in respect of Land at Fairdown Avenue, confirms (at [17]): “Whilst they are old policies, they are not necessarily out of date. The town boundaries of Westbury have been taken forward unchanged to the dWCS, the countryside is still to be protected and the site is still an SLA. In my view therefore, while the policies do not attract the full weight of an up to date development plan, they are not out of date, are still relevant, and the proposal is contrary to them.”*
2. *The application is contrary to the Wiltshire Core Strategy as the site is not allocated in Core Policy 32.*
3. *The application is outside the proposed settlement boundary for Westbury in Draft Proposals for Revised Settlement Boundaries Informal Consultation with Parish and Town Councils (Wiltshire Housing Site Allocation Development Plan Document DPD, July 2014).*
4. *The town of Westbury has already delivered its fair share of the housing required by the Wiltshire Core Strategy in the plan period to 2026. Appendix 6 of Wiltshire Council’s Current Housing Land Supply Statement (July 2014 – Exam/109) shows that, of the*

*indicative requirement 2006-2026 of 1500 for the town in the Wiltshire Core Strategy, the indicative remaining requirement is only 74 dwellings over the whole of the remaining 12 years of the plan period (see page 87).*

5. *The town is without sufficient infrastructure to accommodate further windfall residential development. [5.160] of the Wiltshire Core Strategy Pre-Submission Document (February 2012), says: "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."*
6. *If this development is permitted it will inevitably delay the implementation of the key site at Station Road (previously allocated by Policy H14 of the West Wilts District Plan 1<sup>st</sup> Alteration), which is one of the new strategic housing allocations in the Wiltshire Core Strategy chosen to deliver infrastructure vital to the future of the town. This current application does not include any of that infrastructure, and may put at risk monies already bonded for it.*
7. *Lacking any frontage to Bitham Park itself, the application site is unable to provide any direct pedestrian access to the town centre. The limited pedestrian access to the proposed development along a proposed new footway on the east side of the main A350 Trowbridge Road is clearly unsuitable and unsustainable. The development needs clear pedestrian access as near as possible to the Town Centre.*
8. *Coach Road, by virtue of its very restricted width and its long standing traffic order prohibiting vehicular use, is unsuitable as the emergency access to any significant residential development. The emergency access should be located on Trowbridge Road as near as possible to the Town Centre.*
9. *The application does not propose to provide any new bus services and it is a long distance to Westbury's only primary medical services at the White Horse Health Centre off Mane Way, (the 9 minutes quoted is incorrect, it is more like 45 minutes to the other side of the town) for a large new development with a significant proportion of social housing.*

*Please note: if this application is nevertheless permitted we would like conditions applied to deal with the issues raised.*

**The committee agreed to re-submit the above comments to the Planning Inspectorate and to add the following comment:**

***Since our initial objection there appears to have been some movement on H14. The Council are of the opinion that should H14 now come forward this reduces any need for further housing development in the town, but none the less bringing forward both schemes will exacerbate our infrastructure difficulties.***

**P.4123** **FREIGHT ASSESSMENT AND PRIORITISATION MECHANISM (FAPM) – Request for weight limit on B3098, Westbury/Market Lavington.** Wiltshire Council is asking for confirmation from Westbury Town Council in writing, to confirm whether this request is supported by the Town Council, within six weeks from 10<sup>th</sup> September 2015.

**It was agreed for the Clerk to send a letter confirming Westbury Town Council supports this request.**

**P.4124** **REPORTING ISSUES TO CATG – Requests must now be reported via an online Area Board app and 'Refer to CATG' is no longer accepted, you must state what you would like to be done.**

In future we need to discuss the requests and then make recommendations to CATG using the online app and offer a contribution on those we would like to prioritise and achieve the soonest.

**The committee agreed to support the following issues and to report them via the on-line app:**

- Weeds on roads, e.g. along Leigh Road behind the Army Officers Selection Board  
**This is a normal highways issue and needs to be addressed as kerbside weeds are becoming an issue all around the town. No contribution to be offered.**
- Pedestrian crossing request, Bratton Road, Westbury outside The Laverton  
**Request a puffin crossing outside the Laverton and offer a contribution of £10,000.**
- Request for duck warning signs on approach to Station Road sailing lake.  
**Although we support this request, we feel this should be attached to the H14 project. No contribution to be offered.**

**P.4125 FORMER CEMENT WORKS, WESTBURY**

Noted.

Discussed planning application: 15/09148/DEM under the late planning applications list at minute point P.4121.

**Cllrs Mrs S Ezra and Mrs C Mitchell left the meeting at 9.15pm.**

**P.4126 HIGHWAYS CORRESPONDENCE / MATTERS:**

- Temporary closure of footpath 13 (Part), Dilton Marsh, from 22:00 on 7<sup>th</sup> October 2015 to 06:00 on 8<sup>th</sup> October 2015. To enable Centurion Site Services to carry out a safety examination of the rail bridge.
- Temporary closure of Frogmore Road (Part) on 12<sup>th</sup> October 2015, nightly between 23:00 and 06:00, until 14<sup>th</sup> October 2015. To enable Balfour Beatty Rail to carry out repairs to the bridge.
- Temporary closure of Hospital Road and temporary suspension of one-way restriction: The Butts, from 26<sup>th</sup> October 2015 for 3 days. To enable Wessex Water to carry out a repair to a leaking water main within the carriageway.
- Temporary closure of Bramble Drive, from its junction with The Mead for its entire length; from 09.30 to 15.30 on 19<sup>th</sup> November 2015 to enable Wessex Water to carry out a repair to their apparatus in the carriageway. No alternative route, but access will be maintained for residents.

**P.4127 CLERK'S CORRESPONDENCE:**

The Clerk reported he has contacted Kirsty Rose regarding the painting of the bollards in the High Street but she is still waiting for the quote from Balfour

Beatty.

**P.4128 MONTHLY STATEMENT :**

The monthly statement was noted.

**P.4129 BUDGET BIDS: Nil**

**P.4130 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:**

A meeting was held on Monday 14<sup>th</sup> Sept 2015 and a discussion followed that we had not received a reply from Cllr Whitehead regarding the weekly inspection of our play areas and equipment. It was decided to rewrite a second letter marking it as a SECOND REQUEST with copies to Jane Scott, Tim Woolford and the Service Director for Head of Waste Management and Environment. Also attaching the email from Bill Parks.

No reply has been received from Jonathon Seed regarding the sign at Penleigh Park and the removal of the bolts in Grass Acres.

Primmer Place Play area has been adopted by Wiltshire Council so we will be adding it to our inspection list. Cllr Tout will inspect the area for the group and report at the next meeting. Amanda will find out if there is any S106 money for the area.

Cllr Mrs S Ezra  
Chair

**9.20pm**

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

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**Chairman**