

**WESTBURY TOWN COUNCIL**

**At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE  
held at THE LAVERTON, BRATTON ROAD, WESTBURY,  
on MONDAY 18<sup>th</sup> JANUARY 2016 at 7.00 pm.**

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

**Mr K Harvey (Town Clerk) and Mrs J Dyer**

**Also in attendance – Cllr D Jenkins**

**P.4191 PUBLIC FORUM:**

Mr P Biggs

- Parking restrictions at Chantry Court
- Former Westbury Travel
- Car parking near the Cemetery

**P.4192 APOLOGIES AND REASONS FOR ABSENCE:**

- Cllr Bradshaw - Personal
- Cllr D Anderson - Personal
- Cllr P Wakeman - Personal

**P.4193 DISPENSATIONS: Nil.**

**P.4194 DECLARATIONS OF INTEREST (if any) AND REASONS: Nil**

Cllr Morland – Glenmore Farm - is a councillor with Heywood Parish Council and Glenmore Farm falls within its boundaries.

Cllr Tout – Planning Application reference 15/12551/OUT Westbury Sailing Lake. Councillor Tout resides in Oldfield Road which will be affected by any decisions made and will withdraw from discussions.

**P.4195 MINUTES.** The minutes of the Committee Meeting held on 21<sup>st</sup> November 2015 were confirmed and signed by the Chairman however it was noted that apologies from Cllr D Anderson were incorrectly recorded as being from Cllr D Andrews.

**P.4196 MATTERS ARISING FROM THESE MINUTES:**

**a) Members' Matters Arising.**

**P.4173 – 15/11604/OUT**

New set of objections had been lodged with Wiltshire Council in relation to the development of the hospital site, following an extension being granted.

Signed by the Chair .....1..... Date .....

**P.4177 – SEALED TRAFFIC REGULATION ORDER – THE COUNTY OF WILTSHIRE (WESTBURY, HEYWOOD AND DILTON MARSH) (PROHIBITION AND RESTRICTION OF WAITING, TAXI RANK CLEARWAYS AND ON STREET PARKING) CONSOLIDATION ORDER 2012, amendment no. 3 order 2015. The order came into operation on 30<sup>th</sup> November 2015.**

Position of white lines noted incorrectly. The white lines relate to the High Street, at right angles to the length to show width of access between pedestrian access at the planter and the Chinese takeaway, at the limit of the highway land.

**P.4197 REPORT BY WILTSHIRE COUNCILLORS  
Cllr Jenkins**

Wiltshire Council is currently reviewing local transport plans. Information is available online. Anyone wishing to comment can do so online before 5/4/16.

The Committee will be asked to discuss this and make any comment, at the next meeting.

**P.4198 CHAIRMAN'S COMMUNICATIONS.  
15/11604/OUT – former Westbury Hospital site**

As previously mentioned, a new set of objections have been lodged with Wiltshire Council in relation to the development of the hospital site, following an extension being granted.

A letter is currently being drafted to the White Horse News to make it clear to the public that the Town Council is not a planning authority and does not make planning decisions. It will also make clear that ownership of land does not affect planning decisions.

**P.4199 CHANTRY LANE APPROVED APPLICATION W/05/02239/FUL**

Correspondence received by the Town Council in relation to parking at Chantry Court has been forwarded to Wiltshire Council.

**P.4200 PLANNING DECISIONS.** The Committee noted the Planning Decisions made up to 13<sup>th</sup> January 2016.

**P.4201 PLANNING APPLICATIONS.** The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

**15/12624/FUL**  
Date: 21.12.15  
Full Plan

Full Planning - Removal of temporary mobile classrooms and erection of permanent building to link to main school  
**Westbury Infants School, Eden Vale Road, Westbury BA13 3NY**  
Applicant: The Governors of Westbury Junior School

**No Objection**

15/12551/OUT

Date 17.12.15

Outline plan

Erection of up to 300 dwellings, public open space, highway infrastructure including bridge over railway line and associated works.; and full planning permission for site access, the erection of a sailing club and associated works.

**Land at Westbury Sailing Lake, Station Road, Westbury BA13 3JS**

Applicant: Square Bay (Westbury) Ltd

**Object**

- The distributor road is shown with property frontage which was prohibited and contrary to saved policy T4F.
- If traffic calming is to be provided as shown along distributor road, the minimum width should be 7.3m. Currently the width of the distributor road is shown as less than 6m with the area over the railway bridge even less than this.
- Access from mini roundabout is inadequate. Road appears to have been designed to restrict traffic in a housing estate rather than to act as a distributor road.
- This application does not guarantee that a railway bridge will be built, which will effectively lead to a “cul de sac” development, the implications of which will mean a continuation of current traffic chaos along Oldfield Road.
- The committee is concerned that the bond provided by Persimmon for building of a railway bridge is dependent on the construction of a distributor road that the current development does not provide for, thus leading to the loss of the said bond.
- The committee is concerned that Network Rail may decide to close the existing foot crossing due to the risks posed by an increase in the numbers trying to use the crossing. This will be very inconvenient to both pedestrians and cyclists alike and we feel a footbridge should also be provided.
- We note that the original designation was for 250 dwellings which easily meets the supply of housing for this area (as per Housing Land Supply Statement, published in September 2015). In order to accommodate an additional 50 dwellings, the site has been over developed ie: dwellings with direct frontage onto a narrowed distributor road, contrary to policy as stated above.
- Station Road at the railway bridge is subject to regular flooding. This development does nothing to alleviate this problem and the fear is that it may exasperate it.
- The committee is concerned that there are a number of other issues that members have not been given sufficient time to consider, ie: in relation to the location of the sailing club house and ecological matters as well as the fact that much of the documentation had been provided in print so small if it is unreadable. The committee therefore requests an extension in order to fully consider these plans.

**15/12630/FUL**  
Date 22.12.15  
Full Plan

Proposed first floor extension  
**60 Eden Vale Road, Westbury BA13 3NU**  
Applicant: G McCawley & Miss R Drake

**No Objection**

**15/12308/FUL**  
Date: 11.12.15  
Full Plan

Demolition of detached garage and erection of new building containing 4 no. one bedroomed flats.  
**47-49 Edward Street, Westbury BA13 3BP**  
Applicant: M & P Enterprises

**Object**

To increase the proposed height of the development by 1.2m would have a detrimental effect on the amenity of the surrounding properties

**15/12794/FUL**  
Date: 24.12.15  
Full Plan

Proposed first floor extension and loft conversion  
**12 Springfield Road, Westbury BA13 3QQ**  
Applicant: Mr R Price

**No Objections**

**15/12740/FUL**  
Date 15.12.15  
Full Plan

Change of use of unit to personal training studio  
**3 Oakfield Business Centre, Northacre Ind Park, Westbury BA13 4WF**  
Applicant: Jon Green Studios

**No Objection**

**15/07071/OUT**

Outline planning application for residential development (up to 145 dwellings) Following demolition of existing dwelling and outbuildings, with public open space, engineering works and associated infrastructure, access to be approved only, all other matters reserved.  
**Land at Glenmore Farm, Westbury.**  
Applicant: Jon Green Studios

**Object**

These changes do not overcome the committees' original objections.

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 regarding 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.

Cllrs Mrs S Ezra & Mrs C Mitchell leave at 21.24pm

**P.4202**

**PARKING NEAR CEMETERY, BRATTON ROAD, WESTBURY**

Purpose

To discuss complaints received from local residents regarding parking near the cemetery, Bratton Road, Westbury.

Background

This is an area where we have received a number of complaints from local residents and drivers over the last couple of years, the main issue being how dangerous overtaking is becoming when driving from Bratton towards Westbury.

Proposal

The Committee to discuss possible solutions going forward.

It was agreed to refer this matter to the Highways Department of Wiltshire council on the following grounds:

- Significant number of complaints received from residents over the last few years about unsafe parking causing reduced visibility due to the bend in Bratton Road when approaching from Bratton direction, therefore a safety issue.
- Peak time traffic congestion caused by the above.
- Vehicles being parked on the grass verge and causing damage.
- Vehicles being parked within the chevron area provided for the traffic bollards at the junction of Bratton Road and Bitham Park.
- There is a concern that the owner of the vehicles is running business activities from the premises resulting from 3 to 9 cars being parked on the roadside at varying times.

**P.4203 HIGHWAYS CORRESPONDENCE / MATTERS:  
ROAD TRAFFIC REGULATION REGULATION ACT 1984  
Temporary closure of B3097 Hawkeridge Road (part), Heywood.**  
Notice received from Wiltshire Council hereby giving notice of temporary closure to all traffic of the B3097 Hawkekrige Road (part) Heywood; from it's junction with Link Road to it's junction with Shallow Wagon Lane/The Ham.

This order will come into operation of 29.2.16 until approx 29.4.16.

**Noted**

**P.4204 CLERK'S CORRESPONDENCE:**  
The Town Clerk reported the following:

- Bollards in the High Street are to be painted by the end of March.
- New fingerpost signs will be installed soon.
- Additional objections to the hospital site development have been sent to Wiltshire Council.
- An insurance claim will be made in respect of the burnt public bench at Coach Road.

**P.4205 MONTHLY STATEMENT: Noted.**

**P.4206 BUDGET BIDS: None.**

**P.4207 WORKING GROUPS' REPORTS:**

a) **Play and Leisure Facilities Working Group:**  
No meeting held

b) **Street Scene Working Group:**  
No meeting held

c) **Town Improvement Group:**  
No meeting held

**21.40pm**