

**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> February 2016 at 7.00 pm.**

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

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

**Also in attendance – Cllr D Jenkins**

**P.4208 PUBLIC FORUM:**

Dr P Biggs

Dropped kerb at Chantry Court – Many residents at Chantry Court use mobility aids and a dropped kerb would allow the residents greater freedom and safety when visiting the town centre.

**P.4209 TO RECEIVE APOLOGIES (if any) AND REASONS FOR ABSENCE.**

Cllr Mrs S Ezra	Personal
Cllr P Wakeman	Personal
Cllr Mrs C Mitchell	Personal
Cllr D Bradshaw	Personal
Cllr D Anderson	Business

**P.4210 DISPENSATIONS                      None**

**P.4211 DECLARATIONS OF INTEREST (if any) AND REASONS.                      None**

**P.4212 MINUTES.** To confirm and sign the Minutes of the Committee Meeting held on:

11<sup>th</sup> January 2016    Agreed

18<sup>th</sup> January 2016    Agreed with the following - 15/12551/OUT Westbury Sailing Lake should state "preliminary objections".

**P.4213 MATTERS ARISING (if any) FROM THESE MINUTES.**

Planning application for former Hospital site

There have been several articles in the press about this however the committees view remains unchanged. Feedback from the town councils article in the White Horse News has been that it was informative and helpful.

Car parking near cemetery – This has been referred to CATG.

High Street – Double yellow lines have now been painted however white lines are still needed to show where the highway ends, which the Town Clerk has reported to CATG. The Town Clerk will contact Wiltshire Council to insist that parking is enforced.

**Members' Matters Arising.**

**None**

**P.4214**

**REPORT BY WILTSHIRE COUNCILLORS**

Cllr D Jenkins

Planning Application – Westbury Sailing Lake

Traffic concerns as the figures quoted for traffic counts look inaccurate and grossly underestimated. Figures from Westbury Lorry Watch has recorded 400 light vehicles, 4 HGV's and 4 buses between 10.45 and 11.20 on February 2<sup>nd</sup>, between the Railway Inn and Primmers Place, with similar figures in a 30 minute period the same afternoon.

This information was requested specifically due to concerns about the accuracy of the research undertaken by the developer and Cllr Jenkins feels that the traffic will increase under these proposals.

Traffic issues – Frogmore Road

Cllr Jenkins is not aware of weight restrictions along Frogmore Road/Slag Lane but questions whether this should be referred to CATG as these issues are now giving cause for concern.

**P.4215**

**CHAIRMAN'S COMMUNICATIONS.**

Playground issues – Cllr Cunningham has received a letter about moss in the playgrounds at Kendrick Close & Bridge Court being very slippery. This letter will be passed to the Town Clerk to deal with.

**It was resolved to move agenda item 11 to prior to agenda item 8**

**P.4216**

**DROPPED KERB REQUEST – CHANTRY LANE/CHURCH STREET**

Request for a dropped kerb at Chantry Lane/Church Street received from Chantry Court Care Home to assist mobility aid users to directly cross Church Street safely without having to travel along the highway.

**AGREED**

It was agreed that the Town Clerk would contact Wiltshire Council Highways Department to ask advice about the best way to progress with this given the current plans for a virtual footpath in Chantry Lane. Once the Highways Officer has suggested their preferred and safest option, this may be referred to CATG for funding.

**P.4217**

**PLANNING DECISIONS.** The Committee noted Planning Decisions made up to 10<sup>th</sup> February 2016.

**P.4218**

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

- 16/00317/FUL**                      Repositioning of garden fence and direction of gate opening  
Date 15.1.16                      **26 Bashkir Road, Westbury BA13 3GY**  
Full Plan                              Applicant: Mr Andrew Colbear
- No Objection**  
The committee has no objections to this application provided there is no encroachment onto the footpath.
- 
- 16/00734/FUL**                      Single storey rear extension  
Date 25.1.16                      **1 The Ham, Westbury BA13 4HF**  
Full Plan                              Applicant: Mrs Alison Rainbow
- No Objection**
- 
- 16/00758/LBC**                      Change of use of elements of existing commercial building to provide  
Date: 26.1.16                      Single dwelling and single A3 commercial space, and associated works.  
Listed Building                      **4 Market Place, Westbury BA13 3DQ**  
Applicant: Mr M Smith, Sofa Studio, Hampshire
- No Objection**
- However the committee made the following comments:
- Refurbishment of this property is welcomed.
- The committee supports the comments of the planning conservation officer (ref Pre Application 13/04031/PREAPP)
- 
- 15/12548/FUL**                      Change of use of elements of existing commercial building to provide  
Date: 26.1.16                      Single dwelling and single A3 commercial space, and associated works.  
Full Planning                      **4 Market Place, Westbury BA13 3DQ**  
Applicant: Mr M Smith, Sofa Studio, Hampshire
- No Objection**
- However the committee made the following comments:
- Refurbishment of this property is welcomed
  - The committee supports the comments of the planning officer
  - Loss of commercial space is not welcomed
  - Current metal barriers should be removed forthwith from the space in

front of this property as this is highway land and not available for private parking

- Westbury Town Councils view is in support of Wiltshire Core Strategy policy 38 – to support, enhance and preserve the vitality of town centres
- If this property is for residential use, we require it to be a car free development

**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

- Land at Station Road in core policy 32 of the Wiltshire Core Strategy is identified as a new strategic housing allocation for 250 dwellings. Westbury Town Council objects to the additional 50 dwellings because of over-development of the site which results in:
  - a) The proposed Principal Street not serving the intended function as a distributor road (see below).
  - b) The development not providing improved vehicular access to the railway station as intended (see below).
- The distributor road is shown with frontage development along it which is prohibited by saved policy T4F New Distributor Roads (of the West Wiltshire District Plan First Alteration) "No frontage access development will be permitted along the lengths of the proposed distributor roads".
- To achieve the completion of the western distributor road through to Station Road in accordance with the adopted development plan, the proposed Principal Street through the application site should be of the same width as what has already been constructed (Mane Way), viz. not less than 7.3m. Currently its proposed width is shown as approximately 6m, with the length over the proposed railway bridge apparently even narrower:
  - o Cross sections and markings on the drawings are in conflict about its width.
  - o The drawings also indicate traffic calming at points along it, which is incompatible with its status as a distributor road.
  - o The road appears to have been designed mainly to serve traffic within a housing estate rather than to act as a distributor road.

- The proposed mini roundabout at the junction of the proposed Principal Street with Station Road is inadequate. Furthermore, Westbury Town Council considers that the provision of no more than a mini roundabout at this important junction in the already busy network serving traffic around Westbury is inappropriate (there are no others on the town's existing distributor roads). It supports the well established view of Highway Officers that this junction needs to be traffic light controlled, particularly as the sight lines on Station Road to the south of the proposed junction are inadequate and cannot be brought up to the required standard because of the constraints of the existing railway bridge under the Westbury Avoiding Line.
- This application does not guarantee that a new railway bridge over the Westbury Avoiding Line will be built, which will effectively lead to a "cul de sac" development, the implications of which are an indefinite continuation of the current traffic chaos along Oldfield Road. (which the Local Plan Inspector considered was only acceptable as a temporary measure to give vehicular access for an extra 600 dwellings – the original size of the Leigh Park development).
- The extant Section 106 agreement for the Leigh Park development required the Developer (Persimmon Homes (Wessex) Ltd) to provide an index linked bond for 65% of the cost of constructing a railway bridge over the Westbury Avoiding Line and 100% of the cost of extending the western distributor road (Mane Way) up to it. The failure of this application to provide for the continuation and completion of the western distributor road through to Station Road in accordance with the saved policy T4F (see Appendix D of the Wiltshire Core Strategy), and the relevant provisions of the Section 106 agreement, is likely to result in the loss of this bond (and of the funding provided by it).
- Under the heading "Transport", the Development Template for the Strategic Housing Allocation of Land at Station Road, Westbury (in Appendix A of the Wiltshire Core Strategy) includes the following requirements (as its first and third bullet points respectively):
  - "Improved access to Westbury railway station."
  - "Access for buses through the development from the railway station access road and from either Oldfield Road (across the railway line) or Station Road. Extension of existing town bus service through the development."

In particular, the aim was that the bus service between Bath and Salisbury in both directions could stop at Westbury railway station. Because of the existing layout of the Station Approach, that is not

possible at present, and the application does not include the additional vehicular access through the application site required to achieve that objective of the strategic allocation of this site.

- Station Road at the railway bridge is subject to regular flooding. This application does nothing to alleviate this problem and the fear is that it may exacerbate it.
- Westbury Town Council notes that Network Rail has indicated (in its consultation response dated 4<sup>th</sup> February 2016) that it would be seeking to close the existing Penleigh Park foot path crossing over the Westbury Avoiding Line owing to the risks posed by an increase in usage. Without alternative access via a new bridge, this would not be acceptable.
- Figures provided by Westbury Lorry Watch suggest that traffic flows along Station Road are already considerably larger than stated. Westbury Town Council notes that Westbury Lorry Watch quotes figures of over 400 vehicles in 45 minutes along Station Road.
- Westbury Town Council points out that the town of Westbury has already met all but 30 of the number of new dwellings (1500) required in the whole of the Plan period (2006-2026) by Core Policy 32 of the Wiltshire Core Strategy (see Appendix 6 of the Housing Land Supply Statement – base date; April 2015, published; September 2015).
- Westbury Town Council objects to moving the existing bus stop on Station Road at the Railway Inn (in the town centre direction) towards Slag Lane because the proposed location is unsafe and inconvenient for users of Westbury Railway Station.
- The archaeological feature identified as a canalised water course (in the Archaeological Evaluation of the application site issued by Cotswold Archaeology in September 2015) seems likely to be a medieval moated site and should be protected from development in the same way as the other similar sites in the vicinity (which are all already protected as scheduled ancient monuments).

For the avoidance of doubt, Westbury Town Council is not against the development of the application site in accordance with the Wiltshire Core Strategy but it objects to these particular proposals (other than the resiting of the Sailing Club premises).

**16/01426/TCA**  
Date: 5.2.16  
Full Plan

Work to trees in conservation area - reduce in height to approx 3m  
**Chantry Court Retirement Village, Chantry Lane, Westbury BA13**  
**3FE**

**Applicant:** Chantry Court Retirement Village

***Deferred until the next meeting as quality of copies provided is unreadable***

**16/00937/FUL** Free standing timber framed garden room  
Date: 8.3.16 **19 Leigh Road, Westbury BA13 3QN**  
Full Plan **Applicant: Mrs Helen Veleksa**

**No Objections**

**16/00816/FUL** Extension and rear dormer to existing bungalow and associated works  
Date: 4.3.16 **32 Studland Park, Westbury BA13 3DQ**  
Full Plan **Applicant: Mrs Helen Veleksa**

**No Objections**

**P.4219 WILTSHIRE LOCAL TRANSPORT PLAN – Public Transport Strategy Review**  
Comments to be submitted by April 4<sup>th</sup> 2016. The Committee to decide how they wish to respond:

1. Complete the questionnaire.
2. Written response to each question on the questionnaire.

**Item to be discussed at the next HP&D Committee meeting**

**P.4220 HIGHWAYS CORRESPONDENCE / MATTERS:**

**ROAD TRAFFIC REGULATION REGULATION ACT 1984**

**Temporary closure of B3097 Station Road (part), Westbury.**

Wiltshire Council hereby gives notice of temporary closure to all traffic of the B3097 Station Road (part) Westbury; from its junction with Slag Lane to its junction with Rosefield Way.

To enable Wiltshire Council to carry out kerbing, carriageway resurfacing/patching work, road marking and adjustment to ironworks.

This order will come into operation of 18.3.16 until approx 26.3.16 (Daily closure 1900h to midnight).

**NOTED**

**ROAD TRAFFIC REGULATION REGULATION ACT 1984**

**Temporary closure of B3098 (part) Westbury, Bratton, Eddington, Coulston, Erlestoke, Cheverell Magna, Cheverell Parva and West Lavington.**

Wiltshire Council hereby gives notice of temporary closure to all traffic of the B3098 Westbury, Bratton, Eddington, Coulston, Erlestoke, Cheverell Magna, Cheverell

Parva and West Lavington from its junction with Newtown, Westbury to its junction with A360 High Street, Littleton Panell.

To enable Wiltshire Council to carry out kerbing, carriageway resurfacing/patching work, road marking and adjustment to ironworks.

This order will come into operation of 21.3.16 until approx 8.4.16 (week nights only 1900h to 0600h).

**NOTED**

**Temporary closure of Oldfield Park, Westbury.**

Wiltshire Council hereby gives notice of temporary closure Oldfield Park, Westbury. A diversion route will be in operation however essential vehicular access will be maintained.

To enable Wiltshire Council to carry out, carriageway resurfacing, road marking and adjustment to ironworks.

This order will come into operation of 15.2.16 until 16.2.16 (0930h to 1530h).

**NOTED**

**Planned Bridge Maintenance – Clivey Hill Bridge, Dilton Marsh**

Correspondence received from Atkins Ltd. Work is expected to be undertaken during summer 2016 when river levels are at their lowest and it is expected that the works will be carried out under two-way traffic lights, ensuring that the road remains open during the works.

**NOTED**

**Proposed yellow lines - Sandalwood Road, Westbury, at Westbury Leigh Primary School.**

CATG has proposed an extension of yellow to restrict parents parking around the school gate. The Town Clerk has been asked to write to the school to ask if this would help and to enquire if the school has a travel plan. The Town Clerk will also write to Wiltshire Council Highways Officer stating that we are seeking further information from the school.

**NOTED**

**Traffic issues – Frogmore Road and Slag Lane**

Correspondence received from resident regarding lorries using Frogmore Road as a cut through.

**Item to be discussed at the next HP&D Committee meeting as insufficient information available. The Town Clerk will request further information**

**P.4221 CLERK'S CORRESPONDENCE:  
Speed Indicator Device (SID)**

The SID has now been delivered to the town council offices and the town clerk is liaising with the parishes of Dilton Marsh, Bratton and Heywood regarding future use.

**P.4222 MONTHLY STATEMENT:** Not available as Accountant not due to visit until 17.2.2016.

**NOTED**

**P.4223 BUDGET BIDS: NONE**

**P.4224 WORKING GROUPS' REPORTS:**

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

**NOTED**

**b) Street Scene Working Group:**  
No meeting held – due to meet on 16.2.2016

**NOTED**

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

**NOTED**

**22.49pm**

**Signed on behalf of the Meeting  
this twenty-first day of March 2016**

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**Chairman**