

**WESTBURY TOWN COUNCIL**

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on 19<sup>th</sup> DECEMBER 2016 at 7.00 pm.

**PRESENT:** Cllrs: Cunningham (Chairman), Andrews, King, Morland and Tout.

**Staff:** Mrs D Urch (Town Clerk) and Mrs J Dyer

**Also in attendance:** Cllr D Jenkins

**P.4388 PUBLIC FORUM: Nil**

**P.4389 APOLOGIES AND REASONS FOR ABSENCE:**  
Cllrs Mrs Ezra and Mrs Mitchell - Personal

**P.4390 DISPENSATIONS: None**

**P.4391 DECLARATIONS OF INTEREST (if any) AND REASONS:**

- **Cllr F Morland - Planning application 16/08998/OUT (item 9)** Member of Dilton Marsh Parish Council where part of site is located. Cllr Morland has also submitted his personal comments on this application.

**P.4392 MINUTES.**  
***RESOLVED: That the minutes of the Committee Meeting held on 21<sup>st</sup> November 2016 were confirmed and signed by the Chairman.***

**P.4393 UPDATE ON ACTIONS (if any) FROM PREVIOUS MEETING MINUTES:**

- **P.4369 – Wiltshire Council is working with Wessex Water to ensure flooding does not reoccur on Station Road.**
- **P.4356 – S57 of The British Transport Commission Act 1949 may deter a Rights of Way application being made for Cinder Path.**

**P.4394 REPORT BY WILTSHIRE COUNCILLORS (if any). Wiltshire Council matters only.**  
Cllr G King  
Borehole exploratory works at Westbury Leigh Car Park are now complete. There were some issues and the boreholes will need to be deeper than originally anticipated. Work will commence again in January to resolve current flooding issues and completion expected in February.

The proposed asset transfer of the car park will go to the Area Board before the elections in May 2017.

There are some ongoing boundary issues with land adjoining the car park which Cllr King will be assisting officers at Wiltshire Council to resolve.

Cllr Jenkins

Cllr Jenkins will be putting forward a motion to the next HP&D meeting for weight limit and traffic management at the railway bridge on Station Road, Westbury.

**P.4395 CHAIRMAN'S COMMUNICATIONS:**

The Lions Book Shop is looking for new premises after being served notice by the new owner of the building, following the death of the previous owner.

**P.4396 PLANNING DECISIONS.** The Committee noted Planning Decisions made up to 19.12.16.**P.4397 PLANNING APPLICATIONS.** The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

<b>Planning Application:</b>	<b>Address &amp; Applicant:</b>	<b>Proposal:</b>	<b>Westbury Town Council Decision:</b>	<b>Unitary Councillor asked to call-in?</b>
<b>16/11402/TPO</b> 15.11.2016 Tree Preservation Order	Chalford House Hotel, 114 Warminster Road, Westbury, Wiltshire BA13 3PR  Applicant: Mr Ashley	T1 - Holm Oak tree - prune back by 4 - 6m the overhang onto neighbouring properties	<b>OBJECT</b>  Westbury Town Council feels that the amount of pruning suggested is excessive.  We believe that the tree should remain in its present state unless arboricultural specialist can demonstrate the need for such a large reduction.	<b>No</b>
<b>16/11485/TPO</b> 24.11.16 Tree Preservation Order	Land adjacent 10, Shire Way, Westbury, Wiltshire  Applicant: Mr Richard Murphy	TPO99/00016 T15 - Marked on Plan and referred to as T1 Turkey Oak in report. - Overall crown reduce by 3.5m. - Reduce the limbs that	<b>OBJECT</b>  Westbury Town Council feels that the amount of pruning suggested is excessive.	<b>No</b>

		extend out toward the adjacent properties (No. 8 & 10) by 2m Crown lift the tree to 4.5m, remove standing and hanging deadwood. - Remove small diameter deadwood and where large diameter deadwood is present reduce this in length by half.	We believe that the tree should remain in its present state unless arboricultural specialist can demonstrate the need for such a large reduction.	
16/11171/FUL	47 Alfred Street Westbury BA13 3DZ  Applicant: Mrs J Jones	Temporary erection of steel construction garage - Retrospective	<b>NO OBJECTIONS</b>	<b>No</b>
16/11487/FUL	96 The Butts Westbury BA13 3EZ  Applicant: Mr & Mrs R Chamberlain	Proposed single storey infill extension to front elevation	<b>NO OBJECTIONS</b>	<b>No</b>
16/11791/OUT	Site to the rear of 69 Westbury Leigh Westbury BA13 3SF	Outline application for demolition of building and replacement with a detached dwelling & change of use of land to domestic curtilage (access not reserved)	<b>OBJECT</b>  Westbury Town Council objects to this application for the following reasons:  The proposed development is outside of the settlement area for the town of Westbury.  We object to the change of use – the land is currently	<b>No</b>

			agricultural and not suitable for domestic use.  This development would have an adverse effect on the surrounding countryside due to encroachment.	
16/08998/FUL	Land West of Dartmoor Road, Westbury, Wiltshire, BA13 3UT	A residential development comprising 50 dwellings and associated landscaping.	<b>OBJECT</b>  See below	<b>NO</b>

- Westbury Town Council feels that the revised plans do not overcome our original objections raised (on 17.10.16) and are shown below.
- Westbury has excess development without supporting infrastructure and we are concerned about our services.  
Wiltshire Core Strategy Adopted January 2015, paragraph 5.160 states:  
*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.*
- Wiltshire Core Strategy Adopted January 2015, paragraph 5.161 states:  
*Westbury has been identified as a location for new strategic employment growth. The town's location between Warminster and Trowbridge allied with its position as a junction for rail travel makes it an accessible location and enhances its catchment. Furthermore, the employment base in Westbury should be relatively resilient to change. However, recent growth in housing has not as yet been matched by employment growth. The town has potential to be a key location for delivering economic development in Wiltshire and new employment development in Westbury supports the overall strategy of concentrating on accessible locations within the A350 corridor.*
- Wiltshire Core Strategy Adopted January 2015, paragraph 5.162 states:  
*The strategy for Westbury will deliver a reduction in housing growth compared to historic trends, with a focus on improving facilities, services and job creation. Existing employment in Westbury will be protected and expanded to reflect the wider strategic needs of west Wiltshire. Overall, the town should not seek to*

*compete with the larger nearby centres, including Frome, but rather consolidate and enhance its existing role and improve linkages with neighbouring settlements.*

- Westbury is a small Market Town, not a principal settlement, as defined in the Wiltshire Core Strategy and has already received an excessive amount of windfall development. This distorts the hierarchy as in Core Policy 1.
- Westbury is already suffering from over development and all local services are under pressure from this development and is in need of help. Further development is not sustainable.
- Westbury has greatly exceeded its indicative house building targets to 2026.
- This development is outside the current settlement boundary. Previous development in the area (also outside the draft proposed boundaries) was declined for this reason, see planning application 14/07665/FUL.

We would like to maintain the physical separation between Westbury and Dilton Marsh, which was recognized on the inspector's report in the West Wiltshire District Plan First Alteration (2004), paragraph 2.2.52:

*New housing (in areas R7 and R8 on the draft revisions to the Master Plan) abuts the eastern side of the road at its northern end. The road defines the western edge of the expanded settlement of Westbury Leigh and I agree that distance (and occasional hedges and trees) provide a reasonable separation of this area from the cottages and houses just east of the railway. However, as the road curves south-westwards it comes closer to some of these houses and cottages and the minimum planned distance between the houses in Fairways/Fairwood Road and those already permitted (in area R1) is about 270m. If housing was permitted up to the eastern side*

*of the new road as suggested by an objector, this distance would reduce to only about 180m (allowing for proposed mounding/landscaping). The road would be passing through a narrow gap, and drivers (of higher vehicles at least) would probably be able to see housing on both sides at close quarters. I also consider that it would be possible to see readily across this gap and this would contribute to a feeling of merging between Westbury Leigh and these houses, which could be regarded as part of Dilton Marsh.*

- We do not accept that traffic will not affect Oldfield Road and Dilton Marsh
- This development is an incremental addition to Leigh Park and we would want to see a contribution to the bridge across the railway line, as it was required for the original development.
- We are concerned that the development is adjacent to Mane Way which is a free flowing road and if permitted, it may encourage parking on this area. We would like double yellow lines on both sides of Mane Way should this development be permitted.
- The local school is already oversubscribed in many of the lower school classes
- If permitted we would like the developer to provide litterbins, broadband and contributions to schools and the bridge.

**P.4398 NOTICE of MOTION from CLLR CUNNINGHAM dated 12<sup>th</sup> December 2016  
Permanent Traffic Monitoring**

Recommendation

Ask the clerk to investigate the possibilities (if any) for permanent traffic monitoring in the town centre – e.g. corner of Warminster and Haynes road - and report of feasibility, costs or possibility of cooperation with Wiltshire council.

**RESOLVED to AGREE to make the above recommendation. The Town Clerk will contact Peter Bingley at Wiltshire Council to investigate options available for traffic monitoring.**

**P.4399 DRAFT WILTSHIRE PLAYING PITCH STRATEGY AND WILTSHIRE OPEN SPACE STUDY CONSULTATION. The consultation runs from 23.11.16 – 09.01.17 (see attached). Full paperwork to view via online Wiltshire Council consultation portal.**

To consider consultation and agree a response.

**RESOLVED to AGREE to make the above recommendation with the Town Clerk and Chairman to provide a written response stating what Westbury Town Council feels is missing from the report including lack of youth services.**

**P.4400 DOUBLE YELLOW LINES AT THE TYNINGS – At HP&D meeting on 18<sup>th</sup> November 2013 the committee agreed to the request for double yellow lines to be placed in front of the odd numbers 3 through 21 The Tynings except in front of dropped curbs and The Clerk was asked to contact Wiltshire Council to arrange this. This has not been carried out and we have received form WR1 completed by residents.**

To consider if this is still the required action and if in agreement complete form WR2

**RESOLVED to AGREE to ask the Town Clerk and Cllr Tout to complete form WR2 and request double yellow lines from numbers 3 to 21 The Tynings, as per original request submitted in 2013**

**P.4401 FOOTPATH AT MILL LANE – A gate has been installed that has blocked the footpath. Cllr Cunningham to report.**

**RESOLVED to AGREE to ask the Clerk to contact the Rights of Way Officer at Wiltshire Council to investigate.**

**P.4402 PLANNING APPLICATION: 16/07361/FUL BITHAM BROOK PRIMARY SCHOOL –**

**Cllr Cunningham attended the Western Planning Committee on 23<sup>rd</sup> November to speak as a representative of Westbury Town Council. Parking concerns resulted in a planning amendment to include a TRO to ensure the applicant pays for enforceable parking controls.**

**NOTED**

**P.4403 CHANGE OF MEETING DATE – Highways, Planning & Development meeting scheduled for Tuesday 18<sup>th</sup> April 2017 clashes with a regular booking at the Laverton. Suggest the meeting is moved to Monday 24<sup>th</sup> April 2017.**

**AGREED**

**P.4404 CAR PARKING WESTBURY TRAIN STATION (see attached). The Town Improvement Group to meet during the day on 19.12.16 to consider this.**

To receive and consider any recommendations that arise from the Town Improvement Group meeting this afternoon.

**RESOLVED to AGREE to ask the Town Clerk write to Network Rail asking them if they are aware that their car park is often full and residents using the station are often unable to park.**

**P. 4405 HIGHWAYS CORRESPONDENCE / MATTERS:**

- a) **RESURFACING OF GIBBS CLOSE - It was agreed at the last Community Area Transport Group to allocate £3100 towards the resurfacing of Gibbs Close, Westbury (contribution to cover the adopted highway element). The additional funding required has now been sourced to complete the resurfacing project and arrangements have been made for the appointed contractor to undertake the works w/c 19th December, providing the necessary materials are available in the lead up to Christmas.**

Noted

- b) **The following issues from CATG are for consideration (see attached)**

<b>Area Board Issue Number</b>	<b>Location</b>	<b>Concern</b>	<b>Request</b>	<b>Westbury Town Council Decision</b>
<b>5031</b>	<b>Broadway Road</b>	Car parking is too close to the T junction at Broadway Road to Headquarters Road on West Wilts Trading Estate.	Double Yellow Lines Near Junction	Not within the Westbury Town Council Boundary
<b>4838</b>	<b>Parking Bay, The Butts</b>	Hazardous Parking	Request for lining to mark bays*	No further action from Westbury Town Council as this area is part of the highway.

*This was deferred from the last meeting and Cllr King was tasked with finding out who owns the parking bays.	
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To decide if Westbury Town Council supports in principle, the issue raised and if they are prepared to contribute towards the cost of the solution

**P.4406 CLERK'S CORRESPONDENCE:**

- a) **CLEARANCE OF LEAVES – Wiltshire Council omitted to put clearance of leaves in their contract with Ringway (see attached newspaper article).**

**NOTED**

- b) **MINI RECYCLING SITE CO-OP - The Warminster Road car park, along with the Morrisons car park and the Leighton Recreation Centre, were considered as locations when Wiltshire Council installed the skips at the Co-op, however none of these sites were suitable. The mini recycling centres only offer a duplication of the black box kerbside service. Second black boxes can be ordered at: [www.wiltshire.gov.uk/new-replacement-bins](http://www.wiltshire.gov.uk/new-replacement-bins) or by calling Wiltshire Council on 0300 456 0102.**

**NOTED –** Wiltshire Council have suggested that Westbury Town Council contacts Morrisons to ask if they can accommodate additional recycling facilities in their car park.

- c) **AMENDMENTS TO PLANNING APPLICATIONS – see attached email from Jemma Foster, Senior Planning Officer, Wiltshire Council**

**NOTED**

**P.4407 MONTHLY STATEMENT:**

*The monthly statements for the months of October and November 2016 were noted.*

**P.4408 BUDGET BIDS: None**

**P.4409 WORKING GROUPS' REPORTS:**

**a) Play and Leisure Facilities Working Group:**

The working group met on Tuesday 6<sup>th</sup> December and discussed options regarding the installation of additional play equipment at Becks Mill Play Area with the Section 106 money. To incorporate the extra pieces of equipment the fence would need to be moved and extra panels added. Three quotes are being obtained before making a final recommendation.

A quote has been received from ID Verde (Previously Landscape Group) to repair the footings of the air walker adult fitness equipment, but checks are being made with original installers Caloo.

The schools have been contacted to see if any children would like to design a poster to head up a social media campaign concerning the litter in our play areas. An article was also placed in the winter newsletter.

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

**c) Town Improvement Group:  
Group met 19.12.16**

**21.58**

**Signed on behalf of the Meeting  
this sixteenth day of JANUARY 2017**

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**Chairman**

DRAFT