

## MINUTES

### At a meeting of the Town Development Committee held in The Civic Centre, Trowbridge on Tuesday 23<sup>rd</sup> October 2018

**Present:** Councillors: Bazan (Lambrok), Bryant (Paxcroft), Kemp (Central), Palmen (Central) & Whiffen (Grove) (Chair).  
Public: 1 Press: 0  
Officers: Lance Allan

#### 5548 **APOLOGIES**

- a) Apologies were received from Cllrs Beaver, Bridges, Fuller and Kirk.  
b) **RESOLVED** to accept apologies with reasons from the Councillors Beaver, Bridges, Fuller and Kirk.

#### 5549 **MINUTES**

**RESOLVED** to approve as a correct record the Minutes of the Town Development Committee meeting held on Tuesday 2<sup>nd</sup> October 2018.

#### 5550 **DECLARATIONS OF INTEREST**

**RESOLVED** to note Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Local Government Act 1972 in respect of officers and of the Localism Act 2011 in respect of members: **None**.

#### 5551 **CHAIR'S ANNOUNCEMENTS**

None.

#### 5552 **OPEN FORUM**

Mr Scott spoke in objection to application **18/09482/FUL**.

#### 5553 **PLANNING APPLICATIONS – NEW**

**The meeting considered applications received** from the Development Management (West) Department of Wiltshire Council and **RESOLVED** to delegate decisions to the Town Clerk as none of the plans were available from the system due to a technical fault at Wiltshire Council, but taking into account the views of members based on other information available as follows:

##### **Planning Applications Received up to 05/10/2018**

##### **Application Number: 18/09057/FUL**

Site Location: 1 Surrey Place Trowbridge BA14 0AW

Applicant: Miss Claudia Pagliarani

Applicant Address: 1 Surrey Place Trowbridge BA14 0AW

Proposal: Erection of a timber fence.

**RESOLVED: Delegated Decision: No objection.**

##### **Application Number: 18/09103/FUL**

**Site Location: 57 Clarendon Avenue Trowbridge BA14 7BW**

Applicant: Mr Lee Tregelles

Applicant Address: 57 Clarendon Avenue Trowbridge BA14 7BW

Proposal: Two storey side extension & replacement of rear single storey extension roof.

**RESOLVED: Delegated Decisions: No objection, subject to no significant adverse impact on neighbour amenity.**

Initial ..... Date .....

**Application Number: 18/09134/FUL**

Site Location: 7 Warbler Close Trowbridge Wiltshire BA14 9TY

Applicant: Mr Darrell Allsworth

Applicant Address: 7 Warbler Close Trowbridge Wiltshire BA14 9TY

Proposal: Erection of wooden garage & car port

**RESOLVED: Delegated Decision: No objection, subject to no significant adverse impact on neighbour amenity.**

**Application Number: 18/09181/FUL**

Site Location: 94 Ramsbury Walk Trowbridge BA14 0UX

Applicant: Mr Kevin Kilcoyne

Applicant Address: 94 Ramsbury Walk Trowbridge BA14 0UX

Proposal: First floor rear extension, new front porch & new boundary wall with covering.

**RESOLVED: Delegated Decision: Objection. Whilst there are no objections to the proposed first floor extensions, the proposed wall adjacent to the highway and the proposed roofing of the patio behind the wall are considered unacceptable. The proposed wall and patio roof would, by reason of size, height, mass and unrelated design, create a visually incongruous and discordant feature that would be harmful to the character and appearance of the area in a visually prominent position, contrary to Core Policy 57 of the Wiltshire Core Strategy, adopted 2015.**

**Application Number: 18/09200/FUL & 18/09304/LBC**

Site Location: Albany Palace Park Road Trowbridge BA14 8AQ

Applicant: J D Wetherspoon PLC

Applicant Address: The Wethercentre Reeds Crescent Watford WD24 4QL United Kingdom

Proposal: Proposed Roof Terrace

**RESOLVED: Delegated Decision: No objection.**

**Planning Applications Received up to 12/10/2018**

**Application Number: 18/08967/FUL**

Site Location: 18 Fore Street Trowbridge Wiltshire BA14 8HA

Applicant: Mrs Jacqui Cooper

Applicant Address: 18 Fore Street Trowbridge Wiltshire BA14 8HA

Proposal: Change of use from A1 retail to Nail Bar

**RESOLVED: Delegated Decision: No objection.**

**Application Number: 18/09328/FUL**

Site Location: 22 Drynham Road Trowbridge BA14 0PE

Applicant: Mrs Una Gordon

Applicant Address: 22 Drynham Road Trowbridge BA14 0PE

Proposal: Single Storey Rear/Side Extension

**RESOLVED: Delegated Decision: No objection, subject to no significant adverse impact on neighbour amenity.**

Initial ..... Date .....

**Application Number: 18/09482/FUL**

Site Location: 17 Manor Road Trowbridge BA14 9HP

Applicant: Mr Shaun Rowe

Applicant Address: Cavallino House Corsley BA12 7PL Wiltshire

Proposal: Erection of a single storey building for ancillary use in connection with 17 Manor Rd

**RESOLVED: Delegated Decision: Objection. The original application which permitted the construction of two additional residential homes in the rear garden of 17 Manor Road includes a number of drawings which are referenced in the decision notice for 15/02242/FUL. These drawings show that the 6 parking spaces were contained within an area approximately 18m long and 5m deep and also included an area of planting. In addition, the drawing indicates that the rear garden of 17 Manor Road which would be retained as approximately 7 m long. The total distance between the existing house and the two new houses is therefore shown as  $18 + 7 = 25\text{m}$ . The drawing submitted with this new application suggests that the available space between the back of 17 Manor Road and the two new houses has somehow miraculously increased to approximately 33m. Either; the two new houses have not been constructed in accordance with the drawings or the drawing submitted with the current application is inaccurate. The proposed building shown on the site plan would be significantly harmful to the amenity of the residents of the two new houses and potentially also to the existing residents of 17 Manor Road and the neighbours at 19 Manor Road, particularly as the windows of the proposed building are higher than 2m. In addition, the current proposal is so similar to the previous proposal which was refused such that the previous reason for refusal on vehicular manoeuvre grounds should still apply to this application.**

**The proposed workshop building, by reason of its size, height, mass and unrelated design, would overwhelm the immediate residential properties and therefore create a visually incongruous and discordant feature that would be harmful to the character and appearance of the area, contrary to Core Policy 57 of the Wiltshire Core Strategy, adopted 2015.**

**The proposed workshop building would, by reason of its siting, height, size, mass and bulk, constitute an over development of the site, which would result in: an unacceptable adverse impact on the amenities of existing and future neighbouring occupiers through loss of private amenity space to No 17 Manor Road; an overbearing and dominant impact to the properties currently under construction and the residential garden of No 19 Manor Road, through increased noise and disturbance, contrary to Core Policy 57 of the Wiltshire Core Strategy, adopted 2015 and paragraph 17 of the NPPF.**

**The proposed development would, as a result of the loss of turning area, which would subsequently require vehicles to perform multiple manoeuvres to enter and leave the site in forward gear, or require vehicles to reverse an excessive distance to enter the highway, have an unacceptable harmful impact on highway safety contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy, adopted 2015**

**Application Number: 18/09498/FUL**

Site Location: Bellefield Church of England Junior School Windermere Road BA14 8TE

Applicant: Mrs Kay Bennett

Applicant Address: Windermere Road Trowbridge BA14 8TE

Proposal: Construction of a purpose designed Nursery Building.

**RESOLVED: Delegated Decision: Objection. Whilst there is no objection to the position and scale of the building the council has concerns regarding the incongruous nature of the design regarding materials. Such a building should be more in keeping with the existing school or local residential developments.**

Initial . . . . . Date . . . . .

**Application Number: 18/09526/FUL**

Site Location: 9 Rodwell Park Trowbridge Wiltshire BA14 7LZ

Applicant: Mr P Davis

Applicant Address: 9 Rodwell Park Trowbridge Wiltshire BA14 7LZ

Proposal: Demolition of garage and construction of two storey side extension

**RESOLVED: Delegated Decision: No objection, subject to no significant adverse impact on neighbour amenity.**

**Planning Applications Received up to 19/10/2018**

**Application Number: 18/09704/FUL**

Site Location: Stratford 21 Cockhill Trowbridge BA14 9BG

Applicant: Mr Nico Kamffer

Applicant Address: Stratford, 21, Cockhill Trowbridge BA14 9BG

Proposal: Proposed ground floor wraparound extension and all associated works

**RESOLVED: Delegated Decision: No objection, subject to no significant adverse impact on neighbour amenity.**

**Application Number: 18/09904/DOC**

Site Location: Land adjacent to Elmhurst Hilperon Road Trowbridge BA14 7JQ

Applicant: Ashford Homes (SW) Ltd

Applicant Address: Doric House Merlin Way Melksham SN12 6TJ

Proposal: Discharge of condition of 22 of planning application 15/04948/FUL (Erection of 20 dwellings with associated access and landscaping works)

**RESOLVED: No comment.**

**Application Number: 18/09925/TCA**

Site Location: 6 Park Street Trowbridge Wiltshire BA14 0AT

Applicant: Mr Sebastian Barrow

Applicant Address: 6 Park Street Trowbridge Wiltshire BA14 0AT

Proposal: 2 Metre Reduction to Cherry Tree

**RESOLVED: Delegated Decision: No objection, subject to no significant adverse impact on neighbour amenity.**

**5554 PLANNING APPLICATIONS – DEFERRED**

None.

**5555 PLANNING APPLICATIONS – REVISED**

None.

**5556 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS**

**RESOLVED to note the significant decisions of Wiltshire Council: None**

Initial . . . . . Date . . . . .

## 5557 PLANNING APPLICATIONS - APPEALS

The committee noted the following appeals information received from Wiltshire Council:

**a. Appeal Ref: APP/Y3940/F/17/3184527**

**3a Church Walk, Trowbridge BA14 8DX**

**Decision:**

2. The appeal is allowed in part and dismissed in part. See formal decision below.

8. Having inspected the building in its context I consider that the listed building is still worthy of its listed status. Despite the alterations carried out over the year it is still recognisable from the list description. I consider that the character of the overall building, its setting and its remaining features of architectural and historic interest are worthy of preservation. It follows that I do not consider that it should be removed from the list. The appeal fails, therefore on ground (a).

12. In my view the works as carried out have affected the character of the building. In particular the altered window opening sizes have changed the overall form and scale of the two elevations and the uPVC replacements are not characteristic of the window types for a property of this age and in this location within the TCA. I deal with whether or not I find the works ought to be granted listed building consent under ground (e) below. However, in simply finding that the character of the building has been affected and that there is no LBC in place for these works, it follows that a contravention of the PLBCAA has occurred. The appeal also fails, therefore, on ground (c).

15. An appropriate timber window/doorway could have provided an escape without affecting the character of the building. I do not consider that the appellant has shown that the works carried out were limited to the minimum necessary in the interests of health and safety. Any dampness issues could have also been resolved, in my view, without both altering the window openings and/or installing the uPVC windows.

Furthermore, the fact that the windows might not have been in working order does not, in my view, carry any weight since again this does not explain the need to reduce the opening sizes. The matter could have been easily resolved by installing casement windows into the existing openings. In conclusion, therefore on this ground of appeal I do not consider that the appellant has conclusively shown that the works as carried out were necessary in the interests of health and safety. The appeal fails on ground (d).

23. In principle I find that the two uPVC windows to the rear and side elevations to be acceptable. What I find unacceptable is the way in which the extended openings have been finished. In the case of these two windows, therefore, I do not consider that they need to be removed and I shall grant LBC for their retention subject to a condition relating to the appropriate finishing to the enlarged openings. The appeal succeeds, therefore, in relation to the two first floor windows but fails in relation to the second floor window.

Accordingly I shall issue a split and vary the LBEN accordingly. I am satisfied that in doing so no injustice will be caused to any party or interested person.

25. The appeal is allowed in part and listed building consent is granted for the uPVC window on the first floor south-east elevation (rear elevation) of the building shown in the attached photograph 'Photograph 1' and the UPVC window on the first floor northeast elevation (side elevation) of the building shown in the attached photograph 'Photograph 2' at No 3a Church Walk, Trowbridge BA14 8DX, subject to the following condition in both cases:

1. The areas of the former window openings and surrounds to the windows shall be finished in rendered material to match the render to the rest of the rear and side walls. The render shall cover the whole area of former window openings and shall be returned into the window reveals as far as the frames using metal and mesh render angles and shall be painted white to match the rest of the rendered walls.

26. I direct that the requirements of the notice, numbered 1 to 6 inclusive, be deleted.

27. Otherwise the appeal is dismissed and the notice is upheld as varied. Listed building consent is refused in relation to the works carried out to the second floor window in contravention of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

Initial . . . . . Date . . . . .

b. An appeal has been made to the Planning Inspectorate in respect of:

APPELLANTS NAME: Scripps Construction  
APPEAL SITE: Flat 4, 40 Stallard Street, Trowbridge, Wiltshire, BA14 9AA  
PROPOSED DEVELOPMENT: Construction of a dormer window on south east elevation  
INSPECTORATE REFERENCE: APP/Y3940/W/18/3210332  
APPEAL START DATE: 10 October 2018

**5558 ENFORCEMENT & OTHER MATTERS**

a. **RESOLVED** to note updates on previously advised issues:

**Hedge outside John of Gaunt School along Wingfield Road, dead plants are being replaced.**

**5559 ROAD CLOSURES**

**RESOLVED** to note:

a. Applications:

**Temporary Closure of various roads, Trowbridge for Remembrance Day Parade. Sunday 11<sup>th</sup> November 2018.**

b. Road closures which have been confirmed and previously circulated:

**Temporary Closure of: Footpath 51, Trowbridge (Ref: TTRO 5594)**

Notice is hereby given that Wiltshire Council has made an Order to close temporarily to all traffic: Footpath 51, Trowbridge; from its junction with Duke Street to its junction with Roundstone Street, a distance of approximately 241 metres.

To enable: new connection standard.

Alternative route: via Duke Street – Church Street – Roundstone Street and vice versa.

The closure will be clearly indicated by traffic signs.

This Order will come into operation on 31 October 2018 and it is anticipated that works are expected to last 3 days.

**5560 CORRESPONDENCE**

a. **Matters relating to trees at Trowbridge Lodge Park.** No further correspondence.

**5561 DATE OF NEXT MEETING**

**Tuesday 13<sup>th</sup> November 2018.** To be held in the Pitman Room, The Civic Centre, St Stephen's Place, Trowbridge at 19.00.

Meeting ended at 19:41

To all other members of the council for information.

Signature.....

Date.....