

## MINUTES

### At a meeting of the Town Development Committee held in The Civic Centre, Trowbridge on Tuesday 13<sup>th</sup> February 2018

**Present:** Councillors: Bazan (Lambrok), Bridges (Park), Cooper (Adcroft), Fuller (Park), Kirk (Adcroft),  
Palmen (Central) & Whiffen (Grove) (Chair).  
Public: 35  
Officers: Lance Allan

#### 5384 **APOLOGIES**

- a) Apologies were received from Cllrs Beaver and Kemp.
- b) **RESOLVED to accept apologies with reasons from Cllrs Beaver & Kemp.**

#### 5385 **MINUTES**

- a) **RESOLVED to approve as a correct record the Minutes of the Town Development Committee meeting held on Tuesday 23<sup>rd</sup> January 2018.**
- b) There were no matters to note.

#### 5386 **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.

**Cllrs Kirk and Cooper declared personal interests in application 18/00022/FUL as they knew some of the objectors as a personal friends.**

#### 5387 **CHAIR'S ANNOUNCEMENTS**

None.

#### 5388 **OPEN FORUM**

Mr Andrew Potter spoke on behalf of the Clarendon Avenue Residents Association, some 24 members being in attendance to object to application 18/00022/FUL. Mr Potter raised a number of objections and questions regarding both the change of use element of the application and the design of the extension.

At the request of the Chairman, the Town Clerk responded to the questions, providing clarification on the role of the town council as a consultee and the issues that the councillors would consider when assessing the application.

Four members of the public spoke to raise concerns regarding the detail of proposals contained in application 17/12509/FUL. They are all residents of Southview Park and other residents of Southview Park were also in attendance to support this position. Whilst not objecting to the principle of the houses being built, they all expressed particular concerns regarding the proposed access via Southview Park and Toucan Street as well as the impact on other roads which could be used to access the site.

At the request of the Chairman the Town Clerk explained the role of the town council as a consultee, that it was no greater than the role of an individual member of the public and also explained the role of different departments in Wiltshire Council offering expert advice to the planning officer regarding particular applications.

Initial . . . . .

## 5389 **PLANNING APPLICATIONS – NEW**

The meeting considered applications received from the Development Management (West) Department of Wiltshire Council and **RESOLVED** as follows:

**Application Number: 17/12509/FUL**

**Site Location:** Land SE of Southview Park Trowbridge Wiltshire

**Applicant:** Mr J Grant **Grid Ref:** 386113 156144

**Applicant Address:** Wainhomes (SW) Holdings Limited Owlsfoot Business Centre Sticklepath, Okehampton EX20 2PA

**Proposal:** Provision for 121 residential houses comprising a mix of 1,2,3 & 4 bedroom units of both open market and affordable dwellings, and associated infrastructure including roads / footpaths, bridge, cycleway, garages and substation

**Case Officer:** Steven Sims

The committee noted that; the applicant has made similar applications for this site previously:

**15/01805/FUL 120 dwellings on 7<sup>th</sup> April 2015 which was refused on 28<sup>th</sup> October 2015 (An appeal was later withdrawn on 26<sup>th</sup> July 2016)**

**TTC Commented:** *Trowbridge Town Council OBJECTS to this revised application. This site is part of the Core Strategy's Strategic Allocation and an Urban Extension to Trowbridge and therefore should contribute fully as a small part of a wider area of opportunity to deliver significant improvements to the infrastructure of this area of the town. In particular, the opportunity to provide significant improvements to the sustainable transport network. It is therefore deeply regrettable that the original proposal to provide a dedicated cycleway/footpath around the north and west sides of the site linking to Drynham Lane Railway bridge has been replaced by a proposal for a sub-standard partial on-street solution through the development, which will be wholly inadequate. Whilst the requirement to contribute to the improvements to the cycleway link from Drynham Lane to White Horse Business Park is necessary and welcome, it will be a lost opportunity if this development does not provide a suitable dedicated sustainable travel corridor through the development site. Trowbridge Town Council therefore asks Wiltshire Council to refuse this application and negotiate a better solution with the developer.*

**16/00547/FUL 91 dwellings on 26<sup>th</sup> January 2016 which has yet to be determined.**

**TTC Commented:** *That the new application clearly indicates on all of the drawings that a foot/cycleway will be provided around the whole site, with access to Drynham Lane. Additionally, the applicant has indicated that this site forms part of the wider Ashton Park urban extension. Therefore there are no objections to this application and the committee should request that the applicant works closely with Wiltshire Council and the promoters of the remainder of the Ashton Park site to develop a plan which incorporates this site well with the remaining development and that the applicant makes an appropriate contribution for the improvement of off-site pedestrian and cycle links, particularly along Drynham Lane to Bradley Road and from Drynham Lane to the White Horse Business Park.*

The committee also noted that; this application covers the larger area covered by the 2015 application and therefore a higher number of houses than the 2016 application. The new proposal does not include a footway/cycleway around the whole site, does not provide footway/cycleway links to the adjoining remaining Ashton Park development, does not provide for a footbridge across the brook to link to the LEAP in the existing Southview Park development and the level of development at 121 houses may be considered greater than the capacity of the existing infrastructure in Southview Park to accommodate the increased levels of traffic.

Initial . . . . .

**RESOLVED: OBJECTION.**

- a. The proposal is for a level of development which would be so significant as to have a detrimental impact upon the access route along Toucan Street through and therefore residents of Southview Park, such that it would be unacceptable. Given the indication of an arrow on the Main Ashton Park Masterplan submitted with the revised drawings for that application, which links into this site at the north-east side, then this indicates that if the developer had engaged with the developer of the remainder of Ashton Park then a satisfactory access route would be achievable.
- b. The potential knock-on impact on the other roads in Southview Park would also be unacceptable without measures to limit through traffic.
- c. Core Policy 60 of the Wiltshire Core Strategy requires Wiltshire Council to use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire. The proposed development fails to provide a comprehensive 3 metre wide segregated pedestrian and cycle route around the development, serving the proposed dwellings, and connecting from Drynham Lane at the southern corner of the development through to the Major Ashton Park development at the northern corner of the development and with essential links to the remainder of Ashton Park at the north-west corner of the development and to Drynham Lane in the north-east corner of the development. The proposed 2 metre wide provision for pedestrians and cyclists along the north-east boundary is unsatisfactory, inconvenient for users, and would therefore be contrary to the aims of Core Policy 60 of the WCS.
- d. Core Policy 2 (Delivery Strategy) of the Wiltshire Core Strategy states that Master-plans will be developed for each strategically important site in partnership between the local community, local planning authority and the developer, to be approved by the council as part of the planning application process. Core Policy 29 (Spatial Strategy for the Trowbridge Community Area) states that the strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer. The proposal plans do not provide for integration with a Master Plan for the Ashton Park Urban Extension and are therefore contrary Core Policies 2 and 29 of the WCS. No consultation has taken place with the local community and no evidence has been provided of joint master-planning with the other developer.
- e. No provision has been made for a safe off-road link from the development to the LEAP in Southview Park either through a pedestrian route from the proposed road access bridge to the LEAP on the west side or a footbridge to the north of the development across the brook. This would be detrimental to the safety of residents wishing to access the most local play area. Residents would be tempted to provide unsafe ad-hoc crossings of the brook resulting in potential accidents and harm to wildlife.
- f. If Wiltshire Council is minded to approve this application then Trowbridge Town Council would request that a condition is imposed which requires all construction traffic to access the site via an alternative access, details of which should be provided to and for approval by Wiltshire Council. The Town Council would suggest that Drynham Lane, given the inadequate nature of roads to reach the railway bridge, the restricted height of the railway bridge and the inadequate nature of Drynham Lane to the North of the railway bridge, means that Drynham Lane would also be unacceptable as a means of access for construction traffic. The only likely solution therefore would be that construction traffic should access the site via the Major Ashton Park development and that therefore this should also be used as the permanent access to the site for motor vehicles, eliminating the need for a road bridge to access the site from Southview Park.

**RESOLVED: To raise further comments in objection to the previous 2016 application.**

Initial . . . . .

**Application Number: 18/00022/FUL**

**Site Location:** 59 Clarendon Avenue Trowbridge BA14 7BW

**Applicant:** Mr & Mrs Keilloh

**Grid Ref:** 386289 157537

**Applicant Address:** 59, Clarendon Avenue Trowbridge BA14 7BW

**Proposal:** Remove existing plastic and timber structures across rear of house, covered store and shed to side. Erect first floor side extension and part-single/part-double storey rear extension. Construction of a rear dormer to extend loft. Erect 2 single storey cattery pens, 1 single storey outbuilding to be used as an office and use the rearmost section of the garden for the purposes of running of a small-scale cattery.

**Case Officer:** Katie Yeoman

**RESOLVED: OBJECTION.** The proposal to operate a cattery business from this location is unsuitable commercial activity in a primarily residential area and is therefore unacceptable.

The proposed extensions constitute a separate dwelling and is inappropriate.

**Application Number: 18/00303/FUL & 18/00612/LBC**

**Site Location:** The Crown Hotel Timbrell Street Trowbridge BA14 8PP

**Applicant:** Mr Nathan Dawes

**Grid Ref:** 385771 158406

**Applicant Address:** Griffon House Seagry Heath Great Somerford Chippenham SN15 5EN

**Proposal:** Proposed Conversion of Former Hotel to form 5no. One Bedroom Apartments & 3no. Studio Flats.

**Case Officer:** Steven Sims

**RESOLVED: No objection subject to the following condition: That the historic public house sign bracket and sign are retained in situ and maintained as an historic feature of the building.**

**Application Number: 18/00380/FUL**

**Site Location:** 33 Summerleaze Trowbridge Wiltshire BA14 9HY

**Applicant:** Morris Developments

**Grid Ref:** 384088 156914

**Applicant Address:** 32 Silver Street Lane Trowbridge Wiltshire BA14 0JW

**Proposal:** Conversion of existing dwelling to 1 No two bed & 1 No one bed dwellings together with two storey extension for 1 No two bed dwelling.

**Case Officer:** David Cox

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

**Application Number: 18/00420/FUL**

**Site Location:** 4 White Horse Close Trowbridge BA14 0QB

**Applicant:** Mr Morrison and Miss Saxty

**Grid Ref:** 385778 156738

**Applicant Address:** 4, White Horse Close TROWBRIDGE BA14 0QB

**Proposal:** Proposed first storey side extension over existing garage/kitchen extension

**Case Officer:** Steve Vellance

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

Initial .....

**Application Number: 18/00553/FUL**

**Site Location:** Greenacre House Cleveland Gardens Trowbridge Wiltshire BA14 7LX

**Applicant:** Domus Fay Ltd **Grid Ref:** 386343 158637

**Applicant Address:** C/o Bolingbroke Design 32 Shurnhold Melksham Wiltshire SN12 8DG

**Proposal:** Creation of 3 New Chalet Bungalows

**Case Officer:** Katie Yeoman

**RESOLVED: OBJECTION**, this proposal would lead to the overdevelopment of a cramped site, would result in a loss of parking and would result in the significant loss of amenity for the adjacent gardens resulting from the siting of the pair of bungalows.

**Application Number: 18/00707/FUL**

**Site Location:** 3 Manton Close Trowbridge Wilts BA14 0RZ

**Applicant:** Mrs Rebecca Stevenson **Grid Ref:** 385485 156439

**Applicant Address:** 3 Manton Close Trowbridge Wilts BA14 0RZ

**Proposal:** Erection of porch to front elevation, demolish garage and erect two storey side extension incorporating new garage and single storey rear extension

**Case Officer:** Katie Yeoman

**RESOLVED: No objection.**

**Application Number: 18/01425/TCA**

**Site Location:** 9 Springfield Park Trowbridge Wiltshire BA14 7HT

**Applicant:** Mr Graham Coates **Grid Ref:** 386342 158333

**Applicant Address:** 9 Springfield Park Trowbridge Wiltshire BA14 7HT

**Proposal:** Lime Tree - reduce overall height by up to 50%

**Case Officer:** David Wyatt

**RESOLVED: OBJECTION:** This is a fine specimen tree in a significant location entering the town along the Hilperton Road. Such a reduction would result in a significant loss of quality of the landscape. There is no evidence on site of damage to the wall and gate. The Town Council requests that a TPO is applied.

**Planning Applications Received up to 02/02/2018**

**Application Number: 18/00541/VAR**

**Site Location:** Ground Floor Rothermere Bythesea Road Trowbridge Wiltshire BA14 8JQ

**Applicant:** Mr Ceri Williams **Grid Ref:** 385436 157689

**Applicant Address:** County Hall Bythesea Road Trowbridge BA14 8JR

**Proposal:** Removal of condition 3 of planning permission 17/06331/FUL with the submission of a Facility Management Plan

**Case Officer:** Matthew Perks

**RESOLVED: No comment**

**Application Number: 18/00693/FUL & 18/00862/ADV**

**Site Location:** 4 The Shires Trowbridge Wiltshire BA14 8AT

**Applicant:** Mr Patrick Blackburn **Grid Ref:** 385485 157923

**Applicant Address:** Newcastle on Clun Hollinsbrook Way Pilsworth Craven arms SY7 8QS

**Proposal:** Installation of new shopfronts and signage to combined retail units

**Case Officer:** Verity Giles-Franklin

**RESOLVED: Welcome the proposal**

Initial .....

## Planning Applications Received up to 09/02/2018

**Application Number: 18/00925/FUL**

**Site Location:** Land Adj 54 Cloford Close Trowbridge Wiltshire BA14 9DH

**Applicant:** S Lancaster

**Grid Ref:** 384345 158382

**Applicant Address:** Stancombe Lane Flax Bourton Bristol Bristol BS48 3QD Avon

**Proposal:** Demolition and rebuild of 7 nr en-block garages due to structural disrepair.

**Case Officer:** Eileen Medlin

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

**Application Number: 18/00940/FUL**

**Site Location:** 12 Kingsdown Road Trowbridge Wiltshire BA14 0LB

**Applicant:** Mr J Geary

**Applicant Address:** 53 Spencers Orchard Bradford on Avon Wilts BA15 1TJ

**Proposal:** Proposed detached 3 bed dwelling

**Case Officer:** Steven Sims

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

**Application Number: 18/01112/TCA**

**Site Location:** Land Opposite 16 St Thomas Passage TROWBRIDGE BA14 8SE

**Applicant:** Mr & Mrs J Pike

**Applicant Address:** 16 St Thomas Passage Trowbridge Wiltshire BA14 8SE

**Proposal:** Trees No 1 - 35 - Remove

**Case Officer:** Sue Morgan

**RESOLVED:** No objection

**Application Number: 18/01224/FUL**

**Site Location:** 34 Clarendon Avenue Trowbridge Wiltshire BA14 7BN

**Applicant:** Mr Christopher Crowther

**Applicant Address:** 34 Clarendon Avenue Trowbridge Wiltshire BA14 7BN

**Proposal:** Erection of single storey extension

**Case Officer:** Katie Yeoman

**RESOLVED:** No objection

### **5390 PLANNING APPLICATIONS – DEFERRED**

None

### **5391 PLANNING APPLICATIONS – REVISED**

**Application Number: 15/04736/OUT – Ashton Park**

**RESOLVED to note that:** The Town Council has had a long-standing policy of supporting large scale development through an extension of the town and in particular supports this area as the most appropriate location for such development.

This site is allocated as a Strategic Site in the Core Strategy.

This application is in accordance with the Town Council Strategy and the Wiltshire Core Strategy.

The majority of the development is within the parishes of West Ashton and North Bradley with only small areas in Trowbridge.

The majority of the application is in outline and therefore issues about layout, house design and position of other elements of the development should be reserved for subsequent Reserved Matters Application(s).

Initial .....

The Application is in Full Detail with regard to the West Ashton and Yarnbrook Relief Road, access roads, junction layouts and associated cycle routes and it would therefore be appropriate to raise any issues in detail regarding these matters at this stage.

Changes since the original application are mainly mitigation measures relating to Bechstein Bats, including elevation of the road to provide 3m clearance bat tunnels in a number of locations, reduction in public access to areas close to Biss Woods and relocation of the business park close to Biss Woods to reduce access to and recreational pressure on the woods.

Other changes previously requested by the town council have now been incorporated into the revised proposal, including; cycle/footway provision along the length of West Ashton Road to West Ashton Village; and realignment of the public rights of way and footpaths close to the railway line to divert pedestrian and cycle traffic to the two under bridges (at Drynham Lane and Platinum Motors) and away from the level crossings, potentially allowing for the removal of the two pedestrian level crossings adjacent to White Horse Business Park.

The Masterplan indicates access to the remaining part of the Ashton Park development which is in the control of Wainhomes and would support access to this site from the main Ashton Park development in preference to the unsatisfactory access from Southview Park.

**RESOLVED:** That Trowbridge Town Council welcomes the progress being made on the plans for the development at 'Ashton Park' to meet the needs of the growing sustainable community of Trowbridge. The Town Council welcomes the proposals for the West Ashton and Yarnbrook Relief Road, providing additional capacity on the A350 and approaches to Trowbridge, improving traffic flows, accessibility and contributing to the economy of the town and area. Trowbridge Town Council has a number of aspects which should be addressed through appropriate conditions at this stage or through proposals and conditions at the Reserved Matters stage to improve sustainability and accessibility:

- i) Full cycle route provision from Leap Gate adjacent to Pond A1 in an east south easterly direction towards Jubilee Woods, to facilitate a through route to the A350 and then onwards to Steeple Ashton to provide safe and sustainable access between Steeple Ashton village and Trowbridge.
- ii) The improvements to the existing routes through Biss Meadows and the footbridge from Biss Meadows to Ashton Park site linking to the development should be completed and fully open prior to the occupation of the first house to secure sustainable access options from Ashton Park to Trowbridge Town Centre.

## 5392 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS

**RESOLVED** to note the decisions of Wiltshire Council:

17/09444/FUL

**Site Location:** Territorial Army Centre Frome Road Trowbridge Wiltshire BA14 0DQ

**Applicant:** Luke Flaxington

**Proposal:** Inclusion of new gate for vehicular access to single building and its occupants.

**Case Officer:** Kate Sullivan

**TTC OBJECTION.** The whole unit should be operated as a single operating collection, with a single access, as it was prior to reconfiguration and as it was in the original application. Separate access from Lansdown Close is unacceptable, as is the inappropriate division without adequate parking or other amenities for the separated section.

**WC APPROVED WITH CONDITIONS.**

Initial . . . . .

## 17/10625/FUL

**Site Location:** 88 Boundary Walk Trowbridge Wiltshire BA14 0LZ

**Applicant:** Mr & Mrs Stephen Lockley

**Proposal:** Annex over existing garage

**Case Officer:** Katie Yeoman

**TTC OBJECTION:** The proposal would be an unacceptable development which is not physically connected to the main dwelling and therefore would be a separate dwelling. (If the application is approved then the town council would request that a condition is imposed to ensure that it remains part of the main dwelling and cannot be sold or let separately.)

**WC APPROVED WITH CONDITIONS.**

## 5393 PLANNING APPLICATIONS - APPEALS

None

## 5394 ENFORCEMENT & HIGHWAYS MATTERS

**RESOLVED** as follows:

### a) **ENFORCEMENT**

**17/01236/ENF** Town Bridge Garage

Improvement notice being pursued.

**18/00074/ENF** Former Plumb Centre, Shails Lane

Demolition of warehouses; concluded does not require planning consent.

**18/00103/ENF** Land Adjacent The Black Swan, Adcroft Street Trowbridge BA14 8PF.

Action being taken to remove unauthorised building.

### b) **MY WILTSHIRE HIGHWAYS AND STREET SCENE APP**

**930555 Castle Street** - Kerb stones outside Coventry Building Society.

Work has been undertaken but is not satisfactory – will be reported again.

**1241262 Newtown** - recycling bins are left on pavements blocking walkway.

Town Clerk wrote to Waste Director and reply received – action in hand.

**1329134 Silverthorne Passage** - waste bins.

Town Clerk wrote to Waste Director and reply received – action in hand.

**W H Smith** asphalt added but, has sunk (Cllr Bridges).

Town Council will repair.

**Wicker Hill** – Pitch path weeds. (Cllr Bridges).

**Town Council has undertaken work.**

**Footpath Gloucester Rd to Pitman Ave** litter and waste – **Officers investigating.**

**Green Lane Bus shelters** – panels need replacing. **Officers investigating.**

### c) **COMMUNITY AREA TRANSPORT GROUP ISSUES**

**5300 Ashton St** to the Halve along County Way new footway and cycleway.

Being progressed subject to funding.

**5303 & Longfield Roundabout** Footways.

**5304** To be considered as part of major review of Longfield Roundabout.

**5589 The Halve** request for traffic calming CATG

Supported by CATG with TTC contribution.

**5677 British Row Sainsbury's pedestrian crossing.**

Improvements to safety barrier being progressed by CATG.

**5835 Wingfield Road** - speed limit of 40 miles per hour is reduced to 30 miles per hour.

Supported by CATG with TTC contribution.

Initial .....

- 5836 Manor Road** – Request for traffic calming, bus shelter and signage.  
Bus shelter supported by CATG with TTC contribution. 20mph zone extension being considered by CATG
- 5837 Riverway** Cllr Kemp requested more dropped kerbs.  
Supported by CATG with TTC contribution.
- 5838 Brook Rd.** Cllr Bazan requested 20mph traffic calming outside Walwayne Court School.  
Proposed to be implemented following TAOSJ report.
- Polebarn Rd** – footway resurfacing.  
To be added to CATG list.

#### d) OTHER

- i. **Cemetery Lodge** Update received 9<sup>th</sup> January with two month progress aim.
- ii. **St George's Works and White Hart Yard** - request for signage. Budget 2018.
- iii. **Bowles Court.** Build-up of waste. Town Council investigating responsibility.
- iv. Paving Slabs outside Frankie & Benny's – reported to managing agents.
- v. Church Street Paving – request to ensure that cast iron paving edges are retained during any works.
- vi. **RESOLVED: To recommend to full council that the council appoints one councillor to liaise with the cabinet member for Highways regarding public parking arrangements.**

#### 5395 ROAD CLOSURES

None.

#### 5396 CORRESPONDENCE

None.

#### 5397 DATE OF NEXT MEETING

**Tuesday 13<sup>th</sup> March 2018**

To be held in the Pitman Room, The Civic Centre, St Stephen's Place, Trowbridge at 19.00.

#### 5398 DELEGATION TO OFFICERS

**RESOLVED: To delegate responsibility to the Town Clerk to respond to or to seek an extension of time limit for any plans or other matters received prior to the next meeting which have a response by date of 13<sup>th</sup> March 2018 or earlier.**

**Meeting ended at 20:50pm**

To all other members of the council for information.

Signature.....

Date.....