

MINUTES

At a meeting of the Town Development Committee held in The Civic Centre, Trowbridge on Tuesday 13th March 2018

Present: Councillors: Bazan (Lambrok), Beaver (Lambrok), Fuller (Park), Kemp (Central), Kirk (Adcroft), Palmen (Central) & Whiffen (Grove) (Chair).
Public: 6
Officers: Lance Allan

5399 APOLOGIES

- a) Apologies were received from Cllr Bridges.
- b) **RESOLVED** to accept apologies with reasons from Cllr Bridges.

5400 MINUTES

- a) **RESOLVED** to approve as a correct record the Minutes of the Town Development Committee meeting held on Tuesday 13th February 2018.
- b) There were no matters to note.

5401 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.

5402 CHAIR'S ANNOUNCEMENTS

None.

5403 OPEN FORUM

- a) Questions.
- b) The committee received a presentation from the agent and architect acting for the new owners of the former United Church buildings regarding their proposals for conversion. The proposals included the conversion of all of the existing buildings in residential apartments, providing 25 units with only roof-lights changing the external appearance. Internal features and windows would be retained through sympathetic conversion.

5404 PLANNING APPLICATIONS – NEW

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

18/00660/LBC and 18/01492/ADV

Site Location: 28 St Georges Terrace Stallard Street Trowbridge Wiltshire BA14 9AA

Applicant: Mr Robert Lyle

Applicant Address: Oasis Vantage Park, Old Gloucester Rd Hambrook, BS16 1GW

Proposal: Replacement of existing plaque

Case Officer: Russell Brown

Applicant Address: Battlebridge House 300 Grays Inn Road London WC1X 8DU

Proposal: Freestanding sign. Panels are being replaced, posts to remain and wall mounted backboard panel with brushed stainless steel panels with self-adhesive vinyls to the face.

Case Officer: Katie Yeoman

RESOLVED: No objection.

Initial

18/01069/FUL

Site Location: Town Bridge Garage Wicker Hill Trowbridge BA14 8LA

Applicant: URA Ventures Ltd

Applicant Address: Terrick Row Terrick Aylesbury HP17 0TG United Kingdom

Proposal: Replacement windows

Case Officer: Katie Yeoman

RESOLVED: No objection.

18/01273/FUL

Site Location: 7 Paxcroft Way TROWBRIDGE BA14 7DG

Applicant: Mrs Suzanne Lucas

Applicant Address: 7 Paxcroft Way TROWBRIDGE BA14 7DG

Proposal: Conservatory to rear elevation

Case Officer: Eileen Medlin

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

18/01474/FUL

Site Location: 12 Paxcroft Way Trowbridge Wiltshire BA14 7DG

Applicant: Mr Steven Dell

Applicant Address: 12 Paxcroft Way Trowbridge Wiltshire BA14 7DG

Proposal: Erection of 1.8m high timber boundary fence (retrospective)

Case Officer: Katie Yeoman

RESOLVED: Objection. The fence results in an incongruous streetscene and the loss of an important spatial gap on a prominent corner site, which contributes to a sense of openness and to a pleasant character within the estate. The proposal is contrary to Wiltshire Core Strategy CP57 and the NPPF.

18/01513/TPO

Site Location: 5 Trowbridge Lodge Park Trowbridge Wiltshire BA14 6DL

Applicant: Mr Patrick Cox

Applicant Address: 5 Trowbridge Lodge Park Trowbridge Wiltshire BA14 6DL

Proposal: Oak Tree- Cut back Canopy from roof & lean-to.

Case Officer: David Wyatt

RESOLVED: That the tree officer of Wiltshire Council should determine the application in order to most appropriately preserve the most important trees on the site and the general wooded nature of the location.

18/01503/FUL

Site Location: 9 Falcon Drive Trowbridge BA14 7GE

Applicant: Ms C White

Applicant Address: 9 Falcon Drive Trowbridge BA14 7GE

Proposal: Loft conversion with Velux roof lights to create additional bedroom and study

Case Officer: Katie Yeoman

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

Initial

18/01534/FUL

Site Location: 10 Maple Grove Trowbridge BA14 0HU

Applicant: Mr Roger Mundy

Applicant Address: 10, Maple Grove Trowbridge BA14 0HU

Proposal: Proposed first floor rear extension & replacement front porch

Case Officer: David Cox

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

18/00460/FUL

Site Location: 19 Clipsham Rise Trowbridge BA14 9DG

Applicant: Mr Rygor

Applicant Address: 19 Clipsham Rise Trowbridge BA14 9DG

Proposal: Ground floor single storey front entrance hall extension and rear kitchen extension

Case Officer: Katie Yeoman

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

18/00789/FUL

Site Location: 17 Bridge Avenue Trowbridge Wilts BA14 9SH

Applicant: Miss Shi

Applicant Address: 17 Bridge Avenue Trowbridge Wilts BA14 9SH

Proposal: Two storey extension and porch.

Case Officer: James Taylor

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

18/01620/FUL

Site Location: 1 B Clarendon Road Trowbridge Wiltshire BA14 7BR

Applicant: Mr & Mrs Robert Quartley

Applicant Address: 73 Victoria Road Trowbridge BA14 7LA

Proposal: Two detached bungalows in former garden of 21 West Ashton Road, Trowbridge

Case Officer: Steve Vellance

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

18/01895/FUL

Site Location: Land Adjacent 25 Summerleaze Trowbridge Wiltshire BA14 9HY

Applicant: Mr J Lux

Applicant Address: 25 Summerleaze Trowbridge Wiltshire BA14 9HY

Proposal: Proposed 2 bed dwelling

Case Officer: Steve Vellance

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

18/02088/FUL

Site Location: 17 Silver Street Trowbridge Wiltshire BA14 8AE

Applicant: Lucy Coombs

Applicant Address: 46 The Down Trowbridge Wiltshire BA14 7NQ

Proposal: Proposed change of use from A1 (Retail) to Childrens Playcentre

Case Officer: Matthew Perks

RESOLVED: Welcome this alternative use for a significant town centre unit.

Initial

18/02194/FUL

Site Location: 19 Widbrook Meadow Trowbridge Wiltshire BA14 9SD

Applicant: Mr & Mrs D Apps

Applicant Address: 19 Widbrook Meadow TROWBRIDGE Wiltshire BA14 9SD

Proposal: Side two storey extension

Case Officer: James Taylor

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

5405 PLANNING APPLICATIONS – DEFERRED

None

5406 PLANNING APPLICATIONS – REVISED

None.

5407 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS

RESOLVED to note the significant decisions of Wiltshire Council:

16/04468/OUT

Site Location: Land to the south-west of Ashton Road, Trowbridge

Proposal: Outline planning application for development of up to 250 dwellings, open space, landscaping, drainage and associated infrastructure with all matters reserved, except access.

Case Officer: Jonathan James

TTC NO OBJECTION WITH CONDITIONS: Grampian condition for improvement of Green Lane to surfaced standard for cycling, pedestrian and equestrian shared use for the remaining length.

NO OBJECTION: and welcome the revision which provides satisfactory measures to mitigate significant adverse impact on roosting and migratory bat populations.

WC REFUSE.

17/11735/FUL

Site Location: 14 Church Lane Trowbridge Wiltshire BA14 0EH

Proposal: Erection of 2 bed dwelling.

Case Officer: Steve Vellance

TTC OBJECTION: Overdevelopment of an inadequately sized site.

WC APPROVED WITH CONDITIONS.

Note: A similar application on this site had been permitted on appeal despite highways objections.

17/12298/FUL

Site Location: Flat 4 40 Stallard Street Trowbridge Wiltshire BA14 9AA

Proposal: Construction of a dormer window on south east elevation

Case Officer: Steve Vellance

TTC Support subject to conditions. That the external appearance of the building is improved so that it is not incongruous on the streetscene.

WC REFUSE.

1. The proposed dormer window by reason of its size, siting, proportions, form and location would be an incongruous and visually harmful addition, detrimental to the appearance and character of the host building, contrary to Core Policies 57 & 58 of the Wiltshire Core Strategy, as adopted 2015.

2. The proposed dormer window would constitute an unsympathetic and alien feature that would be at odds with the character of the Conservation Area and the non-designated heritage asset and which would result in a less than substantial harm to these heritage assets. The harm is considered to be towards the higher end of less than substantial when applying paragraph 134 of the NPPF, where there would be no public benefit from a conservation perspective to outweigh the harm.

Initial

17/11189/FUL

Site Location: Land adjacent to 20 Springfield Park Trowbridge

Proposal: Transfer of amenity land to residential curtilage.

Case Officer: Steve Vellance

TTC OBJECTION: Objection.

WC: REFUSED.

5408 PLANNING APPLICATIONS - APPEALS

None

5409 ENFORCEMENT & HIGHWAYS MATTERS

RESOLVED as follows:

a) ENFORCEMENT

17/01236/ENF Town Bridge Garage – see recent application above.

18/00103/ENF Land Adjacent The Black Swan, Adcroft Street, Trowbridge BA14 8PF.
Discussions between owner and enforcement ongoing.

b) MY WILTSHIRE HIGHWAYS AND STREET SCENE APP

930555 Castle Street - Kerb stones outside Coventry Building Society.
Work undertaken was unsatisfactory, instructed again.

1241262 Newtown - recycling bins are left on pavements blocking walkway and;

1329134 Silverthorne Passage - waste bins - 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 is repeating.

Green Lane Bus shelters – panels need replacing – TTC are repairing.

c) COMMUNITY AREA TRANSPORT GROUP ISSUES

5300 Ashton St to the Halve along County Way new footway and cycleway - Being progressed subject to funding.

5303/4 Longfield Roundabout Footways - To be considered as part of major review

5589 The Halve request for traffic calming - Supported by CATG with TTC contribution.

5677 British Row pedestrian crossing - Improvements to safety barrier being progressed.

5835 Wingfield Road - speed limit of 40 mph reduce to 30 mph - Supported by CATG with TTC contribution.

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 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.

Green Lane/Paxcroft Way dropped kerbs - Supported by CATG with TTC contribution.

Drynham ward 20mph (excluding Holbrook Lane) – Supported by CATG with TTC contribution.

Polebarn Rd – footway resurfacing - To be added to CATG list.

6090 Keats Close – request for dropped kerb for disabled access to #4 (Cllr Kirk).

6117 Leap Gate – traffic noise and pollution

6185 Devizes Rd – traffic turning right into Trowbridge Rugby Club, to be considered as part of our development of 3G pitch at Doric Park.

6187 Manor Rd – request for pedestrian crossing.

Initial

d) OTHER

- i. **Cemetery Lodge** Update received 9th 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.
- v. **Church Street Paving** – request to ensure that cast iron paving edges are retained during any works.

5410 ROAD CLOSURES

a. The committee considered road closure applications:

Lions May Fayre RESOLVED: No objection.

b. The committee noted road closures which have been confirmed and previously circulated:

West Street 16th – 18th April for Wessex Water.

A366 from Wingfield to Studley Green on 29th March for resurfacing.

5411 TRAFFIC REGULATION ORDER

The committee considered the following:

Proposed Traffic Regulation Order to introduce *No Waiting At Any Time* on **Coniston Rd and Windermere Rd.** Consultation period ends on 9th April 2018.

RESOLVED: No objection.

5412 LICENSING

a. The committee considered the following application:

The licensing authority have received an application from Tesco Stores Ltd to vary the premises licence at **Tesco, Brook Road,** Trowbridge, BA14 9DL.

RESOLVED: No objection.

The licensing authority have received an application from Clifton Food Production Ltd for a new premises licence at 45 Stallard Street, Trowbridge, BA14 9AA.

RESOLVE: No objection.

b. To note the following applications:

The Licensing Authority have received an application from One Stop Stores Ltd for a new premises licence at **48 Westfield Road,** Trowbridge, Wiltshire, BA14 9JL.

Local councillors were emailed and one responded with no objection so no comments were made.

5413 CORRESPONDENCE

None.

5414 DATE OF NEXT MEETING

Tuesday 3rd April 2018

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

Meeting ended at 20:30pm

To all other members of the council for information.

Signature.....

Date.....