

The Civic Centre
St Stephen's Place
TROWBRIDGE
Wiltshire
BA14 8AH

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7th March 2018

SUMMONS

To members of the Committee: Councillors; Bazan (Lambrok), Beaver (Lambrok), Bridges (Park), Bryant (Paxcroft), (Vice Chair), Cooper (Adcroft), Fuller (Park), Kemp (Central), Kirk (Adcroft), Palmen (Central), Whiffen (Grove) (Chair).

Dear Councillor,

You are hereby summoned to a meeting of the **Town Development Committee** to be held on **Tuesday 13th March 2018 at 19:00** in: **The Civic Centre, St Stephen's Place, Trowbridge.**

Yours faithfully,



Lance Allan
Town Clerk

Members of the public are welcome to attend meetings of the Council and Committees, unless specifically excluded due to the confidential nature of the business.

Enquiries Tel: 01225 765072 or e-mail: info@trowbridge.gov.uk

AGENDA

1. **APOLOGIES**
 - a) **To receive** apologies from those unable to attend.
 - b) **To consider for approval** those apologies received with reasons for absence.
2. **MINUTES**
 - a) **To approve** as a correct record the Minutes of the Town Development Committee meeting held on **Tuesday 13th February 2018**
 - b) **To note** any matters arising from the Minutes of the Town Development Committee meeting held on **Tuesday 13th February 2018**
3. **DECLARATIONS OF INTEREST**

To receive 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.
4. **CHAIR'S ANNOUNCEMENTS**

To note any announcements made by the Chair.
5. **OPEN FORUM**
 - a) **To allow questions** from members of the public, these may be answered but not debated.
 - b) **To receive a presentation** from the agents acting for the owners of United Church Buildings.

6. PLANNING APPLICATIONS - NEW

a) To consider applications received from the Development Management (West) Department of Wiltshire Council and to make such recommendations and observations as the Committee may decide. As per lists dated **14th February -13th March 2018**

7. PLANNING APPLICATIONS - DEFERRED

To consider applications deferred from the previous meeting: **NONE**

8. PLANNING APPLICATIONS - REVISED

To consider the following revised plans received from Wiltshire Council:

9. PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS

To note the following significant decisions of Wiltshire Council:

16/04468/OUT

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

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

Case Officer: Jonathan James

TTC NO OBJECTION WITH CONDITIONS 1. 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 previously been permitted on appeal despite highways objections then and now.

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, being 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.

10. **PLANNING APPLICATIONS – APPEALS**

To consider the following appeals received from Wiltshire Council:

11. **ENFORCEMENT & HIGHWAYS MATTERS**

a) **ENFORCEMENT**

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

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 undertaken was unsatisfactory, instructed again.

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

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 is repeating.

Footpath Gloucester Rd to Pitman Ave litter and waste – cleared. CLOSE

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

c) **COMMUNITY AREA TRANSPORT GROUP (CATG) 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.

Drynam 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.

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.

e) **To consider councillors reports on issues for further action**

12. ROAD CLOSURES

a. To consider road closure applications:

b. To note 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.

13. TRAFFIC REGULATION ORDER

To consider 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.

14. LICENSING

a. To consider 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.

The application is to amend the operating schedule to:

Sale of Alcohol (off Sales) 06.00-23.00 daily

Opening Hours 06.00 – 23.00 daily.

Also to remove the non-standard timings relating Good Friday and Christmas Day.

Any representation for or against the application must be submitted in writing to the licensing authority by 22 March 2018.

b. To note the following application:

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.

The application is for:

The sale of alcohol (off sales) 06.00 – 23.00 daily

Any representation for or against the application must be submitted in writing to the licensing authority by 12 March 2018.

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

15. CORRESPONDENCE

To note receipt of the following correspondence:

a. Alternative transport study undertaken by residents of Southview Park in respect of access to land south of Southview Park.

14. 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.

To all other members of the council for information.