

MINUTES

At a meeting of the Town Development Committee held in The Civic Centre, Trowbridge on Tuesday 4th June 2019

Present: Councillors: Bazan (Lambrook), Bridges (Park), Fuller (Park), Kirk (Adcroft), Palmen (Central), Whiffen (Grove) (Chair), Brice (Grove) Substitute for Beaver.
Public: 0
Press: 0
Officer: Lance Allan

5705 APOLOGIES

- a) Apologies were received from **Cllrs Beaver and Bryant.**
- b) **RESOLVED** to accept apologies with reasons from the above.

5706 MINUTES

RESOLVED to approve as a correct record the Minutes of the Town Development Committee meeting held on **Tuesday 14th May 2019**

5707 DECLARATIONS OF INTEREST

None.

5708 CHAIR'S ANNOUNCEMENTS

None.

5709 OPEN FORUM

There were no members of the public present.

5710 PLANNING APPLICATIONS – NEW

The meeting considered applications received from the Development Management (West) Department of Wiltshire Council as per lists **dated 15th May– 4th June 2019**
RESOLVED as follows:

19/03906/FUL

66 Frome Road Trowbridge Wiltshire BA14 0DL

Applicant: Mrs Hayley Blake

Trowbridge Wiltshire BA14 0DL

Proposal: Proposed single storey rear extension

Case Officer: Verity Giles-Franklin

Resolved; No Objection subject to no significant adverse impact on neighbour amenity.

19/04049/FUL

33 Bradford Road Trowbridge Wiltshire BA14 9AN

Applicant: Mr Michael Robinson

Applicant Address: 33 Bradford Road Trowbridge Wiltshire BA14 9AN

Proposal: Erection of garden room.

Case Officer: Selina Parker-Miles

Resolved; No Objection subject to no significant adverse impact on neighbour amenity.

19/04486/TCA

20 Frome Road Trowbridge BA14 0DD

Applicant: Mr Matthew Maclennan

Applicant Address: 20 Frome Road Trowbridge Wiltshire BA14 0DD

Proposal: Apple, fell due to proximity to building

Case officer; Sue Morgan

Resolved; No Objection

19/00942/FUL * Note same location

Albany Palace Park Road Trowbridge BA14 8AQ

Applicant: J D Wetherspoon PLC

Applicant Address: The Wethercentre Reeds Crescent Waford WD24 4QL

Proposal: Proposed Roof Terrace

Case Officer: David Cox

Resolved; No Objection subject to no significant adverse impact on neighbour amenity and subject to noise assessment

19/01012/LBC * Note same location

Albany Palace Park Road Trowbridge BA14 8AQ

Applicant: J D Wetherspoon PLC

Applicant Address: The Wethercentre Reeds Crescent Waford WD24 4QL

Proposal: Proposed Roof Terrace

Case Officer: David Cox

Resolved; No Objection

19/02078/FUL

142 Bradford Road Trowbridge Wiltshire BA14 9AX

Applicant: Mr Michael Eddy

Applicant Address: 142 Bradford Road Trowbridge BA14 9AX

Proposal: Single-storey side Extension and Retaining Wall.

Case Officer: Selina Parker-Miles

Resolved; No Objection

19/04400/FUL

The Coleman & Starkey Dental Practice

Timbrell Street Trowbridge BA148PL

Applicant: Mr Mike Coleman and Mr Mike Starkey Coleman and Starkey

Applicant Address: Family Dental Practice Timbrell Street Trowbridge BA14 8PL

Proposal: Proposed single storey extension to form dental surgery and toilet with link corridor bin store area and storage shed

Case Officer: Jemma Foster

Resolved; No Objection subject to no significant adverse impact on neighbour amenity.

19/04431/FUL

57 Westfield Road Trowbridge BA14 9JN

Applicant: Mr & Mrs John, Pat Coveney

Applicant Address: 57 Westfield Road Trowbridge BA14 9JN

Proposal: Demolish existing shed and erection of side extension for garage and dining room. 18/06/2019

Resolved; No Objection subject to no significant adverse impact on neighbour amenity.

19/04670/FUL

14 Halfway Close Trowbridge BA14 7HQ

Applicant: Mr & Mrs M Watts

Applicant Address: 14 Halfway Close Trowbridge Wilts BA14 7HQ

Proposal: Single storey rear extension

Case Officer: Selina Parker-Miles

Resolved; No Objection subject to no significant adverse impact on neighbour amenity.

19/04777/FUL

Land adjoining 45 Seymour Road Trowbridge Wiltshire BA14 8LX

Applicant: Stone Developments Wiltshire Ltd

Applicant Address: Grange Cottage 125 Ashton Road Hilperton Trowbridge BA14 7QY

Proposal: Proposed three bedroom detached dwelling

Case Officer: Matthew Perks

Resolved; Objection: The development would be seen as a prominent and cramped form of development conspicuous in its separation from the established character of the area due to its form and siting and would therefore undermine the prevailing sense of place and local distinctiveness, and fail to demonstrate the high quality of design and respect for the local context required by Core Policy 57 of the Wiltshire Core Strategy and national policy as set out in section 7 of the National Planning Policy Framework. It is considered that the proposed development would have an oppressive and overbearing impact on the occupier's enjoyment of their private rear garden and of the neighbouring properties. The proposed development could result in direct and perceived overlooking of existing and proposed dwellings and their associated private amenity space, to the detriment of the reasonable living conditions of the occupiers of those properties. It would therefore conflict with Core Policy 57 of the Wiltshire Core Strategy (2015) and central government policy contained in the National Planning Policy Framework (2012).

19/04924/TCA

8 Wingfield Road Trowbridge BA14 9EA

Applicant: Mrs Hatch

Proposal: Arizona Cypress tree - fell

Case Officer: Sue Morgan

Resolved; Objection

5711 PLANNING APPLICATIONS - DEFERRED

None.

5712 PLANNING APPLICATIONS - REVISED

None.

5713 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS

Resolved to note:

19/03259/TPO

53 Barons Crescent Trowbridge BA14 7FU

Proposed, Various trees (G1) - side prune by approx 2m to suitable growth points of lower laterals to crown raise the canopy and allow more light in the property and garden

TTC Objection, insufficient information.

WC Approve with conditions

19/02484/FUL

Park House I Park Road Trowbridge BA14 8AQ

Proposal: Change of Use from Offices (Use Class B1) to Public House (Use Class A4)

Case Officer: David Cox

TTC Resolved: No Objection subject to no significant adverse impact on neighbour amenity.

WC Decision: Refuse

19/03376/FUL

Land South off Helens Court Shails Lane Trowbridge BA14 8LN

Proposal: One bedroom maisonette (resubmission of 18/07391/FUL)

Case Officer: Steve Vellance

TTC Resolved: Objection; The proposed dwelling by reason of its size, siting, form and location would constitute overdevelopment of the site and would be an incongruous and harmful addition, being detrimental to the appearance and character of the surrounding area contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015. The proposed dwelling by reason of its size, siting, form and location, together with the proposed form of subdivision of the land, would result in a cramped relationship and sense of overbearing harmful to neighbouring amenity, contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015.

WC Decision: Refuse Decision

5714 PLANNING APPLICATIONS – Appeals

APP/Y3940/W/18/3213617

62 Wingfield Road, Trowbridge, Wiltshire BA14 9EN

The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.

The appeal is made by Mr Alex Almeida against the decision of Wiltshire Council.

The application Ref 18/05385/FUL, dated 5 June 2018, was refused by notice dated 31 August 2018.

The development proposed is described as ‘restoration works to existing dwelling, demolition of 1970s garage, erection of two dwellings on land to rear and associated external works’.

Decision: The appeal is dismissed.

5715 ENFORCEMENT & OTHER MATTERS

a. RESOLVED to note updates on previously advised issues:

Highway & Streetcare matters can be reported to Neighbourhood Services via the web-site <https://www.trowbridge.gov.uk/report-an-issue/> or email report@trowbridge.gov.uk

a. Junction at Asda – To request that the off-side lane is changed for right turn only to right turn and straight on as the straight on exit from the mini-roundabout has two lanes. – pass to CATG

b. One way and No Entry signs Shails Lane – These signs are missing and should be installed to avoid traffic going the wrong way down a one way street. Pass to CATG

c. Hazel Grove, Silver Street Lane - yellow lines 10m either side of the junction are requested – Town Clerk to add to list.

5716 ROAD CLOSURES

a. RESOLVED to note road closures which have been confirmed and previously circulated:

Temporary Closure of: West Ashton Road (Part), West Ashton (Ref: TTRO 5999)

West Ashton Road (Part), West Ashton; from its junction with Leap Gate to its junction with A350.

To enable: Texture Blast to carry out carriageway retexturing and associated maintenance works.

Alternative route: via A350 – A361 - West Ashton Road (unaffected length) and vice versa.

The closure and diversion route will be clearly indicated by traffic signs.

This Order will come into operation on 10 July 2019 and the closure will be required between the hours of 09:30 and 15:30 for one day

Market Street and Silver Street, Trowbridge (Ref: TTRO 6014)

Temporarily suspend the existing One-Way Order on Silver Street to facilitate for access for residents and business enabling the Trowbridge “Weavers Market” Event to take place.

This Order will come into operation on 13 July 2019, 10 August 2019, 14 September 2019 and 12 October 2019 between the hours of 08:00 and 17:00. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the event.

5717 CORRESPONDENCE

a) **RESOLVED to note;** receipt of the following correspondence
Matters relating to trees at Trowbridge Lodge Park. None

5718 WAITING RESTRICTIONS

RESOLVED to support the proposed changes to the Traffic Regulation order for Trowbridge to introduce changes and additions to waiting restrictions in various locations.

5719 SALE OF SHOPS BY SELWOOD HOUSING

RESOLVED no objection to the proposal by Selwood Housing to sell the parade of shops on Manor Road, Studley Green and the shop at 78 Charles Street subject to the proceeds being spent in Trowbridge.

5720 FOOTWAY IMPROVEMENTS – ST THOMAS’ ROAD

RESOLVED note: That footway improvement works are programmed to take place along St Thomas Road in Trowbridge.

Phase 1: The Halve to Stancomb Avenue - Monday 3rd June to 14th June.

Phase 2: Stancomb Avenue to Springfield – Monday 17th June to 28th June.

Phase 3: Springfield to Grassmere – Monday 1st July to 12th July.

These durations may vary slightly as the work commences. Working hours 07:00-17:00. Site staff will be readily available to discuss individual access and egress requirements during this scheme. The contractor will undertake a letter drop to residents prior to work commencing.

5721 APPLICATION TO CHANGE RIGHT OF WAY

TRO#08 Church Lane, Upper Studley from footpath to Byway open to all Traffic

RESOLVED objection: No evidence of the need to facilitate through vehicular traffic and the resulting issues with traffic on narrow sections of highway and at junctions.

5722 DATE OF NEXT MEETING

Tuesday 25th June 2019 at 19.00hrs.

Meeting closed at:20.25

Signature.....

Date.....