

The Civic Centre
St Stephen's Place
TROWBRIDGE
Wiltshire
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SUMMONS

12th February 2020

To members of the Town Development Committee: Councillors; Bazan (Lambrok), Beaver (Lambrok), Bridges (Park), Bryant (Paxcroft), (Vice Chair), Cooper (Adcroft), Fuller (Park), Hill (Grove), Palmen (Central), Piazza (Drynham) and Whiffen (Grove) (Chair).

Dear Councillor,

You are hereby summoned to a meeting of the **Town Development Committee** to be held on **Tuesday 18th February 2020 at 19:00hrs 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 28th January 2020**
 - b) **To note** any matters arising from that meeting.
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.
6. **PLANNING APPLICATIONS – NEW**
 - a) **To consider other 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 **29th January - 18th February 2020** (There have been no lists produced by WC since 28th January so there may be no new plans to consider).

7. **PLANNING APPLICATIONS - DEFERRED**

To consider applications deferred from the previous meeting:

20/00379/OUT

Site Location: Land South of Trowbridge, Southwick, Trowbridge

Applicant: Waddeton Park Ltd

Applicant Address: C/O Agent

Electoral Division: TROWBRIDGE GROVE

Proposal: Outline planning permission with all matters reserved except access for the erection of 180 residential dwellings (Use Class C3); site servicing; laying out of open space and associated planting; creation of new roads, accesses and paths; installation of services; and drainage infrastructure.

Case Officer: Ruaridh O'Donoghue

The Wiltshire Housing Sites Allocation Plan, due to be adopted by Wiltshire Council on Tuesday 25th February, states the following with regard to this site:

Policy H2.6

Land at Southwick Court, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 180 dwellings;
- a sensitively designed vehicular access from the A361 and road across the site that minimises intrusion within the historic landscape. Signage should be kept to a minimum and particular attention given to reducing any adverse impacts of lighting;
- a controlled emergency vehicular access; and
- improvements to cycling and walking routes through the site to link in to the existing network.

Development will be subject to the following requirements:

- core bat habitat will be protected or enhanced. Design and layout will be informed by appropriate survey, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions toward management, monitoring and off-site measures as necessary, as informed by the TBMS;
- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. New homes will be situated to the east of the Lambrok Stream and adjacent to the existing urban area in a manner that respects both the topography of the land and existing urban form to the immediate north. Land to the west of the Lambrok Stream will remain open and free from residential development. This shall be informed by appropriate heritage and archaeological assessments;
- a comprehensive approach to landscaping to enhance the urban edge of the town and in so doing protect and enhance the setting of Southwick Court Farmstead;
- retention and enhancement of existing hedgerows and trees to create a publicly accessible Green Infrastructure requirements, and the creation of a publicly accessible green corridor along the Lambrok Stream to protect and enhance the character and amenity provided by Southwick Country Park; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, ecology and highway access should be considered on a comprehensive and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively enhances the urban edge of the town.

Firstly, there appear to be some irregularities between the Inspectors report and the policy now contained within the WHSAP which has been approved by Cabinet and is recommended for approval by Wiltshire Council:

- *a sensitively designed vehicular access from the A361 and road across the site that minimises intrusion within the historic landscape.*

This appears to discount the Inspector's inclusion within his comments of 'biodiversity' impacts of the road as well as historic landscape setting. In particular, this apparently fails to recognise the potential impact and necessary mitigation for the crossing by the road of the Lambrok Stream and its impact on protected species which reportedly include Otter and Water Vole.

- *retention and enhancement of existing hedgerows and trees to create a publicly accessible Green Infrastructure requirements, and the creation of a publicly accessible green corridor along the Lambrok Stream to protect and enhance the character and amenity provided by Southwick Country Park; and*

This bullet point needs rewording, as it currently stands it appears to include one or two excessive words, an alternative wording as follows makes more sense;

- *retention and enhancement of existing hedgerows and trees to create publicly accessible Green Infrastructure, and the creation of a publicly accessible green corridor along the Lambrok Stream to protect and enhance the character and amenity provided by Southwick Country Park; and*

The following reference to flooding should include fluvial as well as surface water?

- *a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.*

These issues have been raised with the Strategic Planning officers at Wiltshire Council.

Turning then to the application itself, it is an outline application with all matters other than Access, reserved for the Reserved Matters application. My discussion with the Development Control Officer at Wiltshire Council confirms that an outline application for Access should include clear indication of access to and from the site by all means including walking and cycling.

RECOMMENDATION: That Trowbridge Town Council raises no objection to the Application, subject to the following conditions:

A. The proposed road should be designed such that it is sensitive to the ecological and biodiversity aspects of the site and in particular where it crosses the Lambrok Stream.

B. The development of the site should provide for a through dedicated cycle path from east to west;

linking to the A361 in such a way that it forms part of a longer route through to Southwick Country Park and via the Church Lane site (H2.4) to Acorn Meadow and Lambrok Road in the North West; and

linking to Axe and Cleaver Lane in such a way that it forms part of a longer route through to North Bradley village in the South East; and

linking to Boundary Walk in such a way that it forms part of a longer route through to Bradley Road and the Elm Grove site and thence on to Ashton Park in the North East; and

linking to the path between Sandringham Road and Spring Meadows to the North.

The developers should fund improvements to the surface of Axe and Cleaver Lane from the access point from the site to Woodmarsh Road so that it is suitable for cycling; and

The developers should fund improvements to Boundary Walk footpath, including widening between the site and Wodmarsh Road so that it is suitable for cycling as well as walking; and

The developers should provide a suitable crossing point on the A361 to allow the safe passage of cyclists to cross the road and a suitable route for cyclists to access the Church Lane site.

C. The developer should make a substantial contribution towards the provision of additional children's play equipment at Spring Meadows and at The Grove Recreation Ground, in lieu of an equipped play area on the site.

D. The developer should make a substantial contribution towards improvements and enhancements to Woodmarsh Football Ground.

E. If it is to be in accordance with the TBMS the proposal will need to be revised to include a minimum 30m wide ecological protection zone across the whole site including a minimum 15m wide strip of bat habitat and an additional 15m wide buffer zone between the bat habitat and the edge of the development.

8. PLANNING APPLICATIONS - REVISED

To consider any revised plans received from Wiltshire Council:

9. PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS

To note any significant decisions of Wiltshire Council:

10. APPEALS

To consider the following appeals information received from Wiltshire Council:

11. ENFORCEMENT & OTHER MATTERS

To consider updates on previously advised issues: Items have been reported to CATG or Parking Services for further consideration: **Highway & Street-care matters** can be reported to Neighbourhood Services via report@trowbridge.gov.uk

12. ROAD CLOSURES

- a) To consider road closure applications:
- b) To note road closure decisions.

13. STREET NAMING

To consider a request for street naming for the development of houses to the rear of 17 Manor Road:
AYRTON CLOSE

14. LICENCE APPLICATION

To consider a new premises licence from Mr Ahmed Ali Negraj for a catering van in Fore Street Trowbridge for the supply of late night refreshment (no alcohol) 23:00-03:00 Mon/Tues – Thur/Fri and 23:00 – 04:00 Fri/Sat – Sat/Sun.

15. CORRESPONDENCE

To consider receipt of the following correspondence:

- a) Matters relating to trees at Trowbridge Lodge Park.
- b) Pre-application consultation for revised proposals at McDonogh Court, Polebarn Rd.

16. DATE OF NEXT MEETING

a) To note: Tuesday 10th March at 19:00hrs

Future Meetings:	31 st March	21 st April	12 th May
	2 nd June	23 rd June (7:10pm)	

To all other members of the council for information.