

The Civic Centre  
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TROWBRIDGE  
Wiltshire  
BA14 8AH

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23<sup>rd</sup> September 2019

## SUMMONS

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), Whiffen (Grove) (Chair).

Dear Councillor,

You are hereby summoned to a meeting of the **Town Development Committee** to be held on **Tuesday 29<sup>th</sup> September 2020 at 19:00hrs on MS TEAMS**.

Yours faithfully,



Lance Allan  
Town Clerk

Members of the public are welcome to join TEAMS 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](mailto:info@trowbridge.gov.uk)

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## 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 8<sup>th</sup> September 2020**
  - b) **To note** any matters arising from the Minutes of the Town Development Committee meeting held on **Tuesday 8<sup>th</sup> September 2020**
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 **9<sup>th</sup> - 29<sup>th</sup> September 2020**

## 7. **PLANNING APPLICATIONS - DEFERRED**

None.

## 8. **PLANNING APPLICATIONS - REVISED**

**16/00547/FUL**

**Proposal:** Provision for 91 dwellings, ecological mitigation and associated infrastructure including roads/footpaths, bridge, cycleway, garages and sub-station.

**Site Location:** Land to the West of Drynham Lane and, to the East of Eagle Park,, Southview Farm, Drynham Lane, Trowbridge, Wiltshire

This application is for that part of the Ashton Park site which is controlled by Wain Homes, lying to the south of their previous development. It is currently located almost wholly in North Bradley Parish but will be in the Trowbridge boundary from 1<sup>st</sup> April 2021. The revisions relate to layout, landscaping, access and bat mitigation. A number of previous applications relate to this site and when the committee previously considered this site the minutes of 13<sup>th</sup> February 2018 record:

### **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 un-safe 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.***

The issue relating to the lack of an access route into the remainder of the Ashton Park development site appears to have been addressed, but this still leaves the issue of the proposed motor-vehicle access through a bridge from Southview Park being unacceptable in respect of the volume of traffic using roads in Southview Park which are not designed for an additional 91 houses.

## **RECOMMENDATION: OBJECTION.**

- a. **The proposal is for a level of development which would be so significant as to have a detrimental impact upon the residents of Southview Park, such that it would be unacceptable. Toucan Street is designed to serve as a residential street and not a distributor road and is wholly inadequate for an additional 91 dwellings to be accessed from it. The potential knock-on impact on the other roads in Southview Park would also be unacceptable without measures to limit through traffic. The site should provide for vehicular access only via the proposed alternative link to the north of the site into the main Ashton Park development site, eliminating the need for a road bridge to access the site from Southview Park.**
- b. **Core Policy 60 of the 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 to adjacent sites and potential sites and therefore fails to deliver the level of sustainability which could be achieved without significant additional cost. The proposed cycle/pedestrian access at the south of the site into Drynham Lane and the improvement of Drynham Lane through the railway bridge are welcomed, but there should also be a cycle/pedestrian link through the field gate into Drynham Lane towards the north east of the site, providing for cycle/pedestrian access to by-way NBRA43 and in future to an improved route along or to replace footpaths NBRA 31 and TROW 130 thus providing a through route from Castle Mead to White Horse Business Park.**
- c. **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. Such vehicular access and pedestrian/cycle access would be included in such a masterplan.**

- d. **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 un-safe ad-hoc crossings of the brook resulting in potential accidents and harm to wildlife. There is an existing informal pedestrian route opposite 41 Kingfisher Close and this should be upgraded to a formal pedestrian/cycle route, thus affording access to the LEAP and to the cycle route linking to Pheasant Drive and the wider local network.**
- e. **If Wiltshire Council is minded to approve this application, then Trowbridge Town Council would request that a condition is imposed which requires that; All construction traffic to access the site via the proposed alternative access to the main Ashton Park site**

## 9. **PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS**

As per the list.

## 10. **APPEALS**

To consider the following appeals information received from Wiltshire Council:

## 11. **ENFORCEMENT & OTHER MATTERS**

a) To consider updates on previously advised issues:

**Highway & Street-care matters** can be reported to Neighbourhood Services via [report@trowbridge.gov.uk](mailto:report@trowbridge.gov.uk)

## 12. **COMMUNITY AREA TRANSPORT GROUP**

CATG met in mid-September and next meets in November, all issues for submission to the agenda for that meeting will be considered by the committee at its meeting on 20<sup>th</sup> October.

## 13. **LICENSING**

To consider any licensing matters.

## 14. **CORRESPONDENCE**

To note receipt of the following correspondence:

a) **Matters relating to trees at Trowbridge Lodge Park.**

b) **Strategic Planning matters**

i. **E-mail from Semington Parish Council**

ii. **Southwick Neighbourhood Plan**

iii. **Ecology matters relating to WHSAP sites.**

**Please see four additional documents attached.**



200929 Quote.pdf 200929 Examination 200929 ecology 200929 TBMS Buffer  
Trowbridge.pdf response 12 June 20 Zones.pdf

## 15. **DATE OF NEXT MEETING**

a) **To note: Tuesday 20<sup>th</sup> October at 19:00hrs**

**Future Meetings:**

10<sup>th</sup> November

1<sup>st</sup> December

22<sup>nd</sup> December

To all other members of the council for information.