

## MINUTES

### At a meeting of the Town Development Committee held on MS Teams, on Tuesday 8<sup>th</sup> September 2020

**Present:** Councillors: Beaver (Lambrok), Bazan, (Lambrok), Bridges (Park), Bryant (Paxcroft), Fuller (Park), Hill (Grove), Palmen (Central), Piazza (Drynham) and Whiffen (Grove) (Chair).  
Public: 8 members of the public  
Press: 2 members of the press.  
Officer: Lance Allan

#### 5930 APOLOGIES

**RESOLVED:** To note that there were no apologies.

#### 5931 MINUTES

**RESOLVED:** To approve as a correct record the Minutes of the Town Development Committee meeting held on Tuesday 4<sup>th</sup> August 2020.

#### 5932 DECLARATIONS OF INTEREST

None.

#### 5933 CHAIR'S ANNOUNCEMENTS

The chair invited Cllr Bryant to make a statement about predetermination.

#### 5934 OPEN FORUM

The chair confirmed that the public would be invited to speak immediately prior to consideration of each application and that applications: **20/06252/FUL, 20/06191/ADV, 20/06178/ADV & 20/06193/ADV** would be brought forward to allow members of the public to speak on these applications next.

#### 5935 PLANNING APPLICATIONS - DEFERRED

None.

#### 5936 PLANNING APPLICATIONS – NEW

The meeting considered applications received from Wiltshire Council as follows:

**Application Number: 20/05750/ADV**

**Site Location:** 38-40 Westfield Road, Trowbridge, BA14 9JJ

**Applicant:** One Stop Stores Ltd. **Grid Ref:** 384207 157020

**Applicant Address:** 38-40 Westfield Road, Trowbridge, BA14 9JJ

**Electoral Division: TROWBRIDGE LAMBROK**

**Proposal:** Additional side fascia sign

**DECISION: No objection.**

**Application Number: 20/05884/FUL.**

**Site Location:** 7 A Victoria Road, Trowbridge, BA14 7LH

**Applicant:** Mr. A Sheeran. **Grid Ref:** 386233 159172

**Applicant Address:** 7 A Victoria Road, Trowbridge, BA14 7L

**Electoral Division: TROWBRIDGE LAMBROK**

**Proposal:** Second storey side extension & detached double garage.

**RESOLVED (at the meeting on 4th August): No objection subject to no significant adverse impact on neighbour amenity.**

Initial .....

**Application Number: 20/05805/OUT**

**Site Location:** Land South West of White Horse Business Park Trowbridge

**Applicant:** Vistry Homes Limited

**Grid Ref:** 386283 155435

**Applicant Address:** C/o Agent

**Electoral Division: SOUTHWICK**

**Proposal:** Demolition of existing agricultural building and development of up to 100 dwellings, public open space, land for burial ground and associated works with access via Little Common

**RESOLVED: Objection, The proposal is not in accordance with the WHSAP Inspector's direction, particularly:**

**A. para. 75:** The sketch layout indicates development to the south of the site which is as close to existing dwellings in North Bradley, as the development to the north is to properties in White Horse Business Park, which is within the Settlement Boundary of Trowbridge and in particular the proposed three sided development adjacent to Little Common Lane. All development within the allocation should be at a significantly greater distance from North Bradley village than it is from White Horse Business Park in order to avoid colescence.

**B. Paras 78 and 79:** Both of these require a Masterplan for the whole of the allocated site and neither this application nor the Castlewood application for the northern third of the site have provided such a Masterplan and until such time as the Masterplan for the whole site is provided the applications are unacceptable.

The proposal fails to account for the requirements of the Trowbridge Bat Mitigation Strategy. Page 58 of the ecological assessment demonstrates presence of Myotis (Bechstein Bats) but there is no indication of planted buffers and the TBMS demands buffers on both sides of existing hedgerows where these are integral to the site. These must be an absolute minimum of 45metres these are not present therefore the application fails in the requirements of the TBMS and should be refused.

**Application Number: 20/06122/FUL & 20/06326/LBC**

**Site Location:** Newtown County Primary School Newtown Trowbridge BA14 0BB

**Applicant:** Mr Chris Marshall

**Grid Ref:** 385268 157544

**Applicant Address:** Newtown County Primary School, Newtown Trowbridge BA14 0BB

**Electoral Division: TROWBRIDGE CENTRAL**

**Proposal:** Construction of an All-Weather Sports pitch (MUGA) on School Field & associated works

**RESOLVED: No objection.**

**Application Number: 20/06183/FUL**

**Site Location:** 31 Paxcroft Way Trowbridge BA14 7DG

**Applicant:** Mr & Mrs Obermok

**Grid Ref:** 386539 157891

**Applicant Address:** 31, Paxcroft Way Trowbridge BA14 7DG

**Electoral Division: TROWBRIDGE PAXCROFT**

**Proposal:** Front extensions & garage conversion to provide porch & larger bedroom (garage conversion)

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

**Application Number: 20/06252/FUL**

**Site Location:** Tesco Extra Car Park County Way Trowbridge Wiltshire BA14 7AQ

**Applicant:** McDonalds

**Grid Ref:** 385965 157528

**Applicant Address:** 11-59 High Road East Finchley London N2 8AW

**Electoral Division: TROWBRIDGE PARK**

**Proposal:** Erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD), goal post height restrictor and play frame. Relocation of the existing click and collect, van parking and trolley bays.

Initial .....

**RESOLVED: Objection.**

- A. The proposed location of the restaurant will result in a significant number of existing parking places in the Tesco car-park being eliminated, whilst at the same time allowing a significant intensification of activity requiring additional parking capacity. These two elements are not compatible.**
- B. The proposal, to require delivery vehicles to access the proposed restaurant through the car-park and car-park access road, is contrary to the existing arrangements for delivery vehicles to the Tesco store. Such delivery vehicles will be in conflict with turning vehicles entering the store car-park as well as pedestrians accessing the two pedestrian accesses at the footbridge and adjacent to the restaurant location. The requirement to provide access to HGV vehicles on access roads used by customers' vehicles DOES NOT create places of character which are legible, safe and accessible, in accordance with Core Policy 66. It is also pertinent to note the prevalence of queueing traffic along County Way adjacent to Tesco during peak patronage of the store. The propensity for serious congestion has precedent in the regular blocking of Bradley Road resulting from queues of customers patronising the McDonald's drive thru.**
- C. A and B together will cause significant traffic issues and potentially lead to backing up of traffic on the highway.**
- D. Pedestrians seeking to access the footpath to Biss Meadows, Longfield Road and other areas in the vicinity, adjacent to the proposed restaurant will be required to negotiate delivery vehicles, queueing drive-through traffic and two car parks. The design is not compatible with such continuing pedestrian movements.**
- E. The proposal includes the reallocation of spaces within the car-park for on-line delivery vehicles, requiring the removal of existing hedgerow. This location is immediately behind the gardens of a number of houses in Longfield Road and will result in significant disturbance both noise and fumes and is unacceptable. The current number of delivery vehicles operating from the site is greater than the number of spaces reallocated and Tesco has recently announced a significant increase in the number of delivery vehicles that they will be operating nationally. The proposed development will have significant negative impact upon existing residents within the locale in respect of loss of privacy (the site abuts housing) and pollution (light intrusion from internal and external lighting, noise from cars (including idling cars), customers and users of the play equipment, fumes resulting from cooking (over a full 24 hr period) and increased litter (already an issue that has been failed to be addressed in the locale, especially on the pathway between Longfield Road and Tesco.**
- F. The existing Tesco store does not operate 24 hours a day seven days a week and the proposal would therefore represent a significant intensification of activity in the area, particularly on Sunday. This is unacceptable in an area with an adjacent residential and recreational character.**
- G. The site is in the floodplain and under the requirements of a sequential test the applicant should demonstrate that other sites outside the floodplain have been considered and provide reasons for their unsuitability.**
- H. The site is not in the Town Centre of Trowbridge and under the sequential test the applicant should demonstrate that other sites in or closer to the Town Centre, including those sites identified in the Core Strategy as being in the Masterplan areas of opportunity and CP28 have been considered and provide reasons for their unsuitability. A number of such sites are suitable for the development of a drive-through restaurant of this type.**
- I. The design of the proposed restaurant as a two storey building includes windows to the south elevation which overlook the gardens of houses in Longfield Road and would have a significant adverse impact on the amenity of those residents therefore.**

Initial . . . . .

- J. The proposal will have a significant adverse impact on the character and appearance of the Biss Meadows Country Park and on the ecological aspects of the area contrary to a number of policies in the Core Strategy. Given the very close proximity of the proposed development to both Biss Meadows country park and the site of Ashton Mill this application **DOES NOT** enhance local distinctiveness by responding to the value of the natural and historic environment. For the same reason the development **DOES NOT** relate positively to its landscape setting and the existing pattern of development. Given the raised elevation of the housing on Longfield estate adjacent to the Tesco car park and the height of the current hedgerows and proposed fencing adjacent to Biss Meadows country park, the proposed development **DOES NOT** respond positively to local topography. Views from the Biss Country Park will be severely compromised by the elevation of the build, drive-thru ordering stations and advertising paraphernalia.
- K. Increased artificial lighting, noise and pollution will be detrimental to established wildlife corridors within Biss Meadows country park. The application in no way mitigates against such detrimental losses.

**Application Number: 20/06178/ADV & 20/06191/ADV & 20/06193/ADV**

**Site Location:** Land within Tesco Extra Car Park County Way Trowbridge BA14 7AQ

**Applicant:** McDonalds

**Grid Ref:** 385965 157528

**Applicant Address:** 11-59 HIGH ROAD, EAST FINCHLEY LONDON N2 8AW United Kingdom

**Electoral Division:** TROWBRIDGE PARK

**Proposal:** THE INSTALLATION OF 2 NO. FREESTANDING TOTEM SIGNS.

**RESOLVED:** Objection. The signage is integral to the main application and should be refused along with the main application. Given the very close proximity of Biss Meadow country park and mature housing along Longfield Road, the proposed signage, drive thru ordering stations **ARE NOT** in any respect sympathetic to their local setting by means of scale, design, lighting and materials.

**Application Number: 20/06225/FUL**

**Site Location:** 19 Cleveland Gardens Trowbridge BA14 7LX

**Applicant:** MR AND MRS EDE

**Grid Ref:** 386249 158654

**Applicant Address:** 19, Cleveland Gardens Trowbridge BA14 7LX

**Electoral Division:** TROWBRIDGE ADCROFT

**Proposal:** TWO STOREY AND SINGLE STOREY REAR EXTENSION

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

**Application Number: 20/06314/FUL**

**Site Location:** 14 Trowle Trowbridge BA14 9BJ

**Applicant:** Ms Charlotte Taylor

**Grid Ref:** 384263 158697

**Applicant Address:** Woodley View, Coronation Avenue Bradford on Avon BA15 1AX

**Electoral Division:** TROWBRIDGE LAMBROK

**Proposal:** Erection of 8ft wooden fence on the front and rear of the property, an 10ft wooden fence on the left side of the property and to erect a garage at the front of the property.

**RESOLVED:** Objection: The proposed fence is contrary to policy and will result in an extremely poor entrance to the town. The proposed garage location is prominent and not in keeping with the remainder of the local area.

Initial .....

**Application Number: 20/06337/FUL**

**Site Location:** 2 White Horse Close Trowbridge Wiltshire BA14 0QB

**Applicant:** Mr Richard Cairns

**Grid Ref:** 385784 156732

**Applicant Address:** 2 White Horse Close Trowbridge Wiltshire BA14 0QB

**Electoral Division: TROWBRIDGE DRYNHAM**

**Proposal:** Erection of single/two storey extension.

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

**Application Number: 20/06467/DP3**

**Site Location:** Holbrook Primary School Holbrook Lane Trowbridge Wiltshire BA14 0PS

**Applicant:** Wiltshire Council

**Grid Ref:** 385570 156558

**Applicant Address:** FAO Mr Peter Slatford County Hall Bythesea Road Trowbridge Wiltshire BA14 8JN

**Electoral Division: TROWBRIDGE DRYNHAM**

**Proposal:** Retention of a double mobile classroom with toilets - mobile no.735 (96)

**RESOLVED:** No objection.

**Application Number: 20/06564/FUL**

**Site Location:** 41 Victoria Road Trowbridge Wiltshire BA14 7LH

**Applicant:** Mr Andrew Huxham

**Grid Ref:** 386436 159088

**Applicant Address:** 41 Victoria Road Trowbridge Wiltshire BA14 7LH

**Electoral Division: TROWBRIDGE PAXCROFT**

**Proposal:** Replacment of timber shed pool plant room and storage shed

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

**Application Number: 20/06627/TCA**

**Site Location:** 12 Elmhurst Gardens Trowbridge BA14 7XF

**Applicant:** Claire Farrell

**Grid Ref:** 386636 158364

**Applicant Address:** 12, Elmhurst Gardens Trowbridge BA14 7XF

**Electoral Division: TROWBRIDGE PAXCROFT**

**Proposal:** (T2) Large hazel - remove to ground level Two sycamore (T1 & T3) - remove to ground level.

**DECISION:** No objection.

**Application Number: 20/05661/FUL**

**Site Location:** 31 Silver Street Lane Trowbridge BA14 0JW

**Applicant:** Mr Stephen Skews

**Grid Ref:** 385112 156268

**Applicant Address:** 31 Silver St Lane Trowbridge BA14 0JW

**Electoral Division: TROWBRIDGE GROVE**

**Proposal:** Ground floor extension

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

**Application Number: 20/06970/TCA**

**Site Location:** Norton House 33 Hilperton Road Trowbridge Wiltshire BA14 7JB

**Applicant:** Mr Andrew Archer

**Grid Ref:** 386307 158261

**Applicant Address:** Norton House 33 Hilperton Road Trowbridge Wiltshire BA14 7JB

**Electoral Division: TROWBRIDGE PAXCROFT**

**Proposal:** Beech tree - fell

**DECISION:** No objection.

Initial .....

**Application Number: 20/06693/LBC & 20/06706/ADV**

**Site Location:** 41 Fore Street Trowbridge Wilts BA14 8EJ

**Applicant:** Cashino Gaming Ltd

**Grid Ref:** 385667 157966

**Applicant Address:** C/O Agent

**Electoral Division: TROWBRIDGE CENTRAL**

**Proposal:** Installation of 2 no. externally illuminated fascia signs and 2 no. externally illuminated projecting signs.

**RESOLVED: Comment: The Town Council is opposed to inappropriate activities in the town centre.**

**Application Number: 20/06705/FUL & 20/07182/LBC**

**Site Location:** 41 Fore Street Trowbridge Wilts BA14 8EJ

**Applicant:** Cashino Gaming Ltd.

**Grid Ref:** 385667 157966

**Applicant Address:** C/O Agent

**Electoral Division: TROWBRIDGE CENTRAL**

**Proposal:** Change of use from pawnbrokers (A1) to adult gaming centre (sui generis) with internal and external alterations

**RESOLVED: Comment: The Town Council is opposed to inappropriate activities in the town centre.**

**Application Number: 20/06717/FUL**

**Site Location:** 13 Allen Road Trowbridge Wiltshire BA14 0BT

**Applicant:** Ms Claire Miluk

**Grid Ref:** 384747 157159

**Applicant Address:** 13 Allen Road Trowbridge Wiltshire BA14 0BT

**Electoral Division: TROWBRIDGE GROVE**

**Proposal:** Enlargement of garage and porch.

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

**Application Number: 20/07014/TCA**

**Site Location:** 36 Hilperton Road Trowbridge BA14 7JG

**Applicant:** Taylor

**Grid Ref:** 386392 158296

**Applicant Address:** 36, Hilperton Road Trowbridge BA14 7JG

**Electoral Division: TROWBRIDGE PAXCROFT**

**Proposal:** G1 - Crown reduce x1 Walnut tree and x1 Cherry tree to rear by approximately 2.5m (30%) T2 - Crown reduce Sycamore tree to front by approximately 50% (4m).

**RESOLVED: No objection.**

**Application Number: 20/06958/FUL**

**Site Location:** 314 Frome Road Trowbridge Wiltshire BA14 0DZ

**Applicant:** Mr Christopher Cole

**Grid Ref:** 384375 156581

**Applicant Address:** 314 Frome Road Trowbridge Wiltshire BA14 0DZ

**Electoral Division: TROWBRIDGE GROVE**

**Proposal:** Replace existing lean-to conservatory with two storey extension.

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

Initial .....

**Application Number: 20/07121/FUL**

**Site Location:** 24 Heddington Close Trowbridge BA14 0LH

**Applicant:** MR & MRS LEWIS HULIN

**Grid Ref:** 385245 156181

**Applicant Address:** 24, Heddington Close Trowbridge BA14 0LH

**Electoral Division: TROWBRIDGE GROVE**

**Proposal:** Rear extensions and rebuilding of garage.

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

**Application Number: 20/07232/TPO**

**Site Location:** Trowbridge Oaks Nursing Home West Ashton Road Trowbridge BA14 6DW

**Applicant:** Bartlett Tree Experts

**Grid Ref:** 386585 157548

**Applicant Address:** Trowbridge Oaks Nursing Home West Ashton Road Trowbridge BA14 6DW

**Electoral Division: TROWBRIDGE PARK**

**Proposal:** Leyland Cypress Hedge- Reduce spread by 1.5m to keep under control (Hedge cutting)  
Oak - Reduce crown spread by 2m to help clear overhang from next door Please note we will also be removing a small dead elm tree out the front and all major dead wood removed from the oak trees on site.

**RESOLVED:** No objection.

**Application Number: 20/07495/TPO**

**Site Location:** 2 Rodwell Hall St Thomas Road Trowbridge Wiltshire BA14 7LU

**Applicant:** Mr Allan Hoyand

**Grid Ref:** 386512 158683

**Applicant Address:** 2 Rodwell Hall St Thomas Road Trowbridge Wiltshire BA14 7LU

**Electoral Division: TROWBRIDGE PAXCROFT**

**Proposal:** T1 - Lime tree - crown lift to 3.6m

**RESOLVED:** No objection.

**Application Number: 20/07501/TCA**

**Site Location:** 2 Rodwell Hall St Thomas Road Trowbridge Wiltshire BA14 7LU

**Applicant:** Mr Allan Hoyand

**Grid Ref:** 386512 158683

**Applicant Address:** 2 Rodwell Hall St Thomas Road Trowbridge Wiltshire BA14 7LU

**Electoral Division: TROWBRIDGE PAXCROFT**

**Proposal:** 3 x Poplar trees – fell. 1 x Yew tree & 3 x Cedar trees - reduce to 3.6m - 4.5m

**RESOLVED:** No objection.

**5937 PLANNING APPLICATIONS - REVISED**

To consider any revised plans received from Wiltshire Council: **None.**

**5938 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS**

**RESOLVED** to note the following significant decisions of the unitary authority:

**Application Number: 20/03985/FUL**

**Site Location:** Land behind 1, 2, 3 & 4 Harmony Place Trowbridge Wiltshire BA14 0NT

**Electoral Division: TROWBRIDGE DRYNHAM**

**Proposal:** Construction of 4 two bedroom dwellings

**Decision:** Approve with Conditions

**Decision Date: 03/08/2020**

**TTC OBSERVATION: OBJECT -** *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.*

Initial .....

*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 adjacent to the site. 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) (as amended).*

**Application Number: 20/04829/FUL**

**Site Location:** 43 Victoria Road Trowbridge BA14 7LD

**Electoral Division: TROWBRIDGE PAXCROFT**

**Proposal:** Proposed two storey side extension.

**Decision:** Approve with Conditions

**Decision Date: 07/08/2020**

**TTC OBSERVATION:** *No objections subject to no significant adverse impact on neighbour amenity. And so long as it is retained as an annexe which remains subservient to the main dwelling and is not available as a rental unit.*

**CONDITION: 3** *The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 43 Victoria Road and it shall remain within the same planning unit as the main dwelling.*

**Application Number: 20/00304/FUL**

**Site Location:** 4 Newtown Trowbridge Wiltshire BA14 0BA

**Electoral Division: TROWBRIDGE CENTRAL**

**Proposal:** Proposed demolition of existing cottages and erection of 5 no flats

**Decision:** Approve with Conditions

**Decision Date: 17/08/2020**

**Including the following conditions:**

**CONDITION 6.** *Prior to the demolition of the existing building, a survey to include an analysis and photographic record of the building shall be submitted to and approved in writing by the Local Planning Authority. Once approved, a copy will be forwarded onto the Wiltshire Historic Buildings Record.*

**REASON:** *To secure the proper recording of the building prior to its demolition.*

**CONDITION 7.** *Prior to the demolition of the existing building a scheme for the protection and renovation of the historic feature - the NEWTOWN street name plate - Shall be submitted to and approved in writing by the Local Planning Authority. The name plate shall be re-mounted on the new building, as shown on the North East elevation of plan reference 8065/16860/F prior to the occupation of the new building. The works shall be carried out in accordance with the approved details.*

**REASON:** *The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving the character of the Conservation Area.*

## 5939 PLANNING APPLICATIONS – APPEALS

The committee noted the following information relating to appeals: **None.**

## 5940 STRATEGIC PLANNING

Nothing to report.

## 5941 LICENSING

**RESOLVED** to note the resolution at hearing of recent applications.

Initial .....



**5942 COMMUNITY AREA TRANSPORT GROUP (CATG) PROJECTS**

Meeting scheduled for next week.

Cllr Bridges reported a number of items which will be passed on to the Neighbourhood Services Officer.

**5943 CORRESPONDENCE**

**Nothing to report.**

**5944 DATE OF NEXT MEETING**

**29<sup>th</sup> September2020**

Meeting closed at: 21:02

**Future Meetings:**      29<sup>th</sup> September  
                                    20<sup>th</sup> October  
                                    10<sup>th</sup> November  
                                    1<sup>st</sup> December  
                                    22<sup>nd</sup> December

**Signature.....**

**Date.....**

Initial .....