

## MINUTES

### At a meeting of the Town Development Committee held on MS Teams, on Tuesday 29<sup>th</sup> September 2020

**Present:** Councillors: Bazan (Lambrok), Beaver (Lambrok), Bridges (Park), Bryant (Paxcroft), Fuller (Park), Hill (Grove), Palmen (Central) and Piazza (Drynham).  
Public: Cllrs Kirk and King; Wiltshire Councillor Trigg and 3 members of the public.  
Press: 2  
Officers: Lance Allan

#### 5945 **APOLOGIES**

**RESOLVED** to accept apologies with reasons from councillor Whiffen

#### 5946 **MINUTES**

**RESOLVED** to approve as a correct record, the Minutes of the Town Development Committee meeting held on Tuesday 8th September 2020.

#### 5947 **DECLARATIONS OF INTEREST**

**RESOLVED** to note Declaration of a personal interest from Cllr Beaver

Cllr Beaver is the agent for the owners of the site related to application **20/07247/OUT** and is the agent for other linked sites in the WHSAP close to **18/10035/OUT**

#### 5948 **CHAIR'S ANNOUNCEMENTS**

**RESOLVED** to note the additional revised application and correspondence added to the agenda and circulated earlier in the day.

#### 5949 **OPEN FORUM**

The chair confirmed that the public would be invited to speak immediately prior to consideration of each application.

#### 5950 **PLANNING APPLICATIONS - DEFERRED**

None.

#### 5951 **PLANNING APPLICATIONS – NEW**

**The meeting considered applications received** from Wiltshire Council as follows:

**Application Number: 18/10035/OUT**

**Site Location:** Land to the south of Church Lane Upper Studley Trowbridge Wilts

**Applicant:** Mrs Judith Parry

**Applicant Address:** C/O Agent

**Electoral Division: TROWBRIDGE GROVE**

**Proposal:** Outline application for residential development (up to 55 dwellings) with the creation of new vehicular access off Frome Road and removal/ demolition of all existing buildings (all matters aside from the formation of the new vehicular access are reserved)

**Case Officer:** Eileen Medlin

**RESOLVED: OBJECTION**

(Cllr. Beaver Abstained) (Casting vote of chair)

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Initial . . . . .

(a) The application fails to present a masterplan for those aspects which the Examination Inspector required a joint Masterplan for, in respect of cumulative and in-combination impacts of WHSAP sites 2.4, 2.5 & 2.6 and in particular ecology issues related to heritage, landscape and biodiversity including the Trowbridge Bat Mitigation Strategy TBMS and the cumulative impact of the three developments on the Lambrok Stream. It is therefore contrary to policy 2.4 in the WHSAP.

(b) The application fails to adequately to address the requirements of the TBMS, as it does not provide the required buffer zone widths determined by the TBMS and is therefore contrary to Policy 2.4 of the WHSAP and contrary to the policy contained in the TBMS.

(c) The application fails to confirm a pedestrian link directly from the site to the Southwick Country Park as required by Policy 2.4 of the WHSAP.

If further revisions and documents are submitted which satisfactorily address these issues to allow the application to be permitted then a condition should be applied which requires the applicant to improve TROW 8 with appropriate kerbing, removal of vegetation and resurfacing so that it can be safely utilised by cyclists and pedestrians together.

**Application Number: 20/07086/FUL & 20/07609/LBC**

**Site Location:** 6 Timbrell Street Trowbridge BA14 8PP

**Applicant:** Stone Developments Wiltshire Limited

**Applicant Address:** c/o agent

**Electoral Division: TROWBRIDGE ADCROFT**

**Proposal:** Proposed Conversion of Vacant Shop to Two Dwellings

**Case Officer:** Steven Sims

**RESOLVED: no objection subject to replacement fenestration with sash windows to match upper floors.**

**Application Number: 20/07336/FUL**

**Site Location:** 26A Hilperton Road Trowbridge Wiltshire BA14 7JB

**Applicant:** Mr P N Silk

**Applicant Address:** 26A Hilperton Road Trowbridge Wiltshire BA14 7JB

**Electoral Division: TROWBRIDGE PAXCROFT**

**Proposal:** Demolish existing prefabricated garage and store, and erection of new building with garaging on ground floor and storage at first floor

**Case Officer:** Steve Vellance

**RESOLVED: OBJECTION: The proposed design is overbearing in a prominent location.**

If minded to approve, permission should be subject to a condition that it is not converted in future to separate residential accommodation and subject to improvement of the boundary treatment, including removal of temporary advertising banners.

**Application Number: 20/07386/FUL**

**Site Location:** 29 Ashmead Trowbridge BA14 0PA

**Applicant:** Mr Craig Knight

**Applicant Address:** 29, Ashmead Trowbridge BA14 0PA

**Electoral Division: TROWBRIDGE DRYNHAM**

**Proposal:** New entrance porch and WC. Extension to second entrance to provide a utility area.

**Case Officer:** Selina Parker-Miles

Initial .....

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

**Application Number: 20/07181/FUL**

**Site Location:** 15 Allen Road Trowbridge BA14 0BT

**Applicant:** Mr Ashley Chalk

**Grid Ref:** 384766 157134

**Applicant Address:** 15 Allen Road Trowbridge BA14 0BT

**Electoral Division: TROWBRIDGE GROVE**

**Proposal:** Erection of two storey side extension.

**Case Officer:** Katie Tregay

**Direct Line:** 01225 770284

**Registration Date:** 22/09/2020

**Please send your comments by:** 20/10/2020

**RESOLVED: No objection, subject to no significant adverse impact on neighbour amenity and subject to a change to the proposed materials to reflect the existing property and avoid incongruous timber cladding.**

**Application Number: 20/07247/OUT**

**Site Location:** Land Off Bradford Road Trowbridge BA14 9AX

**Applicant:** Ms Anna Ciesielska

**Applicant Address:** Middle Barn Chilton Business Centre Chilton HP18 9LS

**Electoral Division: TROWBRIDGE LAMBROK**

**Proposal:** The erection of a new care home (class C2) with associated parking and landscaping

**Case Officer:** Eileen Medlin

**RESOLVED: No objection, subject to contribution towards resolution of surface water drainage issues on Bradford Road adjacent to the site access from Bradford Road and Brook Road roundabout.**

*(Cllr. Beaver Abstained)*

**Application Number: 20/07751/FUL**

**Site Location:** Land South of Elizabeth Way and East of Middle Lane, Trowbridge

**Applicant:** Mr James Proyer

**Applicant Address:** Verona House Tetbury Hill Malmesbury SN16 9JR

**Electoral Division: TROWBRIDGE PAXCROFT**

**Proposal:** A Residential Development Comprising 71 Dwellings (Use Class C3), a New Vehicular Access, Public Open Space, Landscaping, Sustainable Urban Drainage and Other Associated Infrastructure Works

**Case Officer:** Ruaridh O'Donoghue

**RESOLVED: OBJECTION:**

(a) The application fails to present a Masterplan for those aspects which require a Masterplan for the whole of site 2.3 and it is therefore contrary to policy 2.3 in the WHSAP.

(b) The layout and proposed house types are of a poor design which fails to address place-making for this key site on a key entry point into the town and in relation to the neighbouring listed building and conservation area.

(c) The proposed LAP is in a wholly unsuitable part of the site, close to the highway and a junction, leading to safety issues and potential for residents of neighbouring areas to the south of Hilperton Road crossing the road in unsuitable locations to access the LAP. If the site is to accommodate an LAP it should be located to the north of the site or the developer should contribute to a larger, better equipped play area being provided in the adjacent part of the WHSAP allocation to the north. Play areas should be contained within a metal hoop-topped fence and should not have pedestrian walkways through them, without an alternative through pedestrian route being provided.

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**Application Number: 20/07771/TPO**

**Site Location:** 16 Springfield Park Trowbridge Wiltshire BA14 7HT

**Applicant:** Mrs Phelps

**Grid Ref:** 386350 158414

**Applicant Address:** 16 Springfield Park Trowbridge Wiltshire BA14 7HT

**Electoral Division: TROWBRIDGE ADCROFT**

**Proposal:** Walnut (T1) reduce end weight of over extended branches by approx 2.5 m by pruning to suitable growth points. Shape remaining canopy to maintain the integrity of the tree. Crown lift canopy over pavement to 2.5m agl.

**Case Officer:** David Wyatt

**RESOLVED: No objection.**

**Application Number: 20/07891/FUL**

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

**Applicant:** Mr Manivannan Krishnapillai **Grid Ref:** 384207 157020

**Applicant Address:** c/o agent c/o agent c/o agent

**Electoral Division: TROWBRIDGE LAMBROK**

**Proposal:** Proposed two new dwellings

**Case Officer:** Steve Vellance

**RESOLVED: Defer to next meeting, discuss with officer.**

**Application Number: 20/07910/FUL**

**Site Location:** 60 Wingfield Road Trowbridge Wiltshire BA14 9EN

**Applicant:** Mrs K Hopgood

**Grid Ref:** 384725 157605

**Applicant Address:** 60 Wingfield Road Trowbridge Wiltshire BA14 9EN

**Electoral Division: TROWBRIDGE CENTRAL**

**Proposal:** Formulation of vehicular access and parking spaces with turning area

**Case Officer:** Yancy Sun

**RESOLVED: OBJECTION: The proposal, by virtue of the requirement to demolish the wall and set aside the whole of the front garden to parking and turning results in damage to public realm and harm to the conservation area, setting a precedent which would result in further degradation of the conservation area.**

**Application Number: 20/08222/FUL**

**Site Location:** Land at McDonogh Court Polebarn Road Trowbridge Wiltshire BA14 7ED

**Applicant:** Highworth Homes Ltd

**Grid Ref:** 386040 157927

**Applicant Address:** Hampton Lodge Hampton Swindon SN6 7RL Fao Mr S Slattery

**Electoral Division: TROWBRIDGE PARK**

**Proposal:** AMENDMENT TO CONSENT NO. 18/02099/FUL PROPOSING DEMOLITION OF 11 NO. DWELLINGS AND ERECTION OF 18 NO. DWELLINGS + ASSOCIATED WORKS (REVISED RESUBMISSION). (PREVIOUS REFUSAL REFERENCE 19/11802/FUL)

**Case Officer:** David Cox

**RESOLVED: No objection. subject to appropriate historic record being undertaken of the building to be demolished.**

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## 5952 **PLANNING APPLICATIONS - REVISED**

To consider any revised plans received from Wiltshire Council:

**Application Number: I6/00547/FUL**

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

**Electoral Division: TROWBRIDGE PARK**

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

**RESOLVED: 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.

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(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 unsafe 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.

Enforcement are also requested to address issues relating to the failure by Wain Homes to complete the cycle route from Southview Park to Drynham Road.

**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.

**Case Officer:** David Cox

**Direct Line:** 01225 770285

**Registration Date:** 13/08/2020  
10/09/2020

**Please send your comments by:**

**RESOLVED: No changes to previous OBJECTION.**

## 5953 **PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS**

The committee noted the following significant decisions of the unitary authority:

**Application Number: 20/06230/TPO**

**Site Location:** 5 Ravenscroft Gardens Trowbridge Wiltshire BA14 7JU

**Electoral Division: TROWBRIDGE PAXCROFT**

**Proposal:** T1 - Beech tree - reduce height by 4.5m; reduce principal laterals by 3m; deadwood & rebalance crown

**Case Officer:** David Wyatt

*In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT CONSENT to carry out the following elements of the proposed tree works –*

*T1 - Beech tree - reduce height by 4.5m; reduce principal laterals by 3m*

*For the following reason(s): The council consider the height reduction of 4.5m and lateral growth by 3m to be excessive for the species and not in accordance with the guidance set out in BS3998-2012 (Section 7)*

*But, the Council GRANTS CONSENT to carry out the following elements of the proposed tree works -*

*The council will accept a minor crown reduction of up to 1-2m where reasonably practicable and to be incorporated within an overall 20%, leaving the tree in a rounded and balanced form as can be seen at present.*

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**5954 PLANNING APPLICATIONS – APPEALS**

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

**5955 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)

**5956 COMMUNITY AREA TRANSPORT GROUP**

**RESOLVED to note:** That 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 next meeting on 20<sup>th</sup> October.

**5957 LICENSING**

**None.**

**5958 CORRESPONDENCE**

**RESOLVED to note:** receipt of the following correspondence:

a) **Matters relating to trees at Trowbridge Lodge Park – none.**

b) **Strategic Planning matters**

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

ii. **Southwick Neighbourhood Plan**

iii. **Ecology matters relating to WHSAP sites considered with application for site 2.4 above.**

**5959 DATE OF NEXT MEETING**

**Tuesday 20<sup>th</sup> October 2020 at 19.00hrs.**

Meeting closed at: 19:40

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

Meeting closed at 20:45

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# Trowbridge Town Council

*Working with the Community*

Town Development 29<sup>th</sup> September 2020

**Signature**.....

**Date**.....

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