

MINUTES

At an Extra meeting of the Policy & Resources Committee in the Pitman Room, Civic Centre, St Stephen's Place, Trowbridge on Tuesday 5th June 2018

Present: Councillors: Brice, Bridges, Drewett, Fuller (Chair), Kirk, Oldrieve, Palmen (substituting for Cllr Blakemore), Payne and Whiffen. Cllrs Kemp & King in attendance.

Officers: Mr L Allan and Mrs T Carpenter (minutes)

Others: 16 Public, 2 Press

The Chair invited Mr Ian Terry from Coulston Estates, the developers of the Elm Grove Open Space, to give a brief presentation.

Mr Terry reported that Coulston Estates is a family run business, and introduced Stuart Jones, their Property Adviser, who was also in attendance. He reported that in 2017 Wiltshire Council's Spatial Planning team had asked Coulston Estates if they could accommodate a new primary school on the site, which at that time was deemed an urgent requirement, although since then it transpires it may not be so urgently required. Coulston Estates confirmed that as the field was already in Wiltshire Council's ownership it was possible to accommodate a primary school there, Coulston Estates offered an alternative larger site for the primary school. The current, revised proposal is to accommodate the primary school on part of the QEII field and provide a new recreation ground on land adjacent to the QEII field, which would be fully drained and could provide enhanced sport pitches and play equipment, noting that the existing QEII field has poor drainage and a poor play area. Coulston Estates were focusing on the site as a much needed housing requirement, and as a responsible developer, they are working with council officers to secure a development plan for this area and are committed to delivering a high quality scheme with public open space. Mr Terry confirmed that a public consultation would take place if taken forward by Wiltshire Council.

The Chair invited questions from Members.

Councillor Fuller suggested that Coulston Estates had been looking at providing a school on a different part of the area, on land they do not currently own. Councillor Payne also reported that plans had been put forward suggesting a site showing a primary school on the periphery. (Mr Terry confirmed this). Yet the current proposal had arrived within the last three days which was not discussed at Wiltshire Council's Cabinet meeting on 15th May 2018, but at the meeting did include suggestions a school could be built on the QEII site. Councillor Payne suggested that his comments made may have precipitated the actions of Coulston Estates on their decision. The condition of the field is well known and Councillor Payne suggested a lot of work would be required to get a good flow of water, and the ditches would have to be cleared on a regular basis. He also noted there are 5 primary schools within a 1 mile radius. He maintained the need for schools is on the other side of the railway line where the majority of new housing will be located and highlighted the desperate need to find alternative accommodation for Larkrise Special School.

Councillor Payne expressed his concern that the driving force behind the idea was from the Spatial Planning team in 2017, yet these plans were only heard of four weeks ago when the Cabinet papers were printed.

Mr Terry was also concerned that the plan had not emerged until after the Cabinet meeting even though it has been discussed with Wiltshire Council officers quite some time ago and had been escalated by the need for a school on a ready site, although it was appreciated there is a lesser need for the school now. Coulston Estates site has not yet been approved.

The Chair thanked Mr Terry for his presentation.

Initials.....dated.....

2979 APOLOGIES

**RESOLVED to accept apologies with reasons from Councillor David Halik.
And to note apologies from Horace Prickett (Wiltshire Councillors for Southwick division).**

2980 DECLARATIONS OF INTEREST

To receive Declarations of Interest not already included on the Register 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.

The Chair suggested and it was agreed to defer Agenda item 3, Open Forum until the Clerk gave his report on Wiltshire Council's Housing Sites Allocation Plan.

2981 WILTSHIRE COUNCIL'S HOUSING SITES ALLOCATION PLAN

Members considered the Town Clerk's Report which was previously circulated with the Agenda.

Members reported as follows:

Concern was raised on the planning process. The town council is seeking to take over Elm Grove from Wiltshire Council however negotiations have proceeded which have not included Wiltshire Councillors or local members.

It was confirmed that the Windfall of 1000 houses for Trowbridge has been accepted by Wiltshire Council. Other towns' concerns regarding additional sites are as follows: Calne do not want it as they have already completed a Neighbourhood Plan (NP); Westbury are unsure and have not done a NP. Melksham/Melksham Without have a joint NP in progress, no response so far however it is anticipated that they would welcome more houses to enable them to deliver on the eastern by pass and canal restoration, to be included in their NP which has not been adopted yet.

Open Forum: The Chair invited questions from members of the public:

Julie Baptista questioned 3260 – Spring Meadows – stating that initially the report stated 45 houses, however now it reads 20. The Town Clerk reported that just before 15th May meeting, site allocations had been increased and the latest document addendum states 45. Julie questioned the town council's Strategy 2017-2021 which rigorously opposes development outside the 2km circle. The Town Clerk stated that it relates to 2km as a straight line and that this site was inside that.

David Goodship opposes the Southwick Court proposed development and questioned if we would be relying on Cllr Sturgis's comments; the Town Clerk confirmed it would be included in our comments as per his report.

Graham Hill reported he had spoken to the Ombudsman yesterday and been assured that Frank Cain is conducting a corporate review of spatial planning.

Michael Roberts –reported that meetings had been held between the developers and Spatial Planning team; no notes are available but a statement of common ground has been prepared, which is not available until the proposals go to the Inspector. Can this be added into the town council's report? The Town Clerk confirmed that pre applications are confidential.

Councillor Darren Henry introduced himself as the new Wiltshire Council portfolio holder for Spatial Planning, having only been in post for two weeks. Darren hoped to work together with members and suggested a meeting with the Town Clerk to get an update.

Trowbridge Town Council

Extra Policy & Resources Committee 5th June 2018

Working with the Community

Norman Swanning asked why Wiltshire Council are keen to over shoot the target. The Town Clerk confirmed that the figures in the Core Strategy are minimum and it is therefore opening up the risk that developers will say the 5 year target is not being met.

George Bunting commended the town council on its sustainability approach.

The Chair thanked the members of the public for their issues raised.

2982 The Recommendations were proposed and seconded.

Cllr Payne proposed two amendments to add words, which were accepted by the proposer and seconder and it was **RESOLVED**:

A. Trowbridge Town Council supports Wiltshire Council's allocation of 1000 of the Windfalls allowance for the N&W HMA to Trowbridge CA as expressed by Councillor Sturgis at the Trowbridge Area Board on Thursday 24th May 2018.

B. Trowbridge Town Council therefore agrees with Wiltshire Council that the shortfall in supply for the Trowbridge Community Area is 843 houses in the period up to 2026.

C. Trowbridge Town Council supports Wiltshire Council in seeking to allocate a surplus in order to ensure that the five-year land supply can be met in the HMA and that this is met through identifying sites for 1100 houses.

D. Trowbridge Town Council supports Wiltshire Council in the allocation of the following sites to meet part of the shortfall:

Spring Meadows 3260	45
Elm Grove Farm 248/613	250
Church Lane 1021	45

and; Trowbridge Town Council supports the allocation of the following alternative sites to meet part of the shortfall:

Additional allocation at Wain Homes' part of Ashton Park	21
Biss Farm 3247	267

E. Trowbridge Town Council does not support the following sites which are contrary to the Wiltshire Core Strategy:

S of Elizabeth Way	355
W H BP	225
Southwick Court	180

F. Trowbridge Town Council agrees with Wiltshire Council, that the WCS figures are indicative only and should not be adhered to rigidly and therefore supports the reallocation of; 72 houses to the neighbouring villages, in order to ensure that they continue to maintain sustainability and local infrastructure; and 400 houses to other towns in the HMA such as Melksham, Calne and Westbury, to ensure that they can continue to sustain economic growth and the viability and vitality of their town centres, throughout the plan period.

G. Trowbridge Town Council supports Wiltshire Council in meeting the longer term growth for Trowbridge through a review of the WCS and in particular a review of the Green Belt.

Initials.....Dated.....

- H. Trowbridge Town Council does not support the redevelopment of the QEII ‘Fields in Trust’ Elm Grove Recreation Ground as part of a housing site allocation or school development and requests that the Spatial Planning Team identify the justification for a new 2 form entry primary school in this part of the town and also considers use of any land in this area in the ownership of Coulston Estates or Wiltshire Council that could accommodate a new site for Larkrise School. And that alternative arrangements to accommodate the school and housing development are brought forward which retain the Elm Grove Recreation Ground as a focal centre for the community, linking the existing and new developments.**

- I. That regarding the sites put forward by Wiltshire Council, Trowbridge Town Council views with great concern the lack of transparency in respect of Spatial Planning’s dealings with site owners and promoters. Additionally, Spatial Planning have failed to observe the protocol whereby ward councillors are fully briefed, at an early stage, of any major proposals for their area.**

2983 PRESS RELEASES

RESOLVED to make the following press release:
Housing Sites Allocation Plan alternative proposal.

2984 DATE OF NEXT MEETING

NOTED Tuesday 26th June 2018 (Grants) at the Civic Centre, St Stephen’s Place, Trowbridge

Meeting closed at 12.10hrs.

To all other councillors for information.

Signature.....Dated.....

EXTRA POLICY & RESOURCES COMMITTEE MEETING 5TH JUNE 2018 ACTION LIST

ACTION	BY WHOM	DATE COMPLETED																
<p>A. Trowbridge Town Council supports Wiltshire Council's allocation of 1000 of the Windfalls allowance for the N&W HMA to Trowbridge CA as expressed by Councillor Sturgis at the Trowbridge Area Board on Thursday 24th May 2018.</p> <p>B. Trowbridge Town Council therefore agrees with Wiltshire Council that the shortfall in supply for the Trowbridge Community Area is 843 houses in the period up to 2026.</p> <p>C. Trowbridge Town Council supports Wiltshire Council in seeking to allocate a surplus in order to ensure that the five-year land supply can be met in the HMA and that this is met through identifying sites for 1100 houses.</p> <p>D. Trowbridge Town Council supports Wiltshire Council in the allocation of the following sites to meet part of the shortfall:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Spring Meadows 3260</td> <td style="width: 20%; text-align: center;">45</td> </tr> <tr> <td>Elm Grove Farm 248/613</td> <td style="text-align: center;">250</td> </tr> <tr> <td>Church Lane 1021</td> <td style="text-align: center;">45</td> </tr> </table> <p style="text-align: center;">and; Trowbridge Town Council supports the allocation of the following alternative sites to meet part of the shortfall:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Additional allocation at Wain Homes' part of Ashton Park</td> <td style="width: 20%; text-align: center;">21</td> </tr> <tr> <td>Biss Farm 3247</td> <td style="text-align: center;">267</td> </tr> </table> <p>E. Trowbridge Town Council does not support the following sites which are contrary to the Wiltshire Core Strategy:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; color: red;">S of Elizabeth Way</td> <td style="width: 20%; text-align: center; color: red;">355</td> </tr> <tr> <td style="color: red;">W H BP</td> <td style="text-align: center; color: red;">225</td> </tr> <tr> <td style="color: red;">Southwick Court</td> <td style="text-align: center; color: red;">180</td> </tr> </table> <p>F. Trowbridge Town Council agrees with Wiltshire Council, that the WCS figures are indicative only and should not be adhered to rigidly and therefore supports the reallocation of; 72 houses to the neighbouring villages, in order to ensure that they continue to maintain sustainability and local infrastructure; and 400 houses to other towns in the HMA such as Melksham, Calne and Westbury, to ensure that they can continue to sustain economic growth and the viability and vitality of their town centres, throughout the plan period.</p> <p>G. Trowbridge Town Council supports Wiltshire Council in meeting the longer term growth for Trowbridge through a review of the WCS and in particular a review of the Green Belt.</p>	Spring Meadows 3260	45	Elm Grove Farm 248/613	250	Church Lane 1021	45	Additional allocation at Wain Homes' part of Ashton Park	21	Biss Farm 3247	267	S of Elizabeth Way	355	W H BP	225	Southwick Court	180	LA	
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