

The Civic Centre
St Stephen's Place
TROWBRIDGE
Wiltshire
BA14 8AH

info@trowbridge.gov.uk

12th December 2018

SUMMONS

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

Dear Councillor,

You are hereby summoned to a meeting of the **Town Development Committee** to be held on **Tuesday 18th December 2018 at 19:00** in: **The 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 4th December 2018**
 - b) **To note** any matters arising from the Minutes of the Town Development Committee meeting held on **Tuesday 4th December 2018**
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 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 5th - 18th December 2018.

7. **PLANNING APPLICATIONS - DEFERRED**

To consider applications deferred from the previous meeting: **None.**

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:

Application Number: 18/09482/FUL

Site Location: 17 Manor Road Trowbridge BA14 9HP

Proposal: Erection of a single storey building for ancillary use in connection with 17 Manor Road

Case Officer: Steve Vellance

Decision: Approve with Conditions Decision Date: 04/12/2018

Original TTC Observation: RESOLVED: Delegated Decision: Objection. The original application which permitted the construction of two additional residential homes in the rear garden of 17 Manor Road includes a number of drawings which are referenced in the decision notice for 15/02242/FUL. These drawings show that the 6 parking spaces were contained within an area approximately 18m long and 5m deep and also included an area of planting. In addition, the drawing indicates that the rear garden of 17 Manor Road which would be retained as approximately 7 m long. The total distance between the existing house and the two new houses is therefore shown as $18 + 7 = 25m$. The drawing submitted with this new application suggests that the available space between the back of 17 Manor Road and the two new houses has somehow miraculously increased to approximately 33m. Either; the two new houses have not been constructed in accordance with the drawings or the drawing submitted with the current application is inaccurate. The proposed building shown on the site plan would be significantly harmful to the amenity of the residents of the two new houses and potentially also to the existing residents of 17 Manor Road and the neighbours at 19 Manor Road, particularly as the windows of the proposed building are higher than 2m. In addition the current proposal is so similar to the previous proposal which was refused such that the previous reason for refusal on vehicular manoeuvre grounds should still apply to this application.

The proposed workshop building, by reason of its size, height, mass and unrelated design, would overwhelm the immediate residential properties and therefore create a visually incongruous and discordant feature that would be harmful to the character and appearance of the area, contrary to Core Policy 57 of the Wiltshire Core Strategy, adopted 2015.

The proposed workshop building would, by reason of its siting, height, size, mass and bulk, constitute an over development of the site, which would result in: an unacceptable adverse impact on the amenities of existing and future neighbouring occupiers through loss of private amenity space to No 17 Manor Road; an overbearing and dominant impact to the properties currently under construction and the residential garden of No 19 Manor Road, through increased noise and disturbance, contrary to Core Policy 57 of the Wiltshire Core Strategy, adopted 2015 and paragraph 17 of the NPPF.

The proposed development would, as a result of the loss of turning area, which would subsequently require vehicles to perform multiple manoeuvres to enter and leave the site in forward gear, or require vehicles to reverse an excessive distance to enter the highway, have an unacceptable harmful impact on highway safety contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy, adopted 2015

Application Number: 18/10095/FUL

Site Location: 2 Furlong Gardens Trowbridge Wiltshire BA14 7HB

Proposal: Erection of two-bedroom dwelling & provision of parking (revised application)

Case Officer: David Cox

Decision: Approve with Conditions

Decision Date: 07/12/2018

TTC Original observation: Objection. The proposal by reason of the building layout, built form and resultant streetscape would be an incongruous and discordant addition to the semi-detached pair which would be out of keeping with the character and appearance of the street scene. The proposal would not therefore be of a high standard of design and would not draw on the local context of the area and would therefore be contrary to core policy CP57 (iii) of the adopted Wiltshire Core Strategy.

10. **PLANNING APPLICATIONS – APPEALS**

To consider the following appeals information received from Wiltshire Council:

APPELLANTS NAME: Mr Alex Almeida

APPEAL SITE: 62 Wingfield Road, Trowbridge, Wiltshire, BA14 9EN

PROPOSED DEVELOPMENT: Restoration work to existing dwelling, demolition of garage and erection of two dwellings and associated external works.

INSPECTORATE REFERENCE: APP/Y3940/W/18/3213617

APPEAL START DATE: 05 December 2018

Application number: 18/05385/FUL

Original TTC observation: No objection, subject to no significant adverse impact on neighbour amenity.

Original Wiltshire Council Decision:

1. The proposed development, by virtue of its design, siting and height, would not enhance or preserve the character of the conservation area and the scheme would cause less than substantial harm to the character of the heritage asset which is not outweighed by any public benefit. The proposed development is therefore contrary to Core Policy 58 of the Wiltshire Core Strategy and section 16 of the National Planning Policy Framework.

2. The proposed development, due to the location of the proposed access and onsite parking, would result in an unacceptable level of harm to the living conditions of residents of No. 62 Wingfield Road, in terms of noise and light pollution. The proposed development is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy.

3. The proposed development, by virtue of its siting and design, and due to the close proximity of the rear garden of plot 1 to the rear elevations of residential properties fronting Staddlecote Place, would result in the future occupiers of plot 1 being overlooked and suffering loss of privacy to the detriment of their living conditions. The proposal would therefore conflict with Core Policy 57 of the Wiltshire Core Strategy.

11. **LICENSING MATTERS**

Address of premises: The Stallards Inn, Stallard Street, Trowbridge, Wiltshire, BA14 8JN

Application by: Four County Inns LTD

Telephone call received from the applicant.

Letter received from the applicant. (copy attached).

Revised plan of the premises received from the applicant's agent. (copy attached).

At the previous meeting the committee resolved to **object** to a proposed extension of trading hours on the grounds of potential noise nuisance.

Given the additional information now provided the committee may wish to reconsider their objection.

12. **ENFORCEMENT & OTHER MATTERS**

a. **To consider** updates on previously advised issues:

Highway and Street scene matters have been reported to the Neighbourhood Services Officers and can be reported directly via report@trowbridge.gov.uk

Springfield Park – The Clerk has written to Enforcement asking for their further advice.

b. **To consider** any new issues raised by councillors or members of the public.

13. **ROAD CLOSURES**

a. **To consider** road closure applications:

None.

b. **To note** road closures which have been confirmed and previously circulated:

14. **WAITING RESTRICTION PROPOSALS**

a. **To consider** the following proposals made by Wiltshire Council:

Hungerford Avenue – Extension of Double Yellow Lines to Richmond Close.

(The original request asked for a longer extension).

Millington Drive – New Single Yellow Lines with 8:30-9:30 and 2:30-3:30 no waiting for whole length.

(Consider if Hungerford Avenue should be same).

Nightingale Road - Residential area - punitive restrictions in these areas are often controversial and when a TRO is advertised, considerable objections can be raised resulting in the proposals being abandoned. Junctions have already been protected.

The committee were concerned that each of these were being treated differently but were experiencing similar issues as a result of being close to St John's School. Wiltshire Council have explained that each road has a different design with regard to width and frontages and that the proposals have been made based upon appropriate measures for the type of road. The committee may remain concerned at the lack of additional measures being proposed for Nightingale Road and Wiltshire Councillors may wish to raise this further.

b. **To consider** an update from Wiltshire Council on the following requests which have not been progressed:

Central Area Residents Parking Zone – Being progressed by Wiltshire Council.

College Residents Parking Zone – Being progressed by Wiltshire Council.

Larkdown – No report

Parklands – No report

Yeoman Way – No report

15. **CORRESPONDENCE**

To note receipt of the following correspondence:

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

16. **DATE OF NEXT MEETING**

Tuesday 8th January at 6pm.

PLEASE NOTE THAT THIS MEETING IS AT 6PM PRIOR TO THE POLICY & RESOURCES COMMITTEE MEETING.

To all other members of the council for information.