

Town Development Committee 23rd February 2021

Planning applications can be viewed via this link:

<https://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>

Planning Applications DEFERRED (AGENDA ITEM 6)

None.

Planning Applications NEW (AGENDA ITEM 7)**WILTSHIRE COUNCIL**

Planning Applications Received up to W/E 05/02/21

Application Number: 21/00260/FUL

Site Location: 1 Ayrton Close Trowbridge Wilts BA14 0FX

Applicant: Mr Shaun Rowe

Grid Ref: 384311 156722

Applicant Address: 2E High Street Dilton Marsh Westbury BA13 4DS

Electoral Division: TROWBRIDGE LAMBROK

Proposal: Change of use of ancillary building to one bedroom bungalow.

Case Officer: Gen Collins

Direct Line: 0300 456 0114

Registration Date: 30/01/2021

Please send your comments by: 01/03/2021

Application Number: 21/00310/FUL

Site Location: 19 Murray Road Trowbridge BA14 8QT

Applicant: Mr & Mrs Rystaw

Grid Ref: 385721 158868

Applicant Address: 19, Murray Road Trowbridge BA14 8QT

Electoral Division: TROWBRIDGE ADCROFT

Proposal: Construction of new 3 bedroom house in existing side garden with associated landscaping and parking, combined with single storey front extension to existing building to form porch.

Case Officer: Steve Vellance

Direct Line: 01225 770255

Registration Date: 01/02/2021

Please send your comments by: 01/03/2021

Application Number: 21/00426/FUL

Site Location: 33 Jenkins Street Trowbridge BA14 8NF

Applicant: Ms Debra Baggs

Grid Ref: 385300 158654

Applicant Address: 33, Jenkins Street Trowbridge BA14 8NF

Electoral Division: TROWBRIDGE ADCROFT

Proposal: Single storey rear extension with full height bi-folding doors to provide additional ground floor family living space with improved access to the rear garden.

Case Officer: Steve Vellance

Direct Line: 01225 770255

Registration Date: 03/02/2021

Please send your comments by: 03/03/2021

Application Number: 21/00530/FUL

Site Location: 126 Mascroft Road Trowbridge BA14 6GN

Applicant: Mr Dave Fry

Grid Ref: 387581 157597

Applicant Address: 126, Mascroft Road Trowbridge BA14 6GN

Electoral Division: TROWBRIDGE PAXCROFT

Proposal: Single storey conservatory to rear elevation.

Case Officer: Steve Vellance

Direct Line: 01225 770255

Registration Date: 03/02/2021

Please send your comments by: 03/03/2021

Application Number: 21/00545/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 flats with landscaping alterations.
Case Officer: Steve Vellance Direct Line: 01225 770255
Registration Date: 05/02/2021 Please send your comments by: 05/03/2021

Application Number: 21/00707/FUL
Site Location: 20 Drynham Road Trowbridge BA14 0PE
Applicant: Mr craig Thompson Grid Ref: 385798 156985
Applicant Address: 20, Drynham Road Trowbridge BA14 0PE
Electoral Division: TROWBRIDGE DRYNHAM
Proposal: Rear single storey extension.
Case Officer: Selina Parker-Miles Direct Line: 01225 716770
Registration Date: 04/02/2021 Please send your comments by: 04/03/2021

WILTSHIRE COUNCIL Planning Applications Received up to W/E 12/02/21

Application Number: 21/00643/FUL
Site Location: 21 Clipsham Rise Trowbridge BA14 9DG
Applicant: Mrs Toni Morris Grid Ref: 384249 158400
Applicant Address: 21 Clipsham Rise Trowbridge BA14 9DG England
Electoral Division: TROWBRIDGE LAMBROK
Proposal: Erection of single and two storey extensions.
Case Officer: Selina Parker-Miles Direct Line: 01225 716770
Registration Date: 08/02/2021 Please send your comments by: 08/03/2021

WILTSHIRE COUNCIL Planning Applications Received up to W/E 19/02/21

Application Number: 21/00804/VAR
Site Location: Building to the Rear of Homefield House Polebarn Road BA14 7EQ
Applicant: Upsalls Property Management Grid Ref: 386006 157949
Applicant Address: C/O Agent Trowbridge UK
Electoral Division: TROWBRIDGE PARK
Proposal: Variation of condition 2 of planning application 15/12319/FUL) (Proposed conversion of existing storage area to form 2 residential dwellings)
Case Officer: Steven Sims Direct Line: 01225 770238
Registration Date: 16/02/2021 Please send your comments by: 16/03/2021

Application Number: 21/00809/LBC
Site Location: Homefield House Polebarn Road Trowbridge BA14 7EQ
Applicant: Upsalls Property Management Grid Ref: 385990 157929
Applicant Address: C/O Agent Trowbridge UK
Electoral Division: TROWBRIDGE PARK
Proposal: Proposed conversion of existing ancillary building to form 2no, residential dwellings
Case Officer: Steven Sims Direct Line: 01225 770238
Registration Date: 16/02/2021 Please send your comments by: 19/03/2021

Application Number: 21/01009/FUL

Site Location: 114 Cornbrash Rise Hilperton BA14 7TR

Applicant: Mr Nick Lawes

Grid Ref: 387172 157947

Applicant Address: 114, Cornbrash Rise Hilperton BA14 7TR

Electoral Division: TROWBRIDGE PAXCROFT

Proposal: Proposed single storey rear & side extension.

Case Officer: Steve Vellance

Direct Line: 01225 770255

Registration Date: 15/02/2021

Please send your comments by: 15/03/2021

Application Number: 21/01069/FUL

Site Location: 16 Springfield Close Trowbridge BA14 8TB

Applicant: Mr. C. Tucker

Grid Ref: 386239 158601

Applicant Address: 16, Springfield Close Trowbridge BA14 8TB

Electoral Division: TROWBRIDGE ADCROFT

Proposal: Demolition of existing lean to and garage. Construction of two storey rear extension, lean to front extension and a detached garage.

Case Officer: Selina Parker-Miles

Direct Line: 01225 716770

Registration Date: 16/02/2021

Please send your comments by: 16/03/2021

Application Number: 21/01298/FUL

Site Location: 27 Eastbourne Road Trowbridge Wiltshire BA14 7HW

Applicant: Mr Neil Hiscocks

Grid Ref: 386087 158128

Applicant Address: 27 Eastbourne Road Trowbridge Wiltshire BA14 7HW

Electoral Division: TROWBRIDGE PARK

Proposal: Ground floor rear/side extension

Case Officer: Julie Terzoudis

Direct Line: 0300 456 0114

Registration Date: 18/02/2021

Please send your comments by: 18/03/2021

Application Number: 21/01512/TCA

Site Location: Homefield House Polebarn Road Trowbridge BA14 7EQ

Applicant: Mrs A Pullen

Grid Ref: 385996 157918

Applicant Address: 8 Hill Street Trowbridge BA14 8LD Wiltshire

Electoral Division: TROWBRIDGE PARK

Proposal: The 6 Beech Mature Beech trees need a crown thin and a 30% reduction to all 6

Case Officer: Beverley Griffin

Direct Line: 01225 770860

Registration Date: 18/02/2021

Please send your comments by: 12/03/2021

Application Number: 21/01729/FUL

Site Location: 11 Silver Street Lane Trowbridge Wilts BA14 0JN

Applicant: Mr and Mrs Hall

Grid Ref: 385181 156332

Applicant Address: 11 Silver Street Lane Trowbridge Wilts BA14 0JN

Electoral Division: TROWBRIDGE GROVE

Proposal: Proposed single storey rear extension (Amendment to 19/05363/FUL)

Case Officer: Selina Parker-Miles

Direct Line: 01225 716770

Registration Date: 18/02/2021

Please send your comments by: 18/03/2021

Planning Applications REVISED (AGENDA ITEM 8)

Application Number: 20/00379/OUT

Site Location: Land South of Trowbridge, Southwick, Trowbridge, Wilts,

Applicant: Waddeton Park

Applicant Address:

Electoral Division: SOUTHWICK

Proposal: Outline planning permission with all matters reserved except access for the erection of up to 180 residential dwellings (Use Class C3); site servicing; laying out of open space and associated planting; creation of new roads, accesses and paths; installation of services; and drainage infrastructure.

Case Officer: Ruaridh O'Donoghue

Direct Line: 01225 716761

Please send your comments by: 14/03/21

TTC Original Observation [With current comments]: OBJECTION:

Trowbridge Town Council objects to the application on the following grounds:

1. Flood Risk, for the reasons provided by the Environment Agency. [This objection does not appear to have been satisfactorily resolved as the proposed bridge abutments will be likely to exacerbate flooding.]
2. Flood Risk and Drainage, for the reasons provided by the Principal Drainage Engineer. [This objection does not appear to have been satisfactorily resolved as the proposed bridge abutments will be likely to exacerbate flooding.]
3. Impact on ecology and biodiversity, for the reasons that the application does not provide the necessary evidence in respect of those species which are evident and would be significantly adversely impacted by the development including Otters. In particular, the proposed bridge to carry the road across Lambrok Stream will have a significant adverse impact as currently proposed. [This objection has been partially resolved, with proposed mitigation in the bridge]
4. Impact on Historic Landscape Setting, for the reasons that the proposed road and the bridge, if satisfactorily mitigated for severe adverse impact on biodiversity, ecology and flood risk is likely then to have a significant adverse impact on this aspect. [This objection has not satisfactorily resolved as the proposed bridge will have a significant impact on the setting of Southwick Court]
5. The proposal is not in accordance with the Trowbridge Bat Mitigation Strategy (Figure 6, page 40), for the reason that the TBMS requires a 'Zone A' NEW Core Bat Habitat to be created by the developer which is in addition to the RETAINED Core Bat Habitat and then a 'Zone B' Dark Buffer Zone. The applicant has failed to acknowledge the RETAINED Core Bat Habitat in their application and appears to indicate that buildings will be built at the edge of the Dark Buffer Zone, rather than this being the edge of highways and gardens. [This objection has not been satisfactorily resolved as the buffer zone is not at the required widths]

If Wiltshire Council is minded to approve the application, then Trowbridge Town Council would request the following conditions:

- A. The proposed road should be designed such that it is sensitive to the; historic landscape character of the area and adjacent buildings; the impact on flood risk and; on the ecological and biodiversity aspects of the site and in particular where it crosses the Lambrok Stream, such that the road and in particular the bridge, together mitigates satisfactorily for all of these three aspects individually and in combination.
- B. The development of the site should provide for a through dedicated cycle path from east to west;
 - linking to the A361 in such a way that it forms part of a longer route through to Southwick Country Park and via the Church Lane site (H2.4) to Acorn Meadow and Lambrok Road in the North West; [This requirement appears to have been accommodated in part] and
 - linking to Axe and Cleaver Lane in such a way that it forms part of a longer route through to North Bradley village in the South East; [This is not clear on the revised proposal. A cycle route from the site linking to Axe & Cleaver Lane is required from the developed area with an improved surface on Axe & Cleaver Lane] and

cont.

- linking to Boundary Walk in such a way that it forms part of a longer route through to Bradley Road and the Elm Grove site and thence on to Ashton Park in the North East; [This is not clear on the revised proposal. A cycle route from the developed area to Boundary Walk, with improvements to Boundary Walk and the path linking to Bradley Road/Woodmarsh is required] and
- linking to the path between Sandringham Road and Spring Meadows to the North [This is not clear on the revised proposal].
- The developers should fund improvements to the surface of Axe and Cleaver Lane from the access point from the site to Woodmarsh Road so that it is suitable for cycling; [See above] and
- The developers should fund improvements to Boundary Walk footpath, including widening between the site and Woodmarsh Road so that it is suitable for cycling as well as walking; The developers should provide a suitable crossing point on the A361 to allow the safe passage of cyclists to cross the road and a suitable route for cyclists to access the Church Lane site. [See above].

C. The developer should make a substantial contribution towards the provision of additional children's play equipment at Spring Meadows and at The Grove Recreation Ground, in lieu of an equipped play area on the site. [This does not appear to have been incorporated, as the proposal still includes a LEAP]

D. The developer should make a substantial contribution towards improvements and enhancements to Woodmarsh Football Ground. [This is not covered by the revised application].

E. If it is to be in accordance with the TBMS the proposal will need to be revised to include a minimum 30m wide protection zone across the whole site in addition to the RETAINED Core Bat Habitat at the edge of the development. [See above].

Additional comments:

The revised application talks about bus stops. Looking at all of the south of Trowbridge sites it would be appropriate that;

Sites H2.4 and H2.5 should fund improvements to bus stops and shelters on Frome Road.

Site H2.1 should fund improvements to bus stops shelters on Bradley Road in the vicinity of Spitfire Retail Park.

Site H2.2 should fund improvements to bus stops and shelters on Woodmarsh.

This site: H2.6 should fund the provision of:

- I. A bus shelter at the junction of Summerdown Walk and Marston Road including seating and a litter bin.



2. The relocation of the bus stop at Marston Road near the junction with Westmead Crescent and the installation of a bus shelter, widened pavement, seating and litter bin.



Application Number: I6/00547/FUL

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

Applicant: Wain Homes

Applicant Address:

Electoral Division: currently Southwick From 1st April TROWBRIDGE DRYNHAM

Proposal: Provision for 91 dwellings, ecological mitigation and associated infrastructure including roads/footpaths, bridge, cycleway, garages and sub-station.(Further amendments and/or additional information relating to access, drainage and ecology)

Case Officer: Andrew Guest

Direct Line: 01722 434379

Please send your comments by: 09/03/21

TTC Original Observation [With current comments]: 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 [Kingfisher Close] 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. [This has not been accommodated]

(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.

cont.

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. **[This has not been accommodated]**

(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. **[This has not been accommodated]**

(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. **[This has not been accommodated]**

(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.

[This has not been accommodated. In fact, a new drawing has been issued which clearly shows that the intended construction route is via Kingfisher Close.]

(f) Trowbridge Town Council opposes the suggestion from Highways that a Management arrangement should be established to manage all public areas. The Town Council considers that any open space, play areas, benches, litter bins etc. should be transferred to the Town Council.

Application Number: 20/08067/FUL

Site Location: Pen Y Cae, 30 Halfway Close, Trowbridge, BA14 7HQ

Applicant: Waddeton Park

Applicant Address: Pen Y Cae, 30 Halfway Close, Trowbridge, BA14 7HQ

Electoral Division: ADCOROFT/PAXCROFT

Proposal: Demolition of detached pitched roof double garage. Re-siting and rebuild of single garage and store with new hobby room above in roof void that includes additional gable to the rear.

Case Officer: Selina Parker-Miles Direct Line: 01225 716770

Please send your comments by: 02/03/21

TTC Original Observation: No objection subject to condition that it is not used as accommodation separate from the main dwelling.

Significant Decisions (AGENDA ITEM 9)

None

Appeals (AGENDA ITEM 10)

None

Licensing Applications Received (AGENDA ITEM 11)

None