

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

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28<sup>th</sup> July 2021

## SUMMONS

To members of the Town Development Committee: Councillors; Beaver (Lambrok), Bridges (Park), Bryant (Chair) (Drynham), Cave (Park), Cooper (Park), Hill (Vice Chair) (Grove), Jacob (Paxcroft), Emily Kirk (Paxcroft), Palmen (Central), Piazza (Drynham).

Dear Councillor,

You are hereby summoned to a meeting of the **Town Development Committee** to be held on **Tuesday 3<sup>rd</sup> August 2021 at 19:00hrs**.

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 business. To ensure COVID-19 public health guidance is adhered to, a capacity limit for public attendance at this meeting will be in place. You must contact the email address above no later than **5pm on Monday 2<sup>nd</sup> August** if you wish to attend this meeting. Places will be allocated on a first come first served basis. To ensure safety at the meeting, all members of the public are expected to adhere to the following public health arrangements to ensure the safety of themselves and others:

- Do not attend if presenting symptoms of, or have recently tested positive for COVID-19
- Follow one-way systems, signage and instructions
- Maintain social distancing
- Wear a face-mask (unless exempt)

Where it is not possible for you to attend due to reaching the safe capacity limit, alternative arrangements are available; You may submit questions in writing and the meeting will also be accessible via MS TEAMS. Online attendance will not facilitate contributions to the meeting.

Please go to the Town Council Website – Your Council – [Meetings](#) to find the MS TEAMS link.

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## AGENDA

**This meeting will be recorded.**

### 1. **APOLOGIES**

- To receive** apologies from those unable to attend.
- To consider for approval** those apologies received with reasons for absence.

### 2. **MINUTES**

- To approve** the list of delegated decisions (formal minutes are not produced for Virtual Consultation Meetings). These will be included as an appendix to the minutes of this meeting in the formal record.
- To note** any matters arising from the list of delegated decisions.

### 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**

To allow questions from members of the public, these may be answered but not debated.

### 6. **PLANNING APPLICATIONS - DEFERRED**

To consider any applications deferred from previous meetings: **NONE**.

### 7. **PLANNING APPLICATIONS - NEW**

To consider any new planning applications validated by Wiltshire Council [Planning Applications](#) and not previously considered and to make such recommendations and observations as the Committee may decide..

See link above and LIST.

### 8. **PLANNING APPLICATIONS - REVISED**

To consider any revised applications received: See link above and LIST. Including: **16/00547/FUL** - Land to the West of Drynham Lane and to the East of Eagle Park, Southview Farm Drynham Lane Trowbridge Wiltshire.

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)

#### **Town Clerk reports:**

The Town Council's most recent comments on this application are as follows:

#### **OBJECTION:**

1. 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.

2. 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. Additionally, the opportunity for a through route via this site to the main Ashton Park site is contrary to Core Policy 60 and the proposal for Ashton Park to be accessible by motor vehicles only via the roads constructed as part of Ashton Park.

3. Core Policy 2 (Delivery Strategy) of the Wiltshire Core Strategy states that Masterplans 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 plans do not provide for integration with a Masterplan for the Ashton Park Urban Extension and are therefore contrary to 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. The lack of Masterplan for the whole Ashton Park site means that this application is premature and should be dismissed until such a Masterplan is agreed.

4. 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.

AND:

A. 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 on the basis that the proposed access via Kingfisher Close is unsuitable and inadequate. No swept path drawings showing how delivery vehicles will traverse the bends on Kingfisher Close have been provided by the applicant.

B. 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.

C. Wain Homes have a history of failure to complete the existing development as proposed and permitted and cannot be trusted.

a. The following paragraph in the Construction Management Traffic Plan appears to be incomplete.

3.20 Toucan Street is accessed from Sparrow Road in the north and routes south to the proposed site access. Toucan Street provides access to smaller residential roads. The road is subject to on-street.

b. Table 3.1 refers incorrectly to Sparrow Road and indicates that the proposed construction access has already resulted in a Serious accident and is therefore unsuitable as construction access or vehicle access and should be replaced by access through Ashton Park.

c. The access plan indicates a cycle access at the southern corner of the site, yet the layout plan has removed this.

d. The access plan also shows that the cycle path in the north corner fails to link into the potential development to the north and also fails to provide access to the LEAP in Southview Park.

e. There remain a significant number of inconsistencies between different documents submitted in July 2021.

**Table 3.1 – Personal Injury Accident Data Summary**

Location	Date	Severity		
		Slight	Serious	Fatal
A350/ West Ashton Road Junction	03/12/2017	1	-	-
	14/02/2018	1	-	-
	15/12/2018	1	-	-
	25/05/2019	2	-	-
West Ashton Road	18/01/2016	1	-	-
	03/06/2017	1	-	-
	26/10/2018	2	-	-
	01/11/2019	1	-	-
West Ashton Road/ Leap Gate Roundabout	29/06/2018	1	-	-
Sparrow Road	02/04/2016	-	1	-
<b>Total</b>		<b>11</b>	<b>1</b>	<b>-</b>





## **RECOMMENDATION: OBJECTION:**

1. 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 link to the north of the site into the main Ashton Park development site, as indicated on the Masterplan included as Appendix A of the Construction Traffic Management Plan. The Masterplan fails to show any vehicle access to this site from Toucan Street, and the proposal is therefore contrary to Core Policies 2 and 29 of the WCS. No motor-vehicle access should be provided into Southview Park.

2. Toucan Street is also wholly unsuitable for construction vehicle access. All construction access should be via Ashton Park. The swept-path analysis clearly shows that even small rigid vehicles cannot access the site via Toucan Street without severe impact on residents who have parked their vehicles in Toucan Street.

3. 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 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, as well as the addition of 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. Additionally, the opportunity for a through route via this site to the main Ashton Park site should be provided and without it the proposal is contrary to Core Policy 60 and the proposal for Ashton Park to be accessible by motor vehicles only via the roads constructed as part of Ashton Park.

4. 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.

### **AND:**

A. 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 access to the main Ashton Park site as indicated on the Masterplan.

B. 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.

**9. PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS.**

To consider any significant planning decisions of Wiltshire Council: See LIST.

**10. APPEALS**

To consider any appeals information received from Wiltshire Council: See LIST.

**11. LICENSING**

a. To consider any licensing applications: See LIST.

b. To consider and note the proposed changes to Wiltshire Council's Gambling Statement of Licensing Principles.

**12. ENFORCEMENT & OTHER MATTERS**

To consider updates on previously advised issues:

- f. Silverthorne Passage – Environmental Services.
- g. Ashton Street Sink Hole – Reported to Area Engineer.
- h. Bins on Alma St from address in Ashton Street – Passed to Neighbourhood Services.
- i. Enforcement of conditions – Cllr Hill would raise the issue at the WALPA meeting.
- j. Courtfield House chimney stack collapsed, allowing water ingress – acknowledged by agent.
- k. The gate post at Rosefield House is partially demolished and the crenelated wall between the house and the cottage appears to be in danger of collapse – reported to enforcement.
- l. It has been noted that the unauthorised building on Newtown is now subject to a prosecution.
- m. Caravan in the vicinity of Leap Gate. Reported to persimmon and now removed.

Highway & Street-care matters can be reported to Neighbourhood Services:

[report@trowbridge.gov.uk](mailto:report@trowbridge.gov.uk)

**13. COMMUNITY AREA TRANSPORT GROUP**

The next meeting is due to be held on 9<sup>th</sup> September and therefore any new requests were asked to be submitted by 23<sup>rd</sup> July to be included on this Agenda. No new requests have been received. The current budget and allocations (updated since the last meeting) is as follows:

<b>CATG Match Funding BUDGET 21/22</b>	<b>£10,000.00</b>	
Silver Street Lane 20mph and crossing points	£833.33	Approved 22-06-21
St Thomas Road 20mph	£833.33	Approved 22-06-21
Broadmead Estate 20mph	£833.34	Approved 22-06-21
Dropped Kerbs Longfield Estate	£668.89	Approved 22-06-21 (£1167 – reduced)
New Town Pedestrian Crossing design	£3,000.00	Approved 22-06-21
Speed limit Cock Hill	£625.00	Approved 22-06-21
Pedestrian Crossing West Ashton Road, Blackball Bridge	£150.00	Approved 22-06-21
The Halve junction changes	£1,500.00	Provisional allocation
Innox Road 20mph	£256.00	Provisional allocation
The Croft/Carlton Row verge bollards	£300.00	Provisional allocation
Pedestrian barrier, Blair Road	£500.00	Provisional allocation
Manor Road verge protection	£500.00	Provisional allocation
Hilperton Road pedestrian refuge island		2022
Broadmead estate dropped kerbs		2022
Langford Road dropped kerbs		2022
<b>TOTAL</b>	<b>£10,000</b>	
<b>LEAVING</b>	<b>£0</b>	

## 14. **STRATEGIC PLANNING**

**To consider** any matters relating to strategic planning.

- a. **Wiltshire Local Plan Review**. Consultation end date was 9<sup>th</sup> March. The council submitted its final response to the consultation with significant objections and alternative suggestions our response is available via this link to the town council website:  
<https://www.trowbridge.gov.uk/wp-content/uploads/2021/03/210302-Trowbridge-Town-Council-Wiltshire-Local-Plan-Review-Consultation-Response.pdf>  
Cabinet considered the latest information on 29<sup>th</sup> June, following the consultation. Full report available here:  
<https://cms.wiltshire.gov.uk/documents/s190574/Wiltshire%20Local%20Plan%20Review%20Update.pdf>
- b. **Ashton Park**. To note that: the main Persimmon Outline Application was Approved by Strategic Planning on 14<sup>th</sup> July with a reduction from 30% to 27% affordable housing (Total development of 2500 houses)
- c. **Westbury Incinerator** – Strategic Planning Committee 22<sup>nd</sup> June approved the application. The Virtual Consultation Meeting (13<sup>th</sup> July) requested that the Town Clerk consider writing to the Secretary of State urging that he Call-In the application. The letter was sent on 14<sup>th</sup> July.

## 15. **CORRESPONDENCE**

**To note** receipt of the following correspondence:

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

## 16. **ROAD CLOSURE**

**To note the following:**

- d. Road closure decisions are circulated to councillors.
- n. Road closure applications are included on this agenda.

## 17. **HIGHWAYS SUBSTANTIAL PROJECTS**

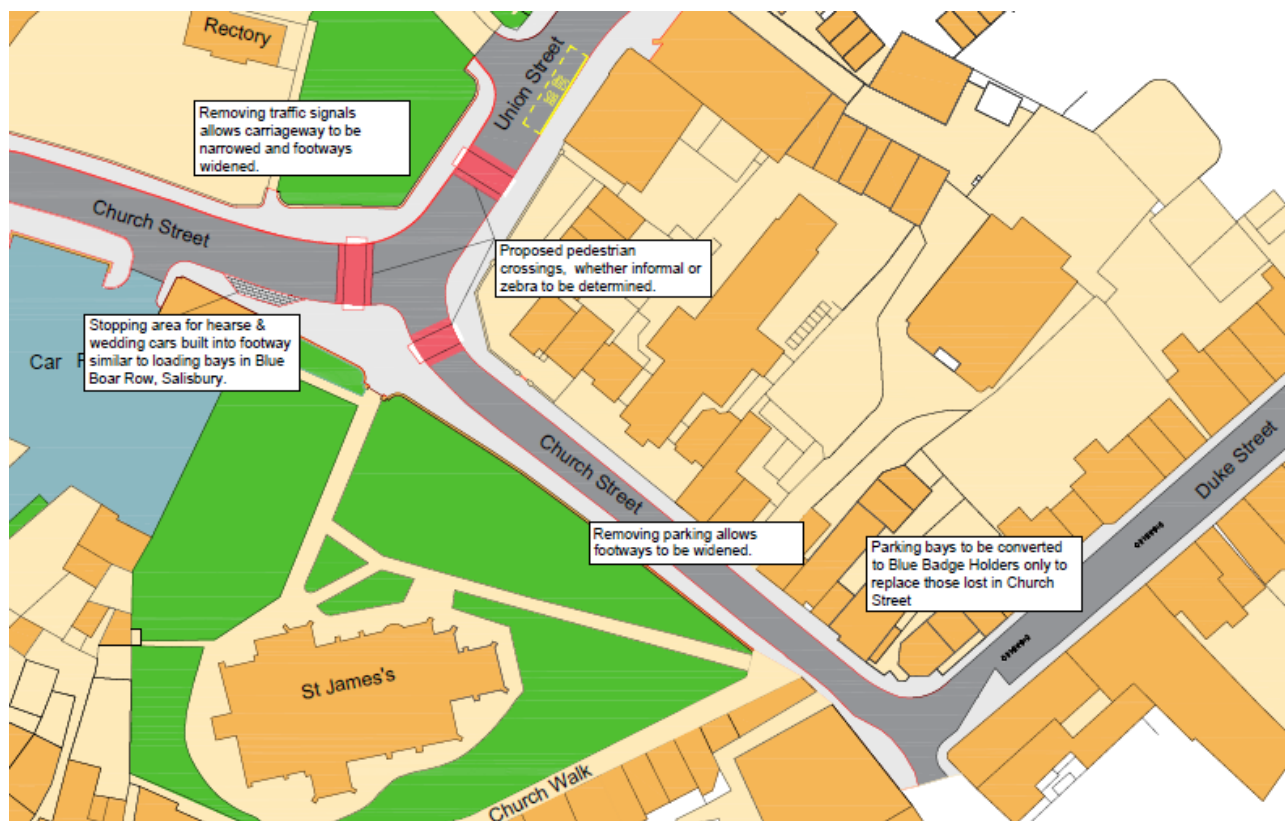
**To consider a proposal from Wiltshire Council to reconfigure the Union Street/Church Street junction.**

### **The Highways engineer reports:**

*A recent inspection by our consultant has identified a number of issues with this traffic signal installation (report attached) ranging from equipment in very poor condition through to the layout being non-compliant with the required standards. As a result, action is needed at this junction.*

*As traffic volumes and patterns have changed in this area, we feel that this junction no longer requires signalisation to operate. We would like to take this opportunity to remove the signals and make changes to the junction that will continue to allow pedestrians to cross with ease, while also allowing other improvements to the public realm to be made, including the widening of the existing footways as proposed in the outline plan attached [below]. Discussions with the Wiltshire Council elected members for this area, Cllrs Palmen and Kirk, have indicated that they would support this approach and therefore I am now writing to ask if the Town Council would also support this?*

**RECOMMENDATION: That the Town Council supports this proposal.**



## 18. DATE OF NEXT MEETING

### Future Meetings:

**24<sup>th</sup> August**

**14<sup>th</sup> September**

**12<sup>th</sup> October**

**9<sup>th</sup> November**

**30<sup>th</sup> November**

**21<sup>st</sup> December**

Cllr Bryant apologies.

Town Clerk on Holiday – Facilities Manager to cover.

Town Clerk at SLCC National Conference – Facilities Manager to cover.

*To all other members of the council for information.*