

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

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3<sup>rd</sup> November 2021

## SUMMONS

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

Dear Councillor,

You are hereby summoned to a meeting of the **Town Development Committee** to be held on **Tuesday 9<sup>th</sup> November 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 8<sup>th</sup> November** 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 minutes of the meeting held on 14<sup>th</sup> September 2021.
- 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:

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

To consider any new [Planning Applications](#) validated by Wiltshire Council and not previously considered and to make such recommendations and observations as the Committee may decide. See link above and **WEEKLY LISTS**.

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

To consider any revised applications received: See link above and **WEEKLY LISTS**.

**Application Ref 18/10035/OUT** - Outline Application

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

**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)

**Applicant Name** Judith Parry

**Case Officer:** Martin Broderick

**Respond By** 19-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014erqZAAQ/1810035out>

**Town Clerk's Report:** Revision to layout of site.

**RECOMMENDATION:** Objection due to the lack of a Masterplan which links all three WHSAP sites to the south west of Trowbridge as required by the inspector.

**Application Ref 18/04656/FUL** - Outline Application & **18/05278/LBC**

**Address:** Courtfield House Polebarn Road, Trowbridge, BA14 7EG

**Proposal:** Conversion of former school principal building to 4 No. dwellings, and associated external works; the erection of 16 No. dwellings and associated works following the demolition of the Polebarn Hall, Pine Hall and external WCs, and partial demolition of the Wool Store; and comprehensive landscaping.

**Applicant Name** Ashford Homes

**Case Officer:** Steven Sims

**Respond By** 16-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014eotM>

**Town Clerk's Report:** Revision to parking area behind the main house which increases area of lawn.

**RECOMMENDATION: No objection.**

**Application Ref 20/00379/OUT-** Outline Application

**Address:** Land South of Trowbridge, Southwick, Trowbridge, Wilts

**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.

**Applicant Name** Waddeton Park

**Case Officer:** Ruaridh O'Donoghue

**Respond By** 16-11-2021

**Application Link:** <https://wiltcouncil.force.com/pr/s/planning-application/a0i3z000014evqKAAQ/2000379out>

**Town Clerk's Report:** The proposal now includes a significant revision to the bridge which appears to be in response to the ecological and potential flooding issues, it is now around twice as long and includes three separate openings, one for the Lambrok Stream and one each side.

**RECOMMENDATION: OBJECTION:**

- A. Lack of a Masterplan which links all three WHSAP sites to the south west of Trowbridge as required by the inspector. The applicant has said in their cover letter: 'At present, there remain outstanding objections to the other allocated sites such that it is not possible to agree a comprehensive masterplan at this time which would be acceptable to the authority.'**
- B. Failure to indicate the height of the proposed bridge above the Lambrok Stream.**
- C. Failure to protect the historic setting of Southwick Court through the construction of a bridge which completely dominates the landscape to the north of Southwick Court to the detriment of the area. Additionally, the proposal is likely to have a severe detrimental impact on a number of other historic features in and close to the site.**
- D. Failure to plan for a satisfactory shared use cycle/pedestrian path which is shown as passing through the attenuation pond and would result in cyclists and pedestrians getting rather unacceptably wet at certain periods.**
- E. Drawing 37912/5501/010 which is titled 'Proposed Internal Access Road' on the planning website includes a number of anomalies when compared to the 'Illustrative Masterplan' also dated 21<sup>st</sup> October 2021.**
- F. Failure of the proposal to clearly demonstrate that all forms of access, as required by an Outline Application 'with all matters reserved except access', have been properly planned.**
  - i. The pedestrian/cycle connection to Axe & Cleaver Lane is shown as 'Potential connections to existing areas'.**
  - ii. The pedestrian/cycle connection to Boundary Walk is shown as 'Potential connections to existing areas' and is not shown as surfaced.**
  - iii. The pedestrian/cycle connection to Westmead Crescent is shown as 'Potential connections to existing areas' and is not shown as surfaced.**
  - iv. The pedestrian/cycle connection to Spring Meadows is shown as 'Potential connections to existing areas' and is not shown as surfaced.**

**All of these pedestrian/cycle connections should be fully surfaced and should be confirmed as being part of the development and not just potential.**

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

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

10. **APPEALS**

To consider any appeals information received from Wiltshire Council:

**Appeal Decision**

**Land west of Jasmine House, Hilperton Road, Trowbridge**

Site Visit made on 20 July 2021 by Tamsin Law BSc MSc MRTPI an Inspector appointed by the Secretary of State

Decision date: 11 October 2021

Appeal Ref: APP/Y3940/W/21/3273519

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr T Mcdonagh against the decision of Wiltshire Council.
- The application Ref 21/01266/FUL, dated 6 February 2021, was refused by notice dated 6 April 2021.
- The development proposed is the erection of a bungalow.

**Decision**

**I. The appeal is allowed** and planning permission is granted for the erection of a bungalow at Land west of Jasmine House, Hilperton Road, Trowbridge, BA14 7TS in accordance with the terms of the application, Ref 21/01266/FUL, dated 8 February 2021, subject to the conditions in the attached schedule.

11. **LICENSING**

To consider any licensing applications:

The Licensing Authority has received a New Premises Licence application for:

**Mogul Tandoori, 123 Mortimer Street, Trowbridge, Wiltshire, BA14 8BN**

Applicant: Tareq Hussain

The application is for the following licensable activities:

Recorded Music: Sun – Thur 12:00-14:00 & 17:30-23:30, Fri – Sat 12:00-14:00 & 17:30-23:59

Sale of Alcohol (On and Off sales): Daily 12:00-23:59

Late Night Refreshment: Daily 23:00-23:59

12. **ENFORCEMENT & OTHER MATTERS**

To consider updates on previously advised issues:

- a. Silverthorne Passage – Environmental Services.

**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 last meeting was held on 15<sup>th</sup> September

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>

Wiltshire Council has now published all of the responses to the consultation.

<https://www.wiltshire.gov.uk/planning-policy-local-plan-review>

Look for the following section in the above web link:

## **Local Plan Review Consultation Jan - March 2021**

A meeting with representatives from Hilperton, Staverton and Semington was held on 1<sup>st</sup> October with Cllrs Palmen, Hill and the Town Clerk. The meeting shared current thinking, a review of the consultation responses and the potential for joint future working. The Policy & Resources Committee approved a Recommendation that other similar meetings are arranged in future.

## **15. CORRESPONDENCE**

**To consider** the following correspondence:

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

**b. Proposed Traffic Regulation Order** - As part of Wiltshire Council's proposal to implement improvements to cycling infrastructure on Hilperton Road they are proposing the following:

- (i) two new pedestrian crossing on Hilperton Road at the Halve/ Eastbourne Road roundabout and at Quaterway Lane.
- (ii) A small section of no waiting at any time in the cul-de-sac section of Bellefield Crescent.
- (iii) Change to Quarterway Lane (Footpath 44) to cycle-way.

**RECOMMENDATION:** that the council supports the proposed changes to improve cycling infrastructure along Hilperton Road including two new pedestrian crossings which the council has been seeking for some time and works with Wiltshire Highways to seek alterations and additional improvements to reduce inconvenience to residents and improve safety.

**c. Waterworks Road** - Footway resurfacing works programmed, involve repairs to the existing footway, kerb replacement, and the adjustment of ironwork. The works will commence on Thursday 4<sup>th</sup> November 2021 and be completed by Wednesday 10<sup>th</sup> November 2021, with work taking place between the hours of 07:30 and 18:00 (no weekend working).

## **16. ROAD CLOSURE**

**To note the following:**

- a. Road closure decisions are circulated to councillors.
- b. Road closure applications are included on this agenda.

## **17. DATE OF NEXT MEETING**

**Future Meetings:**

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

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

**4<sup>th</sup> January 2022 (2 weeks)**

**26<sup>th</sup> January**

**15<sup>th</sup> February**

**8<sup>th</sup> March**

**29<sup>th</sup> March**

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