

Town Development Committee 21st December 2021**Planning Applications DEFERRED (AGENDA ITEM 6) – See agenda****Planning Applications NEW (AGENDA ITEM 7)****W/E 3rd December 2021**

Application Ref PL/2021/11193 - Householder Application

Address: 54 WOODMARSH, NORTH BRADLEY, TROWBRIDGE, BA14 0SB

Proposal: Construction of 3 bay detached garage

Applicant Name Mr Shane Marshall

Case Officer: James Taylor

Respond By 29-12-2021

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016tGI3>

RECOMMENDATION: No objection.

Application Ref PL/2021/11125 - Householder Application

Address: 11 PAXCROFT WAY, TROWBRIDGE, BA14 7DG

Proposal: side and front single storey extension to replace garage

Applicant Name mr & mrs clark

Case Officer: James Taylor

Respond By 27-12-2021

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016skX8>

RECOMMENDATION: No objection subject to no significant adverse impact on neighbour amenity.

Application Ref PL/2021/11074 - Householder Application

Address: 1 SOUTHVIEW ROAD, TROWBRIDGE, BA14 0PY

Proposal: Proposed side & rear extensions to a bungalow, demolition of a detached single garage, new dropped kerb & off road parking

Applicant Name Mr Kevin York

Case Officer: Steven Sims

Respond By 28-12-2021

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016scsb>

RECOMMENDATION: No objection subject to no significant adverse impact on neighbour amenity.

Application Ref PL/2021/11035 - Works to a Listed Building

Address: 42 FORE STREET, TROWBRIDGE, BA14 8EJ

Proposal: Conversion of existing retail unit into office space to the ground floor and a self contained apartment to the first floor.

Applicant Name Mr Bejar Shwali

Case Officer: David Cox

Respond By 31-12-2021

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016sak9>

RECOMMENDATION: No objection.

Application Ref PL/2021/10925 - Householder Application

Address: 6 WINDSOR DRIVE, TROWBRIDGE, BA14 0JZ

Proposal: To extend the single storey detached bungalow at the front, with the addition of a utility room on the side of the building, proposed removal of existing single garage to be re-built with a double garage.

Applicant Name Mr & Mrs Philip and Ruth Rixon

Case Officer: Steven Vellance

Respond By 30-12-2021

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016sGsp>

RECOMMENDATION: No objection subject to no significant adverse impact on neighbour amenity.

Application Ref PL/2021/10901 - Full Planning Permission

Address: 42 FORE STREET, TROWBRIDGE, BA14 8EJ

Proposal: Conversion of existing retail unit into office space to the ground floor and a self contained apartment to the first floor.

Applicant Name Mr Bejar Shwali

Case Officer: David Cox

Respond By 31-12-2021

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016sBCJ>

RECOMMENDATION: No objection subject to no significant adverse impact on neighbour amenity.

Application Ref PL/2021/10872 - Householder Application

Address: 2 PARK STREET, TROWBRIDGE, BA14 0AT

Proposal: Dismantle existing prefabricated concrete garage. Lay new concrete foundation/floor slab and erect new timber garage

Applicant Name Mr Hamish Price

Case Officer: Buju Can Cetin

Respond By 28-12-2021

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016s93j>

RECOMMENDATION: No objection.

W/E 10th December 2021

Application Ref PL/2021/11313 - Householder Application

Address: 26 SOUTHWOOD ROAD, TROWBRIDGE, BA14 7BZ

Proposal: Formation of porch and extension of front of garage. Provision of pitched roof to porch, garage and utility.

Applicant Name Mr Richard Watts

Case Officer: Steven Vellance

Respond By 03-01-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017Aokb>

RECOMMENDATION: No objection subject to no significant adverse impact on neighbour amenity.

Application Ref PL/2021/11150 - Proposed Works to Trees in a Conservation Area

Address: 1 WESTCROFT HOUSE, CONIGRE, TROWBRIDGE, BA14 8RF

Proposal: T1 Re-pollard Lime tree

Applicant Name Mr Cheshire

Case Officer: Beverley Griffin

Respond By 28-12-2021

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016smaw>

RECOMMENDATION: No objection.

Application Ref PL/2021/10779 - Full Planning Permission

Address: 1 Orchard Road, Trowbridge, Wilts, BA14 7AR

Proposal: Proposed 2 bedroom detached house located in western part of existing garden

Applicant Name Mr James Knight

Case Officer: Gen Collins

Respond By 07-01-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016s4kP>

RECOMMENDATION: OBJECTION The proposal represents overdevelopment of an inadequately sized plot and the proposed off-street parking arrangement is unacceptable on a junction and fails to provide for the turning of the vehicles to allow exit onto the highway in forward gears.

W/E 17th December 2021

Application Ref PL/2021/11629 - Householder Application

Address: 43 BOUNDARY WALK, TROWBRIDGE, BA14 0LZ

Proposal: Two storey side extension and single storey extension to front

Applicant Name Mrs Chelsey Nicholls **Case Officer:** Buju Can Cetin

Respond By 14-01-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017BNiz>

RECOMMENDATION: No objection subject to no significant adverse impact on neighbour amenity.

Application Ref PL/2021/11612 - Full Planning Permission

Address: 11 DUKE STREET, TROWBRIDGE, BA14 8EA

Proposal: Proposed conversion of AI Shop into a dwelling

Applicant Name Mr Bewley **Case Officer:** David Cox

Respond By 28-01-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017BLjH>

RECOMMENDATION: No objection subject to the addition of appropriate cycle-storage facilities.

Application Ref PL/2021/11566 - Householder Application

Address: 32 ST THOMAS ROAD, TROWBRIDGE, BA14 8SG

Proposal: New double garage and existing garage converted to bedroom and study

Applicant Name mr & mrs m samways **Case Officer:** Steven Vellance

Respond By 11-01-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017BJZq>

RECOMMENDATION: No objection subject to no significant adverse impact on neighbour amenity.

Application Ref PL/2021/11460 - Householder Application

Address: 1 ROSEDALE GARDENS, TROWBRIDGE, BA14 9TL

Proposal: Proposed Extension to rear of garage to form workshop.

Applicant Name Mr Tim Warder **Case Officer:** Steven Vellance

Respond By 10-01-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017AxBN>

RECOMMENDATION: No objection subject to no significant adverse impact on neighbour amenity.

Additional Plans

Application Number: 18/10035/OUT

Site Location: Land to the south of Church Lane Upper Studley Trowbridge Wilts

Applicant: Mrs Judith Parry

Applicant Address: C/O Agent

Electoral Division: TROWBRIDGE GROVE

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)

Case Officer: Eileen Medlin

Previous RESOLUTION:

OBJECTION

(a) The application fails to present a masterplan for those aspects which the Examination Inspector required a joint Masterplan for, in respect of cumulative and in-combination impacts of WHSAP sites 2.4, 2.5 & 2.6 and in particular ecology issues related to heritage, landscape and biodiversity including the Trowbridge Bat Mitigation Strategy TBMS and the cumulative impact of the three developments on the Lambrok Stream. It is therefore contrary to policy 2.4 in the WHSAP.

(b) The application fails to adequately to address the requirements of the TBMS, as it does not provide the required buffer zone widths determined by the TBMS and is therefore contrary to Policy 2.4 of the WHSAP and contrary to the policy contained in the TBMS.

(c) The application fails to confirm a pedestrian link directly from the site to the Southwick Country Park as required by Policy 2.4 of the WHSAP.

If further revisions and documents are submitted which satisfactorily address these issues to allow the application to be permitted then a condition should be applied which requires the applicant to improve TROW 8 with appropriate kerbing, removal of vegetation and resurfacing so that it can be safely utilised by cyclists and pedestrians together.

RECOMMENDATION: Delegate to the Clerk to Object to the proposal following the Virtual Consultation meeting on the 4th January, based upon the council's previous objections and subject to any further information or representations being received before or at the Virtual Consultation meeting on 4th January 2022 to add to those objections.

Planning Applications REVISED (AGENDA ITEM 8) – See agenda

Wiltshire Council Decisions (AGENDA ITEM 9)

Application Ref PL/2021/07392 - Householder Application

Address: 31 Westbury Road, Yarnbrook, Trowbridge, BA14 6AG

Proposal: Proposed timber frame self contained annexe in the garden.

Applicant Name: Mr Chris Hodges

Case Officer: Selina (Nina) Parker-Miles

Decision Date: 03-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000015VIRM>

Application Ref PL/2021/04189 - Householder Application

Address: 36 Bradley Road, Trowbridge, BA14 0QY

Proposal: Part two storey, part single storey extension to the side and rear

Applicant Name: Mr Terry Parker

Case Officer: Selina (Nina) Parker-Miles

Decision Date: 30-11-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000015HGdf>

Application Ref PL/2021/07687 - Householder Application

Address: 10 WINDSOR DRIVE, TROWBRIDGE, BA14 0JZ

Proposal: Proposed single storey attached annexe for use by relative only.

Applicant Name: Michael Salmons and Julie Molloy

Case Officer: Selina (Nina) Parker-Miles

Decision Date: 02-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016DdEK>

Application Ref 20/10083/FUL - Full Planning Permission

Application Ref 20/10938/LBC - Works to a Listed Building

Address: 36 Hilperton Road, Trowbridge, Wilts, BA14 7JG

Proposal: Lowering basement floor, internal alterations, removal of external garden steps, construction of balcony & sunken terrace, replacement of French doors to basement, relocation of boiler flue and installation of soil & vent pipe.

Applicant Name: Joanna Taylor

Case Officer: Steven Vellance

Decision Date: 06-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014exCA>

Application Ref PL/2021/09229 - Householder Application

Address: 26 AVONVALE ROAD, TROWBRIDGE, BA14 8QS

Proposal: New rear extension and new porch to front elevation

Applicant Name: Mr Tim Smith **Case Officer:** Steven Vellance

Decision Date: 06-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016RYNS>

Application Ref PL/2021/09314 - Householder Application

Address: 8 Ketton Close, Trowbridge, Wilts, BA14 9DQ

Proposal: Two storey side extension and single storey rear extension plus pitched roof to garage area

Applicant Name: Mr Paul Davies **Case Officer:** David Cox

Decision Date: 06-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016RcWy>

Application Ref PL/2021/09701 - Householder Application

Address: 1 CHEPSTON PLACE, TROWBRIDGE, BA14 9TA

Proposal: Garden / boundary wall adjacent to footpath over 1m high (1.865m high)

Applicant Name: mr & mrs quadling **Case Officer:** James Taylor

Decision Date: 06-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016TNBH>

Application Ref PL/2021/08420 - Householder Application
Address: 9 QUEENS CLUB GARDENS, TROWBRIDGE, BA14 9SR
Proposal: Proposed Single Storey Front Extension
Applicant Name: Ms Walker **Case Officer:** Selina (Nina) Parker-Miles
Decision Date: 09-12-2021 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016GEHX>

Application Ref PL/2021/10056 - Householder Application
Address: 314 FROME ROAD, TROWBRIDGE, BA14 0DZ
Proposal: Replace a single glazed lean conservatory with a single storey extension.
Applicant Name: Mr Chris Cole **Case Officer:** Jonathan Maidman
Decision Date: 09-12-2021 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016pe3G>

Application Ref PL/2021/09599 - Full Planning Permission
Address: 36 Moyle Park, Hilperton, Trowbridge, Wilts, BA14 7UF
Proposal: Change of use of garage to form Hair Salon
Applicant Name: Victoria Thorne **Case Officer:** James Taylor
Decision Date: 10-12-2021 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016SXg5>

Application Ref PL/2021/08383 - Householder Application
Address: 12 WESTMEAD CRESCENT, TROWBRIDGE, BA14 0LY
Proposal: remove garage, new side two story extension and rear single story extension (kitchen/dining/utility/store/wc/bedroom/en-suite)
Applicant Name: Robson **Case Officer:** Selina (Nina) Parker-Miles
Decision Date: 13-12-2021 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016G8ia>

Application Ref PL/2021/09799 - Householder Application
Address: 29 Queens Road, Trowbridge, Wilts, BA14 8NH
Proposal: Single storey rear extension
Applicant Name: Mr Simon Toomey **Case Officer:** Gen Collins
Decision Date: 13-12-2021 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016U8Xe>

Application Ref PL/2021/10878 - Lawful Development Certificate for an Proposed Use
Address: 3 PEPPERACRE LANE, TROWBRIDGE, BA14 7HU
Proposal: Proposed rear extension
Applicant Name: Jackie Rygor **Case Officer:** Mary Warner
Decision Date: 13-12-2021 **Decision:** Approve
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016s95p>

Application Ref PL/2021/04597 - Householder Application

Address: 2 RUNNYMEDE GARDENS, TROWBRIDGE, BA14 0FN

Proposal: Rear two story extension. Ground floor W3.5m x D4.0m. Second floor W3.5m x D2.0m with pitched roof.

Applicant Name: Mr Steven Wallis (Not Provided) **Case Officer:** Yancy Sun

Decision Date: 14-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000015JHxt>

Application Ref PL/2021/09756 - Full Planning Permission

Address: FIELDWAYS, HILPERTON ROAD, TROWBRIDGE, BA14 7JP

Proposal: Change of use of Fieldways Hotel and Health Club from Hotel (C1) to one dwelling (C3)

Applicant Name: c/o agent **Case Officer:** Verity Giles-Franklin

Decision Date: 14-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016TkkE>

Application Ref PL/2021/10057 - Householder Application

Address: 33 Wingfield Road, Trowbridge, Wilts, BA14 9EF

Proposal: Demolition of garage and C20th conservatory. Minor internal works to include the provision of a bathroom at first-floor level.

Applicant Name: Mark & Magda Ryan & Jamroz **Case Officer:** Jonathan Maidman

Decision Date: 14-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016pe3L>

Application Ref PL/2021/10612 - Works to a Listed Building

Address: 33 Wingfield Road, Trowbridge, Wilts, BA14 9EF

Proposal: Demolition of garage and C20th conservatory. Minor internal works to include the provision of a bathroom at first-floor level.

Applicant Name: Mark & Magda Ryan & Jamroz **Case Officer:** Jonathan Maidman

Decision Date: 14-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016rMfy>

Application Ref PL/2021/10478 - Householder Application

Address: 10 Coronation Street, Trowbridge, Wilts, BA14 7AH

Proposal: Erection of single & two Storey extensions (resubmission of PL/2021/04088)

Applicant Name: Mrs Nora Karmoun **Case Officer:** Steven Vellance

Decision Date: 14-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016rIbx>

Application Ref PL/2021/08882 - Works to a Listed Building

Address: 55 Castle Street, Trowbridge, Wilts, BA14 8AU

Proposal: Conversion of ground floor shop to residential including altering the front window and minor extension to rear below the existing canopy

Applicant Name: Mr Mark Arnold **Case Officer:** Verity Giles-Franklin

Decision Date: 15-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016QNk5>

Application Ref PL/2021/09369 - Full Planning Permission

Address: 55 Castle Street, Trowbridge, Wilts, BA14 8AU

Proposal: Conversion of ground floor shop to residential including altering the front window and minor extension to rear below the existing canopy

Applicant Name: Mr Mark Arnold **Case Officer:** Verity Giles-Franklin

Decision Date: 15-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016ReYO>

Application Ref PL/2021/09155 - Householder Application

Address: Roseland, 9 Hilperton Road, Trowbridge, Wilts, BA14 7JL

Proposal: Two-storey rear extension to replace the existing conservatory, garage and leanto utility room. New double garage and extending the existing dropped kerb

Applicant Name: Mr Michael Siswick **Case Officer:** James Taylor

Decision Date: 16-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016R8aw>

Application Ref PL/2021/10272 - Householder Application

Address: 32 WESTBOURNE ROAD, TROWBRIDGE, BA14 0AJ

Proposal: PROPOSED SINGLE STOREY REAR EXTENSION, AND ALTERATIONS TO EXISTING REAR OF PROPERTY.

Applicant Name: Mr Jack Rutland **Case Officer:** James Taylor

Decision Date: 17-12-2021 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016qAcc>