

MINUTES

At a meeting of the Town Development Committee held on MS Teams, on Tuesday 10th November 2020

Present Councillors: Bazan (Lambrok), Bryant (Paxcroft), Fuller (Park), Hill (Grove), Hoar (Central) – substitute for Cllr Beaver, Piazza (Drynham) and Palmen (Central).
Cllrs King and Hoar and Wiltshire Councillor Trigg.
Public: 10 (incl. 2 developer's agents).
Press: 2
Officer: Lance Allan

Cllr Bryant in the Chair.

5977 **APOLOGIES**

RESOLVED to accept apologies with reasons from councillor Whiffen.

5978 **MINUTES**

RESOLVED to approve as a correct record, the Minutes of the Town Development Committee meeting held on Tuesday 20th October 2020.

5979 **DECLARATIONS OF INTEREST**

Cllr Beaver declared a personal interest in application: 19/11459/OUT as agent and would withdraw from the meeting during debate and decision.

Cllr Beaver declared a personal interest in applications: 20/08558/FUL & 20/08980/LBC as agent and would withdraw from the meeting during debate and decision.

5980 **CHAIR'S ANNOUNCEMENTS**

There were none.

5981 **OPEN FORUM**

The chair confirmed that the public would be invited to speak immediately prior to consideration of each application if they wished.

5982 **PLANNING APPLICATIONS – DEFERRED** **NONE**

5983 **PLANNING APPLICATIONS - NEW (21st October – 10th November)**

The meeting considered applications received from Wiltshire Council as follows:

Application Number: 19/11459/OUT

Site Location: Land at Elm Grove Drynham Lane Trowbridge Wiltshire BA14 0PL

Applicant: Coulston Estates Ltd **Grid Ref:** 386072 156514

Applicant Address: Baynton House Coulston BA14 4NY

Electoral Division: TROWBRIDGE DRYNHAM & SOUTHWICK

Proposal: Erection of up to 260 dwellings; erection of multi-use community facility (Class F.2); strategic landscaping; access and drainage works; and demolition redundant former agricultural outbuildings

A number of members of the public spoke in relation to this application, raising issues around the status of the recreation ground, location of proposed footpaths close to rear gardens and width of green buffer adjacent to Drynham Hamlet.

Initial

RESOLVED: That Trowbridge Town Council supports the allocation of this site on strict condition that the applicant:

- a) Achieves access to the A363 to the south, for all construction traffic (with no construction traffic from Wiltshire Drive or Drynham Road to the north, during the whole of the construction period) and that this access is the main access until at least 50% of the dwellings have been occupied.
- b) Funds changes to the footway layout at the junction of Bradley Road with; Silver Street Lane and Wiltshire Drive to improve pedestrian crossing opportunities and eliminate confusion, including traffic lights with appropriate timings to improve traffic flows on Bradley Road.
- c) Provides a dedicated off-road cycle/pedestrian surfaced route across the whole site from Bradley Road to the Drynham railway bridge.
- d) Provides a dedicated off-road cycle/pedestrian surfaced route from Southview Farm to the White Horse Business Park access route to link to the new route from Southview Park, particularly to the north of Wiltshire Drive.
- e) Provides an appropriate level of disabled parking adjacent to the leisure building.
- f) Provides a wider buffer zone on the south side of the development adjacent to the Drynham Lane properties forming Drynham Hamlet, similar to the width to the north adjacent to properties in Lydiard Way.

Recorded vote:

IN FAVOUR: Palmen, Bryant, Hill

AGAINST: Piazza, Bazan

Application Number: 20/08558/FUL & 20/08980/LBC

Site Location: Nos.7-9 Stallard Street Trowbridge Wiltshire BA14 8HN

Applicant: Innox Mills Ltd

Grid Ref: 385264 157905

Applicant Address: Gable House 239 Regents Park London N3 3LF

Electoral Division: TROWBRIDGE CENTRAL

Proposal: Demolition of rear lean-to extensions; erection of rear single storey extensions; replacement and repairs to external doors and windows; erection of external bin store and associated works.

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

Application Number: 20/08902/TCA

Site Location: Elmhurst 45 Hilperton Road Trowbridge BA14 7JQ

Applicant: Jane Maryon

Grid Ref: 386626 158423

Applicant Address: Elmhurst, 45, Hilperton Road Trowbridge BA14 7JQ

Electoral Division: TROWBRIDGE PAXCROFT

Proposal: T1-Dead Beech Fell as requested by the Council. T2- Beech Fell as requested by the Council.

RESOLVED: No objection.

Application Number: 20/08946/TCA

Site Location: 46 Wingfield Road Trowbridge BA14 9EN

Applicant: Mr Andrew Fox

Grid Ref: 384789 157640

Applicant Address: 46 Wingfield Road Trowbridge BA14 9EN

Electoral Division: TROWBRIDGE CENTRAL

Proposal: Silver Birch - cut by 60% damage by roots

RESOLVED: No objection.

Initial

Application Number: 20/08964/TPO

Site Location: Manvers House Manvers Street Trowbridge BA14 8GH

Applicant: Marcus Moore

Grid Ref: 385540 158112

Applicant Address: 130 Lynmouth Road Rodbourne Swindon SN2 2DH

Electoral Division: TROWBRIDGE CENTRAL

Proposal: Weeping Ash removal in rear garden due to deteriorating health of tree, prognosis of ash dieback, with presence of inonotus fungal bracket approx. 3m up main stem

RESOLVED: No objection.

Application Number: 20/09183/TPO

Site Location: Land opposite 53 Clarendon Road Trowbridge BA14 7BS

Applicant: Wiltshire Council

Grid Ref: 386407 157847

Applicant Address: County Hall Bythesea Road Trowbridge Wiltshire BA14 8JN

Electoral Division: TROWBRIDGE PARK

Proposal: Horse Chestnut tree - overall reduction of 3m - 4m

RESOLVED: No objection.

Application Number: 20/08067/FUL

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

Applicant: Mr Ralph Chatfield

Grid Ref: 386955 158614

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

Electoral Division: HILPERTON

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.

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

Application Number: 20/08843/FUL

Site Location: KFC 235 Bradley Road Trowbridge BA14 0RQ

Applicant: Euro Garages Ltd

Grid Ref: 385424 156138

Applicant Address: Euro House Beehive Trading Park Haslingden Road Blackburn BBI 2EE

Electoral Division: TROWBRIDGE DRYNHAM

Proposal: Redecoration of building and window frames, including new cladding and external seating

RESOLVED: No objection.

Application Number: 20/09048/FUL

Site Location: 1 Brown Street Trowbridge BA14 7AS

Applicant: A. Cooksey & Sons Simon Cooksey **Grid Ref:** 385659 157345

UNIT 2 ROCKHAVEN BUSINESS CENTRE WEST WILTS T ESTATE WESTBURY BA13 4LS

Applicant Address:

Electoral Division: TROWBRIDGE PARK

Proposal: Proposed Detached 3 Bedroom Dwelling In The Side Garden Of No.1 Brown Street.

RESOLVED: Objection, the proposed development is out of keeping with the local area and results in the overlooking of neighbouring bungalows contrary to core policy 57.

Application Number: 20/09104/FUL

Site Location: 2 White Horse Close Trowbridge Wiltshire BA14 0QB

Applicant: Mr Richard Cairns

Grid Ref: 385784 156732

Applicant Address: 2 White Horse Close Trowbridge Wiltshire BA14 0QB

Electoral Division: TROWBRIDGE DRYNHAM

Proposal: Erection of single/two storey extension (Resubmission of 20/06337/FUL)

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

Initial

Application Number: 20/09125/FUL

Site Location: 11 Cranmore Close Trowbridge BA14 9BU

Applicant: Su and Stuart Macgregor **Grid Ref:** 384445 158145

Applicant Address: 11, Cranmore Close Trowbridge BA14 9BU

Electoral Division: TROWBRIDGE LAMBROK

Proposal: Demolition of conservatory and construction of single storey rear extension.

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

Application Number: 20/09202/TPO

Site Location: 9 Springfield Park Trowbridge BA14 7HT

Applicant: Weaver **Grid Ref:** 386342 158333

Applicant Address: 9, Springfield Park Trowbridge BA14 7HT

Electoral Division: TROWBRIDGE ADCROFT

Proposal: T1 - Section Fell Lime tree to as close to ground level as possible

RESOLVED: OBJECTION. No good reason to remove the tree has been provided, re-pollarding should be done to resolve the majority of issues identified.

Application Number: 20/09254/TCA

Site Location: Rodborough Lodge Victoria Road Trowbridge BA14 7LA

Applicant: William Warden **Grid Ref:** 386651 158539

Applicant Address: END FARM PLOUGH LANE MARSTON DEVIZES SN10 5SR **Electoral**

Division: TROWBRIDGE PAXCROFT

Proposal: See attached report

RESOLVED: No objection.

Application Number: 20/09275/FUL

Site Location: 89 Mascroft Road Trowbridge Wiltshire BA14 6GD

Applicant: Mr David Kent **Grid Ref:** 387390 157541

Applicant Address: 89 Mascroft Road Trowbridge Wiltshire BA14 6GD

Electoral Division: TROWBRIDGE PAXCROFT

Proposal: Single storey side extension, front porch, covered side parking area, drop pavement and electric vehicle charging point

RESOLVED: No objection.

Application Number: 20/09425/ADV

Site Location: KFC 235 Bradley Road Trowbridge BA14 0RQ

Applicant: Euro Garages Ltd **Grid Ref:** 385424 156138

Applicant Address: Euro House Beehive Trading Park Haslingden Road Blackburn BB1 2EE

Electoral Division: TROWBRIDGE DRYNHAM

Proposal: New internally illuminated signage, vinyls to Box sign and directional sign with wall vinyls.

RESOLVED: No objection.

Application Number: 20/09061/FUL

Site Location: Manvers House Manvers Street Trowbridge Wilts BA14 8YX

Applicant: Graham Higgins **Grid Ref:** 385540 158112

Applicant Address: Unit D1 Wagon Yard London Road Marlborough SN8 1LH

Electoral Division: TROWBRIDGE CENTRAL

Proposal: Enlargement and reconfiguration of parking area to provide 27 spaces. Provision of bin enclosures and covered cycle storage. Minor external alterations to building.

RESOLVED: Objection until such time as proposals to improve the open area between the site and the junction of Manvers Street and Church Street for greater public opportunity are brought forward with this application, the application should not be permitted.

Initial

Application Number: 20/09270/FUL

Site Location: 88 Rutland Crescent Trowbridge BA14 0NU

Applicant: Mr Nick Lovell

Grid Ref: 385508 157179

Applicant Address: 88, Rutland Crescent Trowbridge BA14 0NU

Electoral Division: TROWBRIDGE CENTRAL

Proposal: Two storey side extension and single storey rear extension

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

Application Number: 20/09474/TCA

Site Location: 16 Polebarn Road Trowbridge BA14 7EG

Applicant: Mr Timothy Hill

Grid Ref: 386001 157864

Applicant Address: 12 Ash Drive North Bradley Trowbridge, Wiltshire BA14 0SQ

Electoral Division: TROWBRIDGE PARK

Proposal: T1 Red - Ash, canopy reduction 40%, T2 Orange Cherry tree canopy reduction - 50%
T3 Yellow Apple tree canopy reduction, T4 Blue small Sycamore fell

RESOLVED: No objection.

5984 PLANNING APPLICATIONS - REVISED

To consider any revised plans received from Wiltshire Council: None.

Application Number: 20/09345/PNCOU

Site Location: Manvers House, Manvers Street, Trowbridge, Wiltshire, BA14 8YX

Applicant: Mr Graham Higgs

Applicant Address: RCC Town Planning Consultancy, Sandcliffe House, Northgate Street, Devizes,

ELECTORAL DIVISION: TROWBRIDGE CENTRAL

Proposal: Change of use of office building(B1a) to 27 residential apartments (C3)

RESOLVED: Objection until such time as proposals to improve the open area between the site and the junction of Manvers Street and Church Street for greater public opportunity are brought forward with this application, the application should not be permitted.

5985 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS

The committee noted the following significant decisions of the unitary authority: None.

Application Number: 20/08489/FUL

Site Location: 65 Holbrook Lane Trowbridge Wiltshire BA14 0PS

Electoral Division: TROWBRIDGE DRYNHAM

Proposal: Conversion of detached garage into dwelling

Decision: Refuse

Decision Date: 05/11/2020

5986 PLANNING APPLICATIONS – APPEALS

None.

5987 STRATEGIC PLANNING

RESOLVED to note matters relating to strategic planning.

a. Wiltshire Core Strategy Review - The first draft proposals are due to be presented to Cabinet meeting on 1st December and the papers for this meeting will be published the week before. Informal consultation is due in early 2021. The committee will have an opportunity to consider this at its meeting on 1st December, immediately after Cabinet and then prepare a response to the informal consultation in the New Year.

b. WALPA – Cllr Hill gave a brief update report.

Initial

5988 ENFORCEMENT & OTHER MATTERS

RESOLVED to note:

Highway & Street-care matters can be reported to Neighbourhood Services via report@trowbridge.gov.uk

5989 COMMUNITY AREA TRANSPORT GROUP

RESOLVED to note that **CATG** is meeting on 12th November to discuss recently forwarded issues.

5990 LICENSING

None.

5991 CORRESPONDENCE

RESOLVED to note: receipt of the following correspondence:

- a) **Matters relating to trees at Trowbridge Lodge Park – none.**

5992 DATE OF NEXT MEETING

Tuesday 1st December 2020 at 19.00hrs. Local Plan Review

Meeting Closed: 21:31

Future Meetings:

22nd December Local Plan Review

12th January CATG preparation

2nd February

23rd February

23rd March (4 weeks)

ELECTION PERIOD – decisions delegated to the Town Clerk.

To all other members of the council for information

Signature.....

Date.....

Initial