

MINUTES

At a meeting of the Town Development Committee held on MS Teams, on Tuesday 22nd December 2020

Present: Councillors: Bazan (Lambrok), Beaver (Lambrok), Bryant (Paxcroft), Fuller (Park), Hill (Grove), Piazza (Drynham) Palmen (Central) and Whiffen (Grove) **Chair.**

Public: 4

Press: 2

Officer: Lance Allan

6010 APOLOGIES

None.

6011 MINUTES

RESOLVED: To approve as a correct record, the Minutes of the Town Development Committee meeting held on Tuesday 1st December 2020.

6012 DECLARATIONS OF INTEREST

Councillor Beaver declared a pecuniary interest in application **20/09659/FUL** as agent for the applicant and withdrew from the meeting during debate and decision on the application.

Councillor Palmen declared a pecuniary interest in application **20/09659/FUL** as a trustee of St James' Trust, owners of the land and withdrew from the meeting during debate and decision on the application.

6013 CHAIR'S ANNOUNCEMENTS

Cllr Bryant (Vice Chair) chaired the meeting as the Chair had difficulties with technology.

6014 OPEN FORUM

Members of the public were invited to make comments immediately prior to consideration of individual applications.

6015 PLANNING APPLICATIONS – DEFERRED

Application Number: 20/09701/FUL

Site Location: Land at Elizabeth Way Trowbridge

Applicant: Chris Dolling

Applicant Address: Barratt House 710 Waterside Drive Aztec West Bristol BS32 4UD

Electoral Division: TROWBRIDGE PAXCROFT

Proposal: Construction of up to 187 dwellings, means of access, landscaping, drainage, public open space and all other associated infrastructure.

RESOLVED: OBJECTION: The Masterplan drawings lack sufficient detail to fully understand the proposals for the whole of allocation H2.3. The Urban Design Officer has raised concerns about WHSAP sites seeking to accommodate significantly more houses than allocated in the WHSAP. The proposal is significant overdevelopment of the site compared to the density for H2.3 as a whole and in comparison to the applications for the other two parts of the site and in comparison to the neighbouring areas on Osborne Road and Albert Road and will therefore be out of character with the local area.

continued..

Initial

If Wiltshire Council were, as required by the WHSAP Inspector, to work with the applicants to provide clear guidance for a Masterplan for the whole of WHSAP site 2.3, including the land owned by Wiltshire Council it may be possible to find a solution for this site which would garner approval.

The following matters also need to be resolved and clarified prior to permission being granted.

The developer should provide the footway/cycle way links to the other parts of the site (indicated by yellow blobs on the masterplan) through construction right up to the actual boundary (not the outer edge of the hedgerow) and funding to allow completion when the other parts of the site are built.

Wiltshire Council as landowner should confirm whether it intends that its own parcel of land is to be retained as open space or developed at a later date and if any development is intended the masterplan should indicate this.

Construction and demolition should be limited to the hours 07:30–18:00 Monday to Friday and 08:00–13:00 Saturday, with no construction or demolition on Sundays and Bank Holidays. (In accordance with the conditions imposed on the neighbouring site by the Strategic Planning Committee.)

Recorded Vote:

In Favour: Councillors Bazan, Beaver, Bryant, Fuller, Hill, Palmen, Piazza, Whiffen.

Against: None.

6016 PLANNING APPLICATIONS - NEW

The committee considered applications received from Wiltshire Council as follows:

20/09659/FUL

Site Location: Land off Frome Road Upper Studley Trowbridge

Applicant: Newland Homes

Applicant Address: Brighthouse Court Barnett Way Gloucester GL4 3RT

Electoral Division: TROWBRIDGE GROVE

Proposal: Erection of 50 dwellings and associated access and landscaping works.

Cllrs Beaver and Palmen left the meeting

RESOLVED: OBJECTION: The WHSAP Inspector required this site (WHSAP 2.5) to be considered together with two other sites (WHSAP 2.4 & 2.6) as linked sites with common issues and to that end requested a masterplan approach to address a number of aspects including landscape, ecology and heritage.

This joint approach is evidently lacking in this application.

There also is a failure by Wiltshire Council to provide the necessary guidance to the applicants for the three sites in respect of such Masterplanning matters as requested by the Inspector and until such guidance is provided and published none of the applications should be permitted.

Whilst it is recognised that the applicant for this site has done more than the other two to address such matters, including landscape and ecology, the lack of a joint plan which demonstrates that such matters have been considered jointly with the other two sites is unsatisfactory.

The lack of a flood risk assessment which clearly recognises the joint impact of the three sites on the Lambrok Stream and the potential to exacerbate flooding downstream between Southwick Court and Cock Hill/Bradford Road, where the Lambrok joins the River Biss is also of concern and a reason for objection at this stage.

Cllrs Beaver and Palmen re-joined the meeting

Initial

20/09833/LBC

Site Location: Balls Bridge, Bridge 168, Kennet & Avon Canal Trowbridge BA14 8RQ

Applicant: Mr Morgan Cowles

Applicant Address: The Dock Office Commercial Road Gloucester GL1 2EB

Electoral Division: **TROWBRIDGE ADCROFT**

Proposal: Graffiti removal works to Grade II Listed Bridge structure

RESOLVED: No objection.

20/10060/FUL

Site Location: 264 Frome Road Trowbridge BA14 0DS

Applicant: Mr Oliver Coppin

Applicant Address: 264, Frome Road Trowbridge BA14 0DS

Electoral Division: **TROWBRIDGE GROVE/LAMBROK**

Proposal: Loft conversion with dormer.

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

20/10150/FUL

Site Location: 52 Sycamore Grove Trowbridge BA14 0JD

Applicant: MR & MRS LICKLEY

Applicant Address: 52, Sycamore Grove Trowbridge BA14 0JD

Electoral Division: **TROWBRIDGE GROVE**

Proposal: PROPOSED LOFT CONVERSION WITH TWO STOREY REAR EXTENSION

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

20/10083/FUL & 20/10938/LBC

Site Location: 36 Hilperton Road Trowbridge Wilts BA14 7JG

Applicant: Joanna Taylor

Applicant Address: 36, Hilperton Road Trowbridge BA14 7JG

Electoral Division: **TROWBRIDGE PAXCROFT**

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.

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

Application Number: 20/10216/FUL

Site Location: 52 Rutland Crescent Trowbridge Wiltshire BA14 0NY

Applicant: Mr Barden

Applicant Address: 52 Rutland Crescent Trowbridge Wiltshire BA14 0NY

Electoral Division: **TROWBRIDGE DRYNHAM**

Proposal: Single and double storey side extension

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

Application Number: 20/10273/FUL

Site Location: Trowbridge Water Recycling Centre Bradford Road Trowbridge BA14 9AX

Applicant: Mr Paul Lewis

Applicant Address: Wessex Water Operations Centre Claverton Down Road Bath BA2 7WW

Electoral Division: **TROWBRIDGE CENTRAL/LAMBROK**

Proposal: Replacement glass reinforced plastic portable facility building.

RESOLVED: No objection.

Application Number: 20/08150/FUL

Site Location: Dulas 3 Hilperton Road Trowbridge Wiltshire BA14 7JL

Applicant: Mr Michael Hillier

Applicant Address: Dulas 3 Hilperton Road Trowbridge Wiltshire BA14 7JL

Electoral Division: TROWBRIDGE ADCROFT

Proposal: Erection of timber framed shed and elevated 'wendy house' to front of property

RESOLVED: OBJECTION: The proposal is out of keeping with the existing and neighbouring properties and in a prominent position adjacent to the highway. The town council suggests that it could be positioned in the rear garden close to the garage without causing any issues.

Application Number: 20/10609/FUL

Site Location: 11 Balmoral Road Trowbridge BA14 0JS

Applicant: MR RAHMAN

Applicant Address: 11, Balmoral Road Trowbridge BA14 0JS

Electoral Division: TROWBRIDGE GROVE

Proposal: proposed two storey side extension with single storey rear Extension & conservatory

RESOLVED: DEFER to 12th January.

Application Number: 20/11279/TPO

Site Location: Land to rear of Bellefield House Hilperton Road Trowbridge Wiltshire

Applicant: Mrs Hayley Jack

Applicant Address: Zircon Software Bellefield House Hilperton Road Trowbridge BA14 7FP

Electoral Division: TROWBRIDGE PAXCROFT

Proposal: T1 Norway Maple - Lateral reduction on building side by up to 3.5m , crown lift to 4m & deadwood. T2 - T4 - Norway Maple - As above

RESOLVED: No objection.

6017 PLANNING APPLICATIONS - REVISED

The committee considered revised plans received from Wiltshire Council:

20/07910/FUL

Proposal: Formulation of vehicular access and parking spaces with turning area

Site Address: 60 Wingfield Road, Trowbridge, Wiltshire, BA14 9EN

On Behalf of: Mrs K Hopgood

Change: Alteration of section of wall to be removed.

Original Observation: OBJECTION

Delegated Decision: OBJECTION

6018 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS

RESOLVED to note the following significant decisions of the unitary authority:

Application Number: 20/08222/FUL

Site Location: Land at Mcdonogh Court Polebarn Road Trowbridge Wiltshire BA14 7ED

Electoral Division: TROWBRIDGE PARK

Proposal: Amendment To Consent No. 18/02099/Ful Proposing Demolition Of 11 No. Dwellings and Erection Of 18 No. Dwellings + Associated Works (Revised Resubmission).

Decision: Approve with Conditions

Decision Date: 17/12/2020

Category of Application: Full Planning

Note: Increase from 15 to 18 approved. The Town Council did not object.

Initial

Application Number: 20/09048/FUL

Site Location: 1 Brown Street Trowbridge BA14 7AS

Electoral Division: TROWBRIDGE PARK

Proposal: proposed detached 3 bedroom dwelling in the side garden of No.1 brown street.

Decision: Approve with Conditions

Decision Date: 14/12/2020

Category of Application: Full Planning

Note: The Town Council objected.

Application Number: 20/09202/TPO

Site Location: 9 Springfield Park Trowbridge BA14 7HT

Electoral Division: TROWBRIDGE ADCROFT

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

Decision: Split Decision

Decision Date: 14/12/2020

Note: Approved pollarding and not felling. As suggested by the town council.

6019 **PLANNING APPLICATIONS – APPEALS**

19/01142/FUL

APPELLANTS NAME: Mr Anthony Godwin

APPEAL SITE: The Old Mill, Ashton Street, Trowbridge, BA14 7ER

PROPOSED DEVELOPMENT: Extension to contain 3 no. one bedroom dwellings

INSPECTORATE REFERENCE: APP/Y3940/W/20/3262232

APPEAL START DATE: 02 December 2020

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site. The appeal is against a refusal and is to be decided on the basis of the written representations procedure. The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see <https://acp.planninginspectorate.gov.uk> Alternatively, you can send your comments to west2@planninginspectorate.gov.uk or Planning Inspectorate, Room 3c, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by **6th January 2021**.

6020 **STRATEGIC PLANNING**

RESOLVED to note matters relating to strategic planning.

Wiltshire Core Strategy Review - The Town Clerk provided a briefing for members on Monday 14th December, prior to resolution at the Policy & Resources Committee on 5th January and a formal response to the consultation which will take place in January/February. Wiltshire Council has arranged a series of consultation events and the one for Trowbridge will be held on Wednesday 27th January 2021 19:00 – 20:00. <https://www.wiltshire.gov.uk/planning-policy-local-plan-review>

6021 **ENFORCEMENT & OTHER MATTERS**

RESOLVED to note that:

- a. **Highway & Street-care matters** can be reported to Neighbourhood Services via report@trowbridge.gov.uk
- b. Cars parked in the town centre on Sundays.
- c. Grove School – cars parked on single yellow lines in adjacent streets.

6022 **COMMUNITY AREA TRANSPORT GROUP**

RESOLVED to note that: The next meeting is due to be held on 11th February, therefore new matters for consideration at this CATG will be considered at the Town Development Committee on 12th January and should be forwarded to the Town Clerk for inclusion on the agenda by 5th January.

Initial

6023 LICENSING

None.

6024 APPLICATION TO UPGRADE FOOTPATH NO.8 - CHURCH LANE

The committee considered a proposal from Wiltshire Council, in response to a request to upgrade to a Byway (some vehicular traffic) WC is recommending an upgrade to Bridleway; walking, cycling and single horses only (NO motor vehicles and NO horse-drawn vehicles).

RESOLVED: No objection.

6025 CORRESPONDENCE

RESOLVED to note: receipt of the following correspondence:

Matters relating to trees at Trowbridge Lodge Park – None

6026 DATE OF NEXT MEETING

Tuesday 12th January 2021 at 19.00hrs.

CATG preparation

Meeting Closed: 20:45

To all other members of the council for information

Signature.....

Date.....

Initial