

MINUTES

At a meeting of the Town Development Committee held on MS Teams, on Tuesday 2nd February 2021

Present: Councillors: Bazan (Lambrok), Beaver (Lambrok), Bridges (Park), Bryant (Paxcroft), Fuller (Park), Hill (Grove), Kirk – sub for Cooper (Adcroft), Piazza (Drynham) Palmen (Central) and Whiffen (Grove)

Public: 4

Press: 0

Officers: Town Clerk (Lance Allan)

6043 APOLOGIES

Apologies were received from Cllr Cooper. Cllr Bryant took the chair due to the Chair having technical problems.

6044 MINUTES

RESOLVED: To approve as a correct record, the Minutes of the Town Development Committee meeting held on Tuesday 12th January 2021.

6045 DECLARATIONS OF INTEREST

Cllr Beaver declared an interest in application 20/11327/FUL as the agent for the proposal. He provided information regarding the proposal and left the meeting prior to debate and decision.

6046 CHAIR'S ANNOUNCEMENTS

None.

6047 OPEN FORUM

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

6048 PLANNING APPLICATIONS – DEFERRED

The committee considered plans deferred from previous meetings:

None.

Initial

6049 PLANNING APPLICATIONS - NEW

The committee considered applications received from Wiltshire Council as follows:

Application Number: 20/11111/FUL

Site Location: 22 Middle Lane Trowbridge Wilts BA14 7LG

Applicant: Mr P Hurley

Grid Ref: 386730 158865

Applicant Address: 22, Middle Lane Trowbridge BA14 7LG

Electoral Division: TROWBRIDGE PAXCROFT

Proposal: Proposed erection of a single storey front, side and rear extension.

Case Officer: Julie Terzoudis

Direct Line: 0300 456 0114

Registration Date: 12/01/2021

Please send your comments by: 09/02/2021

RESOLVED: No objection subject to no significant adverse impact on the amenity of neighbours.

Application Number: 20/11504/FUL

Site Location: 10 Campion Drive Trowbridge BA14 0XZ

Applicant: Mr Robert Gavin

Grid Ref: 385963 156518

Applicant Address: 10, Campion Drive Trowbridge BA14 0XZ

Electoral Division: TROWBRIDGE DRYNHAM

Proposal: Proposed first floor extensions.

Case Officer: Steve Vellance

Direct Line: 01225 770255

Registration Date: 15/01/2021

Please send your comments by: 12/02/2021

RESOLVED: No objection subject to no significant adverse impact on the amenity of neighbours.

Application Number: 20/11594/FUL

Site Location: 9 Allen Road Trowbridge BA14 0BT

Applicant: D Edwards

Grid Ref: 384724 157140

Applicant Address: 9, Allen Road Trowbridge BA14 0BT

Electoral Division: TROWBRIDGE GROVE

Proposal: Single storey rear extension

Case Officer: Steve Vellance

Direct Line: 01225 770255

Registration Date: 12/01/2021

Please send your comments by: 09/02/2021

RESOLVED: No objection subject to no significant adverse impact on the amenity of neighbours.

Application Number: 20/11606/FUL

Site Location: 15 Kingsley Place Trowbridge BA14 9TD

Applicant: Mr Warder

Grid Ref: 384034 158106

Applicant Address: 15, Kingsley Place Trowbridge BA14 9TD

Electoral Division: TROWBRIDGE LAMBROK

Proposal: Proposed single storey side extension

Case Officer: Yancy Sun

Direct Line: 01225 718238

Registration Date: 12/01/2021

Please send your comments by: 09/02/2021

RESOLVED: No objection subject to no significant adverse impact on the amenity of neighbours.

Initial

Application Number: 20/10055/FUL

Site Location: 87 Walmesley Chase Hilperton BA14 7HY

Applicant: Mr Craig Jefferies

Grid Ref: 386986 158138

Applicant Address: 87 Walmesley Chase Hilperton Trowbridge BA14 7HY Wiltshire

Electoral Division: TROWBRIDGE PAXCROFT

Proposal: Demolition of wall and erection of a fence at the property boundary.

Case Officer: Julie Terzoudis

Direct Line: 0300 456 0114

Registration Date: 21/01/2021

Please send your comments by: 18/02/2021

RESOLVED: No objection subject to no significant adverse impact on the amenity of neighbours.

Cllr Kirk Against.

Number: 20/11327/FUL

Site Location: 32 Fore Street Trowbridge Wiltshire BA14 8EW

Applicant: Jamsons Geotechnics Ltd.

Grid Ref: 385630 157945

Applicant Address: 32 Fore Street Trowbridge Wiltshire BA14 8EW

Electoral Division: TROWBRIDGE CENTRAL

Proposal: Conversion of upper floors and erection of second storey infill extension to form 9 No. apartments and associated works

Case Officer: Eileen Medlin

Direct Line: 01225 770254

Registration Date: 21/01/2021

Please send your comments by: 26/02/2021

RESOLVED: No objection subject to condition to improve the public lighting in Narrow Wine Street and installation of CCTV connected to the Town Centre system and that all waste is retained within the areas designed for waste storage.

Cllr Beaver left the meeting.

Application Number: 20/11453/FUL

Site Location: 30 Fore Street Trowbridge BA14 8EW

Applicant: Mr Ismet Kizilboga

Grid Ref: 385640 157968

Applicant Address: 44 Brook Road Trowbridge BA14 9DJ Wiltshire

Electoral Division: TROWBRIDGE CENTRAL

Proposal: Proposed conversion of existing 2-bed flat at first and second floors to 2 x 2-bed flats.

Case Officer: Steve Vellance

Direct Line: 01225 770255

Registration Date: 21/01/2021

Please send your comments by: 18/02/2021

RESOLVED: No objection subject to condition that internal waste storage is provided.

Application Number: 20/11559/FUL

Site Location: 10 Mill Street Trowbridge BA14 8BB

Applicant: Ms. Amelia Adams

Grid Ref: 385586 157738

Applicant Address: Sarsen Court Devizes SN10 2AZ

Electoral Division: TROWBRIDGE CENTRAL

Proposal: Construction of prefabricated storage shed

Case Officer: David Cox

Direct Line: 01225 716774

Registration Date: 22/01/2021

Please send your comments by: 19/02/2021

RESOLVED: Objection. The proposed shed is wholly incongruous in the streetscene and is not in keeping with the surroundings and is therefore contrary to the Wiltshire Core Strategy Policy 57.

Initial

Application Number: 20/11608/FUL

Site Location: 15 Clarendon Avenue Trowbridge BA14 7BW

Applicant: Mr Nicholas James

Grid Ref: 386118 157669

Applicant Address: 15 Clarendon Avenue Trowbridge BA14 7BW

Electoral Division: TROWBRIDGE PARK

Proposal: Erection of ground and first floor extension.

Case Officer: Steve Vellance

Direct Line: 01225 770255

Registration Date: 22/01/2021

Please send your comments by: 19/02/2021

RESOLVED: No objection subject to no significant adverse impact on the amenity of neighbours.

Application Number: 20/09779/FUL

Site Location: Maisonette 98 Ashton Street Trowbridge BA14 7ET

Applicant: Mr Paul Cobb

Grid Ref: 386284 157969

Applicant Address: Maisonette 98 Ashton Street Trowbridge BA14 7ET

Electoral Division: TROWBRIDGE PARK

Proposal: Installation of three roof windows (two to the front elevation, one to the rear).

Case Officer: Julie Terzoudis

Direct Line: 0300 456 0114

Registration Date: 27/01/2021

Please send your comments by: 24/02/2021

RESOLVED: No objection.

Application Number: 20/11535/FUL

Site Location: Blair House 47 Blair Road Trowbridge BA14 9JZ

Applicant: Mrs R. Robinson

Grid Ref: 384427 156943

Applicant Address: Part of Blair House, 47, Blair Road Trowbridge BA14 9JZ

Electoral Division: TROWBRIDGE LAMBROK

Proposal: Erection of dwelling

Case Officer: Gen Collins

Direct Line: 0300 456 0114

Registration Date: 28/01/2021

Please send your comments by: 05/03/2021

RESOLVED: No objection subject to provision of proper driveway access to the proposed dwelling through widening of the existing footpath and integrated parking.

Application Number: 21/00001/FUL

Site Location: 35 Drynham Road Trowbridge Wiltshire BA14 0PE

Applicant: Mr Danny Harrison

Grid Ref: 385789 156926

Applicant Address: 35 Drynham Road Trowbridge Wiltshire BA14 0PE

Electoral Division: TROWBRIDGE DRYNHAM

Proposal: Two Storey Extension

Case Officer: Steve Vellance

Direct Line: 01225 770255

Registration Date: 28/01/2021

Please send your comments by: 28/01/2021

RESOLVED: No objection subject to no significant adverse impact on the amenity of neighbours.

Cllr Beaver rejoined the meeting.

Initial

Application Number: 21/00193/FUL

Site Location: 56 Gloucester Road Trowbridge BA14 0AE

Applicant: Mr Philip Wynn Jones

Grid Ref: 384905 157418

Applicant Address: 56, Gloucester Road Trowbridge BA14 0AE

Electoral Division: TROWBRIDGE CENTRAL

Proposal: Rear extension

Case Officer: Steve Vellance

Direct Line: 01225 770255

Registration Date: 28/01/2021

Please send your comments by: 25/02/2021

RESOLVED: No objection subject to no significant adverse impact on the amenity of neighbours.

Application Number: 21/00905/TPO

Site Location: Uplands West Ashton Road Trowbridge Wiltshire BA14 6DW

Applicant: Peter Ziemniak

Grid Ref: 386742 157470

Applicant Address: Uplands West Ashton Road Trowbridge Wiltshire BA14 6DW

Electoral Division: TROWBRIDGE PARK

Proposal: Fell 4 Oak trees, remove 1 large bough from Tree 5

Case Officer: David Wyatt

Direct Line: 01225 770344

Registration Date: 28/01/2021

Please send your comments by: 19/02/2021

RESOLVED: Objection Failure to justify the solution based upon the evidence provided and that the trees are mature oaks which were in situation prior to the construction of the property and significantly the extension.

Recorded vote:

All councillors voted in favour of the RESOLUTION.

6050 PLANNING APPLICATIONS - REVISED

The committee considered revised plans received from Wiltshire Council: **None.**

6051 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS

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

Application Number: 20/03255/OUT

Site Location: Land north east of Trowbridge Community Hospital Hammersmith Fields.

Electoral Division: TROWBRIDGE ADCROFT

Proposal: Development of an integrated healthcare centre (to two storeys high) of up to 2,468sq m, with internal access roads, and car parking (Outline application with all matters reserved except for access, which is from existing access off Hammersmith Fields).

Decision: Approve with Conditions

Decision Date: 15/01/2021

TTC Observation: DELEGATED DECISION: No objection, subject to conditions:

- 1. That parking on site provides sufficient staff parking provision to avoid impacts on the local area,*
- 2. That pedestrian access to the site is provided from the south potentially from Adcroft Street, or another suitable access.*
- 3. Provision of EV charging points in the car park.*
- 4. Double Yellow lines in appropriate points along Seymour Road and Melton Road.*

CONDITIONS:

10. No development shall commence on site until details of the proposed pedestrian route from the site through the existing hospital grounds to Adcroft Street, have been submitted to and approved in writing by the Local Planning Authority. The route shall thereafter be provided on site and in accordance with the approved details prior to first occupation of the development and remain available for public use at all times thereafter.

Initial

13. Prior to the development being first brought in to use, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan will include, but not be limited to, details of staff and public parking restrictions/conditions, charging regimes, provision of EV charging points, accord with other nearby car park operating restrictions and compliment the targets set within the development Travel Plan. The site operations will thereafter be conducted in accordance with the approved plan in perpetuity.

14. Within 12 months of first occupation of the development a Traffic Regulation Order to introduce parking restrictions on local roads shall have been prepared, consulted upon, and advertised, with a final report recommending whether to proceed with the Order prepared for consideration by the Cabinet Member for Highways. In the event that the Cabinet Member for Highways approves the Order the amendments shall be implemented, the costs of which shall be borne by the applicant up to a maximum of £6,000.

Application Number: 20/06314/FUL

Site Location: 14 Trowle Trowbridge BA14 9BJ

Electoral Division: TROWBRIDGE LAMBROK

Proposal: Proposed erection of boundary fencing and the construction of a detached garage

Decision: Approve with Conditions

Decision Date: 12/01/2021

TTC Observation: RESOLVED: Objection: The proposed fence is contrary to policy and will result in an extremely poor entrance to the town. The proposed garage location is prominent and not in keeping with the remainder of the local area.

Application Number: 20/10086/FUL

Site Location: Land to the east of Block C White Horse Business Park Windsor Road BA14 0TQ

Electoral Division: SOUTHWICK

Proposal: Proposed erection of convenience food store and a drive through cafe/restaurant (with take away function), associated access, parking and landscaping.

Decision: Refuse

Decision Date: 25/01/2021

TTC Original Observation: Objection.

6052 **PLANNING APPLICATIONS – APPEALS**

The committee considered appeals.

DECISION:

Application: 20/03166/FUL

Appeal Ref: APP/Y3940/W/20/3257856

Date: 13 January 2021

Appeal by: Mr Craig Stone

Site Address: 45 Seymour Road, TROWBRIDGE, BA14 8LX

Decision: The appeal is allowed and planning permission is granted for a new dwelling at 45 Seymour Road, Trowbridge, BA14 8LX in accordance with the terms of the application, Ref 20/03166/FUL, dated 12 April 2020.

Initial

NEW APPEAL:

Application: 20/08489/FUL

Appeal Ref: APP/Y3940/W/20/3263920

Date: 25 January 2021

Appeal by: Miss J Vis

Site Address: 65 Holbrook Lane, Trowbridge, Wiltshire, BA14 0PS

Proposed Development: Conversion of detached garage into dwelling

Original TTC Observation: *OBJECTION: Overdevelopment of an inadequately sized plot.*

Original Wiltshire Council Decision:

1. The proposed dwelling by virtue of its siting, size and design would, due to the constrained size of the plot, give the appearance of the dwelling being crammed into the plot. The development would therefore result in overdevelopment of the site which would lead to a scheme that would be at odds with the distinct pattern of development in the immediate area. The proposed development would therefore have an adverse impact on the character and appearance of the area and is contrary to Core Policy 57 of the Wiltshire Core Strategy.

2. The proposed dwelling by virtue of its siting and design would have an adverse impact on the living conditions of its occupants and also of those at number 65 Holbrook Lane in terms of loss of privacy and overbearing impact. The proposed development is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy.

6053 STRATEGIC PLANNING

RESOLVED to note matters relating to strategic planning.

Wiltshire Local Plan Review – Consultation end date confirmed as 9th March. We have now received a response from Wiltshire Council to the interim questions to Wiltshire Council and the Policy & resources Committee will be considering its final response to the consultation on 2nd March. <https://www.wiltshire.gov.uk/planning-policy-local-plan-review>

Cllr Hill had circulated information to councillors relating to issues raised via the WALPA group.

6054 ENFORCEMENT & OTHER MATTERS

RESOLVED to note that:

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

b. **Silverthorne Passage** – Clerk to report waste disposal issues to Wiltshire Council.

c. **Selwood Housing** – Cllr Bridges expressed concern regarding the loss of the finials and the pedestrian gate. Clerk will write congratulating Selwood on the development but expressing concern regarding the loss of these historic features.

6055 COMMUNITY AREA TRANSPORT GROUP

RESOLVED to note that: The next meeting is due to be held on 11th February and that no further meetings are scheduled until following the election.

6056 LICENSING

The committee considered licensing matters: None.

Initial

6057 CORRESPONDENCE

RESOLVED to note: receipt of the following correspondence:

- a. Matters relating to trees at Trowbridge Lodge Park – None
- b. **Wiltshire Wildlife Trust potential work on Trowbridge Park Pond**

RESOLVED: That the town council welcomes the partnership approach including the work of Wiltshire Wildlife Trust and volunteers, to improving the Park, agrees in principle to further work being undertaken on the proposals for the pond area and looks forward to receiving more details prior to formal approval at the appropriate committee.

6058 ANNUAL TOWN ENHANCEMENT AWARD

The committee considered if the town council will make a town enhancement award for 2020 and arrangements for considering nominations and making a decision on the award.

RESOLVED that developments completed in 2020 and 2021 are combined for an award in 2022.

6059 20MPH ZONE, CASTLEMEAD

The committee considered a proposal (map attached) for a proposed 20mph zone on various roads at Castle Mead, located off Leapgate, Trowbridge.

RESOLVED: No objection.

6060 DATE OF NEXT MEETING

Tuesday 23rd February 2021 at 19.00hrs.

Future Meetings: 23rd March (4 weeks) 13th April

ELECTION PERIOD – decisions delegated to the Town Clerk.

25th May 2020 (*First meeting following election and Full Council meeting*)

Meeting Closed: 21:00

To all other members of the council for information

Signature.....

Date.....