

# Trowbridge Town Council

Town Development 23<sup>rd</sup> February 2021

Working with the Community

## MINUTES

### At a meeting of the Town Development Committee held on MS Teams, on Tuesday 23<sup>rd</sup> February 2021

**Present:** **Councillors:** Bazan (Lambrok), Beaver (Lambrok), Bryant (Paxcroft), Fuller (Park), Hill (Grove), (Adcroft), Piazza (Drynham) Palmen (Central) and Whiffen (Grove)  
**Public:** 21 including councillors: Hoar, Kirk, King and Wiltshire Councillor Trigg.  
**Press :** 0  
**Officers:** Town Clerk (Lance Allan)

#### 6061 APOLOGIES

none

#### 6062 MINUTES

**RESOLVED:** To approve as a correct record, the Minutes of the Town Development Committee meeting held on Tuesday 2<sup>nd</sup> February 2021

#### 6063 DECLARATIONS OF INTEREST

Cllr Beaver declared an interest in application 21/01729/FUL. He left the meeting prior to debate and decision.

#### 6064 CHAIR'S ANNOUNCEMENTS

None.

#### 6065 OPEN FORUM

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

#### 6066 PLANNING APPLICATIONS – DEFERRED

The committee considered plans deferred from previous meetings:  
None.

#### 6067 PLANNING APPLICATIONS - NEW Add dates

The committee considered applications received from Wiltshire Council as follows:

##### 21/00260/FUL

**Site Location:** 1 Ayrton Close Trowbridge Wilts BA14 0FX

**Applicant:** Mr Shaun Rowe

**Applicant Address:** 2E High Street Dilton Marsh Westbury BA13 4DS

**Proposal:** Change of use of ancillary building to one bedroom bungalow.

**RESOLVED:** OBJECTION – Lack of amenity for residents and residents of adjacent properties.

##### 21/00310/FUL

**Site Location:** 19 Murray Road Trowbridge BA14 8QT

**Applicant:** Mr & Mrs Rystaw

**Applicant Address:** 19, Murray Road Trowbridge BA14 8QT

**Proposal:** Construction of new 3 bedroom house in existing side garden with associated landscaping and parking, combined with single storey front extension to existing building to form porch.

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

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## 21/00426/FUL

**Site Location: 33 Jenkins Street Trowbridge BA14 8NF**

**Applicant: Ms Debra Baggs**

**Applicant Address: 33, Jenkins Street Trowbridge BA14 8NF**

**Proposal: Single storey rear extension with full height bi-folding doors to provide additional ground floor family living space with improved access to the rear garden.**

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

## 21/00530/FUL

**Site Location: 126 Mascroft Road Trowbridge BA14 6GN**

**Applicant: Mr Dave Fry**

**Applicant Address: 126, Mascroft Road Trowbridge BA14 6GN**

**Proposal: Single storey conservatory to rear elevation.**

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

## 21/00545/FUL

**Site Location: 38-40 Westfield Road Trowbridge BA14 9JJ**

**Applicant: Mr Manivannan Krishnapillai**

**Applicant Address: c/o agent c/o agent c/o agent**

**Proposal: Proposed two new flats with landscaping alterations.**

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

**Cllr Piazza asked for his vote against to be recorded.**

## 21/00707FUL

**Site Location: 20 Drynham Road Trowbridge BA14 0PE**

**Applicant: Mr craig Thompson**

**Applicant Address: 20, Drynham Road Trowbridge BA14 0PE**

**Proposal: Rear single storey extension.**

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

## 21/00643/FUL

**Site Location: 21 Clipsham Rise Trowbridge BA14 9DG**

**Applicant: Mrs Toni Morris**

**Applicant Address: 21 Clipsham Rise Trowbridge BA14 9DG England**

**Proposal: Erection of single and two storey extensions.**

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

## 21/00804/VAR & 21/00809/LBC

**Site Location: Building to the Rear of Homefield House Polebarn Road BA14 7EQ**

**Applicant: Upsalls Property Management Grid Ref: 386006 157949**

**Applicant Address: C/O Agent Trowbridge UK**

**Proposal: Variation of condition 2 of planning application (15/12319/FUL**

**Proposed conversion of existing storage area to form 2 residential dwellings. )**

**RESOLVED: Comment only; regarding lack of amenity space.**

**Cllr Palmen asked for his abstention to be recorded.**

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## 21/01009/FUL

**Site Location:** 114 Cornbrash Rise Hilperton BA14 7TR

**Applicant:** Mr Nick Lawes

**Applicant Address:** 114, Cornbrash Rise Hilperton BA14 7TR

**Proposal:** Proposed single storey rear & side extension.

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

## 21/01069/FUL

**Site Location:** 16 Springfield Close Trowbridge BA14 8TB

**Applicant:** Mr. C. Tucker

**Applicant Address:** 16, Springfield Close Trowbridge BA14 8TB

**Proposal:** Demolition of existing lean to and garage. Construction of two storey rear extension, lean to front extension and a detached garage.

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

## 21/01298/FUL

**Site Location:** 27 Eastbourne Road Trowbridge Wiltshire BA14 7HW

**Applicant:** Mr Neil Hiscocks

**Applicant Address:** 27 Eastbourne Road Trowbridge Wiltshire BA14 7HW

**Proposal:** Ground floor rear/side extension

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

## 21/01512/TCA

**Site Location:** Homefield House Polebarn Road Trowbridge BA14 7EQ

**Applicant:** Mrs A Pullen

**Applicant Address:** 8 Hill Street Trowbridge BA14 8LD Wiltshire

**Proposal:** The 6 Beech Mature Beech trees need a crown thin and a 30% reduction to 6

**RESOLVED:** No objection.

## 21/01729/FUL

**Site Location:** 11 Silver Street Lane Trowbridge Wilts BA14 0JN

**Applicant:** Mr and Mrs Hall

**Applicant Address:** 11 Silver Street Lane Trowbridge Wilts BA14 0JN

**Proposal:** Proposed single storey rear extension

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

CLlr Beaver declared and interest as he had previously acted for the applicant.

## 21/01250/FUL

**Site Location:** 72 Rutland Crescent, Trowbridge, BA14 0NX

**Applicant:** ?

**Applicant Address:** 72 Rutland Crescent, Trowbridge, BA14 0NX

**Proposal:** Proposed single storey side and rear extensions to dwelling

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

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## **6068 PLANNING APPLICATIONS - REVISED**

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

### **20/00379/OUT**

**Site Location:** Land South of Trowbridge, Southwick, Trowbridge, Wilts,

**Applicant:** Waddeton Park

**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.

### **RESOLVED: OBJECTION:**

Trowbridge Town Council objects to the application on the following grounds:

1. **Flood Risk, for the reasons provided by the Environment Agency.**
2. **Flood Risk and Drainage, for the reasons provided by the Principal Drainage Engineer.**
3. **Impact on ecology and biodiversity, for the reasons that the application does not provide the necessary evidence in respect of those species which are evident and would be significantly adversely impacted by the development including Otters. In particular, the proposed bridge to carry the road across Lambrok Stream will have a significant adverse impact. The lack of drawings detailing the bridge design results in an unacceptable application which fails to propose how the development area will satisfactorily be accessed.**
4. **Impact on Historic Landscape Setting, for the reasons that the proposed road and the bridge, if satisfactorily mitigated for severe adverse impact on biodiversity, ecology and flood risk is likely then to have a significant adverse impact on this aspect. The proposed bridge will have a significant impact on the setting of Southwick Court.**
5. **The proposal is not in accordance with the Trowbridge Bat Mitigation Strategy (Figure 6, page 40), for the reason that the TBMS requires a 'Zone A' NEW Core Bat Habitat to be created by the developer which is in addition to the RETAINED Core Bat Habitat and then a 'Zone B' Dark Buffer Zone. The applicant has failed to acknowledge the RETAINED Core Bat Habitat in their application and appears to indicate that buildings will be built at the edge of the Dark Buffer Zone, rather than this being the edge of highways and gardens.**

### **AND:**

If Wiltshire Council is minded to approve the application, then Trowbridge Town Council would request the following conditions:

- A. **The proposed road should be designed such that it is sensitive to the; historic landscape character of the area and adjacent buildings; the impact on flood risk and; on the ecological and biodiversity aspects of the site and in particular where it crosses the Lambrok Stream, such that the road and in particular the bridge, together mitigates satisfactorily for all of these three aspects individually and in combination.**
- B. **The development of the site should provide for a through dedicated cycle path from east to west;**
  - **linking to the A361 in such a way that it forms part of a longer route through to Southwick Country Park and via the Church Lane site (H2.4) to Acorn Meadow and Lambrok Road in the North West; This requirement appears to have been accommodated in part as part of the revised proposal (February 2021) but further detail is required, and**

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- linking to **Axe and Cleaver Lane** in such a way that it forms part of a longer route through to **North Bradley village** in the **South East**; This is not clear on the revised proposal. A cycle route from the site linking to **Axe & Cleaver Lane** is required from the developed area with an improved surface on **Axe & Cleaver Lane**, and
  - linking to **Boundary Walk** in such a way that it forms part of a longer route through to **Bradley Road** and the **Elm Grove site** and thence on to **Ashton Park** in the **North East**; This is not clear on the revised proposal. A cycle route from the developed area to **Boundary Walk**, with improvements to **Boundary Walk** and the path linking to **Bradley Road/Woodmarsh** is required, and
  - linking to the path between **Sandringham Road** and **Spring Meadows** to the **North**; This is not clear on the revised proposal.
  - The developers should fund improvements to the surface of **Axe and Cleaver Lane** from the access point from the site to **Woodmarsh Road** so that it is suitable for cycling; and
  - The developers should fund improvements to **Boundary Walk** footpath, including widening between the site and **Woodmarsh Road** so that it is suitable for cycling as well as walking; The developers should provide a suitable crossing point on the **A361** to allow the safe passage of cyclists to cross the road and a suitable route for cyclists to access the **Church Lane** site.
- C.** The developer should make a substantial contribution towards the provision of additional children's play equipment at **Spring Meadows** and at **The Grove Recreation Ground**, in lieu of an equipped play area on the site. This does not appear to have been incorporated, as the proposal still includes a **LEAP**.
- D.** The developer should make a substantial contribution towards improvements and enhancements to **Woodmarsh Football Ground**. This is not covered by the revised application.
- E.** If it is to be in accordance with the **TBMS** the proposal will need to be revised to include a minimum **30m wide protection zone** across the whole site in addition to the **RETAINED Core Bat Habitat** at the edge of the development.
- F.** The revised application talks about bus stops. Looking at all of the south of Trowbridge sites it would be appropriate that;
- Sites H2.4 and H2.5** should fund improvements to bus stops and shelters on **Frome Road**.
- Site H2.1** should fund improvements to bus stops shelters on **Bradley Road** in the vicinity of **Spitfire Retail Park**.
- Site H2.2** should fund improvements to bus stops and shelters on **Woodmarsh**.
- This site: H2.6**, should fund the provision of:
- i. **A bus shelter** at the junction of **Summerdown Walk** and **Marston Road** including seating and a litter bin.
  - ii. **The relocation** of the bus stop at **Marston Road** near the junction with **Westmead Crescent** and the installation of a bus shelter, widened pavement, seating and litter bin in the existing grass triangle area.

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**Application Number: 16/00547/FUL**

**Site Location: Land to the West of Drynham Lane and, to the East of Eagle Park,, Southview Farm, Drynham Lane, Trowbridge, Wiltshire**

**Applicant: Wain Homes**

**Applicant Address:**

**Electoral Division: SOUTHWICK From 1st April TROWBRIDGE DRYNHAM**

**Proposal: Provision for 91 dwellings, ecological mitigation and associated infrastructure including roads/footpaths, bridge, cycleway, garages and sub-station.**

**(Further amendments and/or additional information relating to access, drainage and ecology)**

## **RESOLVED: OBJECTION:**

- 1. The proposal is for a level of development which would be so significant as to have a detrimental impact upon the residents of Southview Park, such that it would be unacceptable. Toucan Street/Kingfisher Close is designed to serve as a residential street and not a distributor road and is wholly inadequate for an additional 91 dwellings to be accessed from it. The potential knock-on impact on the other roads in Southview Park would also be unacceptable without measures to limit through traffic. The site should provide for vehicular access only via the proposed alternative link to the north of the site into the main Ashton Park development site, eliminating the need for a road bridge to access the site from Southview Park.**
- 2. Core Policy 60 of the Core Strategy requires Wiltshire Council to use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire. The proposed development fails to provide a comprehensive 3 metre wide segregated pedestrian and cycle route around the development, serving the proposed dwellings, and connecting to adjacent sites and potential sites and therefore fails to deliver the level of sustainability which could be achieved without significant additional cost. The proposed cycle/pedestrian access at the south of the site into Drynham Lane and the improvement of Drynham Lane through the railway bridge are welcomed, but there should also be a cycle/pedestrian link through the field gate into Drynham Lane towards the north east of the site, providing for cycle/pedestrian access to by-way NBRA43 and in future to an improved route along or to replace footpaths NBRA 31 and TROW 130 thus providing a through route from Castle Mead to White Horse Business Park. Additionally, the opportunity for a through route via this site to the main Ashton Park site is contrary to Core Policy 60 and the proposal for Ashton Park to be accessible by motor vehicles only via the roads constructed as part of Ashton Park.**
- 3. Core Policy 2 (Delivery Strategy) of the Wiltshire Core Strategy states that Masterplans will be developed for each strategically important site in partnership between the local community, local planning authority and the developer, to be approved by the council as part of the planning application process. Core Policy 29 (Spatial Strategy for the Trowbridge Community Area) states that the strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer. The plans do not provide for integration with a Masterplan for the Ashton Park Urban Extension and are therefore contrary to Core Policies 2 and 29 of the WCS. No consultation has taken place with the local community and no evidence has been provided of joint master-planning with the other developer. Such vehicular access and pedestrian/cycle access would be included in such a Masterplan. The lack of Masterplan for the whole Ashton Park site means that this application is premature and should be dismissed until such a Masterplan is agreed.**

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4. No provision has been made for a safe off-road link from the development to the LEAP in Southview Park either through a pedestrian route from the proposed road access bridge to the LEAP on the west side or a footbridge to the north of the development across the brook. This would be detrimental to the safety of residents wishing to access the most local play area. Residents would be tempted to provide un-safe ad-hoc crossings of the brook resulting in potential accidents and harm to wildlife. There is an existing informal pedestrian route opposite 41 Kingfisher Close and this should be upgraded to a formal pedestrian/cycle route, thus affording access to the LEAP and to the cycle route linking to Pheasant Drive and the wider local network.

**AND:**

- A. If Wiltshire Council is minded to approve this application, then Trowbridge Town Council would request that a condition is imposed which requires that; All construction traffic to access the site via the proposed alternative access to the main Ashton Park site on the basis that the proposed access via Kingfisher Close is unsuitable and inadequate. No swept path drawings showing how delivery vehicles will traverse the bends on Kingfisher Close have been provided by the applicant.
- B. Trowbridge Town Council opposes the suggestion from Highways that a Management arrangement should be established to manage all public areas. The Town Council considers that any open space, play areas, benches, litter bins etc. should be transferred to the Town Council.
- C. Wain Homes have a history of failure to complete the existing development as proposed and permitted and cannot be trusted.

**20/08067/FUL**

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

**Applicant:** ?

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

**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.

## **6069 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS**

The committee considered the following significant decisions of the unitary authority:

None.

## **6070 PLANNING APPLICATIONS – APPEALS**

The committee considered the following appeals.

None.

## **6071 STRATEGIC PLANNING**

**RESOLVED** to note matters relating to strategic planning.

**Wiltshire Local Plan Review** – Consultation end date confirmed as 9<sup>th</sup> 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 2<sup>nd</sup> 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.

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**6072 COMMUNITY AREA TRANSPORT GROUP**

**RESOLVED to note:** That the next meeting is due to be held on following the election, all requests received before 6<sup>th</sup> April will be included on the agenda of the Town Development meeting on 13<sup>th</sup> April.

**6073 ENFORCEMENT & OTHER MATTERS**

**RESOLVED to note that:**

- a. **Highway & Street-care matters** can be reported to Neighbourhood Services via [report@trowbridge.gov.uk](mailto:report@trowbridge.gov.uk)

**6074 LICENSING**

**The committee considered licensing matters:**

None.

**6075 CORRESPONDENCE**

**RESOLVED to note:** receipt of the following correspondence:

- a. Matters relating to trees at Trowbridge Lodge Park – None

**6076 DATE OF NEXT MEETING**

a) **Tuesday 23<sup>rd</sup> March 2021 at 19.00hrs.**

b) **RESOLVED to delegate to the Town Clerk any decisions for which the deadline for comments is prior to the next meeting on 23<sup>rd</sup> March unless an extension is allowed by the Planning Officer.**

**Future Meetings:** 13<sup>th</sup> April

**ELECTION PERIOD** – decisions delegated to the Town Clerk.

25<sup>th</sup> May 2020 (*First meeting following election and Full Council meeting*)

Meeting Closed: 20:18.

*To all other members of the council for information*

**Signature**.....

**Date**.....