

MINUTES

At a meeting of the Town Development Committee on Tuesday 3rd August 2021

Present: Councillors: Bryant (Chair) (Drynham), Cooper (Park), Hill (Grove), Jacob (Paxcroft), Edward Kirk (Adcroft) – substitute for Cllr Emily Kirk, Palmen (Central) and Piazza (Drynham).

Public: 5.

Press: 0.

A number of other councillors, members of the public and one member of the press joined the meeting via TEAMS.

Officers: Town Clerk (Lance Allan) and Facilities Manager (Karl Buckingham).

6094 APOLOGIES

- a. Apologies were received from Cllrs: Beaver (Lambrok), Cave (Park) and Emily Kirk (Paxcroft).
- b. **RESOLVED to approve the above apologies with reasons.**

6095 MINUTES

RESOLVED: To approve as a correct record, the Minutes of the Town Development Committee meeting held on Tuesday 13th April 2021.

RESOLVED: To approve the record of delegated decisions taken between 14th April and 13th July 2021.

6096 DECLARATIONS OF INTEREST

Cllr Kirk declared an interest in the proposed realignment of the Church Street and Union Street Junction as the owner of a business in the town centre.

6097 CHAIR'S ANNOUNCEMENTS

- a. The Chair agreed to bring forward the revised plans as members of the public were interested in this item on the agenda.
- b. The Town Clerk asked everyone to ensure that they used the sound system as it was connected to TEAMS for those online to hear.

6098 OPEN FORUM

Members of the public were invited to make comments prior to consideration of applications. One member of the public spoke on behalf of a number of residents of Southview Park welcoming the town council's continued objections to the proposal to access a site for 91 new houses in Ashton Park via their estate.

6099 PLANNING APPLICATIONS – DEFERRED

The committee considered plans deferred from previous meetings: None.

Initial

6100 **PLANNING APPLICATIONS - REVISED**

The committee considered revised applications received:

16/00547/FUL - Land to the West of Drynham Lane and to the East of Eagle Park, Southview Farm Drynham Lane Trowbridge Wiltshire. 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 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 link to the north east of the site into the main Ashton Park development site, as indicated on the Masterplan included as Appendix A of the Construction Traffic Management Plan. The Masterplan fails to show any vehicle access to this site from Toucan Street, and the proposal is therefore contrary to Core Policies 2 and 29 of the WCS. No motor-vehicle access should be provided into Southview Park.

2. Toucan Street is also wholly unsuitable for construction vehicle access. All construction access should be via Ashton Park. The swept-path analysis clearly shows that even small rigid vehicles cannot access the site via Toucan Street without severe impact on residents who have parked their vehicles in Toucan Street. The justification that refuse vehicles use the route and therefore construction vehicles can, fails to appreciate that refuse vehicles traverse the route once per week, whilst construction traffic limited to smaller vehicles will be significantly more intensive for a substantial period.

3. Core Policies 60 and 64 of the Core Strategy require 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 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, as well as the addition of 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 should be provided and without it the proposal 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, as per the Masterplan.

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 unsafe 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.

Initial

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 access to the main Ashton Park site as indicated on the Masterplan.

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.

6101 PLANNING APPLICATIONS - NEW

The committee considered applications received from Wiltshire Council and RESOLVED as per the list.

6102 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS

The committee considered and RESOLVED to note significant decisions as per the list.

6103 PLANNING APPLICATIONS – APPEALS

The committee considered appeals and RESOLVED to note as per the list:

6104 LICENSING

a. The committee considered licensing applications: None.

b. The committee considered and RESOLVED to note the proposed changes to Wiltshire Council’s Gambling Statement of Licensing Principles.

6105 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 – Environmental Services.

c. Ashton Street Sink Hole – Reported to Area Engineer.

d. Bins on Alma St from address in Ashton Street – Passed to Neighbourhood Services.

e. Enforcement of conditions – Cllr Hill would raise the issue at the WALPA meeting.

f. Courtfield House chimney stack collapsed, allowing water ingress – acknowledged by agent.

g. The gate post at Rosefield House is partially demolished and the crenelated wall between the house and the cottage appears to be in danger of collapse – reported to enforcement.

h. It has been noted that the unauthorised building on Newtown is now subject to a prosecution.

i. Caravan in the vicinity of Leap Gate. Reported to persimmon and now removed

6106 COMMUNITY AREA TRANSPORT GROUP

RESOLVED to note that no additional projects had been proposed for forwarding to CATG and to note the allocations and provisional allocations from the budget.

6107 STRATEGIC PLANNING

RESOLVED to note matters relating to strategic planning.

Initial

6108 CORRESPONDENCE

RESOLVED to note receipt of the following correspondence:

- a. Matters relating to trees at Trowbridge Lodge Park – None.
- b. Advance notification of telephony equipment installation at Castle Place

6109 ROAD CLOSURE

RESOLVED to note that:

- a. Road closure decisions are circulated to councillors.
- b. Road closure applications are included on this agenda.

6110 HIGHWAYS SUBSTANTIAL PROJECTS

The committee considered a proposal from Wiltshire Council to reconfigure the Union Street/Church Street junction.

RESOLVED: That the Town Council supports this proposal. With the retention of all existing parking places including blue badge spaces and writes to the cabinet member.

6111 DATE OF NEXT MEETING

Future Meetings:

- | | |
|-----------------------------------|---|
| 24th August F2F | Cllr Bryant apologies. |
| 14th September | Town Clerk on Holiday – Facilities Manager to cover. |
| 12th October | Town Clerk at SLCC National Conference – Facilities Manager to cover. |
| 9th November | |
| 30th November | |
| 21st December | |

Meeting Closed: 20:50

Signature.....

Date.....

Initial