

## MINUTES

### At a meeting of the Town Development Committee on Tuesday 9<sup>th</sup> November 2021

**Present: Councillors:** Bryant (Chair) (Drynham), Cave (part) (Park), Cooper (Park), Hill (Grove), Jacob (Paxcroft), Edward Kirk (Adcroft) (sub for Emily Kirk), Palmen (Central) and Piazza (Drynham).

**Public:** 3.

**Press:** None.

**Officers:** Town Clerk (Lance Allan).

#### 6146 APOLOGIES

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

#### 6147 MINUTES

**RESOLVED:** To approve as a correct record, the Minutes of the Town Development Committee meeting held on Tuesday 14<sup>th</sup> September 2021 and Tuesday 12<sup>th</sup> October 2021.

#### 6148 DECLARATIONS OF INTEREST

None.

#### 6149 CHAIR'S ANNOUNCEMENTS

There were no announcements from the chair.

#### 6150 OPEN FORUM

Mr George Bunting spoke in reference to the applications for Fieldways Hotel raising concerns about the intention of the applicant with regard to building works which would be required in order for the complex to be converted for residential use.

Cllr Roger Evans (North Bradley Parish Council) spoke to confirm the objections of the parish council to the proposal for 54 Woodmarsh.

Mr Geoff Whiffen spoke in objection to the proposals for Southwick Court fields.

#### 6151 PLANNING APPLICATIONS – DEFERRED

None.

#### 6152 PLANNING APPLICATIONS - NEW

The committee considered applications received from Wiltshire Council and **RESOLVED** as follows:

Initial .....

1

**Application Ref PL/2021/09155 - Householder Application**

**Address:** Roseland, 9 Hilpertown Road, Trowbridge, Wilts, BA14 7JL

**Proposal:** Two-storey rear extension to replace the existing conservatory, garage and lean-to utility room. New double garage and extending the existing dropped kerb

**Applicant Name** Mr Michael Siswick **Case Officer:**

**Respond By** 16-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016R8aw>

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

**Application Ref PL/2021/09739 -**

**Address:** Land Rear of 54, Woodmarsh, North Bradley, BA14 0SB

**Proposal:** Outline Application for the Construction of up to 32 residential units including detailed Access on land to the rear of No. 54 Woodmarsh, North Bradley with all other matters including appearance, landscaping, layout and scale to be reserved.

**Applicant Name** Mr Shane Marshall **Case Officer:** David Cox

**Respond By** 19-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016TNLV>

**RESOLVED: Objection; North Bradley Parish Council and Trowbridge Town Council are disappointed not to have had the opportunity to engage with the applicant in advance of this application. Applicants should be able to demonstrate a high level of community involvement.**

**There must be no potential for future vehicular access from this site to H2.2 but pedestrian/cycle access should be provided and should form part of this Outline Application as it covers access.**

**Additional comments:** This plan should not be considered in isolation; heed should be taken of the proposed H2.2 development to the north and incorporated into a masterplan with H2.2. Priority of the North Bradley Neighbourhood Plan is for a landscape gap to be preserved between North Bradley and the Trowbridge urban envelope. The applicant appears to have ignored the made North Bradley Neighbourhood Plan, ignoring the 25 dwellings on this site which the plan states "is more than large enough to accommodate immediate local needs as demonstrated in the Housing Needs Survey and Site Selection Report." This site should be for the benefit of the community; there is no mention of affordable housing and the range of properties intended to be provided does not reflect the character of the village. Some bungalows are required, to allow existing older households to downsize and make larger homes available to developing families.

**Application Ref PL/2021/10076 - Works to a Listed Building**

**Address:** FIELDWAYS, HILPERTON ROAD, TROWBRIDGE, BA14 7JP

**Proposal:** Listed Building Consent for the change of use of Fieldways Hotel and Health Club from Hotel (C1) to Residential (C3).

**Applicant Name** c/o agent **Case Officer:** Verity Giles-Franklin

**Respond By** 19-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016peCx>

**RESOLVED: No objection.**

**Application Ref PL/2021/09779 - Full Planning Permission**

**Address:** St Thomas Passage, Trowbridge, BA14 8SE

**Proposal:** Erection of 9 No. dwellings and associated access works following demolition of existing dwelling (Renewal of planning permission 18/10154/FUL)

**Applicant Name** Mrs SI Pike **Case Officer:** Gen Collins

**Respond By** 19-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016TkvO>

**RESOLVED: No objection subject to;**

Initial .....

- **No significant adverse impact on neighbour amenity;**
- **The existing building on the site is assessed for any features which could be preserved;**
- **Appropriate protection is provided for trees on the site;**
- **Appropriate protection is provided for the Badger Sett and to limit impact from the Badgers to the proposed properties;**
- **EV charging points, solar panels and air source heat pumps are installed.**

**Application Ref PL/2021/09756** - Full Planning Permission

**Address:** FIELDWAYS, HILPERTON ROAD, TROWBRIDGE, BA14 7JP

**Proposal:** Planning Consent for the change of use of Fieldways Hotel and Health Club from Hotel (C1) to Residential (C3).

**Applicant Name** c/o agent

**Case Officer:** Verity Giles-Franklin

**Respond By** 19-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016TkkE>

**RESOLVED: No objection.**

**Application Ref PL/2021/09701** - Householder Application

**Address:** 1 CHEPSTON PLACE, TROWBRIDGE, BA14 9TA

**Proposal:** Garden / boundary wall adjacent to footpath over 1m high (1.865m high)

**Applicant Name** mr & mrs quadling

**Case Officer:** James Taylor

**Respond By** 18-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016TNBH>

**RESOLVED: No objection.**

**Application Ref PL/2021/09700** - Householder Application

**Address:** The Elms, 51 Cockhill, Trowbridge, BA14 9BG

**Proposal:** Construction of two storey building with workshop and store below at the rear of the site; construction of a new carport at the front of the site.

**Applicant Name** Mr & Mrs Eric Hanson

**Case Officer:** Selina (Nina) Parker-Miles

**Respond By** 18-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016TLLm>

**RESOLVED: No objection subject to;**

- **No significant adverse impact on neighbour amenity;**
- **No residential accommodation to be allowed in the workshop/store.**

**Application Ref PL/2021/09636** - Householder Application

**Address:** 77 BARONS CRESCENT, TROWBRIDGE, BA14 7FU

**Proposal:** Two storey side/ rear extension and associated works

**Applicant Name** Matt Bailey

**Case Officer:** Steven Vellance

**Respond By** 15-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016SZIT>

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

Initial .....

**Application Ref PL/2021/09599** - Full Planning Permission

**Address:** 36 Moyle Park, Hilperton, Trowbridge, Wilts, BA14 7UF

**Proposal:** Change of use of garage to form Hair Salon

**Applicant Name** Victoria Thorne

**Case Officer:** James Taylor

**Respond By** 16-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016SXg5>

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

**Application Ref PL/2021/09314** - Householder Application

**Address:** 8 Ketton Close, Trowbridge, Wilts, BA14 9DQ

**Proposal:** Two storey side extension and single storey rear extension plus pitched roof to garage

**Applicant Name** Mr Paul Davies

**Case Officer:** David Cox

**Respond By** 17-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016RcWVy>

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

**Application Ref PL/2021/10212** - Proposed Works to Trees in a Conservation Area

**Address:** 35 BOND STREET, TROWBRIDGE, WILTSHIRE, BA14 0AS

**Proposal:** Horse Chestnut tree - fell

**Applicant Name** Mrs Sonja Phillips

**Case Officer:** Sue Morgan

**Respond By** 19-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016q8Pu>

**RESOLVED:** Objection to felling, suggest crown reduction as alternative.

**Application Ref PL/2021/10101** - Householder Application

**Address:** 10 Windsor Drive, Trowbridge, Wilts, BA14 0JZ

**Proposal:** Extension of garage with proposed second storey over to create master bedroom suite.

**Applicant Name** Mr & Mrs Malloy and Salmons

**Case Officer:** Selina (Nina) Parker-Miles

**Respond By** 25-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016pjrr>

**RESOLVED:** No objection subject to no significant adverse impact on neighbour amenity and clarification regarding other extant application.

**Application Ref PL/2021/10053** - Householder Application

**Address:** 17 HAZEL GROVE, TROWBRIDGE, BA14 0JG

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

**Applicant Name** Mrs Lorna Bowman

**Case Officer:** Selina (Nina) Parker-Miles

**Respond By** 25-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016pe31>

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

**Application Ref PL/2021/09959** - Full Planning Permission

**Address:** 26B Roundstone Street, Trowbridge, Wilts, BA14 8DE

**Proposal:** Conversion of a single 2 storey dwelling house into 2no. flats.

**Applicant Name** Mr Jack Golden

**Case Officer:** Verity Giles-Franklin

**Respond By** 25-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016pY4Z>

**RESOLVED:** No objection.

Initial .....

**Application Ref PL/2021/09799** - Householder Application

**Address:** 29 Queens Road, Trowbridge, Wilts, BA14 8NH

**Proposal:** Single storey rear extension

**Applicant Name** Mr Simon Toomey

**Case Officer:** Gen Collins

**Respond By** 24-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016U8Xe>

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

**Application Ref PL/2021/10112** - Full Planning Permission

**Address:** 16-17 Castle Street, Trowbridge, BA14 8AS

**Proposal:** Proposed residential development with the erection of a building containing 6 dwellings.

**Applicant Name** Mr Craig Stone

**Case Officer:** James Taylor

**Respond By** 03-12-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016pjyT>

**RESOLVED:** No objection subject to;

- No significant adverse impact on neighbour amenity
- The use of more suitable materials such as local style Trowbridge brick and wooden window frames.
- The provision of swift boxes.
- The installation of solar panels.

**Application Ref PL/2021/10056** - Householder Application

**Address:** 314 FROME ROAD, TROWBRIDGE, BA14 0DZ

**Proposal:** Replace a single glazed lean conservatory with a single storey extension.

**Applicant Name** Mr Chris Cole

**Case Officer:** Jonathan Maidman

**Respond By** 30-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016pe3G>

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

## 6153 **PLANNING APPLICATIONS – REVISED**

The committee considered revised applications received and the Town Clerk's report:

**Application Ref I8/10035/OUT** - Outline Application

**Address:** Land to the south of Church Lane Upper Studley Trowbridge Wilts

**Proposal:** Outline application for residential development (up to 55 dwellings) with the creation of new vehicular access off Frome Road and removal/ demolition of all existing buildings (all matters aside from the formation of the new vehicular access are reserved)

**Applicant Name** Judith Parry

**Case Officer:** Martin Broderick

**Respond By** 19-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014erqZAAQ/I810035out>

**RESOLVED:** Objection due to the lack of a Masterplan which links all three WHSAP sites to the south west of Trowbridge as required by the inspector.

**Application Ref 18/04656/FUL - Outline Application & 18/05278/LBC**

**Address:** Courtfield House Polebarn Road, Trowbridge, BA14 7EG

**Proposal:** Conversion of former school principal building to 4 dwellings, and associated external works; erection of 16 dwellings and associated works following the demolition of the Polebarn Hall, Pine Hall and external WCs, and partial demolition of the Wool Store; and comprehensive landscaping.

**Applicant Name** Ashford Homes

**Case Officer:** Steven Sims

**Respond By** 16-11-2021

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014eotM>

**RESOLVED:** No objection.

**Application Ref 20/00379/OUT-** Outline Application

**Address:** Land South of Trowbridge, Southwick, Trowbridge, Wilts

**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.

**Applicant Name** Waddeton Park

**Case Officer:** Ruaridh O'Donoghue

**Respond By** 16-11-2021

**Application Link:** <https://wiltcouncil.force.com/pr/s/planning-application/a0i3z000014evqKAAO/2000379out>

**RESOLVED: OBJECTION:**

- A. Lack of a Masterplan which links all three WHSAP sites to the south west of Trowbridge as required by the inspector. The applicant has said in their cover letter: 'At present, there remain outstanding objections to the other allocated sites such that it is not possible to agree a comprehensive masterplan at this time which would be acceptable to the authority.'**
- B. Failure to indicate the height of the proposed bridge above the Lambrok Stream.**
- C. Failure to protect the historic setting of Southwick Court through the construction of a bridge which completely dominates the landscape to the north of Southwick Court to the detriment of the area. Additionally, the proposal is likely to have a severe detrimental impact on a number of other historic features in and close to the site.**
- D. Failure to plan for a satisfactory shared use cycle/pedestrian path which is shown as passing through the attenuation pond and would result in cyclists and pedestrians getting rather unacceptably wet at certain periods.**
- E. Drawing 37912/5501/010 which is titled 'Proposed Internal Access Road' on the planning website includes a number of anomalies when compared to the 'Illustrative Masterplan' also dated 21<sup>st</sup> October 2021.**
- F. Failure of the proposal to clearly demonstrate that all forms of access, as required by an Outline Application 'with all matters reserved except access', have been properly planned.**
  - i. The pedestrian/cycle connection to Axe & Cleaver Lane is shown as 'Potential connections to existing areas'.**
  - ii. The pedestrian/cycle connection to Boundary Walk is shown as 'Potential connections to existing areas' and is not shown as surfaced.**
  - iii. The pedestrian/cycle connection to Westmead Crescent is shown as 'Potential connections to existing areas' and is not shown as surfaced.**
  - iv. The pedestrian/cycle connection to Spring Meadows is shown as 'Potential connections to existing areas' and is not shown as surfaced.**

**All of these pedestrian/cycle connections should be fully surfaced and should be confirmed as being part of the development and not just potential.**

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## 6154 **PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS**

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

## 6155 **PLANNING APPLICATIONS – APPEALS**

The committee considered appeals and **RESOLVED** to note as follows:

### **Appeal Decision**

#### **Land west of Jasmine House, Hilperton Road, Trowbridge**

Site Visit made on 20 July 2021 by Tamsin Law BSc MSc MRTPI an Inspector appointed by the Secretary of State

Decision date: 11 October 2021

Appeal Ref: APP/Y3940/W/21/3273519

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr T Mcdonagh against the decision of Wiltshire Council.
- The application Ref 21/01266/FUL, dated 6 February 2021, was refused by notice dated 6 April 2021.
- The development proposed is the erection of a bungalow.

### **Decision**

**I. The appeal is allowed** and planning permission is granted for the erection of a bungalow at Land west of Jasmine House, Hilperton Road, Trowbridge, BA14 7TS in accordance with the terms of the application, Ref 21/01266/FUL, dated 8 February 2021, subject to the conditions in the attached schedule.

## 6156 **LICENSING**

The committee considered the following:

The Licensing Authority has received a New Premises Licence application for:

#### **Mogul Tandoori, 123 Mortimer Street, Trowbridge, Wiltshire, BA14 8BN**

Applicant: Tareq Hussain

The application is for the following licensable activities:

Recorded Music: Sun – Thur 12:00-14:00 & 17:30-23:30, Fri – Sat 12:00-14:00 & 17:30-23:59

Sale of Alcohol (On and Off sales): Daily 12:00-23:59

Late Night Refreshment: Daily 23:00-23:59

**RESOLVED: No objection.**

## 6157 **ENFORCEMENT & OTHER MATTERS**

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

**RESOLVED** to note that:

- Silverthorne Passage** – No progress to report on removal of waste bins and cooking oil.
- 40 Ashton Street** - gas cylinders and waste bins on the highway.
- Polebarn Road** – shrubbery overhanging pavement.
- Narrow Wine Street** – lack of street lighting – potential CATG project?
- Town Park** – street lamps not working.
- Commercial Waste** – potential for policy to restrict collection times.

## 6158 **COMMUNITY AREA TRANSPORT GROUP**

**RESOLVED** to note that the next meeting is due to be held on 16<sup>th</sup> December.

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## 6159 **STRATEGIC PLANNING**

The committee noted the latest updates.

## 6160 **CORRESPONDENCE**

The committee considered the following correspondence:

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

**RESOLVED to note**

b. **Hilperton Road** - improvements to cycling infrastructure, WC are proposing the following:

(i) two new pedestrian crossing on Hilperton Road at the Halve/ Eastbourne Road roundabout and at Quaterway Lane.

(ii) A small section of no waiting at any time in the cul-de-sac section of Bellefield Crescent.

(iii) Change to Quarterway Lane (Footpath 44) to cycle-way.

**RESOLVED: Objection; The proposal would result in highway safety issues, the requirement for a two-way cycle path on the north side of Hilperton Road has not been demonstrated and the removal of parking opportunities on the cul-de-sac portion of Bellefield Crescent is not justified as the carriageway is sufficiently wide enough to accommodate parked cars and safe cycling space.**

c. **Waterworks Road** - Footway resurfacing works programmed, involve repairs to the existing footway, kerb replacement, and the adjustment of ironwork. The works will commence on Thursday 4th November 2021 and be completed by Wednesday 10th November 2021, with work taking place between the hours of 07:30 and 18:00 (no weekend working).

**RESOLVED to note.**

## 6161 **ROAD CLOSURE**

Cllr Piazza asked for information regarding the lack of a Royal British Legion (RBL) Parade on Remembrance Sunday.

The Town Clerk explained that the organisation of the Parade was the responsibility of the RBL and that for some years (due to a national RBL policy) the town council had supported the event including managing the road closure application. This year, as last, the decision was taken that due to the pandemic the parade would not go ahead.

## 6162 **DATE OF NEXT MEETING**

**Future Meetings:**

**30<sup>th</sup> November – CATG items to be added to CATG agenda (16<sup>th</sup> December)**

**21<sup>st</sup> December**

**4<sup>th</sup> January 2022 (2 weeks)**

**26<sup>th</sup> January**

**15<sup>th</sup> February**

**8<sup>th</sup> March**

**29<sup>th</sup> March**

Meeting Closed: 21:17

Signature.....

Date.....

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