

MINUTES

At a meeting of the Town Development Committee on Tuesday 29th March 2022

Present: Councillors: Bryant (Chair) (Drynham), Bridges, (Park), Cooper (Park), Hill (Grove), Hoar (Central – sub for Jacob), Edward Kirk (Adcroft - sub for Emily Kirk), Palmen (Central), Piazza (Drynham) and Vigar (Grove – sub for Beaver)

Public: None.

Press: None.

Officers: Town Clerk (Lance Allan).

6216 APOLOGIES

Apologies were received from Councillors Beaver (Lambrok), Jacob (Paxcroft) and Emily Kirk (Paxcroft).

RESOLVED: to approve apologies received with reasons from Cllrs Beaver, Jacob and Emily Kirk.

6217 MINUTES

RESOLVED: To approve as a correct record, the Minutes of the Town Development Committee meeting held on Tuesday 8th March 2022.

6218 DECLARATIONS OF INTEREST

Cllr Palmen declared a personal interest in 20/06959/FUL as a trustee of St James' Trust.

6219 CHAIR'S ANNOUNCEMENTS

None.

6220 OPEN FORUM

None.

6221 PLANNING APPLICATIONS – DEFERRED

Application Ref PL/2022/01168 - Removal or Variation of a Condition

Address: Ayrton Close, Trowbridge, BA14 9HP

Proposal: Variation of condition 5 on 15/02242/FUL to allow for changes to access/turning area

Applicant Name Mr Shaun Rowe **Case Officer:** Gen Collins

Respond By 22-03-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017S4pK>

DELEGATED DECISION: Due to the lack of forthcoming information an objection has been made. Highways have objected on the basis that the access should be a minimum 5m and the proposal appears to be to reduce access to 3.9m

Initial

6222 **PLANNING APPLICATIONS - NEW**

The Committee considered applications received from Wiltshire Council and DECIDED as follows:

W/E 13th March 2022

Application Ref PL/2022/01962 - Householder Application

Address: 39 Silver Street Lane, Trowbridge, Wilts, BA14 0JW

Proposal: Two storey side extension

Applicant Name Mr Oliver Browning **Case Officer:** Steven Vellance

Respond By 08-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017Tece>

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

Application Ref PL/2022/01943 - Householder Application

Address: 49 Seymour Road, Trowbridge, BA14 8LY

Proposal: Single storey flat roof side extension and garage.

Applicant Name Mr Y Sayah **Case Officer:** Selina (Nina) Parker-Miles

Respond By 09-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017TeXn>

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

Application Ref PL/2022/01893 - Householder Application

Address: 76 College Road, Trowbridge, Wilts, BA14 0EU

Proposal: First floor extension over existing ground floor footprint.

Applicant Name Mr S Sainsbury **Case Officer:** Buju Can Cetin

Respond By 08-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017TcIQ>

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

Application Ref PL/2022/01777 - Householder Application

Address: 42 WEST ASHTON ROAD, TROWBRIDGE, BA14 7BP

Proposal: Demolition of existing garage, store and chimney stack, to make way for proposed single storey side extension, and replacement garage.

Applicant Name MR MICHAEL WILLIETS **Case Officer:** Selina (Nina) Parker-Miles

Respond By 06-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017TS1O>

RESOLVED: No objection, subject to no significant adverse impact on neighbour amenity and that the garage remains ancillary to the main dwelling and does not become a separate dwelling.

Application Ref PL/2022/01604 - Householder Application

Address: 48A HILPERTON ROAD, TROWBRIDGE, BA14 7JJ

Proposal: Proposed single storey side extension and loft conversion above double garage

Applicant Name Mr Aston **Case Officer:** Yancy Sun

Respond By 04-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017SxYT>

RESOLVED: No objection subject to no significant adverse impact on neighbour amenity and condition that the additional accommodation is ancillary to the main dwelling and does not become a separate dwelling.

Initial

Application Ref PL/2022/01507 - Full Planning Permission

Address: Holiday Let, 38 Victoria Road, Trowbridge, BA14 7LH

Proposal: Change of use from log cabin to one-bedroom Holiday Let

Applicant Name Mrs Valerie Rideout **Case Officer:**

Respond By

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017SoQU>

INVALID APPLICATION.

Application Ref PL/2022/01448 - Removal or Variation of a Condition

Address: Land at McDonogh Court, Polebarn Road, Trowbridge, Wiltshire, BA14 7ED

Proposal: Variation of conditions 12 and 13 of 20/08222/FUL to change the wording of the conditions to enable a building to be demolished without being in breach of planning conditions

Applicant Name Nikki Townshend **Case Officer:**

Respond By

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017SoDe>

RESOLVED: No objection.

Application Ref PL/2022/01235 - Works to a Listed Building

Address: HOMEFIELD HOUSE, POLEBARN ROAD, TROWBRIDGE, BA14 7EJ

Proposal: Internal and external alterations

Applicant Name C/O Agent **Case Officer:** Steven Sims

Respond By 08-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017S6yJ>

RESOLVED: No objection.

W/E 20th March 2022

Application Ref PL/2022/02203 - Works to a Listed Building

Address: 6 Church Walk, Trowbridge, BA14 8DX

Proposal: Alterations to facilitate change of use from sui generis commercial use to 4 residential flats.

Applicant Name Mr Blanks **Case Officer:** Steven Sims

Respond By 15-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017UBhN>

RESOLVED: Objection, Whilst there is no objection to the conversion of the rear and upper storey accommodation to residential the main ground floor frontage onto Church Walk should remain as retail/commercial use. Any permission should be subject to the introduction of a management arrangement for Bowles Court to keep it clean, clear of waste, debris and the storage of items in an unsafe manner.

Cllr Edward Kirk Abstained.

Application Ref PL/2022/02152 - Householder Application

Address: 19 EASTBOURNE GARDENS, TROWBRIDGE, BA14 7HR

Proposal: single story lean too extension to replace conservatory

Applicant Name mr & mrs parkin **Case Officer:** Russell Brown

Respond By 14-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017U5MZAA0/pl202202152>

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

Initial

Application Ref PL/2022/02044 - Householder Application

Address: 18 Winterslow Road, Trowbridge, Wilts, BA14 0LX

Proposal: Proposed rear conservatory

Applicant Name Mr & Mrs Marks **Case Officer:** Selina (Nina) Parker-Miles

Respond By 14-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017Tip5>

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

Application Ref PL/2022/02013 - Works to a Protected Tree

Address: Yarnbrook Gardens, Trowbridge, BA14 0FT

Proposal: T1 (OAK): Crown lift to remove lowest ponderous limbs and reduce crown away from neighbouring property by approx 2m.

Applicant Name Laura Thomas **Case Officer:** David Wyatt

Respond By 07-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017TgkY>

RESOLVED: No objection.

Application Ref PL/2022/01897 - Householder Application

Address: 10 Carlton Row, Trowbridge, BA14 0RJ

Proposal: Single storey rear extension.

Applicant Name Mr & Mrs Powell **Case Officer:** Selina (Nina) Parker-Miles

Respond By 12-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017Tclk>

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

Application Ref PL/2022/00706 - Full Planning Permission

Address: 6 Church Walk, Trowbridge, BA14 8DX

Proposal: Alterations and change of use from sui generis commercial use to 4 residential flats.

Applicant Name Mr Blanks **Case Officer:** Steven Sims

Respond By 15-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017RBjN>

RESOLVED: Objection, Whilst there is no objection to the conversion of the rear and upper storey accommodation to residential the main ground floor frontage onto Church Walk should remain as retail/commercial use. Any permission should be subject to the introduction of a management arrangement for Bowles Court to keep it clean, clear of waste, debris and the storage of items in an unsafe manner.

W/E 27th March 2022

Application Ref PL/2022/02500 - Works to a Listed Building

Address: 27 Hilperton Road, Trowbridge, BA14 7JB

Proposal: Increasing existing opening between kitchen and breakfast room to create an open and flexible family kitchen/dining space

Applicant Name Mr Russ Mellor **Case Officer:**

Respond By

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017UjVr>

RESOLVED: No objection.

Initial

Application Ref PL/2022/02408 - Full Planning Permission

Address: 34 SOUTHVIEW ROAD, TROWBRIDGE, BA14 0PZ

Proposal: Construction of a 2no. bedroom dwelling with associated landscaping and parking.

Applicant Name Ben Harrison **Case Officer:** Steven Sims

Respond By 21-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017UfEf>

RESOLVED: Objection, The proposed development constitutes overdevelopment of an inadequately sized plot which would result in poor quality design relative to the existing street-scene and is therefore contrary to CP57.

Application Ref PL/2022/02142 - Householder Application

Address: 2 WILTON DRIVE, TROWBRIDGE, BA14 0PU

Proposal: Demolition of existing extension roof and erection of a first floor extension.

Applicant Name Mr Vennell **Case Officer:** Selina (Nina) Parker-Miles

Respond By 18-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017U3MI>

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

Application Ref PL/2022/02012 - Householder Application

Address: 27 Hilperton Road, Trowbridge, BA14 7JB

Proposal: Addition of timber double gates and side gate with associated fencing.

Applicant Name Mr Russ Mellor **Case Officer:**

Respond By

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017TgkT>

RESOLVED: Objection, The proposed development constitutes poor quality design relative to the existing street-scene and is therefore contrary to CP57.

Application Ref PL/2022/01448 - Removal or Variation of a Condition

Address: Land at McDonogh Court, Polebarn Road, Trowbridge, Wiltshire, BA14 7ED

Proposal: "Variation of condition 2 (list of approved plans) and variation of conditions 13 and 14 (to allow demolition of the existing building before landscaping details are submitted and approved) of planning permission 20/08222/FUL for the demolition of 11 No. dwellings and the erection of 18 No. dwellings and associated works.

Applicant Name Nikki Townshend **Case Officer:** David Cox

Respond By 22-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017SoDe>

RESOLVED. No objection.

Application Ref PL/2022/00408 - Removal or Variation of a Condition

Address: Former The Halve Health Clinic, The Halve, Trowbridge, BA14 8SA

Proposal: Variation of condition 2 and 3 of 18/06893/FUL - Proposed new second floor with 7 apartments, enlargement of ground floor DI Dental Practice in Unit 1 and relocation of Unit 2 within reduced area of Unit 3. New 2 bedroom apartment within existing first floor above relocated Unit 2 and external-works to rear Courtyard area with increase car parking spaces.

Applicant Name RN Real Estates Ltd **Case Officer:** David Cox

Respond By 22-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017DrCI>

RESOLVED. No objection.

Initial

6223 PLANNING APPLICATIONS – REVISED

Application Ref 20/09659/FUL

Address: Land off Frome Road Upper Studley Trowbridge

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

Applicant Name: Newland Homes

Applicant Address: Brighthouse Court Barnett Way Gloucester GL4 3RT

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014ewSuAAI/2009659ful?tabset-8903c=2>

Changes: 'Following a review of the consultation responses, and in particular the comments raised by the Ecology and Urban Design Officers, the layout has been amended along with associated changes to house types, landscaping, access road alignment, lighting strategy and drainage. The overall quantum of development remains at 50 No. dwellings. Therefore, no change to the application description will be required.'

Previous TTC comments:

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 down-stream 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.

RESOLVED: OBJECTION: Whilst a number of aspects of the masterplan have been addressed there remain concerns at the lack of other elements of a masterplan for H2.4, H2.5 & H2.6 in combination. In particular;

- a. **Flooding:** there appears to be no joint flood risk assessment and strategy which identifies addresses the in-combination impact of all three sites on the Lambrok Stream and areas adjacent to the Lambrok Stream and River Biss downstream of the three site.
- b. **Sustainable travel:** the lack of any pedestrian/cycle route through this site is contrary to CP61. The opportunity for a pedestrian/cycle route across the Lambrok from this site to H2.6 is clear. With both sites being subject to applications at the same time and with the requirement for joint masterplanning in accordance with the adopted policy of Wiltshire Council it should be a requirement for a pedestrian/cycle bridge across the Lambrok Stream between the two sites as indicated below, ensuring that significant pedestrian/cycle movements can be removed from the Frome Road to a more suitable route.



Initial

c. **Ecology & Biodiversity.** The proposed bat mitigation zones appear to be below the minimum 15m buffer required in the TBMS. Use of the phrase ‘up to 15m’ is therefore unacceptable. The presence of other species has not been adequately accounted for in the proposals.

d. **Greenspace & Landscape.** The WHSAP requires a cumulative set of impacts on the Southwick Country Park (now granted Nature Reserve status) for all three sites in combination. This is entirely absent. It therefore remains that the proposal is contrary to CP51.

e. **Highways.** The WHSAP requires an in-combination highways impact to be assessed. No comments appear to have been forthcoming from highways, neither for this site alone nor the three sites together. Together the three developments would bring vehicles from around 280 dwellings onto the A361 within a few hundred metres of each other and so access arrangements onto that busy road for all three sites should be considered together.

f. **Archaeology.** We support the Assistant County Archaeologist’s recommendation for a geophysical survey, and if needed a trench evaluation, to test the view that there is “potential for later prehistoric remains to exist within the site”.

Cllr Palmen abstained.

6224 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS
RESOLVED to note the list.

6225 PLANNING APPLICATIONS – APPEALS
None.

6226 LICENSING
None.

6227 ENFORCEMENT & OTHER MATTERS
Issues have been reported to **Neighbourhood services or are otherwise listed below.**
Highway & Street-care matters should be reported to Neighbourhood Services via report@trowbridge.gov.uk
RESOLVED to note the updates on previously reported issues.

New issues:

- a. **County Way** - Poor quality of maintenance of trees and shrubs between Hilperton Road and West Ashton Road.
- b. **Newtown** – Cllr Palmen updated the committee on enforcement of the unauthorised development.
- c. **Fore Street** – Cllr Edward Kirk reported the need for attention to the tree at the junction with Castle Street.

6228 WAITING RESTRICTIONS
RESOLVED to support and forward to Wiltshire Council a request for double yellow lines on Wingfield Road opposite the junction with Avenue Road.

6229 STRATEGIC PLANNING
RESOLVED to note matters related to strategic planning.
Cllr Hill reported on the latest discussions between WALPA and Wiltshire Council.

6230 CORRESPONDENCE
The committee considered the following correspondence:
a. **Matters relating to trees at Trowbridge Lodge Park – None.**

Initial

6231 ROAD CLOSURE

RESOLVED to note that:

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

6232 DATE OF NEXT MEETING

RESOLVED to note:

| | | | |
|------------------------------|------------------------------|-------------------------------|----------------------------------|
| 19th April | 10th May | 31st May | 21st June |
| 12th July | 2nd August | 23rd August | 13th September |

Meeting Closed: 20:00

Signature.....

Date.....

Initial