

Town Development Meeting 8th March 2022

Planning Applications DEFERRED (AGENDA ITEM 6) – See agenda

None.

Planning Applications NEW (AGENDA ITEM 7)

W/E 20th February 2022

Application Ref PL/2022/01124 - Lawful Development Certificate for an Existing Use

Address: 2A, Stancomb Avenue, Trowbridge, BA14 7HS

Proposal: Certificate of lawfulness for annexe to be a separate dwelling which has been rented/occupied since 2007

Applicant Name Miss Kathy Miller **Case Officer:** Steven Sims

Respond By 18-03-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017S4j0>

RECOMMENDATION: Express significant concerns that this is undesirable division of a house into two separate dwellings.

Application Ref PL/2022/01115 - Householder Application

Address: 17 SYCAMORE GROVE, TROWBRIDGE, BA14 0JB

Proposal: Front and rear single storey extensions to a dwelling.

Applicant Name Mr Dan Prince **Case Officer:** Steven Vellance

Respond By 17-03-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017S4iQ>

RECOMMENDATION: No objection.

W/E 27th February 2022

Application Ref PL/2021/10242 - Lawful Development Certificate for an Existing Use

Address: The Byre, Little Common, North Bradley, Trowbridge, BA14 0TX

Proposal: Certificate of lawfulness for continued use of annex as a single dwelling

Applicant Name Mr Stuart Brown **Case Officer:** Gen Collins

Respond By 24-03-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016q8dd>

Application Ref PL/2022/01184 - Removal or Variation of a Condition

Address: Manvers House, Manvers Street, Trowbridge, BA14 8YX

Proposal: Variation of condition 2 (approved plans) on 20/09061/FUL to allow for design changes to bin/cycle stores

Applicant Name G & P Property West Limited **Case Officer:** Steven Sims

Respond By 25-03-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017S4rP>

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>

W/E 6th March 2022

Application Ref PL/2022/01572 - Proposed Works to Trees in a Conservation Area

Address: 31 WESTBOURNE ROAD, TROWBRIDGE, BA14 0AJ

Proposal: Tree species - Leylandii. Number of trees - approx 6 trees in a row forming a perimeter hedge. Works - trim back from path and reduce in height from current 10-12ft to 7-8 ft. Reason for works - to allow path to rear garden to be used and to allow better sun and light in this property's garden as well as neighbouring property. As only trimming, no replacement trees are required

Applicant Name Mr Adrian Sargent **Case Officer:** Beverley Griffin

Respond By 25-03-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017SsuY>

Application Ref PL/2022/01571 - Householder Application

Address: 116 BRADLEY ROAD, TROWBRIDGE, BA14 0RG

Proposal: Loft conversion with side dormers and rear extension

Applicant Name Mr Gapper **Case Officer:** Buju Can Cetin

Respond By 01-04-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017SsuT>

Application Ref PL/2022/01557 - Householder Application

Address: 25 Whiterow Park, Trowbridge, BA14 0EG

Proposal: Single storey side extension.

Applicant Name Mr Justin Turnbull **Case Officer:** Yancy Sun

Respond By 30-03-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017SsrA>

Application Ref PL/2022/01537 - Householder Application

Address: 78 Ashton Street, Trowbridge, Wilts, BA14 7ET

Proposal: Single storey rear extension

Applicant Name Mr Paul Irons **Case Officer:** Buju Can Cetin

Respond By 31-03-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017Sqfc>

Application Ref PL/2022/01210 - Advertisement Consent

Address: THG Labs, Aintree Avenue, White Horse Business Park, Trowbridge, BA14 0XB

Proposal: Erection of 1 no. illuminated advertisement (individually mounted letters) on the western elevation of the existing building and erection of 1 no. flat carrier panel advertisement to stone plinth

Applicant Name Acheson & Acheson Ltd **Case Officer:** Kenny Green

Respond By 30-03-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017S6qj>

Application Ref PL/2022/01207 - Advertisement Consent

Address: THG Labs Meridian, Meridian Business Park, North Bradley, BA14 0BP

Proposal: Erection of 1 no. illuminated advertisement (individually mounted letters) on the western elevation of the existing building.

Applicant Name Acheson & Acheson Ltd **Case Officer:** Kenny Green

Respond By 30-03-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017S4ur>

Application Ref PL/2022/00964 - Householder Application

Address: 17 MIDDLE LANE, TROWBRIDGE, BA14 7LG

Proposal: To Build a new garage at the front of the dwelling

Applicant Name Mr Justyn Rowe **Case Officer:** Steven Vellance

Respond By 28-03-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017Ru04>

Planning Applications REVISED (AGENDA ITEM 8) – See agenda

Application Number: 20/03641/OUT

Site Location: Land South of White Horse Business Park Trowbridge Wilts

Applicant: Turley for Castlewood Property Ventures Ltd

Applicant Address: 43-45 Devizes Road Swindon SN1 4BG Wiltshire

Electoral Division: DRYNHAM

Proposal: Outline application for up to 100 dwellings, landscaping, green infrastructure, associated drainage measures and vehicular access from the A363 as well as all associated works. Matters to be considered: Access into the site.

TTC considered this application in June 2020 and:

RESOLVED: Objection: Notwithstanding that this development has failed completely to be planned to be either a part of the town or a part of the village of North Bradley but to all intents and purposes has simply been plonked in the middle of fields between the town and the village, with green space on all aspects, resulting in an extremely poor layout and design which fails to recognise its importance in protecting the coalescence of the town and the village, but also fails to link in to the development at White Horse Business Park and fails to recognise that development of the field to the north has so far not come forward, the town council objects to the proposed access.

If this application is for 'Access in to the site' then this should provide for access by means other than motor vehicles and other means which use the carriageway.

Therefore;

- 1. The application should be refused until full pedestrian and cycle access from the site to Woodmarsh Road is proposed as part of the development on a surfaced route of sufficient width to allow for shared use. This is clearly achievable via the track/field access on to Woodmarsh Road adjacent to number 22 Woodmarsh Road. It is likely that the residents of the development will use schools, public houses, meeting halls and other facilities in North Bradley Village and therefore without such an access the development would not be sustainable.**
- 2. The proposed footway at the junction off the A363 is inadequate. It should be a 3m shared use cycle and footway linking to and through the White Horse Business Park at least as far as Aintree Avenue/Epsom Court where there will be a link into the cycleway along the railway side and to the Trowbridge Retail Park/Spitfire Retail Park to the north.**

3. **In addition to the proposed Puffin crossing on the A363 eastern arm, there should also be a Puffin crossing on the A363 northern arm, providing opportunities for those wishing to access Boundary Walk, the eastern side of Bradley Road and the Summerdown Walk/Marston Road/ Kingsdown area.**
4. **Make a contribution towards Bradley Road junction improvements at Spitfire Retail Park, Wiltshire Drive and Silver Street Lane.**

Trowbridge Town Council requests that the layout is revised so that this development more clearly links to the envelope of the town or at least to White Horse Business Park and is not planned to be part of a new village somewhere between Trowbridge and North Bradley.

REPORT:

Point 1 Has only been addressed in part, in so far as the proposal now includes pedestrian access to Woodmarsh but does not include cycle access along this route.

Point 2 Appears to have been addressed through references to the adjacent site at Elm Grove, but is probably worth reiterating in response to this revised application.

Point 3 The puffin crossing appears to have been relocated to the east of the new access to the A363 but no formal crossing of Bradley Road has been incorporated and this should remain a concern of the town council to be addressed by this application.

Point 4 This is worth reiterating.

With regards to the general layout, the concerns appear to have been increased further by the removal of development in the northern most part of the site adjacent to the roundabout, thereby increasing the separation from the existing built up area of Trowbridge whilst not addressing the lack of an acceptable landscape gap between the proposed development and the village of North Bradley. For example, if the care home were replaced by some of the dwellings and the field closest to North Bradley village were greenspace this would satisfy the WHSAP policy and the North Bradley Neighbourhood Plan and not require any change to the quantum of development on the site.

RECOMMENDATION: Objection: This development is in contravention of WHSAP Policy H2.2: “Development will be expected to enhance a key gateway approach to the town and retain visual separation between the town and North Bradley.” It fails completely to be planned to be either a part of the town or a part of the village of North Bradley but to all intents and purposes has simply been plonked in the middle of fields between the town and the village, with green space on all aspects, resulting in an extremely poor layout and design which fails to recognise its importance in protecting the coalescence of the town and the village, but also fails to link in to the development at White Horse Business Park and fails to recognise that development of the field to the north has so far not come forward.

1. **The application is contrary to WHSAP Policy H2.2: “improvements to cycling and walking routes through the site to link into the existing network.” and therefore should be refused until BOTH pedestrian and cycle access from the site to Woodmarsh Road is included, on a surfaced route of sufficient width to allow for shared use. Pedestrian only access to here is not acceptable as part of a sustainable development in accordance with active travel policies. Such cycle access should therefore provide for a route through the whole site on and off-road dedicated path from the access to the A363 to Woodmarsh at this point.**
2. **The proposed footway at the junction off the A363 remains inadequate. It should be a 3m shared use cycle and footway linking to and through the White Horse Business Park at least as far as Aintree Avenue/Epsom Court where there will be a link into the cycleway along the railway side and to the Trowbridge Retail Park/Spitfire Retail Park to the north.**
3. **In addition to the proposed Puffin crossing on the A363, there should also be a Puffin crossing on the A363 northern arm adjacent to the roundabout, providing opportunities for those wishing to access Boundary Walk, the eastern side of Bradley Road and the Summerdown Walk/Marston Road/ Kingsdown area.**
4. **This development should make a contribution towards Bradley Road junction improvements at Spitfire Retail Park, Wiltshire Drive and Silver Street Lane.**

5. The layout must be revised to be in accordance with WHSAP Policy H2.2 “development to be directed to the north and east of the site” so that this development more clearly links to the envelope of the town and to White Horse Business Park. Development of the northern most field and the eastern most field would accommodate a similar quantum of development and be in accordance with the policy.

Wiltshire Council Decisions (AGENDA ITEM 9)

Application Ref PL/2021/10101 - Householder Application

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

Proposal: Extension of existing garage with proposed second storey over to create masterbedroom suite.

Applicant Name: Mr and Mrs J and M Malloy and Salmons **Case Officer:** Selina (Nina) Parker-Miles

Decision Date: 14-02-2022 **Decision:** Approve with Conditions

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

Application Ref PL/2021/11630 - Householder Application

Address: 346 FROME ROAD, TROWBRIDGE, BA14 0EF

Proposal: Car port for 2 cars on existing driveway

Applicant Name: Mr Gavin Rudgley **Case Officer:** Buju Can Cetin

Decision Date: 15-02-2022 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017BNj4>

Application Ref 21/01148/FUL - Full Planning Permission

Address: 26 Fore Street, Trowbridge, BA14 8EW

Proposal: Change of use from retail (Class E) to 24 residential flats on all 5 floors comprising of 9 x 1 beds and 15 x 2 beds (Class C3) and part retention on ground floor as Commercial (Class E), along with extensions and external alterations

Applicant Name: N/A **Case Officer:** David Cox

Decision Date: 17-02-2022 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001548ww>

TTC: No objection subject to no significant adverse impact on neighbour amenity and inclusion of triple glazed windows to Castle Street elevation or similar mitigation to avoid noise issues.

Conditions Include: *No dwelling shall be first occupied until a verification report undertaken between the hours of 23:00 and 06:00 on a Friday or Saturday night, which is representative of a typical night when Zinc Night Club, The Kings Arms and The Courthouse are all open and weather conditions are suitable for taking environmental noise measurements; demonstrating completion of all acoustic mitigation works has been submitted to and approved in writing by the Local Planning Authority. All measurements should be completed with the windows closed and ventilation system operating. The internal levels of the dwellings must meet the following criteria:*

- 30dB LAeq(8hr), 35 dB LAeq(16hr), 45 dB LAFmax from road traffic and pedestrian noise.
- NR20 from music from the bars/night-clubs on Fore St.

REASON: *In the interests of occupant amenity and in the interests of protecting existing adjacent businesses.*

Application Ref PL/2021/06799 - Full Planning Permission
Address: The John Bull, Westfield Road, Trowbridge, Wilts, BA14 9JL
Proposal: Demolition of the existing buildings and the construction of nine dwellings
Applicant Name: Selwood DevCo **Case Officer:** Nick Clark
Decision Date: 17-02-2022 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000015vsmi>

Application Ref PL/2021/11841 - Householder Application
Address: 3 HUMMINGBIRD GARDENS, TROWBRIDGE, BA14 7GF
Proposal: rear single storey extension
Applicant Name: j ciriaco **Case Officer:** Buju Can Cetin
Decision Date: 17-02-2022 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017BZui>

Application Ref PL/2021/10779 - Full Planning Permission
Address: 1 Orchard Road, Trowbridge, Wilts, BA14 7AR
Proposal: Proposed 2 bedroom detached house located in western part of existing garden
Applicant Name: Mr James Knight **Case Officer:** Gen Collins
Decision Date: 23-02-2022 **Decision:** Refuse
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016s4kP>

Application Ref PL/2021/11629 - Householder Application
Address: 43 BOUNDARY WALK, TROWBRIDGE, BA14 0LZ
Proposal: Two storey side extension and single storey extension to front
Applicant Name: Mrs Chelsey Nicholls **Case Officer:** Buju Can Cetin
Decision Date: 24-02-2022 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017BNiz>

Application Ref PL/2021/10768 - Householder Application
Address: 2 WOODMARSH, NORTH BRADLEY, TROWBRIDGE, BA14 0SB
Proposal: Two storey side and single storey rear extensions, replacement porch and new garage
Applicant Name: Mr and Mrs Garrish **Case Officer:** Selina (Nina) Parker-Miles
Decision Date: 01-03-2022 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016s>

Application Ref PL/2022/00104 - Householder Application
Address: 20 FURLONG GARDENS, TROWBRIDGE, BA14 7HB
Proposal: Proposed Disabled Access Entrance Porch
Applicant Name: Mr Andrew Matthews **Case Officer:** Buju Can Cetin
Decision Date: 28-02-2022 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017Cbnj>

Application Ref PL/2021/04185 - Householder Application
Address: 38 Delamere Road, Trowbridge, Wilts, BA14 8ST
Proposal: Demolition of existing garage and construction of a double garage with accommodation above
Applicant Name: Mrs H Cass **Case Officer:** Gen Collins
Decision Date: 01-03-2022 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000015HGbj>

Application Ref PL/2021/11074 - Householder Application

Address: 1 SOUTHVIEW ROAD, TROWBRIDGE, BA14 0PY

Proposal: Proposed side & rear extensions to a bungalow, demolition of a detached single garage, new dropped kerb & off road parking

Applicant Name: Mr Kevin York **Case Officer:** Steven Sims

Decision Date: 03-03-2022 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016scsb>

Application Ref PL/2022/00788 - Householder Application

Address: 4 CLIPSHAM RISE, TROWBRIDGE, BA14 9DG

Proposal: Rear single storey extension to provide extra living / dining space

Applicant Name: G Caldicott **Case Officer:** Russell Brown

Decision Date: 04-03-2022 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017RM5o>

Application Ref PL/2022/00829 - Proposed Works to Trees in a Conservation Area

Address: THE RECTORY, UNION STREET, TROWBRIDGE, BA14 8RU

Proposal: Holm Oak - Raise canopy over highway to 5.2m above road and 2.9 above footpath. Beech Tree - Raise canopy away from neighbouring building by 1.5m by removal of sub branches

Applicant Name: Mr Simon Ferris **Case Officer:** Beverley Griffin

Decision Date: 04-03-2022 **Decision:** No Objection

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017RYxy>