

MINUTES

At a meeting of the Town Development Committee on Tuesday 8th March 2022

Present: Councillors: Beaver (Lambrok), Bryant (Chair) (Drynham), Bridges, (Park), Cave, (Park), Cooper (Park), Hill (Grove), Jacob (Paxcroft), Edward Kirk (Adcroft) sub for Emily Kirk and Piazza (Drynham).

Public: None.

Press: None.

Officers: Town Clerk (Lance Allan).

6199 APOLOGIES

Apologies were received from Councillors Emily Kirk (Paxcroft) and Palmen (Central)

RESOLVED: to approve apologies received with reasons.

6200 MINUTES

RESOLVED: To approve as a correct record, the Minutes of the Town Development Committee meeting held on Tuesday 21st December 2021.

RESOLVED to approve the records of delegated decisions dated January and February 2022.

6201 DECLARATIONS OF INTEREST

None.

6202 CHAIR'S ANNOUNCEMENTS

None.

Cllr Cave arrived at 19:02

Cllr Piazza arrived at 19:03

6203 OPEN FORUM

Mr David Feather spoke in objection to application 20/03641/OUT and made some suggestions for additional grounds for objection and suggested changes including reference to the requirement for a Masterplan..

6204 PLANNING APPLICATIONS – DEFERRED

None.

6205 PLANNING APPLICATIONS - NEW

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

Initial

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>

RESOLVED: Noted, not comment.

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>

RESOLVED: 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>

RESOLVED: No objection.

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>

RESOLVED: No objection.

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>

RECOMMENDATION: Defer pending information.

W/E 6th March 2022

Initial

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>

RESOLVED: No objection.

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>

RESOLVED: Objection; the design of and size of the proposed dormers is poorly related to the dwelling and immediate area, it is incongruous with the streetscene, it fails to draw on the local context and fails to complement the locality and is therefore contrary to core policy 57.

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>

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

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>

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

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>

RESOLVED: No objection.

Application Ref PL/2022/01207 - Advertisement Consent

Initial

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>

RESOLVED: No objection.

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>

RESOLVED: Objection; the design of and positioning of the proposed development is poorly related to the dwelling and immediate area, it is incongruous with the streetscene, it fails to draw on the local context and fails to complement the locality and is therefore contrary to core policy 57.

Cllr Edward Kirk abstained.

6206 **PLANNING APPLICATIONS – REVISED**

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.**

Initial

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.

RESOLVED: 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 an off-road dedicated path from the access to the A363 to Woodmarsh at this point.**
2. **The proposed footway at the junction of 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.**

Initial

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. The current proposal is extremely poor urban design.
6. The WHSAP Inspector’s Examination report says the following:
79. The site is in multiple ownerships. Considering the nature of the site, and the features it contains, it is reasonable for the policy to seek to ensure a comprehensive approach to development through some form of masterplan. It will be for the Council to determine the level of information it needs to provide sufficient comfort that the overall development will not result in harm and there is no reason this requirement should prejudice development. It should not be unduly difficult for developers of neighbouring plots to liaise with each other, and the Council, in preparing acceptable schemes. This also applies to other sites where similar requirements are in place.
And Policy H2.2 says the following:
Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.
As this proposal forms only a minority part of the whole of the site allocated in H2.2 it should be concluded that the application lacks a Masterplan to ‘ensure the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.’
And should therefore be refused.
7. An improved joint junction arrangement incorporating junctions to this site and H2.1 Elm Grove, from the A363 should be incorporated in this development.
8. The developer should make a contribution to enable the provision of a comprehensive traffic calming scheme on Woodmarsh.

6207 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS
RESOLVED to note.

6208 PLANNING APPLICATIONS – APPEALS
None.

6209 LICENSING

The committee considered licensing applications:

Applicant: Ahmed Ali Negraj of 32 Woolpack Meadows

Location: 46 Fore Street (Catering van outside HSBC)

Application: To extend the hours of Late Night Refreshment to Fri and Sat – 05:00 hrs & Sun – 23:00 hrs to 03:00 hrs

RESOLVED: Objection on the grounds that there are residential properties overlooking the site.

Cllr Cave – abstained.

Initial

6210 **ENFORCEMENT & OTHER MATTERS**

Highway & Street-care matters should be reported to Neighbourhood Services via report@trowbridge.gov.uk

- a. **Silverthorne Passage** – Will be addressed when Neighbourhood Services take on service delegation from Wiltshire Council in December 2022 regarding removal of waste bins and cooking oil. **Facilities Manager to note.**
- b. **Narrow Wine Street** – lack of street lighting – potential CATG project – **Cllr Palmen to pursue.**
- c. **Commercial Waste** – potential for policy to restrict collection times. E.g. Union St, Church Walk, Red Hat Lane. **Wiltshire Councillors to consider through Area Board.**
- d. **81 Whiterow Park** – separation of single dwelling into two dwellings - reported to enforcement – **enforcement taking action when appropriate.**
- e. **St James' Chambers** – windows boarded up and exposed cables – **conservation officer has responded.**
- f. **Rosefield House** – Satellite Aerial and gate post ironwork. **Reported to enforcement.**
- g. **Hilbury Court** – new roadside wall to be completed – **Reported to enforcement.**
- h. **Town park** – reports of lights out. **Facilities Manager to note.**
- i. **Ashton Street No 40** – waste bins on the pavement. **Neighbourhood Services to consider.**
- j. **Ashton Street Nos 36/38** – development in the rear gardens – **report to enforcement.**
- k. **River Walk** – significant waste along path and around Handel House – **Neighbourhood Services to consider.**
- l. **Fore Street** – the tree by the barrier appears to be restricted by the iron grid surround – **Neighbourhood Services to consider and report to Highways (FHSF).**
- m. **Hilperton Road Underpass** – clean and graffiti removal – **Neighbourhood Services to consider.**

6211 **WAITING RESTRICTIONS**

The committee considered new waiting restriction requests.

- a. **Westbourne Gardens** – south side to extend double yellow lines to cover whole of the driveways to No1a and No1.

RESOLVED – Support and forward to Wiltshire Council.

- b. **Edington Drive/Wiltshire Drive junction** – Double yellow lines on Wiltshire Drive between parking lay-by and Baydon Close.

RESOLVED – Support and forward to Wiltshire Council.

6212 **STRATEGIC PLANNING**

The committee considered matters related to strategic planning.

- a. **Wiltshire Local Plan Review.** The council submitted its response to the 2021 consultation with significant objections and alternative suggestions: available from the town council website:

<https://www.trowbridge.gov.uk/wp-content/uploads/2021/03/210302-Trowbridge-Town-Council-Wiltshire-Local-Plan-Review-Consultation-Response.pdf>

Wiltshire Council has now published all of the responses to the consultation.

<https://www.wiltshire.gov.uk/planning-policy-local-plan-review>

Look for the following section in the above web link:

Local Plan Review Consultation Jan - March 2021

- b. A meeting with representatives from Hilperton, Staverton and Semington was held on 1st October 2021. The meeting shared current thinking, a review of the consultation responses and the potential for joint future working. A meeting has now also been held with North Bradley, Southwick and West Ashton on 2nd March. It is unclear to what extent a joint response can be coordinated.

Initial

c. **Cllr Hill** reported on the latest discussions between WALPA and Wiltshire Council and the latest delays to recovery of the five-year land supply (5YLS).

6213 CORRESPONDENCE

The committee considered the following correspondence:

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

6214 ROAD CLOSURE

The committee noted the following:

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

6215 DATE OF NEXT MEETING

29th March 19th April 10th May

Meeting Closed: 20:11

Signature.....

Date.....