

## Town Development Meeting 8<sup>th</sup> March 2022

### Planning Applications DEFERRED (AGENDA ITEM 6) – See agenda

**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.

### Planning Applications NEW (AGENDA ITEM 7)

**W/E 13<sup>th</sup> 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>

**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>

**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>

**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>

**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>

**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>

**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>

**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>

## W/E 20<sup>th</sup> 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>

**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/planningapplication/a0i3z000017U5MZ>

**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>

**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>

**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>

**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>

## W/E 27<sup>th</sup> 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>

**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>

**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>

**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>

**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>

**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>

## Planning Applications REVISED (AGENDA ITEM 8) – See agenda

**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>

*'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.*

**RECOMMENDATION: 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 there appears to be no joint flood risk assessment and strategy and the lack of any pedestrian/cycle route through this site is worrying. 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.



## Wiltshire Council Decisions (AGENDA ITEM 9)

**Application Ref PL/2021/10447** - Full Planning Permission

**Address:** 1B CLARENDON ROAD, TROWBRIDGE, BA14 7BR

**Proposal:** New two storey dwelling with living accommodation, utility and garage on ground floor and first floor consisting of three bedrooms and associated bathrooms

**Applicant Name:** Mr & Mrs Alec Mould **Case Officer:** David Cox

**Decision Date:** 07-03-2022 **Decision:** Approve with Conditions

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016qzOG>

**Application Ref PL/2021/10452** - Full Planning Permission

**Address:** 1C CLARENDON ROAD, TROWBRIDGE, BA14 7BR

**Proposal:** New two storey dwelling with living accommodation, utility and garage on ground floor and first floor consisting of three bedrooms and associated bathrooms

**Applicant Name:** Mr Ian Nicholson & Miss Sharon Drew **Case Officer:** David Cox

**Decision Date:** 07-03-2022 **Decision:** Approve with Conditions

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016qzX3>

**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

**Decision Date:** 08-03-2022 **Decision:** Approve with Conditions

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

**Application Ref PL/2022/00051** - Householder Application

**Address:** 18 LOWMEAD, TROWBRIDGE, BA14 8SX

**Proposal:** Proposed 2 Storey Side Extension

**Applicant Name:** Mr Matt Giles **Case Officer:** Buju Can Cetin

**Decision Date:** 10-03-2022 **Decision:** Approve with Conditions

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017CG9q>

**Application Ref PL/2021/11767** - Wiltshire Council R3

**Address:** Holbrook Primary School, Holbrook Lane, Trowbridge, BA14 0PS

**Proposal:** Creation of a new 6 classroom teaching block to replace the existing temporary mobile classroom units. No change of use. New associated hard and soft play areas.

**Applicant Name:** Wiltshire Council **Case Officer:** Steven Sims

**Decision Date:** 10-03-2022 **Decision:** Approve with Conditions

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017BVoy>

**Application Ref W/06/02407/LBC** - Works to a Listed Building

**Address:** 3 Rodwell Hall, St Thomas Road, Trowbridge, Wiltshire, BA14 7LU

**Proposal:** Demolish and rebuild of existing rubble stone wall

**Applicant Name:** Mrs MJ Maltby **Case Officer:** Legacy Officer

**Decision Date:** 16-03-2022 **Decision:** Approve with Conditions

**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014eMXG>

**Application Ref PL/2021/08615** - Householder Application  
**Address:** 28 WINDERMERE ROAD, TROWBRIDGE, BA14 8TE  
**Proposal:** Single storey side extension  
**Applicant Name:** Mr M Berqia **Case Officer:** Gen Collins  
**Decision Date:** 21-03-2022 **Decision:** Approve with Conditions  
**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016Q7vx>

**Application Ref PL/2022/00557** - Householder Application  
**Address:** 4 BEWLEY ROAD, TROWBRIDGE, BA14 0LN  
**Proposal:** Proposed Single Storey extensions  
**Applicant Name:** Mrs Maria Fernandes **Case Officer:** Buju Can Cetin  
**Decision Date:** 21-03-2022 **Decision:** Approve with Conditions  
**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017EMNA>

**Application Ref PL/2021/11301** - Lawful Development Certificate for an Proposed Use  
**Address:** Unit 5, Spitfire Retail Park, Bradley Road, Trowbridge, BA14 0AZ  
**Proposal:** Certificate of lawfulness for proposed use as a gym providing indoor fitness activities and services principally to visiting members of the public, operating unrestricted opening hours, and internal alterations to the premises comprising installation of replacement mezzanine floor no larger than the existing mezzanine floor  
**Applicant Name:** Threadneedle Property Unit Trust **Case Officer:** Steven Sims  
**Decision Date:** 25-03-2022 **Decision:** Allowed  
**Application Link:** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017Aj90>