

The Civic Centre
St Stephen's Place
TROWBRIDGE
Wiltshire
BA14 8AH

info@trowbridge.gov.uk

4th May 2022

SUMMONS

To members of the Town Development Committee: Councillors; Beaver (Lambrok), Bridges (Park), Bryant (Chair) (Drynham), Cave (Park), Cooper (Park), Hill (Vice Chair) (Grove), Jacob (Paxcroft), Emily Kirk (Paxcroft), Palmen (Central), Piazza (Drynham).

Dear Councillor,

You are hereby summoned to a Meeting of the **Town Development Committee** to be held on **Tuesday 10th May 2022 in the Civic Centre at 19:00hrs.**

Yours faithfully,



Lance Allan
Town Clerk

Members of the public are welcome to attend meetings of the Council and Committees, unless specifically excluded due to the confidential nature of business. As a result of the pandemic, public access will be limited. **Please contact info@trowbridge.gov.uk by 16:00 on Monday 9th April if you wish to attend this meeting in person. Where is it is not possible for you to attend due to reaching the capacity limit, access will be available online via Microsoft TEAMS:** please go to the Town Council Website – Your Council – [Meetings](#) to find the link. Only those attending in person will be able to ask questions and make statements at the meeting during the public period. Questions and statements can otherwise be submitted in advance.

AGENDA

This meeting will be recorded.

1. **APOLOGIES**

- a. **To receive** apologies from those unable to attend.
- b. **To consider for approval** those apologies received with reasons for absence.

2. **MINUTES**

- a. **To consider for approval** the minutes of the meeting of **19th April**.
- b. **To note** any matters arising.

3. **DECLARATIONS OF INTEREST**

To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Local Government Act 1972 in respect of officers and of the Localism Act 2011 in respect of members.

4. **CHAIR'S ANNOUNCEMENTS**

To note any announcements made by the Chair.

5. **OPEN FORUM**

To allow questions from members of the public, these may be answered but not debated.

6. **PLANNING APPLICATIONS - DEFERRED**

To consider any applications deferred from previous meetings:

See list of new applications below.

7. **PLANNING APPLICATIONS - NEW**

To consider any new [Planning Applications](#) validated by Wiltshire Council and not previously considered. See link above and [New Applications](#).

8. **PLANNING APPLICATIONS - REVISED**

To consider any revised applications received:

See list of new applications above.

9. **PLANNING APPLICATIONS – WILTSHIRE COUNCIL DECISIONS.**

To consider any significant planning decisions of Wiltshire Council:

See list of new applications above.

10. **APPEALS**

To consider any appeals information received from Wiltshire Council:

Application: I6/00547/FUL

APPELLANTS NAME: Wain Homes

APPEAL SITE: Drynham Lane, Trowbridge, Wiltshire

PROPOSED DEVELOPMENT: Provision for 91 dwellings, ecological mitigation and associated infrastructure including roads/footpaths, bridge, cycleway, garages and sub-station. (Further amendments and/or additional information relating to access, drainage and ecology)

INSPECTORATE REFERENCE: APP/Y3940/W/22/3295577

APPEAL START DATE: 26 April 2022

Previous Comments from TTC:

RESOLVED: OBJECTION:

1. The proposal is for a level of development which would be so significant as to have a detrimental impact upon the residents of Southview Park, such that it would be unacceptable. Toucan Street is designed to serve as a residential street and not a distributor road and is wholly inadequate for an additional 91 dwellings to be accessed from it. The potential knock-on impact on the other roads in Southview Park would also be unacceptable without measures to limit through traffic. The site should provide for vehicular access only via the proposed link to the north east of the site into the main Ashton Park development site, as indicated on the Masterplan included as Appendix A of the Construction Traffic Management Plan. The Masterplan fails to show any vehicle access to this site from Toucan Street, and the proposal is therefore contrary to Core Policies 2 and 29 of the WCS. No motor-vehicle access should be provided into Southview Park.

2. Toucan Street is also wholly unsuitable for construction vehicle access. All construction access should be via Ashton Park. The swept-path analysis clearly shows that even small rigid vehicles cannot access the site via Toucan Street without severe impact on residents who have parked their vehicles in Toucan Street. The justification that refuse vehicles use the route and therefore construction vehicles can, fails to appreciate that refuse vehicles

traverse the route once per week, whilst construction traffic limited to smaller vehicles will be significantly more intensive for a substantial period.

3. Core Policies 60 and 64 of the Core Strategy require Wiltshire Council to use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire. The proposed development fails to provide a comprehensive 3 metre wide segregated pedestrian and cycle route connecting to adjacent sites and potential sites and therefore fails to deliver the level of sustainability which could be achieved without significant additional cost. The proposed cycle/pedestrian access at the south of the site into Drynham Lane and the improvement of Drynham Lane through the railway bridge are welcomed, as well as the addition of a cycle/pedestrian link through the field gate into Drynham Lane towards the north east of the site, providing for cycle/pedestrian access to by-way NBRA43 and in future to an improved route along or to replace footpaths NBRA 31 and TROW 130 thus providing a through route from Castle Mead to White Horse Business Park. Additionally, the opportunity for a through route via this site to the main Ashton Park site should be provided and without it the proposal is contrary to Core Policy 60 and the proposal for Ashton Park to be accessible by motor vehicles only via the roads constructed as part of Ashton Park, as per the Masterplan.

4. No provision has been made for a safe off-road link from the development to the LEAP in Southview Park either through a pedestrian route from the proposed road access bridge to the LEAP on the west side or a footbridge to the north of the development across the brook. This would be detrimental to the safety of residents wishing to access the most local play area. Residents would be tempted to provide un-safe ad-hoc crossings of the brook resulting in potential accidents and harm to wildlife. There is an existing informal pedestrian route opposite 41 Kingfisher Close and this should be upgraded to a formal pedestrian/cycle route, thus affording access to the LEAP and to the cycle route linking to Pheasant Drive and the wider local network.

AND:

A. If Wiltshire Council is minded to approve this application, then Trowbridge Town Council would request that a condition is imposed which requires that; All construction traffic to access the site via the proposed access to the main Ashton Park site as indicated on the Masterplan.

B. Trowbridge Town Council opposes the suggestion from Highways that a Management arrangement should be established to manage all public areas. The Town Council considers that any open space, play areas, benches, litter bins etc. should be transferred to the Town Council.

RECOMMENDATION: That the Council submits a robust case based upon the above objection and any additional comments considered appropriate. And that the council applies for Rule 6 status for the Town Council at the inquiry.

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application/guide-to-rule-6-for-interested-parties-involved-in-an-inquiry-planning-appeals-and-called-in-applications>

11. LICENSING

To consider any licensing matters.

12. ENFORCEMENT & OTHER MATTERS

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

Previously reported items have been reported to neighbourhood services for action.

b. Enforcement issues.

To consider any updates on previously advised issues:

Nothing further to report on previous issues.

c. To consider any new items.

13. LOCAL HIGHWAY & FOOTPATH IMPROVEMENT GROUP

To consider a request for bollards in Taylors View to match those in Brewery Walk to protect footway users and the tree in the courtyard.

Taylors View:



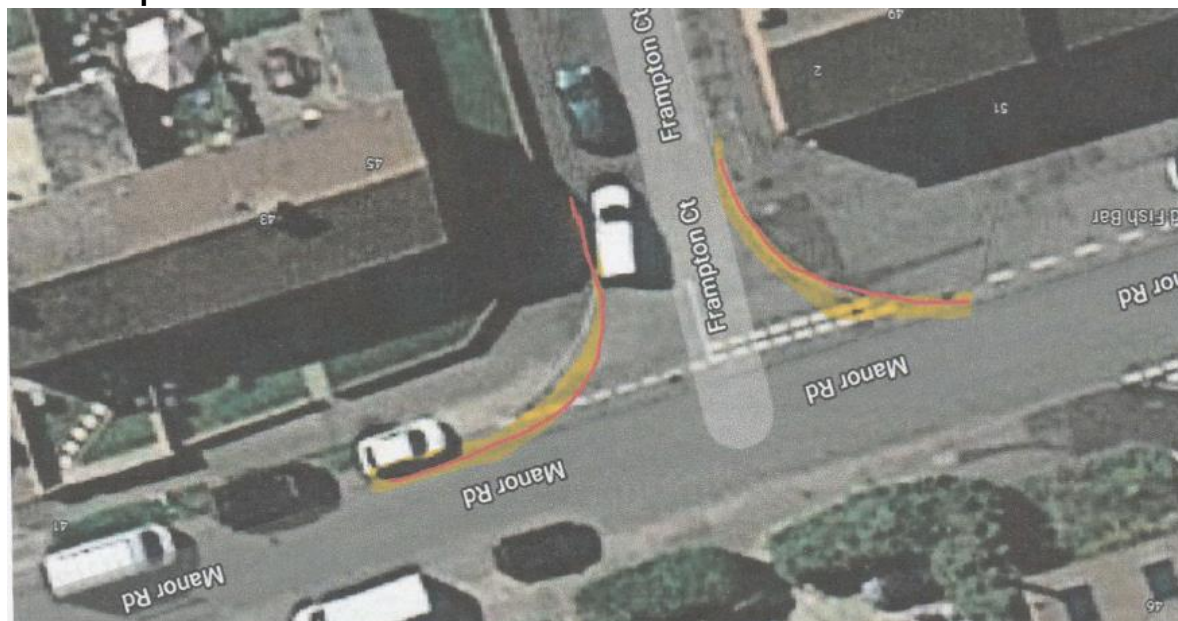
Brewery Walk:



RECOMMENDATION: To forward to LH&FIG for further consideration.

14. **WAITING RESTRICTIONS**

To consider a proposal for additional double yellow lines at the junction of Manor Road and Frampton Court:



RECOMMENDATION: To approve the request and forward to Wiltshire Council for further consideration.

15. **STRATEGIC PLANNING**

To consider any matters relating to strategic planning.

Wiltshire Local Plan Review. The town council's response to the 2021 consultation is available via this link to 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 published all of other 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

A meeting with representatives from Hilperton, Staverton and Semington was held on 1st October 2021. And another meeting was held with North Bradley, Southwick and West Ashton on 2nd March 2022. The meetings shared current thinking, a review of the consultation responses and the potential for joint future working.

The Local Plan is due to be consulted on again and is expected to be finalised in 2023.

Five-Year Housing land supply. Wiltshire Council has recently issued its latest [housing land supply statement](#), which has a base date of April 2021 and indicates it falls short with only 4.72 years.

15. **CORRESPONDENCE**

To consider the following correspondence:

a. **Matters relating to trees at Trowbridge Lodge Park.**

16. **ROAD CLOSURES**

To note the following:

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

17. DATE OF NEXT MEETING

All meetings are now anticipated to be face to face meetings at the Civic Centre:

31st May

21st June

12th July

2nd August (FM)

23rd August

13th September

To all other members of the council for information.