

Town Development Meeting 31st May 2022

Planning Applications DEFERRED (AGENDA ITEM 6)

None.

Planning Applications NEW (AGENDA ITEM 7)

W/E 13th May 2022

Application Ref PL/2022/03663 - Householder Application

Address: 34 FULFORD ROAD, TROWBRIDGE, BA14 8TA

Proposal: Erection of single storey side extension and attached garage.

Applicant Name Mr & Mrs Silcocks **Case Officer:** Buju Can Cetin

Respond By 09-06-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018FNhh>

RECOMMENDATION: Objection: The proposed design results in an inaccessible area of garden which will be significantly potentially harmful to the amenity of neighbours which would be contrary to CP57.

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:** Gen Collins

Respond By 09-06-2022

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

RECOMMENDATION: Committee Decision.

Application Ref PL/2022/00580 - Works to a Listed Building

Address: 4 Yerbury Street, Trowbridge, Wilts, BA14 8DP

Proposal: Removal of non compliant windows and doors to rear replacing with aluminium and composite stable door to utility area. Replacement of front windows with Double Glazed wooden frame of identical configuration (current windows rotten). Replacement of outhouse windows with aluminium to match rear of house (current windows rotten). Removal of 1983 internal Kitchen wall to increase light in new kitchen and dining area. Insert part glazed doors to create utility room housing WC and handbasin. Replace part or all of ground flooring with flagstones or riven paving. Dryline outhouse

Applicant Name Mrs Sheila Ralph **Case Officer:** Helen Garside

Respond By 10-06-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017R5Zq>

RECOMMENDATION: Conservation officer Decision.

W/E 20th May 2022

Application Ref PL/2022/03772 - Householder Application

Address: 25 CORNBURASH RISE, HILPERTON, TROWBRIDGE, BA14 7TS

Proposal: Removal of existing conservatory and construction of single storey extension to the rear elevation with associated internal alterations

Applicant Name Ms Bergg **Case Officer:** Selina (Nina) Parker-Miles

Respond By 13-06-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018Fybr>

RECOMMENDATION: (Awaiting documents)

W/E 27th May 2022

Application Ref PL/2022/04062 - Proposed Works to Trees in a Conservation Area

Address: 39 HILPERTON ROAD, TROWBRIDGE, BA14 7JG

Proposal: T1 - Section fell Sycamore tree to as close to ground level as possible due to interfering with property. T2 - Crown reduce Yew tree to approximately 4m above ground level.. H3 - Reduce Laurel hedge in height to approximately 1.2m above ground level. Clear to approximately 2m from property. Length of hedge to be reduced runs from the lamp post to the road.. T4 - Fell small Sycamore as close to building

Applicant Name Hotchen **Case Officer:** Beverley Griffin

Respond By 17-06-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018GQSk>

RECOMMENDATION: No Objection.

Application Ref PL/2022/03910 - Householder Application

Address: 68 PAXCROFT WAY, TROWBRIDGE, BA14 7DJ

Proposal: Convert existing double garage to a habitable room and create a first floor bedroom and bathroom above the garage. The proposed works maintain the same footprint created by an extension in 1994, application no. W/94/00413/FUL

Applicant Name Jen Austin **Case Officer:** Steven Vellance

Respond By 20-06-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018G8RR>

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

Application Ref PL/2022/03862 - Householder Application

Address: 68 WESTFIELD ROAD, TROWBRIDGE, BA14 9JN

Proposal: Erection of white PVCu Conservatory to rear of the property

Applicant Name Mrs Brown **Case Officer:** Russell Brown

Respond By 21-06-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018G5Fr>

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

Application Ref PL/2022/03575 - Full Planning Permission

Address: Cockhill, Trowbridge, BA14 9BG

Proposal: Demolition of existing single storey garage. Erection of 1N 3bed 6 person two storey dwelling together with associated landscaping.

Applicant Name Mr Donald Walker **Case Officer:** Russell Brown

Respond By 21-06-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000186DSb>

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

Application Ref PL/2022/01799 - Householder Application

Address: 57 Rutland Crescent, Trowbridge, Wilts, BA14 0NX

Proposal: To convert an existing car port into a garage and extend the front porch

Applicant Name Mr Michael Elliott **Case Officer:** Buju Can Cetin

Respond By 23-06-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017TSC4>

RECOMMENDATION: Objection, the proposal represents a poor quality of design contrary to the Core Strategy.

Application Ref PL/2022/00518 - Works to a Listed Building

Address: THE CROWN HOTEL, TIMBRELL STREET, TROWBRIDGE, BA14 8PP

Proposal: Change of use of redundant toilet block to form Kitchen extension to existing dwelling, addition and reconfiguration of rooflights, adjustments to layouts of existing dwellings and provision of joinery.

Applicant Name Hodges **Case Officer:** Jennifer Allen

Respond By 01-07-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017EGWRAA4/pl202200518>

RECOMMENDATION: No objection.

Application Ref PL/2022/00517 - Full Planning Permission

Address: THE CROWN HOTEL, TIMBRELL STREET, TROWBRIDGE, BA14 8PP

Proposal: Change of use of redundant toilet block to form Kitchen extension to existing dwelling, addition and reconfiguration of rooflights, adjustments to layouts of existing dwellings and provision of joinery.

Applicant Name Hodges **Case Officer:** Jennifer Allen

Respond By 01-07-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017EGWMAA4/pl202200517>

RECOMMENDATION: No objection.

Planning Applications REVISED (AGENDA ITEM 8)

Application Ref 20/00379/OUT

Site Location: Land South of Trowbridge, Southwick, Trowbridge, Wilts,

Applicant: Waddeton Park

Proposal: Outline planning permission with all matters reserved except access for the erection of up to 180 residential dwellings (Use Class C3); site servicing; laying out of open space and associated planting; creation of new roads, accesses and paths; installation of services; and drainage infrastructure.

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014evqKAAQ/2000379out>

Revision covers matters related to hydrology and drainage.

TTC Previous comments:

OBJECTION:

Trowbridge Town Council objects to the application on the following grounds:

- 1. Flood Risk, for the reasons provided by the Environment Agency.**
- 2. Flood Risk and Drainage, for the reasons provided by the Principal Drainage Engineer.**
- 3. Impact on ecology and biodiversity, for the reasons that the application does not provide the necessary evidence in respect of those species which are evident and would be significantly adversely impacted by the development including Otters. In particular, the proposed bridge to carry the road across Lambrok Stream will have a significant adverse impact. The lack of drawings detailing the bridge design results in an unacceptable application which fails to propose how the development area will satisfactorily be accessed.**
- 4. Impact on Historic Landscape Setting, for the reasons that the proposed road and the bridge, if satisfactorily mitigated for severe adverse impact on biodiversity, ecology and flood risk is likely then to have a significant adverse impact on this aspect. The proposed bridge will have a significant impact on the setting of Southwick Court.**
- 5. The proposal is not in accordance with the Trowbridge Bat Mitigation Strategy (Figure 6, page 40), for the reason that the TBMS requires a 'Zone A' NEW Core Bat Habitat to be created by the developer which is in addition to the RETAINED Core Bat Habitat and then a 'Zone B' Dark Buffer Zone. The applicant has failed to acknowledge the RETAINED Core Bat Habitat in their application and appears to indicate that buildings will be built at the edge of the Dark Buffer Zone, rather than this being the edge of highways and gardens.**

AND:

If Wiltshire Council is minded to approve the application, then Trowbridge Town Council would request the following conditions:

- A. The proposed road should be designed such that it is sensitive to the; historic landscape character of the area and adjacent buildings; the impact on flood risk and; on the ecological and biodiversity aspects of the site and in particular where it crosses the Lambrok Stream, such that the road and in particular the bridge, together mitigates satisfactorily for all of these three aspects individually and in combination.**
- B. The development of the site should provide for a through dedicated cycle path from east to west;**
 - linking to the A361 in such a way that it forms part of a longer route through to Southwick Country Park and via the Church Lane site (H2.4) to Acorn Meadow and Lambrok Road in the North West; This requirement appears to have been accommodated in part as part of the revised proposal (February 2021) but further detail is required, and**
 - linking to Axe and Cleaver Lane in such a way that it forms part of a longer route through to North Bradley village in the South East; This is not clear on the revised proposal. A cycle route from the site linking to Axe & Cleaver Lane is required from the developed area with an improved surface on Axe & Cleaver Lane, and**
 - linking to Boundary Walk in such a way that it forms part of a longer route through to Bradley Road and the Elm Grove site and thence on to Ashton Park in the North East; This is not clear on the revised proposal. A cycle route from the developed area to Boundary Walk, with improvements to Boundary Walk and the path linking to Bradley Road/Woodmarsh is required, and**
 - linking to the path between Sandringham Road and Spring Meadows to the North; This is not clear on the revised proposal.**
 - The developers should fund improvements to the surface of Axe and Cleaver Lane from the access point from the site to Woodmarsh Road so that it is suitable for cycling; and**
 - The developers should fund improvements to Boundary Walk footpath, including widening between the site and Woodmarsh Road so that it is suitable for cycling as well as walking; The developers should provide a suitable crossing point on the A361 to allow the safe passage of cyclists to cross the road and a suitable route for cyclists to access the Church Lane site.**

C. The developer should make a substantial contribution towards the provision of additional children's play equipment at Spring Meadows and at The Grove Recreation Ground, in lieu of an equipped play area on the site. This does not appear to have been incorporated, as the proposal still includes a LEAP.

D. The developer should make a substantial contribution towards improvements and enhancements to Woodmarsh Football Ground. This is not covered by the revised application.

E. If it is to be in accordance with the TBMS the proposal will need to be revised to include a minimum 30m wide protection zone across the whole site in addition to the RETAINED Core Bat Habitat at the edge of the development.

F. The revised application talks about bus stops. Looking at all of the south of Trowbridge sites it would be appropriate that;

Sites H2.4 and H2.5 should fund improvements to bus stops and shelters on Frome Road.

Site H2.1 should fund improvements to bus stops shelters on Bradley Road in the vicinity of Spitfire Retail Park.

Site H2.2 should fund improvements to bus stops and shelters on Woodmarsh.

This site: H2.6, should fund the provision of:

- i. A bus shelter at the junction of Summerdown Walk and Marston Road including seating and a litter bin.**
- ii. The relocation of the bus stop at Marston Road near the junction with Westmead Crescent and the installation of a bus shelter, widened pavement, seating and litter bin in the existing grass triangle area.**

RECOMMENDATION: Objection as above.

Wiltshire Council Decisions (AGENDA ITEM 9)

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:** Russell Brown

Decision Date: 10-05-2022 **Decision:** Approve with Conditions

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

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:** Russell Brown

Decision Date: 10-05-2022 **Decision:** Approve with Conditions

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

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

Decision Date: 11-05-2022 **Decision:** Approve with Conditions

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

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

Decision Date: 11-05-2022 **Decision:** Approve with Conditions

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

Application Ref PL/2022/00828 - Full Planning Permission

Address: WILTSHIRE COLLEGE, COLLEGE ROAD, TROWBRIDGE, BA14 0ES

Proposal: Replacement of existing wall cladding, roofing, windows and doors and replaced with new.

Applicant Name: Wiltshire College & University Centre **Case Officer:** Buju Can Cetin

Decision Date: 12-05-2022 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017RYxt>

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

Decision Date: 12-05-2022 **Decision:** Approve with Conditions

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

Application Ref PL/2021/10933 - Householder Application

Address: 97 BRADLEY ROAD, TROWBRIDGE, BA14 0QS

Proposal: Remove existing brick shed in rear garden and erect a single storey rear and side (wrap-around) extension. Insert 2no roof lights in to the front-facing elevation of the main roof.

Applicant Name: N Oehley & A Massey **Case Officer:** Steve Tapscott

Decision Date: 12-05-2022 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016sGtT>

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:** Kenny Green

Decision Date: 16-05-2022 **Decision:** Approve with Conditions

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

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

Decision Date: 18-05-2022 **Decision:** Approve with Conditions

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

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

Decision Date: 20-05-2022 **Decision:** Approve with Conditions

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

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

Decision Date: 20-05-2022 **Decision:** Approve with Conditions

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

Application Ref PL/2022/00339 - Householder Application

Address: 30 SUMMERLEAZE, TROWBRIDGE, BA14 9HZ

Proposal: Erection of 2 storey rear extension

Applicant Name: Lisa Little **Case Officer:** Buju Can Cetin

Decision Date: 23-05-2022 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017DUXp>

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

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

Proposal: Certificate of lawfulness for use of the building and adjacent land as an independent dwellinghouse

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

Decision Date: 25-05-2022 **Decision:** Approve

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

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

Decision Date: 27-05-2022 **Decision:** Approve with Conditions

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