

MINUTES

At a Meeting of the Town Development Committee held on Tuesday 23rd August 2022 at 19:00

IN ATTENDANCE

Councillors: Bryant (Drynham) - Chair, Bridges (Park), Palmen (Central), Hill (Grove), Piazza (Drynham) arrived at 19:02, Cave (Park) arrived at 19:03 (apologised delayed at work), Jacobs (Paxcroft).

Officers: Mr L Allan (Town Clerk), Mrs N Patterson (Council Secretary)

Public: 3, Cllr. R Evans, Mr K McCall, Cllr H Prickett

Press: 0

6343 APOLOGIES

The council received apologies from Cllr. Beaver

RESOLVED: approve apologies received with reasons from Cllr. Beaver

6344 MINUTES

RESOLVED: Approve as a correct record. Minutes of Town Development Committee meeting held on 2nd August 2022

6345 DECLARATIONS OF INTEREST

There were no declarations of interest.

6346 CHAIR'S ANNOUNCEMENTS

Announcements from the chair, three representatives from North Bradley Parish to speak on the application for the land south west of The White Horse Business Park Ref PL/2022/05426.

6347 OPEN FORUM

Cllr. R Evans: Thanked the committee for letting him speak in relation to the application of the land South West of the White Horse Business Park. North Bradley Parish Council strongly object to this application. There are many things wrong with this development, as pointed out in the previous meeting. North Bradley Parish Council would like Trowbridge Town Councils support in objecting to this application and before it is called in Trowbridge Town Council, North Bradley Parish Council and the planners need to meet to discuss the master plan and make sure points of view of the Councils are taken into consideration.

Action: As County Councillor, Cllr. A Piazza needs to call this in.

6348 PLANNING APPLICATIONS – DEFERRED

Application Ref PL/2022/05426 - Full Planning Permission

Address: Land South West of White Horse Business Park, Trowbridge, Wilts

Proposal: Development of 82 dwellings, public space and associated works with access via the A363

Applicant Name Vistry Homes Ltd (Trading as Linden Homes) **Case Officer:** David Cox

Respond By 26-08-2022

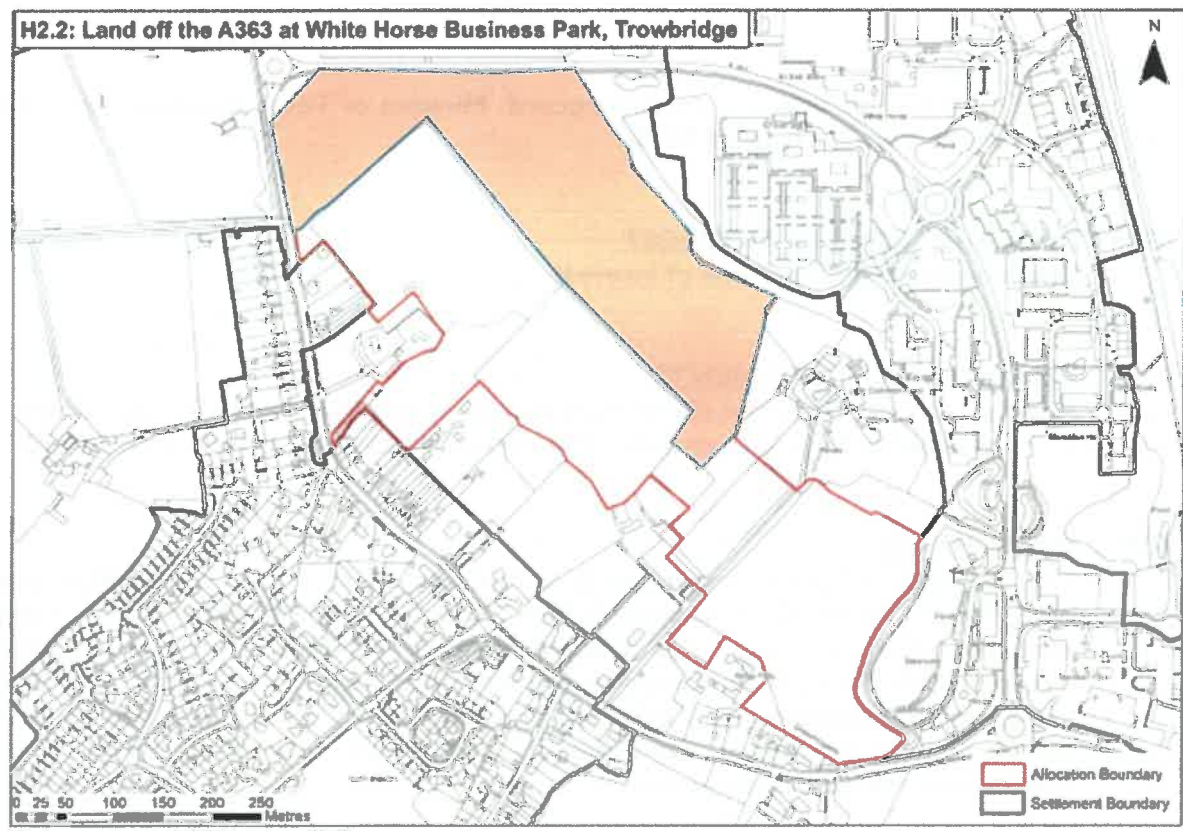
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018bhDi>

Initial ... 

RESOLVED: Objection: The proposal fails to accord with the requirements of the WHSAP policy H2.2 which states: ‘development to be directed to the north and east of the site.’

The latest proposal directs development across almost the whole of the site between the north east boundary adjacent to White Horse Business Park (Which also forms the Settlement boundary of Trowbridge) and the southwest boundary adjacent to the buffer zone between the allocation and the North Bradley Settlement boundary. By including development in these areas between the buffer and centre of the site leads to a proposal which is contrary to the Core Strategy at paragraph 5.150 ‘it is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities.’ And is contrary to the North Bradley Neighbourhood Plan.

Figure 5.3 H2.2 Land off the A363 at White Horse Business Park, Trowbridge



In order to be in accordance with the WHSAP policy only the area between White Horse Business Park and the first field boundary and in addition the field adjacent to the A363 to the north of the site should be developed, (see above) as the only fields in the north and the east. This also ensures that the development is an extension to the Principle Settlement of Trowbridge and not an extension to the large village settlement of North Bradley. Whilst no development should therefore take place in the fields nearer to North Bradley village, this does not preclude those fields from forming part of the environmental mitigation land.

The masterplan included in the Statement of Community Involvement, covers both the Castlewood Site and the Vistry site and therefore, as the only parts of the site currently subject to development proposals, would be acceptable as a masterplan for the site but only if it was in accordance with the current application. It does not accord with the current application and is therefore not acceptable.

Initial ... *ASB*

The town council remains to be convinced that the current application complies with the requirements of the TBMS and in particular, the requirements for close-boarded fencing included within the buffer zone. The town council would be prepared to reconsider this objection if the council is given sufficient reassurance by the ecology officer that the proposal is in full and complete compliance with the TBMS.

The design and layout of houses fails to deliver a quality development, with extensive greenspace around the development, opportunities for excellent frontages onto that greenspace are available and should be maximised in order to make this a high quality and sought after location. Whilst this would restrict lighting to the frontages in order to be in accordance with the TBMS this would result in a less restrictive lighting overall, as rear gardens could then be better lit.

It is appropriate for the red arrow access from Woodmarsh onto the Castlewood land to be not just a pedestrian route but a high quality cycle route connection to the core of the village. It is therefore also appropriate that a cycle route runs to the south of the Vistry site connecting this route to Little Common Lane without requiring any on-road routing.

The play area on the Vistry site should be adjacent to the hedgerow bordering the Castlewood land so that together the two play areas, in effect, provide for a single play area with a pedestrian and cycle connection through the hedge in the vicinity.

A cycle route should be provided in connection with the owners of White Horse Business Park from the site to Towcester Road. This would enable the route from Drynham Lane through to White Horse Business Park to be extended both; through the site to Little Common Lane and; through the site and the Castlewood site to Woodmarsh; and therefore improve links to North Bradley and beyond in accordance with the sustainable transport hierarchy.

Conditions: That the open spaces, play areas and other common facilities not to be adopted by Wiltshire Council should be offered to the town council in preference to the establishment of a management company and that the Town Council should therefore be a party to the S106 agreement.

The Applicant should be required to provide S106 funding towards the establishment of additional burial space within the Trowbridge Community Area.

6349 **PLANNING APPLICATIONS NEW**

The committee considered planning applications and resolved as follows:

Application Ref PL/2022/05916 - Householder Application

Address: 55 BECHSTEIN MEADOW, TROWBRIDGE, BA14 7WN

Proposal: Garage conversion

Applicant Name Mr & Mrs Adam Petty **Case Officer:** Steven Vellance

Respond By 30-08-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018ca40>

RESOLVED: No Objection, subject to no significant adverse impact on the neighbourhood amenity.

Application Ref PL/2022/05668 - Full Planning Permission

Address: 29 Bradley Road, Trowbridge, BA14 0QR

Proposal: Erection of a detached single storey residential annexe,

Applicant Name Mr Chris Vaughan **Case Officer:** Steve Tapscott

Respond By 30-08-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018cC4I>

Initial .. *AJB* ..

RESOLVED: No Objection, subject to no significant adverse impact on the neighbourhood amenity.

Application Ref PL/2022/05635 - Full Planning Permission

Address: 3 Fore Street, Trowbridge, Wilts, BA14 8HY

Proposal: External alterations including removal of existing ATM and reinstate existing window, remove branch nameplate and signage. Internal alterations including removal of dividing wall, doors, counters, fixtures, fittings and ATMs

Applicant Name Barclays Bank plc **Case Officer:**

Respond By

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018c3HC>

RESOLVED: No Objection, subject to no significant adverse impact on the neighbourhood amenity.

Application Ref PL/2022/06230 - Works to a Protected Tree

Address: 13 CLARKS PLACE, TROWBRIDGE, BA14 7HA

Proposal: Lime tree repollard. . Tree growing on land adjacent to 13 Clarks place, on the boundary to the sub station. Tree previously pollarded to 7 foot, regrowth vigorous and problematic due to invading sub station and track.

Applicant Name Mr Tim Hill **Case Officer:** David Wyatt

Respond By 05-09-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018d5vM>

RESOLVED: No Objection.

Application Ref PL/2022/06226 - Works to a Protected Tree

Address: 93 VICTORIA ROAD, TROWBRIDGE, BA14 7LA

Proposal: T1 Copper Beech crown reduction by a 2.5-3m / nearest suitable growth point. . multiple defects within tree, weight to be removed from co-dominant stem to mitigate risk of failure.. . width reduced by 2.5m on east side as branches heavily over hanging buildings below

Applicant Name Mr Holly Watson **Case Officer:** David Wyatt

Respond By 05-09-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018d3Td>

RESOLVED: No Objection.

Application Ref PL/2022/05873 - Householder Application

Address: 10 WESTBOURNE ROAD, TROWBRIDGE, BA14 0AJ

Proposal: Demolition of existing single storey garage and timber framed lean-to structure. Resurfacing and extension of existing driveway to the side of the property from tarmac to gravel. Installation of timber fence and gate. Installation of a new soil stack. Renovation of existing roof to include new insulation, felt and battens and lead flashings; heritage tiles to be retained. Replacement and enlargement of existing roof light and addition of a second similar rooflight to the front elevation. Replacement and enlargement of existing dormer window to the rear. Relocation of existing soil stack roof projection to the rear to service a new shower room and WC on the second floor.

Applicant Name Mr William Summers **Case Officer:** Helena Carney

Respond By 07-09-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018cZUu>

RESOLVED: No Objection, subject to no significant adverse impact on the neighbourhood amenity.

Initial *ASB*

Application Ref PL/2022/05777 - Householder Application

Address: Dove Cottage, 20 Ravenscroft Gardens, Trowbridge, BA14 7JU

Proposal: The proposal is for the erection of a covered pergola at front of building

Applicant Name Mr Iain Burns **Case Officer:** Steven Vellance

Respond By 05-09-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018cj76>

RESOLVED: No Objection, subject to no significant adverse impact on the neighbourhood amenity.

Application Ref PL/2022/06460 - Works to a Listed Building

Address: 3 Fore Street, Trowbridge, Wilts, BA14 8HY

Proposal: External alterations including removal of existing ATM and reinstate existing window, remove branch nameplate and signage. Internal alterations including removal of dividing wall, doors, counters, fixtures, fittings and ATMs

Applicant Name Barclays Bank plc **Case Officer:** Russell Brown

Respond By 16-09-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planningapplication/a0i3z000018dWD8>

RESOLVED: No Objection.

Application Ref PL/2022/06398 - Works to a Listed Building

Address: 8 and 9 Narrow Wine Street, Trowbridge, BA14 8EN

Proposal: Change of use and conversion to 7no 1 bedroom flats

Applicant Name Mr David Campbell **Case Officer:** Steven Vellance

Respond By 16-09-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018dPfi>

RESOLVED: No Objection, subject to no significant adverse impact on the neighbourhood amenity.

Application Ref PL/2022/06392 - Works to a Listed Building

Address: Norton House, 33 Hilperton Road, Trowbridge, BA14 7JB

Proposal: Conversion and extension of Coachhouse to form new dwelling

Applicant Name Mr Andrew Archer **Case Officer:** Russell Brown

Respond By 16-09-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018dPZu>

RESOLVED: No Objection, subject to the condition that the carriage doors remain unaltered.

Application Ref PL/2022/06092 - Full Planning Permission

Address: Norton House, 33 Hilperton Road, Trowbridge, BA14 7JB

Proposal: Conversion and extension of Coachhouse to form new dwelling

Applicant Name Mr Andrew Archer **Case Officer:** Russell Brown

Respond By 16-09-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018cnMe>

RESOLVED: No Objection, subject to the condition the carriage doors remain and unaltered.

Application Ref PL/2022/06084 - Full Planning Permission

Address: 8 and 9 Narrow Wine Street, Trowbridge, BA14 8EN

Proposal: Change of use and conversion to 7no 1 bedroom flats

Applicant Name Mr David Campbell **Case Officer:** Steven Vellance

Respond By 16-09-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018cnH5>

Initial . . . 

RESOLVED: No Objection, subject to no significant adverse impact on the neighbourhood amenity.

Application Ref **PL/2022/06059** - Full Planning Permission

Address: 131 ST THOMAS ROAD, TROWBRIDGE, BA14 7LU

Proposal: Proposed Erection of A New Dwelling, Carport & Formation of New Vehicle Access Including Repositioning Boundary Wall

Applicant Name Mr Steve Taylor Case Officer: Jonathan James

Respond By 16-09-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018cmjK>

RESOLVED: Objection, due to over development of an inadequately sized site and unsuitable access to the highway

Application Ref **PL/2022/05635** - Full Planning Permission

Address: 3 Fore Street, Trowbridge, Wilts, BA14 8HY

Proposal: External alterations including removal of existing ATM and reinstate existing window, remove branch nameplate and signage. Internal alterations including removal of dividing wall, doors, counters, fixtures, fittings and ATMs

Applicant Name Barclays Bank plc Case Officer: Russell Brown

Respond By 16-09-2022

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018c3HC>

RESOLVED: No Objection, subject to no significant adverse impact on the neighbourhood amenity.

6350 **PLANNING APPLICATIONS REVISED (AGENDA ITEM 8)**

None

6351 **PLANNING APPLICATIONS- WILTSHIRE COUNCIL DECISIONS.**

The committee noted the list.

6352 **APPEALS**

APP/Y3940/W/22/3295577 WAIN HOMES – ASHTON PARK

Both the town council and the Residents Group have been awarded **Rule 6** status to attend the planning inquiry. The inquiry has commenced at the White Horse Business Park. The Town Clerk, The Mayor and some other Councillors have been attending this inquiry. It concludes on Thursday 25th August. The inspector has 6 weeks to issue their report.

6353 **LICENSING**

There were no licensing matters to consider.

6354 **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.

i. The committee considered updates on previously advised issues:

ii. The committee considered any new items.

Initial *ASB*

Cllr Bridges: Unhappy with the state of Rose Field House the listed gate pillars has been down for months and should be re-instated. In addition, the porch is of a fragile state and one of the occupants of the flats has been placing flowerpots on it and has been standing on it. An enforcement officer should go round and insist that they are removed. Other matters will be passed onto the clerk.

Cllr. Cave Steve Goldsworthy has been in touch regarding the Wain Homes construction debris. He has taken the contractors around the area. The contractors are going to clean up the area over the course of the year.

Cllr. Cooper asked Cllr. Cave to request that chemical glyphosate is not used.

Cllr. Palmen gave an update on the bin saga; there are persistent problems with some of the commercial business. The residents above Coffee No 1 have nowhere to put their rubbish and are given black bags with a Wiltshire Council Sticker. These are then placed on the street. Hills has forgotten to pick them up on the last 4 occasions this month. It is important that the Town Council do not approve any new planning applications without bin storage. On-going problem with Starbucks. The bin keep being moved to the side by others and they place rubbish inside. Enforcement officers cannot prosecute, as Starbucks are not to blame, the issue is being looked into.

6355 LOCAL HIGHWAY & FOOTPATH IMPROVEMENT GROUP

There were no LH&FIG for the committee to considered

6356 WAITING RESTRICTIONS

The committee considered any requests for Waiting restrictions, notices and implementations:

Wiltshire Council has confirmed that under the new arrangements that incorporate waiting restriction requests into the LH&FIG (Formerly CATG) process they are undertaking a review currently and will be undertaking reviews every two years.

They have therefore asked if there are any further requests to be added to the current review.

- a. Taylors View – Following the LH&FIG meeting on 11th August the meeting asked if the town council would support extension of the double yellow lines rather than bollards.
RESOLVED: The council supports extension of double yellow lines in Taylors View to restrict parking in the entrance road and to protect the tree.
- b. Swallow Drive – To implement a waiting restriction in Swallow Drive to tackle school drop off and other issues.
RESOLVED: That the council supports a review and implementation of new waiting restrictions in Swallow Drive.
- c. If councillors have any further requests if they can bring full details and a completed highways improvement form to the meeting they can be considered for inclusion.
RESOLVED: That the Town Clerk is delegated responsibility to forward to Wiltshire Council any additional waiting restriction requests that are considered suitable for implementation, subject to consultation with the chair and local members.

6357 STRATEGIC PLANNING

There were no matters relating to strategic planning:

Initial *AJS*

6358 CORRESPONDENCE

There was no correspondence to consider:

6359 ROAD CLOSURES

There were no road closures for the Committee to note

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

6360 STREET TRADING

**The Committee considered Street Trading applications and permissions:
There were no applications.**

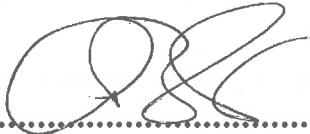
6361 DATE OF NEXT MEETING

13th September 2022

4th October 25th October

22nd November (4 weeks)

Meeting closed: 20:15

Signature.....

Date.....4/10/22

Initial.....