

Town Development Meeting 24th January 2023

Planning Applications DEFERRED (AGENDA ITEM 6)

None

Planning Applications NEW (AGENDA ITEM 7)**W/E 8th January 2023****Application Ref PL/2023/00004 - Proposed Works to Trees in a Conservation Area****Address: 33 BALMORAL ROAD, TROWBRIDGE, BA14 0JS****Proposal: Lime T1 - Propose to reduce crown by 25% to good growth points.****Applicant Name Mr Norman Swanney Case Officer: David Wyatt****Respond By 26-01-2023****Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019o9we>****RECOMMENDATION: No Objection****Application Ref PL/2022/09736 - Full Planning Permission****Address: 15 Castle Street, Trowbridge, Wilts, BA14 8AS****Proposal: Proposed Demolition of Hand Car Wash & Erection of Building for 6 Dwellings****Applicant Name Mr Craig Stone Case Officer: David Cox****Respond By 03-02-2023****Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019BkG8>****RECOMMENDATION: No Objection, subject to no adverse impact on neighbourhood amenity.****Application Ref PL/2022/09694 - Householder Application****Address: 3 SWALLOW DRIVE, TROWBRIDGE, BA14 9TW****Proposal: Single storey infill to front corner to extend garage; new home office and side window at back of garage.****Applicant Name Mr Kyle Banger Case Officer: Steven Vellance****Respond By 31-01-2023****Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019Bge0>****RECOMMENDATION: No Objection, subject to no adverse impact on neighbourhood amenity.****Application Ref PL/2022/04015 - Householder Application****Address: 22 ASHMEAD, TROWBRIDGE, BA14 0PB****Proposal: The proposed extension plans for my home are to rebuild a larger front porch extension to create a larger entrance hallway and a single storey rear extension to incorporate and add a w/c, utility room and much needed additional living space.****Applicant Name Mr Andrew Carpenter Case Officer: Selina (Nina) Parker-Miles****Respond By 27-01-2023****Application Link: [Planning Application: PL/2022/04015 \(wiltshire.gov.uk\)](https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019Bge0)****RECOMMENDATION: No Objection, subject to no adverse impact on neighbourhood amenity.**

W/E 15th January 2023

Application Ref PL/2023/00197 - Proposed Works to Trees in a Conservation Area

Address: 21 WESTBOURNE ROAD, TROWBRIDGE, BA14 0AJ

Proposal: Bay tree - fell

Applicant Name Mr Jones **Case Officer:** Sue Morgan

Respond By 01-02-2023

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019oaBD>

RECOMMENDATION: Objection, reduction of crown rather than a fell.

Application Ref PL/2022/09744 - Full Planning Permission

Address: 2 Drynham Park, Trowbridge, Wilts, BA14 0PQ

Proposal: Construction of new 3 bedroom detached dwelling, garaging, parking and associated works

Applicant Name Mr Simon Crew **Case Officer:** Gen Collins

Respond By 07-02-2023

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019Bn2u>

RECOMMENDATION: Objection, to overdevelopment.

Application Ref PL/2022/09123 - Householder Application

Address: 16 CHAFFINCH DRIVE, TROWBRIDGE, BA14 9TR

Proposal: Loft Conversion with Side Dormer

Applicant Name Mr Jon Mallinson **Case Officer:** Sarah Hill

Respond By 09-02-2023

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019APT0>

RECOMMENDATION: No Objection, subject to no adverse impact on neighbourhood amenity.

W/E 22nd January 2023

Application Ref PL/2023/00302 - Full Planning Permission

Address: CASTLE MEAD PRIMARY SCHOOL, MASCROFT ROAD, TROWBRIDGE, BA14 6GD

Proposal: Construction of new double classroom block. Amendments to the layout of the existing car park.

Applicant Name Castle Mead School **Case Officer:** Jemma Foster

Respond By 15-02-2023

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019okek>

RECOMMENDATION: No Objection, subject to no adverse impact on neighbourhood amenity.

Application Ref PL/2023/00028 - Removal or Variation of a Condition

Address: Clarks Mill, Stallard Street, Trowbridge, BA14 8HH

Proposal: Variation of condition 3 of 20/00186/VAR

Applicant Name Barook Developments Ltd **Case Officer:** David Cox

Respond By 17-02-2023

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019oDZ4>

Recommendation: No Objection

Planning Applications REVISED (AGENDA ITEM 8)

Application Ref PL/2021/08064 - Full Planning Permission

Address: Innox Mills, Stallard Street, Trowbridge BA14 8HH

Proposal: Hybrid (full and outline) planning application descriptions (i) & (ii)

(i) Outline planning application: the erection of up to 284 dwellings, erection of a convenience store (Class E), erection of up to 872 sqm of new commercial floor space (Class E); and associated access, public realm; and landscaping works.

(ii) Full planning application: Erection of convenience store (333 sqm GIA) and 12 No. apartments, part demolition and external works to Innox Mills and change of use to Class E; external works and extension (180 sqm GIA) to Innox Place and change of use to (Class E); external works to Dyehouse and Brewery for as bat mitigation and change of use to a dual use internal market/Class E; demolition of former Cloth Factory Building; and associated access, public realm and landscaping work in commercial courtyard and along the Stallard Street frontage.

Applicant Name: Innox Mills Ltd

Case Officer: Ruaridh O'Donoghue

Respond By 27-01-2023

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016FGRO>

REPORT: When previously considered by the Town Council the following was the conclusion:

RESOLVED: *No objection subject to the following conditions, details and informatives:*

- a. The consolidation of all play equipment into the LEAP (7B) to the north of the site, leaving the area allocated as a LAP (7E) as open greenspace.*
- b. That the LEAP (7B) should have a metal hoop-topped fence around it.*
- c. That the main spine route through the development from the railway underbridge/ NCN link to Stallard Street/Town bridge should be clearly designated as shared space for cycling as the most direct route for cyclists.*
- d. That the pedestrian link (6) alongside the railway line and the riverside walk (7) should also be designed as shared use routes for pedestrians and cyclists.*
- e. The inclusion of 'Henry de Bohun' as either a significant street name or building name within the development.*
- f. That the development should include high quality historical interpretation which references the previous uses of buildings and other parts of the site.*
- g. That the LEAP is transferred to Trowbridge Town Council once completed.*
- h. Inclusion of Swift bird boxes.*
- i. Relocation of bus stop on Stallard Street – opposed to the proposed location which results in a reduction in on-street parking and has no suitable space for a shelter. The bus stop should remain in almost its current location, not requiring relocation of the bus shelter as per the drawing below.*
- j. Retention (in a suitable location on Stallard Street Trowbridge, if it has to be moved) of the original 'Haden' iron gully which is currently located close to the bus stop which is proposed to be moved, with suitable historic interpretation provided related to the manufacture of this item.*
- k. Provision of a drinking water refill point in partnership with Wessex Water on a suitable route through the development from the railway station to the town centre.*

In respect of each comment above the current revision addresses them as follows:

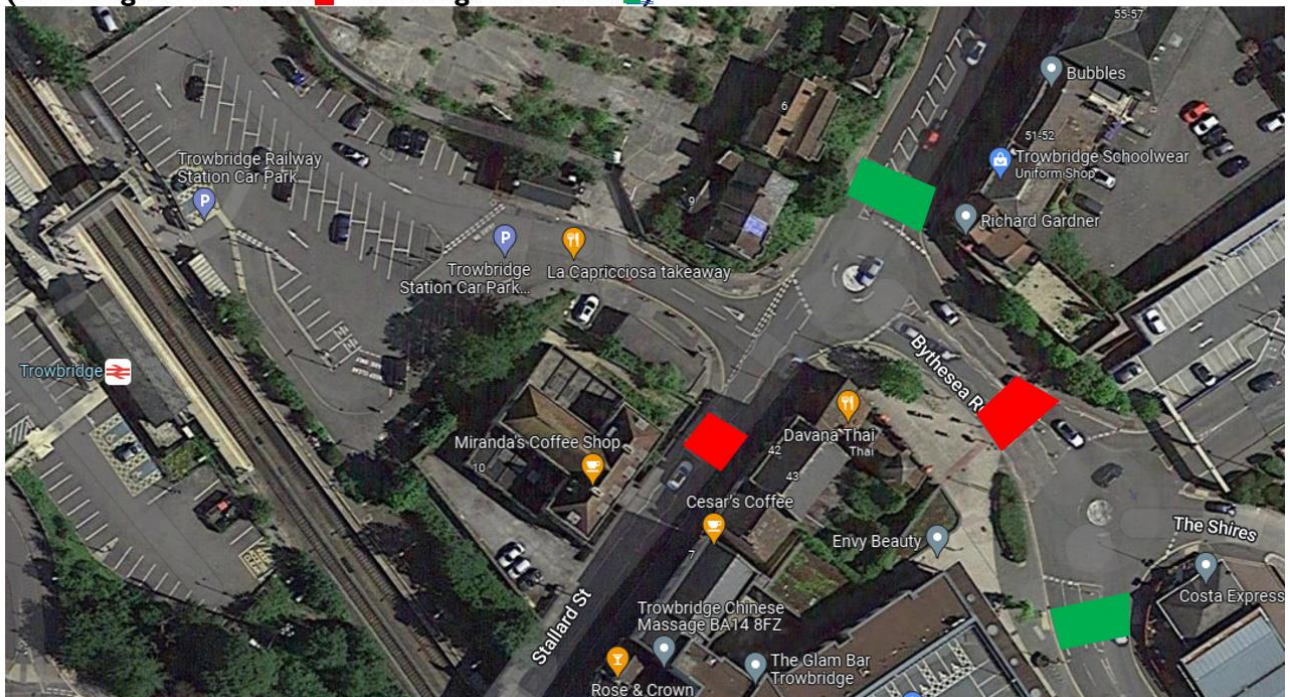
- a. The Masterplan appears to retain the inclusion of both a LAP and LEAP, the Committee should consider reiterating this requirement for a single consolidated LEAP.**
- b. Section AA includes the LEAP and does not appear to include a hoop-topped fence. The Committee should consider reiterating this requirement for a fence to improve safety of users, particularly in the vicinity of the river and also to control access for dogs.**
- c. The shared space aspect has been adequately addressed.**
- d. These requirements appear to have been satisfactorily addressed.**

- e. The Committee should consider reiterating this requirement for the inclusion of ‘Henry de Bohun’ as a significant street or building name within the development.
- f. The Committee should consider reiterating this requirement for high quality historical interpretation which references the previous uses of buildings and other parts of the site.
- g. The Committee should consider reiterating this requirement for The LEAP to be transferred to TTC and in addition the Council has indicated that it would want all other open spaces to be transferred to TTC to minimise service charges for residents.
- h. The Committee should consider reiterating this requirement for swift boxes.
- i. Whilst the existing shelter has not been retained the location has been revised to be close to the existing shelter, with a more appropriate layout.
- j. The Committee should consider reiterating this requirement for retention of the Haden gully.
- k. The Committee should consider reiterating this requirement for installation of a drinking water refill point.

The following additional comment may be appropriate:

The current light controlled pedestrian crossings on Stallard Street to the west of Bythesea Rd and on Bythesea Rd to the south of Stallard Street offer a barrier to as significant proportion of the traffic at the junction, adding to traffic congestion and do not provide the best route for pedestrians. If these were replaced by a crossing on Stallard Street to the east of Bythesea Rd and on Bythesea Rd to the south of the access to the Shires would avoid pedestrian conflicts with a high proportion of the traffic negotiating these junctions.

(Crossings to remove: ■ Crossings to install: ■)



RECOMMENDATION: That the committee responds in accordance with the above assessment of the revised application.

Wiltshire Council Decisions (AGENDA ITEM 9)

Application Ref PL/2022/08996 - Householder Application
Address: 19 THE CROFT, TROWBRIDGE, BA14 0RL
Proposal: Single storey rear extension and internal alterations
Applicant Name: Mr Guy Townley **Case Officer:** Steven Vellance
Decision Date: 06-01-2023 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019ACTh>

Application Ref PL/2022/06820 - Householder Application
Address: 14 OXFORD GARDENS, HILPERTON, TROWBRIDGE, BA14 7GY
Proposal: Extension to our current Kitchen
Applicant Name: Mr Matthew Bartlett **Case Officer:** Buju Can Cetin
Decision Date: 12-01-2023 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017bdno>

Application Ref PL/2022/07263 -
Address: The Halve Social Centre, The Halve, Trowbridge, Wilts, BA14 8TG
Proposal: Proposed demolition of existing building and development of 4 no. two bedroom town dwellings (Outline application relating to access, layout, landscaping and scale)
Applicant Name: Mr S Hamid **Case Officer:** Lucy Minting
Decision Date: 12-01-2023 **Decision:** Withdrawn by Applicant
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017cYwg>

Application Ref PL/2022/08227 - Householder Application
Address: 26 THE DOWN, TROWBRIDGE, BA14 8QW
Proposal: Proposed single storey rear infill extension
Applicant Name: Mr and Mrs Baker **Case Officer:** Selina (Nina) Parker-Miles
Decision Date: 17-01-2023 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000198iAk>

Application Ref PL/2022/09074 - Householder Application
Address: 67 CLARENDON ROAD, TROWBRIDGE, BA14 7BT
Proposal: Removal of existing garage. New build detached garage. Ground floor and roof extensions to existing bungalow.
Applicant Name: mr & mrs pratt **Case Officer:** Selina (Nina) Parker-Miles
Decision Date: 17-01-2023 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019AJHF>

Application Ref PL/2022/09254 - Householder Application
Address: 14 LOWMEAD, TROWBRIDGE, BA14 8SX
Proposal: Single storey rear extension
Applicant Name: Mrs S Franklin **Case Officer:** Steven Vellance
Decision Date: 17-01-2023 **Decision:** Approve with Conditions
Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019Aft9>

Application Ref PL/2022/08719 - Full Planning Permission

Address: 6 Stallard Street, Trowbridge, Wilts

Proposal: Internal and external repairs, renovations and use of building for offices and artist studios (amended plans)

Applicant Name: Mr Jonathan Dean **Case Officer:** Jemma Foster

Decision Date: 18-01-2023 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000199ZgS>

Application Ref PL/2022/09091 - Works to a Listed Building

Address: 6 Stallard Street, Trowbridge, Wilts

Proposal: Internal and external repairs, renovations and use of building for offices and artist studios (amended plans)

Applicant Name: Mr Jonathan Dean **Case Officer:** Jemma Foster

Decision Date: 18-01-2023 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019AM3x>

Application Ref PL/2022/09136 - Works to a Protected Tree

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

Proposal: T1 London Plane: Broad spreading crown in close proximity to building. Low hanging branches over grass area. Historically reduced in both height and spread.. Reduce crown by 2-3M from height and 2-3M from lateral spread. Crown lift by 4-5M.

Applicant Name: Fordham **Case Officer:** David Wyatt

Decision Date: 18-01-2023 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000019APpO>

Application Ref PL/2022/02819 - Householder Application

Address: 6 Laurel Grove, Trowbridge, BA14 0HT

Proposal: To demolish the existing porch and bay window and rebuild to enclose the porch.

Applicant Name: Mrs Susan Cockerill **Case Officer:** Buju Can Cetin

Decision Date: 19-01-2023 **Decision:** Approve with Conditions

Application Link: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000183LIm>