

MINUTES

At a meeting of the Town Development Committee held in The Civic Centre, Trowbridge on Tuesday 23rd June 2020

Present: Councillors: Bazan (Lambrok), Beaver (Lambrok), Bryant (Paxcroft), Fuller (Park), Hill (Grove), Palmen (Central), Piazza (Drynam) and Whiffen (Grove) (Chair).
Public: Cllrs Kirk, King, Hoar, Drewett and Oldrieve; Wiltshire Councillor Trigg and 6 members of the public.
Press: 2
Officers: Lance Allan and Amanda Quick.

5888 APOLOGIES

RESOLVED to accept apologies with reasons from councillor Beaver.

5889 MINUTES

RESOLVED: To approve as a correct record the Minutes of the Town Development Committee meeting held on Tuesday 10th March 2020.

RESOLVED to approve the records of delegated decisions dated 31st March, 21st April, 12th May, and 2nd June.

5890 DECLARATIONS OF INTEREST

Councillor Beaver declared an interest in applications relating to Courtfield House as the agent for the developer. He would make a presentation and answer questions in accordance with the law and Code of Conduct and Standing Orders of Trowbridge Town Council and would then withdraw from the meeting during the committee's discussions and decision making on those applications.

5891 CHAIR'S ANNOUNCEMENTS

During the meeting the Chair left the meeting and returned later due to technical reasons and the Deputy Chair took the chair. The Chair announced that the revised application would be considered immediately after the Open Forum but that the following item would be considered first:

5892 STRATEGIC PLANNING

RESOLVED: To note the recent communication from Wiltshire Council that they are currently unable to meet the five-year housing land supply and therefore unable to defend against speculative housing applications which are contrary to the adopted plans. The committee then received a report from Councillor Hill on a recent meeting with others to discuss this issue.

RESOLVED: To support Malmesbury and others in seeking a response from Wiltshire Council to matters relating to the lack of a five-year land supply and the significant issues that this could create for the local community.

5893 OPEN FORUM

Chris Beaver (Planning Sphere, agent) and Tom Griffiths (Ashford Homes, developer) gave presentation on their revised proposals for the development and refurbishment at Courtfield House. A number of the members of the public including Dr S Farrimond, J Harding and M Jacob made comments and asked questions which were responded to by the presenters.

Cllr Beaver left the meeting

Initial.....

5894 PLANNING APPLICATIONS - REVISED

The committee considered any revised applications notified by Wiltshire Council.

Application Number: 18/04656/FUL & 18/05278/LBC

Site Location: Courtfield House, Polebarn Road, Trowbridge, BA14 7EG

Applicant: Ashford Homes

Applicant Address: c/o Planning Sphere, Co Working, BATH

Electoral Division: TROWBRIDGE PARK

Proposal: Conversion of former school principal building to 4 No. dwellings, and associated external works; the erection of 17 No. dwellings and associated works following the demolition of the Polebarn Hall, Pine Hall and external WCs, and partial demolition of the Wool Store; and comprehensive landscaping.

RESOLVED: Objection: The proposed access to the development in the grounds is inadequate for the quantum of houses as well as its current one-way access for the adjacent Court Mills. The proposal does not take adequate account for the ecological value of the grounds and in particular the fruit trees which form an orchard and greater retention of these trees should be incorporated into the proposal. The level of development would be significantly detrimental to character and setting of Courtfield House, a Grade II* listed building. As a result the proposal would be contradictory to the adopted Core Policy 57 of Wiltshire Council.

Cllr Beaver returned to the meeting

5895 PLANNING APPLICATIONS – NEW

The meeting considered applications received from the Development Management (West) Dep't. of Wiltshire Council as follows:

Application Number: 20/03641/OUT

Site Location: Land South of White Horse Business Park Trowbridge Wilts

Applicant: Neil Cowley

Applicant Address: 43-45 Devizes Road Swindon SN1 4BG Wiltshire

Electoral Division: SOUTHWICK

Proposal: Outline application for up to 100 dwellings and a care home (Class C2 Use) of up to 64 beds (up to 3,750 m²), as well as vehicular access from the A363. Matters to be considered: Access in to the site.

RESOLVED: Objection: Notwithstanding that this development has failed completely to be planned to be either a part of the town or a part of the village of North Bradley but to all intents and purposes has simply been plonked in the middle of fields between the town and the village, with green space on all aspects, resulting in an extremely poor layout and design which fails to recognise its importance in protecting the coalescence of the town and the village, but also fails to link in to the development at White Horse Business Park and fails to recognise that development of the field to the north has so far not come forward, the town council objects to the proposed access. If this application is for 'Access in to the site' then this should provide for access by means other than motor vehicles and other means which use the carriageway.

cont.

Initial.....

Therefore;

1. The application should be refused until full pedestrian and cycle access from the site to Woodmarsh Road is proposed as part of the development on a surfaced route of sufficient width to allow for shared use. This is clearly achievable via the track/field access on to Woodmarsh Road adjacent to number 22 Woodmarsh Road. It is likely that the residents of the development will use schools, public houses, meeting halls and other facilities in North Bradley Village and therefore without such an access the development would not be sustainable.

2. The proposed footway at the junction off the A363 is inadequate. It should be a 3m shared use cycle and footway linking to and through the White Horse Business Park at least as far as Aintree Avenue/Epsom Court where there will be a link into the cycleway along the railway side and to the Trowbridge Retail Park/Spitfire Retail Park to the north.

3. In addition to the proposed Puffin crossing on the A363 eastern arm, there should also be a Puffin crossing on the A363 northern arm, providing opportunities for those wishing to access Boundary Walk, the eastern side of Bradley Road and the Summerdown Walk/Marston Road/ Kingsdown area.

4. Make a contribution towards Bradley Road junction improvements at Spitfire Retail Park, Wiltshire Drive and Silver Street Lane.

Trowbridge Town Council requests that the layout is revised so that this development more clearly links to the envelope of the town or at least to White Horse Business Park and is not planned to be part of a new village somewhere between Trowbridge and North Bradley.

Application Number: 20/04450/LBC

Site Location: 29 Duke Street Trowbridge BA14 8EA

Applicant: Ledbury

Applicant Address: c/o 5 Wicker Hill Trowbridge BA14 8JS

Electoral Division: TROWBRIDGE CENTRAL

Proposal: Change of use from ground floor office to 2 no. bedroom flats. Revisions following approval of 19/00779/LBC. (Internal layout alterations. New door opening position to flat 2 and retaining of window to flat 2. Block up existing window on flat 1)

RESOLVED: No objection.

Application Number: 20/04020/FUL

Site Location: 12 A Holbrook Lane Trowbridge Wiltshire BA14 0PS

Applicant: Mrs Kathryn Gallagher

Applicant Address: 12A Holbrook Lane

Trowbridge BA14 0PS

Electoral Division: TROWBRIDGE DRYNHAM

Proposal: Building a single storey rear extension, to provide a larger ground floor bedroom, extend the kitchen and create a dining area with french doors.

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

Application Number: 20/04284/FUL

Site Location: 3 Ketton Close Trowbridge BA14 9DQ

Applicant: Mr & Mrs Johnson

Applicant Address: 3, Ketton Close Trowbridge BA14 9DQ

Electoral Division: TROWBRIDGE LAMBROK

Proposal: Single storey rear extension, garage replaced with accommodation and first floor extension over, new gable feature on front elevation.

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

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Application Number: 20/04289/FUL

Site Location: 212 Frome Road Trowbridge BA14 0DS

Applicant: mr nye

Applicant Address: 19 st thomas road trowbridge ba14 8sg

Electoral Division: TROWBRIDGE GROVE

Proposal: Parking surface to front garden and dropped kerb

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

Application Number: 20/04485/TCA

Site Location: 4 The Prospect Hilperton Road Trowbridge BA14 7UG

Applicant: Mrs Thorpe

Applicant Address: 4 The Prospect Hilperton Road Trowbridge Wiltshire BA14 7UG

Electoral Division: TROWBRIDGE PAXCROFT

Proposal: T1 - Yew tree - reduce drive side lateral branches by up to 2m & all other laterals by 1m; crown thin by 10% & shape

RESOLVED: No objection.

Application Number: 20/04548/FUL

Site Location: 52 St Thomas Road Trowbridge Wiltshire BA14 8SL

Applicant: Mrs Carol Burch

Grid Ref: 386252 158440

Applicant Address: 52 St Thomas Road Trowbridge Wiltshire BA14 8SL

Electoral Division: TROWBRIDGE ADCROFT

Proposal: Rear extension.

RESOLVED: Defer to next meeting.

Application Number: 20/04787/FUL

Site Location: 61 Drynham Road Trowbridge BA14 0PF

Applicant: Mr D Stoner

Grid Ref: 385873 156833

Applicant Address: 61, Drynham Road Trowbridge BA14 0PF

Electoral Division: TROWBRIDGE DRYNHAM

Proposal: Garage conversion with new roof.

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

5896 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS

The committee noted the following significant decisions of the unitary authority: **None**

19/11802/FUL 20 dwellings, Land at McDonogh Court Polebarn Road BA14 7ED

DECISION: Refused

5897 PLANNING APPLICATIONS – APPEALS

The committee noted the following information relating to appeals: **None.**

5898 CORRESPONDENCE

RESOLVED to note; receipt of the following correspondence

a) Correspondence from Persimmon regarding pre-application proposals in the Hilperton Gap.

b) Request for support for a new cycle route between Holt and Staverton.

RESOLVED to approve that the town council provides written support.

5899 DATE OF NEXT MEETING

Tuesday 14th July 2020 at 19.00hrs.

Meeting closed at: 20:45

Signature.....

Date.....