

WESTBURY TOWN COUNCIL

**AT A MEETING OF THE HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE
HELD AT THE LAVERTON, BRATTON ROAD, WESTBURY
ON MONDAY 15th JUNE 2009 AT 7:00PM.**

PRESENT: Cllr D A Windess (Chairman).

**Cllrs: A Berrisford, W Braid, Mrs S Ezra (7:30pm), D Hulin, Mrs C Mitchell,
and F Morland.**

Staff: L J Fry, D K Mansell.

Also in attendance: One member of the public.

P.2750 PUBLIC FORUM: One.

- Dr P Biggs: Opposed to agenda item 4b) and in support of agenda item 10.

P.2751 APOLOGIES AND REASONS FOR ABSENCE:

- Cllr R Hawker – clash of meetings

P.2752 DECLARATIONS OF INTEREST AND REASONS:

- Cllr W Braid: Planning application 09/01410/CLE – personal (Business friend)
- Cllr F Morland: Planning Application 09/01371/REM – personal (successfully judicially reviewed a previous application by a different developer on this site.

P.2753 MINUTES: The Minutes of the Committee Meeting held on 18th May 2009 were confirmed and signed by the Chairman.

P.2754 MATTERS ARISING FROM THE PREVIOUS MINUTES:

- a) Requests for public benches (P.2743a) Bitham Park and P.2743b) near Leigh Park Centre.** The Clerk advised that, together with the Highway Engineer, an acceptable site had been identified on Bitham Park and as there is enough money in the budget he was authorised to proceed. No satisfactory location was found on Leigh Park primarily because of outstanding development. This will be reviewed at a future time.
- b) Tony's Taxis – Requested provision of Taxi Rank in the Market Place. (P.2746b).** The Clerk and Cllrs S Ezra, C Mitchell and W Braid are to meet with Helen Powdrill to consider the possibility of incorporating a taxi rank as part of the Maristow Street improvements.
- c) Members matter arising:** Cllr Morland noted that a long report in the White Horse News had incorrectly referred to traffic management issues (P.2746a) as being in Oldfield Park instead of Oldfield Road.

P.2755 **CHAIRMAN'S COMMUNICATIONS:** Nil.

P.2756 **PLANNING DECISION:** The Committee noted Planning Decisions made up to 15th June 2009.

P.2757 **PLANNING APPLICATIONS:** a) The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

09/01371/REM Proposed re-plan of 23 residential dwellings as previously approved with 28 residential dwellings, creating an additional 5 dwellings, all associated parking should also be considered.
15/05/09
Reserved Matters **Area R11, Westbury Leigh, Westbury.**
Applicant: SPB Homes

No objections subject to the following comments/conditions:

- *REM application is not adequate when increasing the number of dwellings without a reduction elsewhere;*
- *Safeguard the area around the Cedar of Lebanon and ensure no encroachment;*
- *Clarification of how the remainder of public facilities outstanding on Area R11 will be delivered (ie: who is responsible?);*
- *No accompanying Design and Access Statement;*
- *Social Housing should be identified as such.*

09/01410/CLE Certificate of lawfulness for the use of two existing mobile units as residential dwellings.
14/05/09
Existing Lawful Use/ **White Horse Equestrian Centre, Long River Farm,**
Development **Newtown, Westbury.**
Applicant: Mr & Mrs Awdry

The committee objected to this application on the following grounds:

- *inadequate evidence was provided to support 10 years continuous residential use of mobile homes (sections 9 & 10 are not completed)*
- *should be dealt with by way of a full planning application.*

09/01414/FUL Removal of condition 5 of planning permission
15/05/09 09/00088/FUL (in relation to opening hours of car park).
Full Plan **Oval Motors (Showroom), 60-62 Warminster Road,**
Westbury, BA13 3PL
Applicant: Aldi Stores Ltd

No objections.

09/01425/TPO
19/05/09
Tree(s) in Tree
Preservation Order

Works to Beech trees.
13A Bratton Road, Westbury, BA13 3EP
Applicant: J Johnson-Wright

The committee supported the retention of the Tree Preservation Order and objected to this application on the grounds that the work was excessive and unjustified. Refer to the Arboricultural Officer.

09/01498/FUL
30/05/09
Full Plan

The installation of a Free Standing Automated Teller Machine and Anti- Ram Bollards.
Total Garage, 39 Warminster Road, Westbury, BA13 3PJ.
Applicant: HSBC Bank plc

No objections. (NB: Cllr Morland voted against.)

09/01508/FUL
21/05/09
Full Plan

Partial ground and first floor extension over garage.
Millpond, 5 Caspian Gardens, Westbury, BA13 3GP
Applicant: S Higgins

No objections.

09/01560/FUL
Full Plan and
09/01561/LBC
Listed Building
28/05/09

To construct a rear open porch.
29 Prospect Square, Westbury, BA13 3ET
Applicant: J Raffety

No objections.

09/01479/FUL
28/05/09
Full Plan

Formation of new glazed fire exit door and screen to front elevation; modification of existing clear glazed shop front to become obscure glazed due to relocation internally of Post Office – all associated with Conversion of Coopers Foodstore into Morrisons.
Coopers Food Stores Ltd, 42 Edward Street, Westbury, BA13 3BG
Applicant: P Kettlewell

No objections.

NB: WCEC Architects have e-mailed a revised application details where “Description of Proposal” now reads: “...become obscure glazed due to location of browser area” deleting reference to relocation of Post Office.

09/01480/FUL
28/05/09
Full Plan

Installation of canopy and four covered external trolley shelters into existing car park; amendments to parking, provision of secure compound to service area.
Coopers Food Stores Ltd, 42 Edward Street, Westbury, BA13 3BG

Applicant: P Kettlewell

No objections. (NB: Cllr Morland voted against.)

09/01599/FUL
01/06/09
Full Plan

Single storey side extension.
88 The Butts, Westbury, BA13 3EZ
Applicant: A W Buckley

No objections.

09/01634/FUL
08/06/09
Full Plan

Erection of ground floor extension.
1 Salisbury Close, Church Lane, Westbury Leigh, BA13 3BT
Applicant: Mrs J Armstrong

No objections.

09/01657/TPO
31/05/09
Tree(s) in
Preservation Order

Overall crown reduction of Sycamore tree by 30% to allow more light into the owner's and neighbours adjoining gardens and house windows.
7 Rothe Rise, Westbury, BA13 3SE
Applicant: N Cranston

No objections, subject to the approval of the Arboricultural Officer.

Notification of Planning Appeal

08/03207/PUD
07/11/08
Proposed Lawful Use
/ Development

Formation of access.
4 Green Lane, Westbury, BA13 3PY
Applicant: S Tilling

At HP&D, 15/12/08, The Committee objected to this application as this was is not "permitted development" but change of use from front garden to parking area and further that other similar applications had already been denied. Furthermore, this would create a traffic hazard on to the narrow Green Lane.

The committee requested that these comments be re-submitted to the Planning Inspectorate.

b) The committee considered how to address the requirement for a 21day response to planning applications. It was agreed to hold additional interim meetings, to take place at 6:15pm, before the regular General Purposes and Town Council meetings, with a limited agenda to cover Public Forum and planning applications only.

- P.2758 LIST OF SECTION 106 AGREEMENTS FOR WESTBURY (P.2742).** The Clerk was able to confirm that there would be no charge for copying outstanding S106 agreements although the work would take some time.
- P.2759 WILTSHIRE COUNCIL LOCAL DEVELOPMENT FRAMEWORK – STATEMENT OF COMMUNITY INVOLVEMENT; PRELIMINARY CONSULTATION.** Response requested by 19th June which is not sufficient time. The Clerk to write stating that a minimum period for the consultation process should have been 12 weeks.
- P.2760 TO CONSIDER REQUESTING THE CIVIL ENFORCEMENT OFFICERS TO MORE RIGOROUSLY ENFORCE PARKING RESTRICTIONS IN THE HIGH STREET AND MARKET PLACE, WESTBURY.** The Clerk has a meeting 23rd June 2009 with the Civil Enforcement Manager to progress this matter.
- P.2761 PARKING BAYS, EDWARD STREET – PROPOSED ADJUSTMENT TO PARKING BAYS OPPOSITE THE LIBRARY.** Cllr Braid asked that the bays be re-marked to allow pedestrian access to the steps. The Clerk to meet with the Highway Authority.
- P.2762 HIGHWAYS CORRESPONDENCE/MATTERS:** Nil.
- P.2763 CLERK’S CORRESPONDENCE:** Nil.
- P.2764 MONTHLY STATEMENT:** Noted.
- P.2765 WORKING GROUPS’ REPORTS/RECOMMENDATIONS:**
- a) **Play Areas Working Group.** Nothing to report.
 - b) **Town Centre Viability Working Group** (now amalgamated with Five Towns Initiative Working Group.) Nothing to report.
- P.2766 REPORT BY WILTSHIRE COUNCILLORS:** Nil.

8:30pm

Signed on behalf of the Meeting
this twentieth day of July 2009

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Chairman