

## **MINUTES OF THE PLANNING COMMITTEE ON 23 JUNE 2005**

**05/00452/FUL  
Melksham Without  
08.03.05  
Full Plan**

**Access for agricultural vehicles**

**Land Adjacent Vicarage Corsham Road Shaw Wiltshire**

**Applicant: Gilbert James Pearson**

**Decision: PERMISSION**

Condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 2 Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.

REASON: In the interests of highway safety.

- 3 Before the access hereby permitted is first brought into use the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway edge 90M from and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 900MM above the nearside carriageway level and thereafter maintained free of obstruction at all times.

REASON: In the interests of highway safety.

- 4 The access hereby granted permission shall not be surfaced in loose stone or gravel.

REASON: In the interests of highway safety.

- 5 No development shall take place until details of the gate and any surface materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & E2.

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**04/02380/FUL  
Melksham (Town)  
16.12.04  
Full Plan**

**3 bedroom house**

**Land Adjacent 24 Kenilworth Gardens Melksham Wiltshire**

**Applicant: Mr D Whalley**

**Decision: PERMISSION**

### **REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

Condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 2 A schedule of the materials to be used in the external surfaces of the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

- 3 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

REASON: To provide a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: To provide a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 5 Before the development is occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 6 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

- 7 During construction the hours of operation shall be limited to between 07.30 and 18.00 hours Mondays to Fridays and 08.00 and 13.00 on Saturdays and at no time on Sundays and Bank Holidays.

REASON: In order to safeguard the amenities of this residential area.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policy C38.

- 8 The development hereby permitted shall provide two parking spaces for both the proposed dwelling and No.24 Kenilworth Gardens in accordance with the submitted plans. The parking spaces shall be provided before the proposed dwelling is first occupied and shall subsequently be retained thereafter.

REASON: In the interests of Highway safety.

- 9 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & E2.

Note(s) to Applicant:

- 1 The developer is required to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site.
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05/00814/FUL  
Bradford On Avon  
27.04.05  
Full Plan

Erection of new dwelling as extension to terrace

Land Adjacent 42 Trowbridge Road Bradford On Avon Wiltshire

Applicant: Mr T Coombes

Decision: PERMISSION

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

Condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & E2.

- 3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, no development falling within Schedule 2, Part \*\*\*\*, Class(es) \*\*\*\* of the Order shall be carried out without the express planning permission of the Local Planning Authority.

REASON: The implementation of permitted development rights on this site would be unacceptable.

- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the appearance of the development is satisfactory.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 5 The development hereby permitted shall provide two parking spaces for both the proposed dwelling and No.42 Trowbridge Road. The parking spaces shall be provided prior to the first occupation of the dwelling hereby permitted and shall be maintained as such thereafter.

REASON: In the interests of Highway safety.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policy H1.

- 6 Before the development hereby permitted is first occupied, the turning space shown on the approved plan shall be surfaced (not loose stone or gravel) to the satisfaction of the Local Planning Authority and maintained as such thereafter.

REASON: In the interests of highway safety.

- 7 Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5 metres from the carriageway edge.

REASON: In the interests of highway safety.

- 8 The first 5 metres of the driveway from the edge of the carriageway shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

- 9 The development hereby permitted shall not be commenced until surface water drainage works have been carried out and completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U2.

- 10 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy U1A.

Note(s) to Applicant:

- 1 The applicants are advised that there is a public foul crossing the site and a surface water sewer close to the site. Wessex Water normally requires a minimum, three metre, easement width on either side of its apparatus, for the purposes of maintenance and repair, you may need to agree diversion or protection works with Wessex Water. Please contact Wessex Water (ref PH/WW/NC/1160) prior to commencing any works on site to agree any arrangements for the protection of Wessex Water infrastructure crossing the site.

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**05/00722/FUL**  
**Warminster**  
**14.04.05**  
**Full Plan**

**Extension to existing light industrial unit**

**The Old Silkworks Beech Avenue Warminster Wiltshire BA12 8LX**

**Applicant: May K Ltd**

**Decision: PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

Condition(s):

- 1 The parking layout of 35 spaces indicated on the approved plan 2026:02 that forms part of this permission, or a revision of such plan providing the same number of on-site spaces and having the written approval of the Planning Authority, shall be set out to the satisfaction of the Planning Authority before the extension hereby approved is brought into use.

REASON: In the interests of the users of the site and in order to facilitate ordered vehicle parking and manoeuvring within the site.

05/00224/OUT  
Warminster  
09.02.05  
Outline Plan

Link detached four bedroomed house with integral garage

Land North Of 97 Deverill Road Warminster Wiltshire

Applicant: Mr & Mrs A J Field

Decision: PERMISSION

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

Condition(s):

- 1 Approval of the details of the design and external appearance of the building(s) and the landscaping of the site ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: In accordance with Section 92 of the Town & Country Planning Act 1990.

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: In accordance with Section 92 of the Town & Country Planning Act 1990.

- 3 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: In accordance with Section 92 of the Town & Country Planning Act 1990.

- 4 Before the access hereby approved is first brought into use a properly consolidated and surfaced turning space for vehicles shall be constructed to the satisfaction of the Local Planning Authority in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.

REASON: In the interests of highway safety.

- 5 Before the dwelling hereby approved is first occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed, details of which shall have been submitted to and approved by the Local Planning Authority.

REASON: In the interests of highway safety.

- 6 The proposed access shall incorporate splays on both sides to the rear of the existing footway based on co-ordinates of 2.4m x 2.4m and which shall be kept free of obstruction above a height of 0.6m.

REASON: In the interests of highway safety.

- 7 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

- 8 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the appearance of the development is satisfactory.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 9 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & E2.

- 10 Before any development is commenced on site, including site works or storage of any description, all trees to be retained on site must be protected. The protective fencing should be at minimum, weld mesh panels (Heras or similar) erected on a scaffold framework driven in to the ground by a minimum of 600mm. Alternatively a three-bar post and rail fence should be erected with galvanised livestock mesh attached to it.

The protective fence should be erected at a minimum of 2 metres outside the canopy of each tree or hedgerow. If a group of trees are to be protected the fence should be erected a minimum of 5 metres outside the group canopy.

Within the areas so fenced off the existing ground level shall neither be raised or lowered and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon.

If trenches for services are required within the fenced off area, they shall be excavated and back-filled by hand avoiding any damage to the bark and any principal tree roots encountered shall be left unsevered. Where excavations do expose roots, should be surrounded with sharp/grit sand before replacing soil or other material in the vicinity. For further details relating to Tree in relation to construction the applicant should refer to BS 5837: 1991.

The fences shall not be removed without the consent of the local Planning Authority until the whole of the development is complete

REASON: To ensure that existing trees of value are adequately protected.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C40.

- 11 Before the development is occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

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**05/00588/FUL**  
**Warminster**  
**30.03.05**  
**Full Plan**

**Change of use from residential to offices, storage and accommodation for training**

**1 Emwell Street Warminster Wiltshire BA12 8JA**

**Applicant: Mrs Julie King**

**Decision: PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

Condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 2 The use hereby permitted shall not be operated outside the following times: 08.30 and 18.00 on Mondays to Fridays, and at no time on Saturdays, Sundays and Bank Holidays.

REASON: In order to safeguard the amenities of the area in which the development is located.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C38.

**05/00582/FUL  
Staverton  
29.03.05  
Full Plan**

**Variation of condition 1 of outline planning permission 98/00284 to  
extend period for submission of reserved matters**

**Land Off Hammond Way Staverton Marina Staverton Wiltshire**

**Applicant: Persimmon Homes (Wessex) Limited**

**Decision: PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and the conditions attached to it  
overcome any objections on planning grounds.**

Condition(s):

- 1 The further approval of the Local Planning Authority shall be obtained before any development is commenced, concerning the reserved matters relating to that phase of the development (siting, design, external appearance, levels, and means of access) in respect of which details have not been given in the application before the expiration of three years from the date of this permission.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990.

- 2 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

REASON: To provide a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: To provide a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 4 The details submitted pursuant to Condition 1 shall include a scheme of conservation of hedgerows, woodlands and watercourses to include protection and enhancement of all wildlife habitats and details of species to be used in the creation of new habitats, and upon approval by the Local Planning Authority shall be implemented in full during the first appropriate planting season following the commencement of each phase.

REASON: In the interests of the conservation and enhancement of natural features of the site.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policy C7.

- 5 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & E2.

- 6 Full details (including samples of materials where appropriate) of the finished surface of each road, footway or any other hard surfaced area shall be submitted to and approved by the Local Planning Authority before any work on the relevant phase of the development is commenced.

REASON: In the interests of visual amenity and to ensure visual harmony throughout the development.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policy C31a.

- 7 All parking spaces within residential areas as may be approved as part of subsequent detailed proposals, together with any access thereto, shall be provided concurrently with the development to which they relate.

REASON: To enable the Local Planning Authority to ensure that these integral and essential features of the development are in existence when they are needed

- 8 Any screen walling or fencing as may be approved as part of subsequent detailed proposals shall be provided concurrently with the development to which it relates.

REASON: To enable the Local Planning Authority to ensure that these integral features of the development are in existence when needed.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policy C31a.

- 9 No development approved under this permission shall be commenced until a scheme for the provision of surface water drainage works, a surface water regulation system and details of existing ditches and watercourses, have been submitted to and approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans before development commences or discharge from any part of the development, if made to the watercourses on the site.

REASON: To prevent the increased risk of flooding.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policy U3.

- 10 The submission of details under Condition 1 shall include details of footpaths and cycleways both existing and proposed.

REASON: In the interests of securing a proper access through the site for pedestrians and cyclists.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policies T11 and T12.

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**05/00815/FUL**  
**Warminster**  
**27.04.05**  
**Full Plan**

**Proposed studio to replace existing dilapidated outbuildings**

**Stable House 10 Sambourne Road Warminster Wiltshire BA12 8LJ**

**Applicant: Mr And Mrs R Curtis**

**Decision: PERMISSION**

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the District Plan and would not result in any detrimental impact on the character and integrity of the Listed building or to the character and appearance of its setting.**

Condition(s):

- 1 The consent hereby granted shall be begun before the expiration of five years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Details of the elevations of all new or replacement external windows, rooflights and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.



REASON: To protect and preserve the character of the building and setting of the Listed building.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

- 3 Details of all new or replacement rainwater goods, which shall be of cast iron or cast aluminium construction and finished in black, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the character and appearance of this Listed curtilage building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C27 & C28.

- 4 The building hereby granted permission shall be used for the purposes incidental to the enjoyment of the dwellinghouse and shall not be used as separate living accommodation or commercial unit.

REASON: Because the creation of a separate dwelling or commercial unit would be contrary to policy in this area.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy H19.

- 5 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & E2.

- 6 No development shall take place until a sample panel of the proposed render colour to be used on the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A & E2.

- 7 Notwithstanding the submitted plans, the whole roof of the building hereby granted permission shall be finished in slate in accordance with details to be submitted pursuant to condition No 5.

REASON: In order to preserve the setting of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C27 & C28.

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**05/00632/LBC**  
**Bradford On Avon**  
**01.04.05**  
**Listed building**

**Retrospective application for extension to existing TV mast**

**Abbey Mill Church Street Bradford On Avon Wiltshire BA15 1HB**

**Applicant: Peverel Management Services Limited**

**Decision: THE DEVELOPMENT CONTROL MANAGER BE AUTHORISED TO GRANT CONSENT FOLLOWING REFERRAL TO THE FIRST SECRETARY OF STATE AS A GRADE II\* LISTED BUILDING WHICH THE COUNCIL ARE MINDED TO GRANT CONSENT WITH THE FOLLOWING CONDITIONS.**

**JUSTIFICATION REASON(S):**

**The proposed development would not result in any detrimental impact on the fabric of the Listed Building, its character, integrity or setting.**

Condition(s):

- 1 The consent hereby granted shall be begun before the expiration of five years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Note(s) to Applicant:

- 1 In respect to the applicant's future intention to transfer the separate FM aerial mast to the new extended section and to downsize the present system as and when technology /transmission Policy permits, they are reminded that such alterations will also require the submission of a further Listed Building application, prior to the commencement of any works being carried out.

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<b>05/00214/FUL</b> <b>Bradford On Avon</b> <b>08.02.05</b> <b>Full Plan</b>	<b>Demolition of existing dwelling and erection of six 3-bedroom terraced cottages and associated works</b>  <b>Brooklands 49 Woolley Street Bradford On Avon Wiltshire BA15 1AG</b>
<b>Applicant:</b>	<b>Beswick Homes</b>
<b>Decision:</b>	<b>DEFERRED</b>

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<b>04/02337/OUT</b> <b>Westbury</b> <b>10.12.04</b> <b>Outline Plan</b>	<b>Demolition of existing lean-to, relocation of gable end windows and back door and construction of 2 flats plus parking for 4 cars</b>  <b>Land Adjacent 14 Ash Grove Westbury Wiltshire</b>
<b>Applicant:</b>	<b>John McGuire</b>
<b>Decision:</b>	<b>REFUSAL</b>

Reason(s):

- 1 The extension to the existing property for the formation of two self contained flats by reason of its siting and off-street parking arrangements would result in a prominent and cramped form of development, which would harm the spacious and verdant character of this residential area, would appear intrusive in the streetscene and erode an important visual gap, contrary to Policies H1, C31a, H24 and C38 and the advice contained within PPS1 and PPG3, paragraph 54.

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<b>05/00552/FUL</b> <b>Trowbridge</b> <b>22.03.05</b> <b>Full Plan</b>	<b>Single storey rear and side extensions and open jet wash</b>  <b>Trowbridge Lodge Service Station West Ashton Road Trowbridge Wiltshire BA14 6DW</b>
<b>Applicant:</b>	<b>Douglas Seaton Limited</b>
<b>Decision:</b>	<b>REFUSAL</b>

Reason(s):

- 1 The proposed car wash and repositioned jet wash by reason of noise and spray escaping the site would be detrimental to the amenities of the occupiers of adjoining and nearby residential properties. The proposals would be contrary, therefore, to Policy C38 of the West Wiltshire District Plan 1st Alteration, 2004.

**04/02107/FUL**  
**Trowbridge**  
**29.10.04**  
**Full Plan**

**Redevelopment to provide 80 dwellings; 7040sqm (GIA) of non food retail (A1), 623sqm (GIA) restaurant/public house (A3), 598sqm offices (B1); access arrangements; car parking and provision of landscaping**

**Former Bottling Plant Union Street Trowbridge Wiltshire**

**Applicant: Mystique Limited**

**Decision: REFUSAL**

Reason(s):

- 1 The proposed built form of the development on this significant site on the edge of Trowbridge town centre would be out of keeping with and inappropriate to this locality which adjoins the Trowbridge Conservation Area and affects the setting of a number of Listed Buildings. The proposals would be contrary to advice in PPS1, PPG3, PPS6 and PPG15, The provisions of the Trowbridge Urban Development Framework and policies C31a, H4, C17 and C18 of the West Wiltshire District Plan 1st Alteration

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**05/00341/FUL**  
**Warminster**  
**22.02.05**  
**Full Plan**

**Proposed access road**

**Land North Of ARCO Roman Way Crusader Park Warminster Wiltshire**

**Applicant: Degan Developments**

**Decision: REFUSAL**

Reason(s):

- 1 The proposed development would result in a reduction in the parking and turning areas associated with the existing Arco site, and would result in difficulties for the manoeuvring of larger vehicles into the warehouse.
- 2 The proposed access road is unsuitable as a means of access to the site, by reason of its substandard junction with Furnax Lane where there is limited junction visibility and pedestrian intervisibility, and where large vehicles crossing the route of Furnax Lane would introduce conflicting traffic movements causing danger and inconvenience to all highway users.

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**05/00324/REM**  
**Staverton**  
**21.02.05**  
**Reserved Matters**

**Reserved matters application (related to outline approval 01/01616/out) for detail of link road (new terrace link)**

**Land Between New Terrace And Marina Drive Staverton Wiltshire**

**Applicant: Persimmon Homes (Wessex) Limited**

**Decision: REFUSAL**

Reason(s):

- 1 The layout of the junction is not conducive to highway safety, the provisions of crossings are inadequate, the proposal does not provide a safe route to schools and the position of the bus stops are unclear, contrary to paragraph 29 of Planning Policy Guidance Note 13 -Transport.
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