

AGENDA SUPPLEMENT (1)

Meeting: Western Area Planning Committee

Place: Kennet Room - County Hall, Bythesea Road, Trowbridge, BA14 8JN

Date: Wednesday 13 April 2022

Time: 3.00 pm

The Agenda for the above meeting was published on 5 April 2022. Additional documents are now available and are attached to this Agenda Supplement.

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This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Part I (Pages 3 - 54)

DATE OF PUBLICATION: 11 April 2022

Presentation Slides

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Western Area Planning Committee

13th April 2022

HIGHWAYS ACT 1980 S.119 and 118

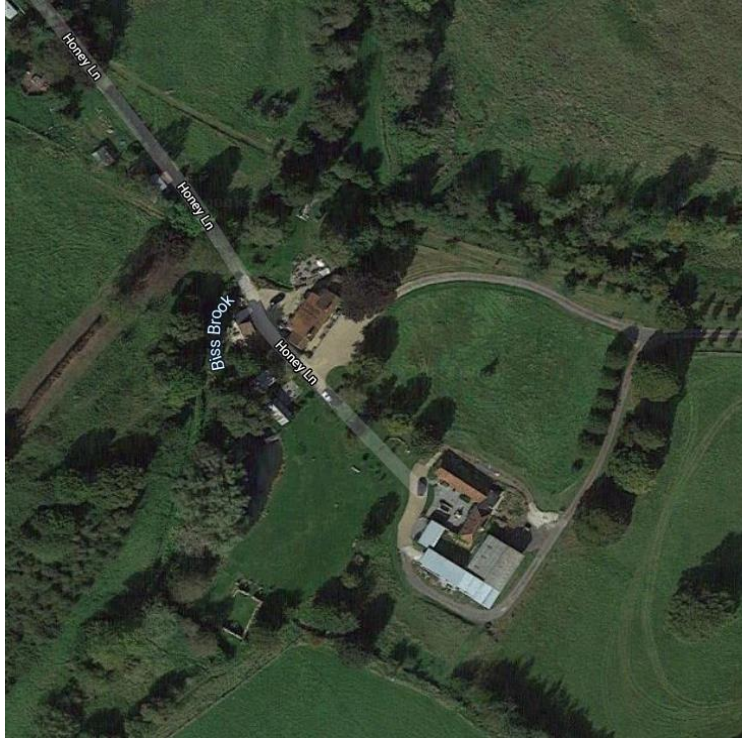
**The Wiltshire Council Parish of Westbury 29 (part)
and Dilton Marsh 20 (part) Diversion Order and
Definitive Map and Statement Modification Order
2022**

**The Wiltshire Council Parish of Westbury 28 (part)
and Dilton Marsh 19 (part) Extinguishment Order
and Definitive Map and Statement Modification
Order 2022**

13 April 2022

Plan for Orders – Solid lines are rights of way to be extinguished.
Dashed lines are rights of way to be created





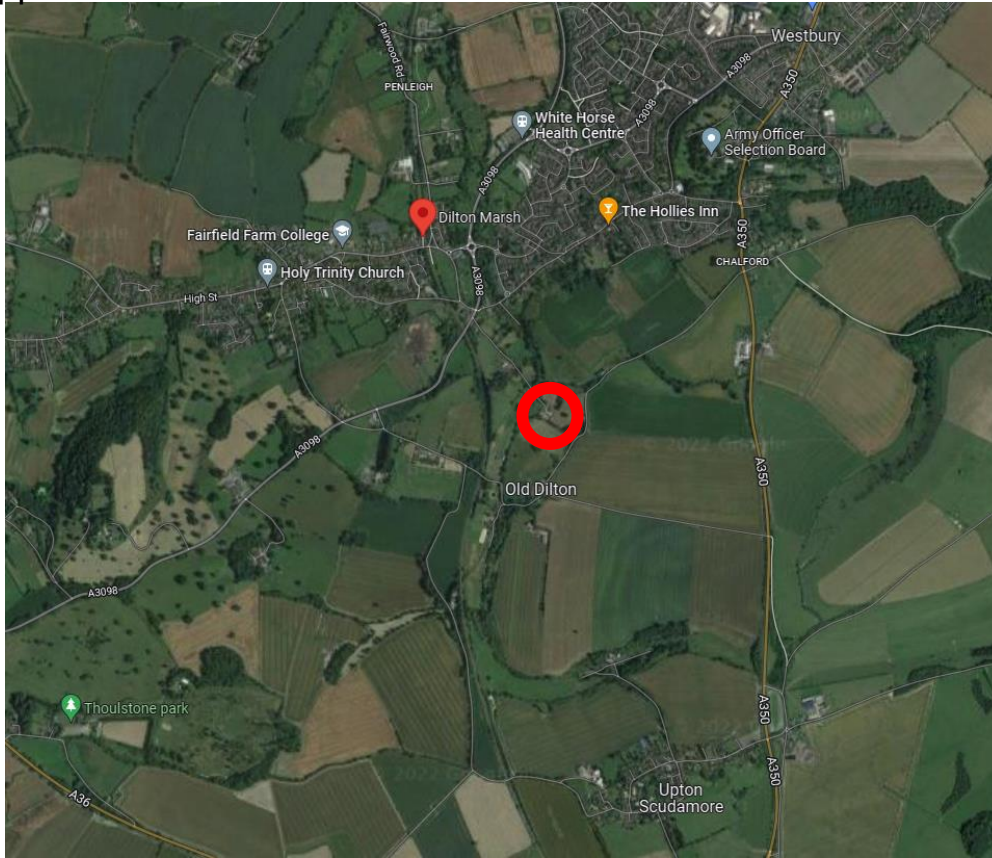
S.119 Highways Act 1980 – The tests to make an order to divert

- S.119 (1) - Is it expedient that the line of the path should be diverted in the interests of the landowner (or occupier or lessee)? OR
Is it expedient that the line of the path should be diverted in the interests of the public?
- S.119 (2) - Where termination points are altered, are the new termination points
 - i) connected to another highway
 - ii) substantially as convenient to the public

S.119 (1) - The application is made in the interests of the landowner for privacy and security

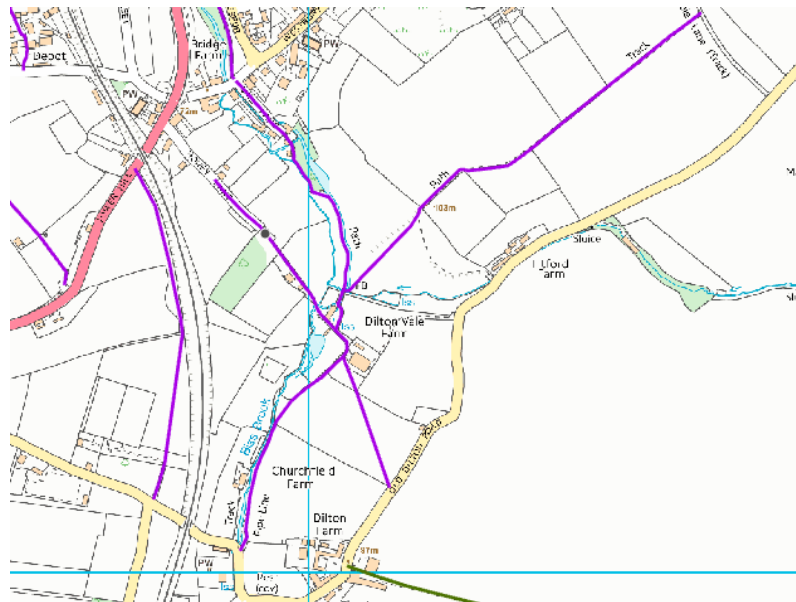


S.119 (1) - The application is made in the interests of the landowner – situated in an isolated area



S.119 (1) - The application is made in the interests of the landowner

Rights of Way Improvements Plan Appendix 8 – Strengths, weaknesses, opportunities and threats assesment of the Countryside Access Network, Weaknesses, W1 states: *“The network is largely historic and although it has evolved, in places it does not meet the present and likely future needs of users and potential users”*

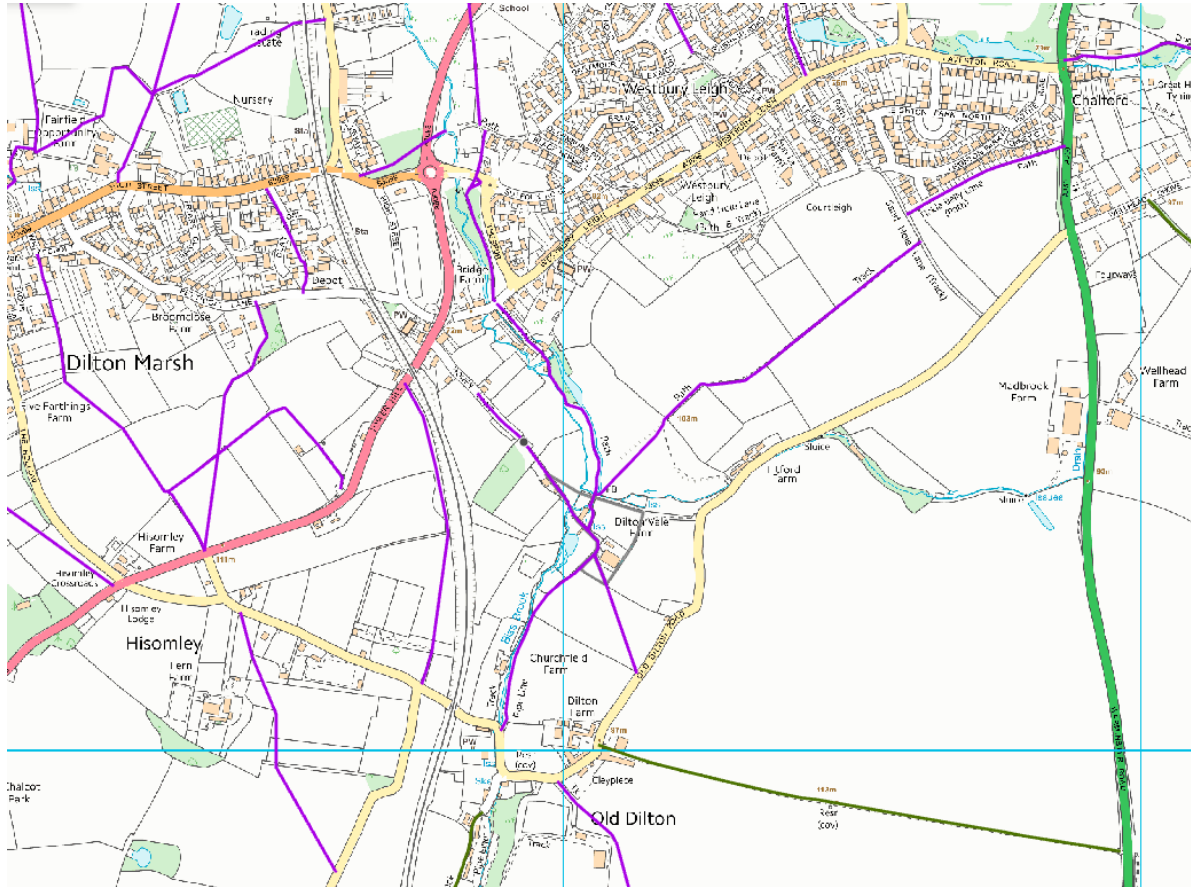


S.119 (2) - The termination points for the rights of way are the same



S.119 Highways Act 1980 – The tests to confirm an order to divert

- S.119(6) - an order cannot be confirmed unless it is satisfied that it is expedient to do so and:
 - (i) The new path will not be substantially less convenient to the public
 - (ii) Regard must be had to the effect of the new path on the use and enjoyment of the path as a whole
 - (iii) Regard must be had to the effect on other land served by the existing path
 - (iv) Regard must be had to the effect on land where the new right of way is to be created.



S.119 (6) - Convenience of the new path

Current Route



Proposed Route



Section of WEST28 to be diverted



S.119 (6)(a) - Effect on the public enjoyment of the path as a whole

S.119 (6)(b) and (c) - Effect on land served by the existing right of way and land served by the new right of way



S.118 Highways Act 1980 – Stopping up of footpaths, bridleways and restricted byways

- S.118 (1) - *Where it appears to a council as respects a footpath, bridleway or restricted byway in their area (other than one which is a trunk road or a special road) that it is expedient that the path or way should be stopped up on the ground that it is not needed for public use, the council may by order made by them and submitted to and confirmed by the Secretary of State, or confirmed as an unopposed order, extinguish the public right of way over the path or way.”*



Officer Proposal

That the Wiltshire Council Parish of Westbury 29 and Dilton Marsh 20 Definitive Map and Statement Modification Order 2021 and The Wiltshire Council Parish of Westbury 28 and Dilton Marsh 19 Definitive Map and Statement Modification Order 2021 be forwarded to the Secretary of State for the Environment, Food and Rural Affairs with the recommendation that it be confirmed as made.

8a) 18/04656/FUL & 18/05278/LBC - Courtfield House, Polebarn Road, Trowbridge, BA14 7EG

Conversion and alterations of former school principal building to 4 No. dwellings, and associated external works; the erection of 16 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.

Recommendation: Approve with Conditions



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Site Location Plan

Aerial Photography

Site Location Plan – Courtyard House and Grounds



Proposed Plots 1-5 with orchard being retained to north / communal land to eas

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Plots 6-13 with Courtfield House (Plots 17-20) The Peoples Park to west

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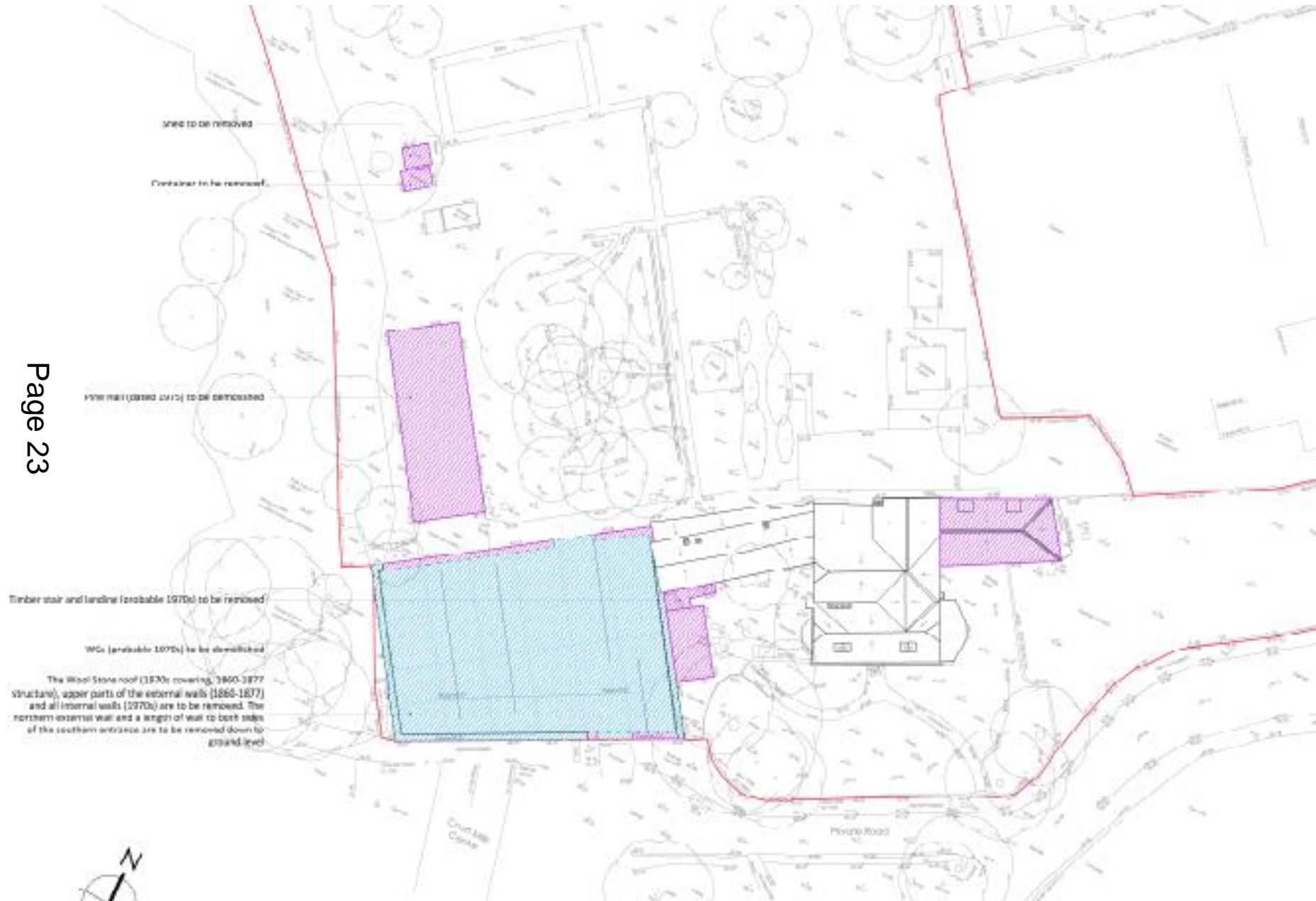
Plots 14-16 and communal parking provision to south of no.17 Polebarn Rd

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Demolition Schedule

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Landscape Masterplan



Front/Rear/Side Elevations Plots 1-5



East Side Elevation - Plots 1-5

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Front Elevation - Plots 1-5

1 : 100



West Side Elevation - Plots 1-5

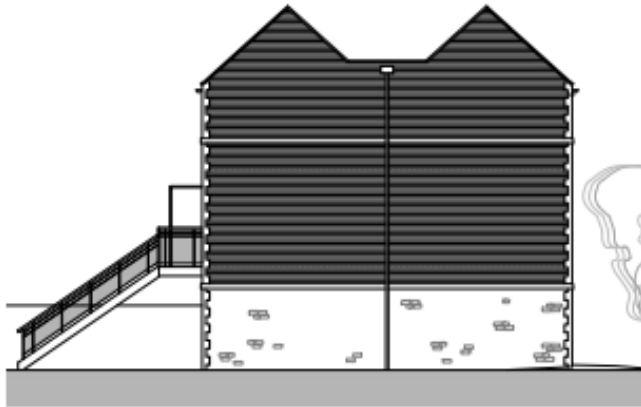
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Rear Elevation - Plots 1-5

1 : 100

Front/Rear/Side Elevations Plots 6-9

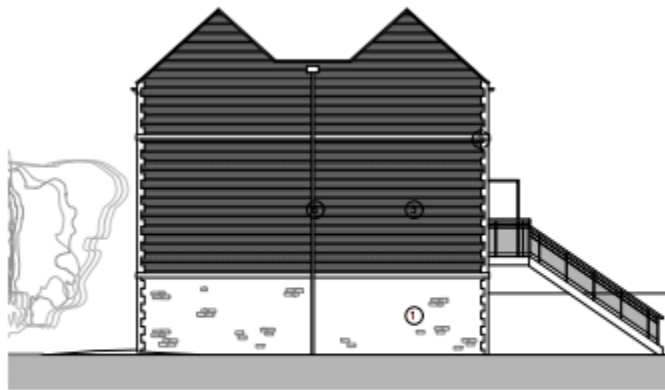


PLOT 9

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South Side Elevation - Plots 6 - 9

1:100



PLOT 6

North Side Elevation - Plots 6 - 9

1:100



PLOT 9

PLOT 8

PLOT 7

PLOT 6

Front Elevation - Plots 6 - 9

1:100



PLOT 6

PLOT 7

PLOT 8

PLOT 9

Rear Elevation - Plots 6 - 9

1:100

Front/Rear/Side Elevations Plots 10-13



South Side Elevation - Plots 10 - 13

1:10

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Front Elevation - Plots 10 - 13



North Side Elevation - Plots 10 - 13

1:100



Rear Elevation - Plots 10 - 13

1:100

Cross section through site north to south showing plots 6-13

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PLOTS 10-13

PLOT 9

PLOT 8

PLOT 7

PLOT 6

PLOT 3

Front/Rear/Side Elevations Plots 14-16



West Elevation - Plots 14 - 16

1 : 100



PLOT 16

PLOT 15

PLOT 14

North Elevation - Plots 14 - 16

1 : 100

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East Elevation - Plots 14 - 16

1 : 100



PLOT 14

PLOT 15

PLOT 16

South Elevation - Plots 14 - 16

1 : 100

Proposed front elevation – Courtfield House

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There are slipped, missing and cracked stone tiles throughout. It is anticipated that the roof coverings will need to be re-laid in their entirety. All tiles are to be carefully removed, and set aside for re-use, to allow for the repair of the roof structure beneath. Stone slates are to be checked for cracks, delamination and for softening at the heads. Where there is edge damage, they should be redressed using hand tools rather than sawn. New fixing holes can be made at the same end of the slate if required

All chimneys and roof stonework is to be inspected, at high level, for stability and condition

All dormer coverings are to be removed and the structure inspected for damp penetration

As much roof covering and supporting structure material is to be retained as possible. The covering is to be assessed by the stone tile roofer both before work begins and during works. New real stone slates, rather than second hand, are to be used if required. The stone slates are to match the existing as closely as possible and are to be of split rather than sawn stone

Windows are to be refurbished using the ventrolia system. They currently exhibit extensive areas of decay, with decoration and putties in poor condition. Any decayed timber is to be routed out with new timber spliced in. Sash cords are to be replaced and pulleys serviced. Windows are to be repainted BS 22 B 15 'Pearl Grey'

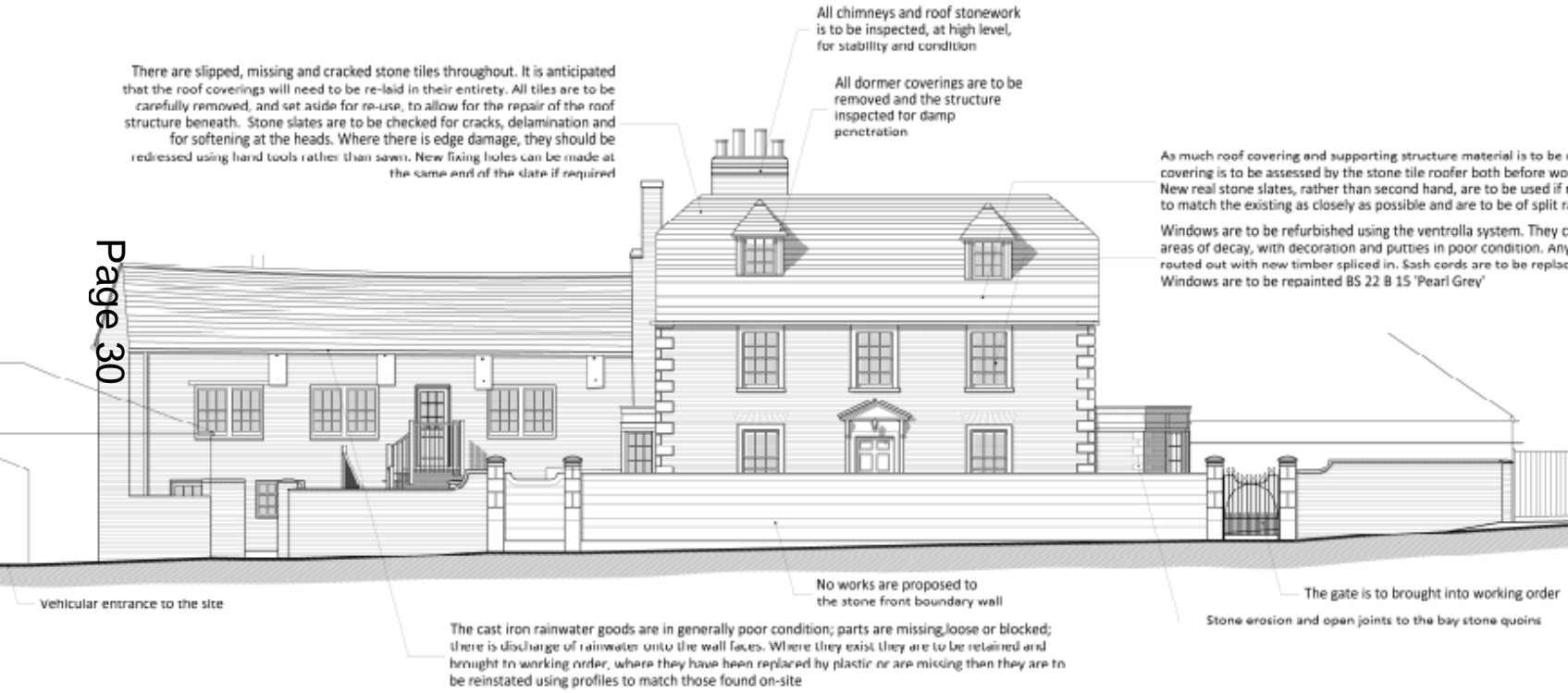
Vehicular entrance to the site

No works are proposed to the stone front boundary wall

The gate is to be brought into working order

The cast iron rainwater goods are in generally poor condition; parts are missing, loose or blocked; there is discharge of rainwater onto the wall faces. Where they exist they are to be retained and brought to working order, where they have been replaced by plastic or are missing then they are to be reinstated using profiles to match those found on-site

Stone erosion and open joints to the bay stone quoins

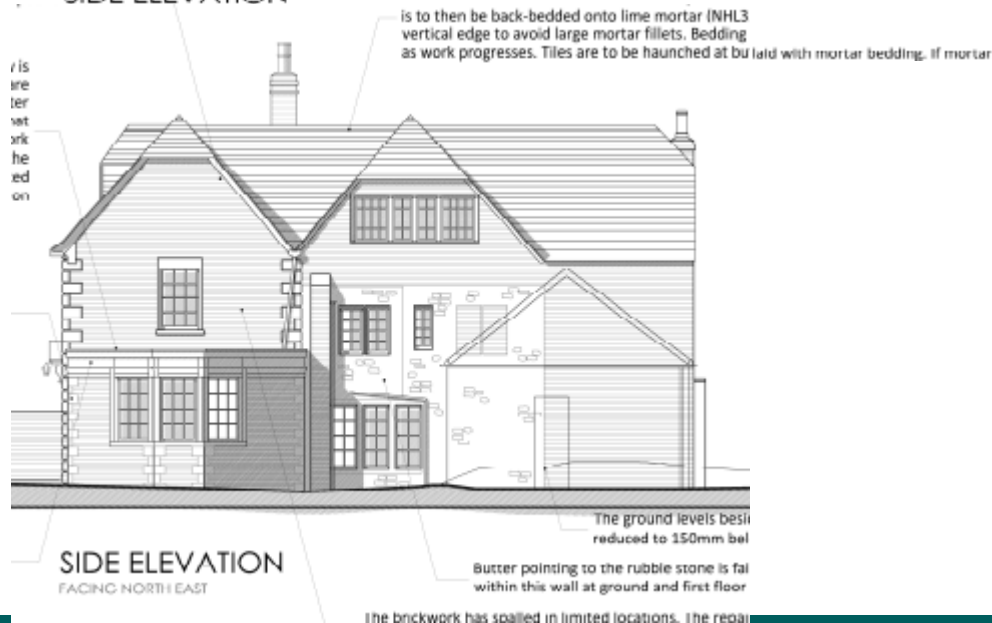
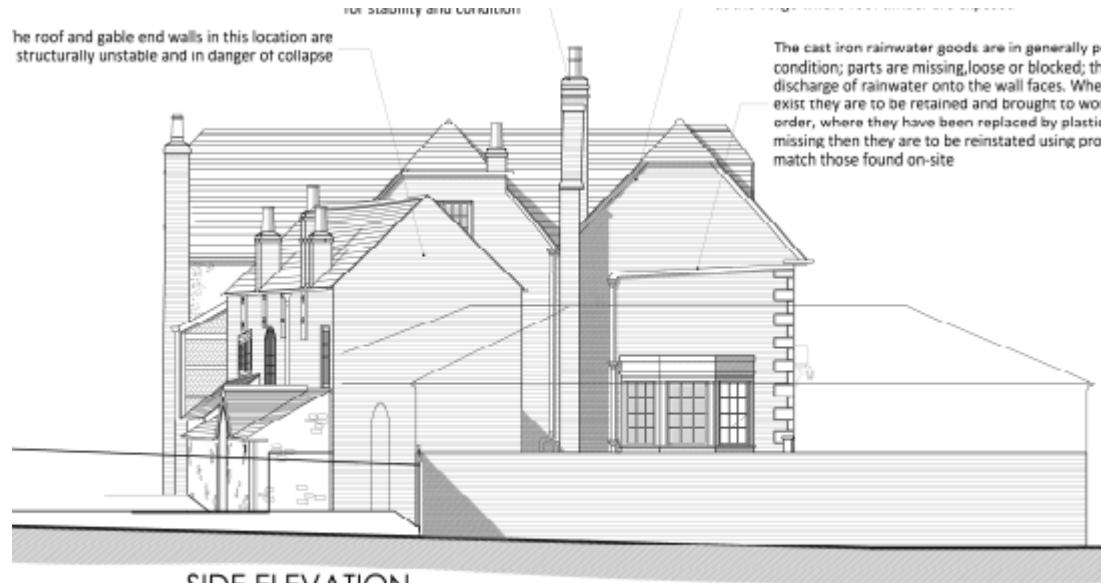


Proposed rear elevation – Courtfield House



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Proposed side elevations – Courtfield House



Proposed ground floor plan – Courtfield House

installed around the entire property

planked timber door is to be replaced with new ironmongery

painting failing in parts

entrance hall

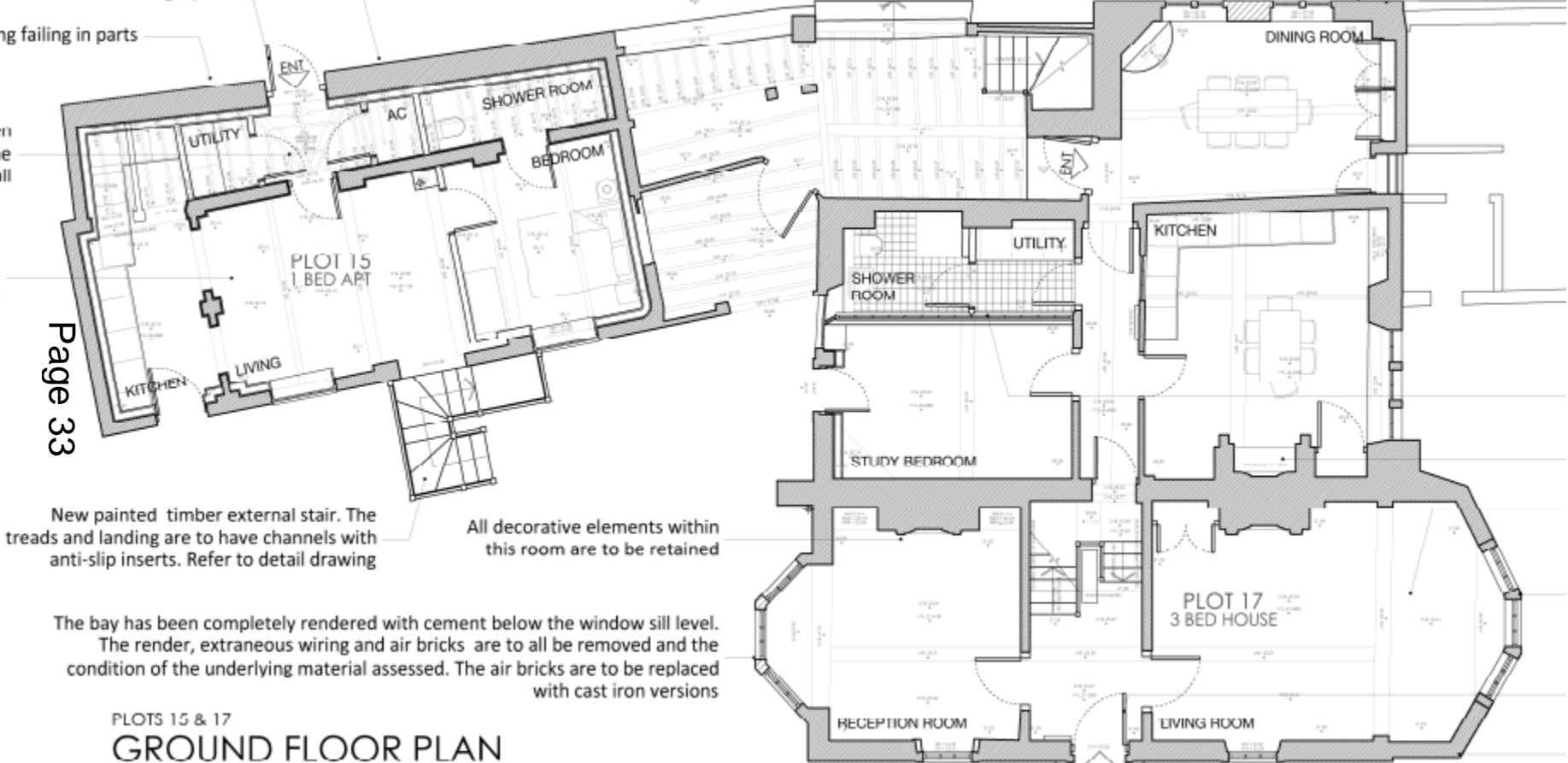
bedroom

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Window head and jamb are rotated outwards

The ground floor stone surrounds are eroded; it is anticipated that patch / 'plastic' repair will be required

without caulk



New painted timber external stair. The treads and landing are to have channels with anti-slip inserts. Refer to detail drawing

All decorative elements within this room are to be retained

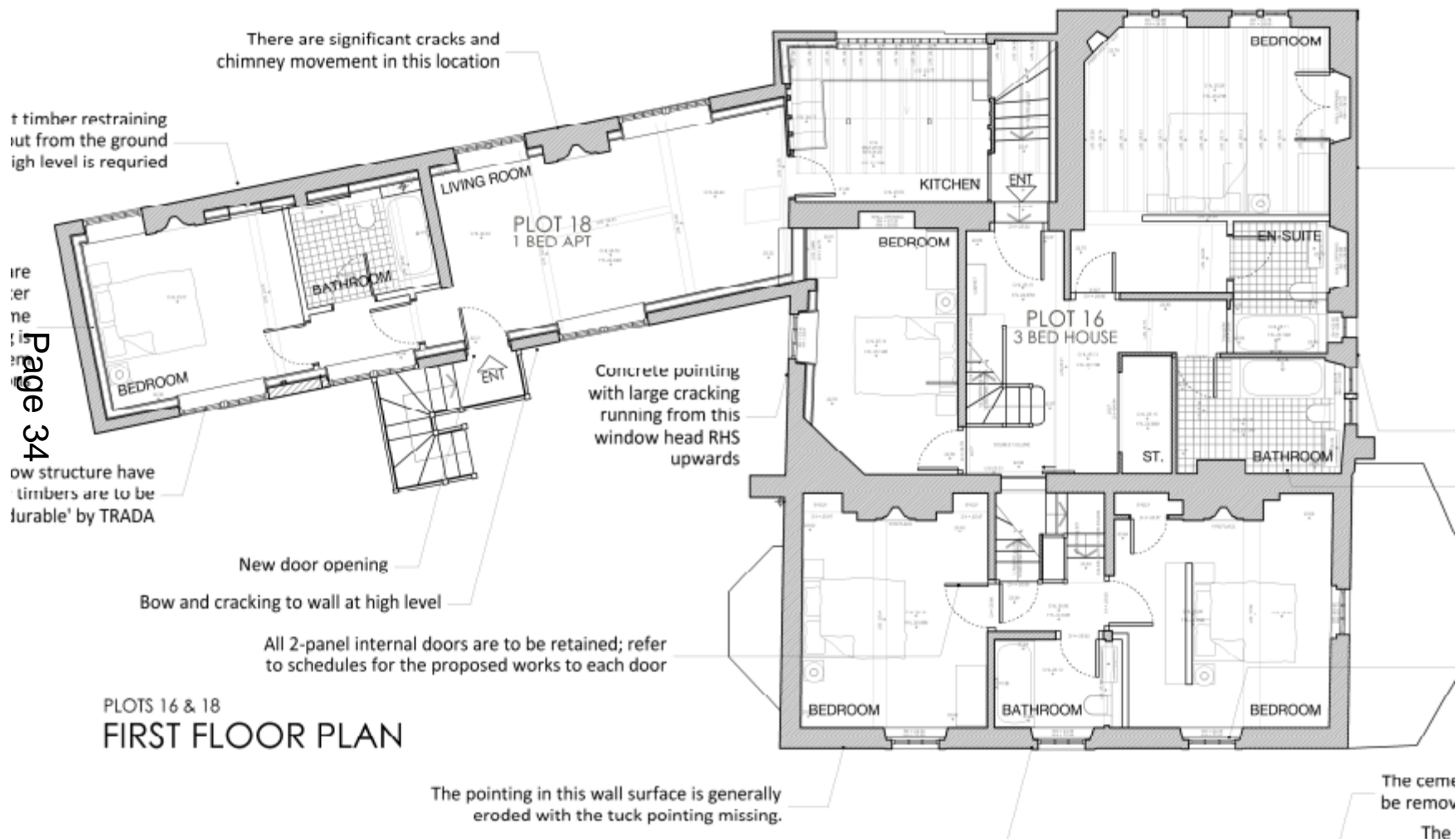
The bay has been completely rendered with cement below the window sill level. The render, extraneous wiring and air bricks are to all be removed and the condition of the underlying material assessed. The air bricks are to be replaced with cast iron versions

PLOTS 15 & 17
GROUND FLOOR PLAN

Both pediments and pilaster are significantly eroded. A shelter coat is to be installed rather than replacing stonework

Plant growth is obscuring the following clearance further in

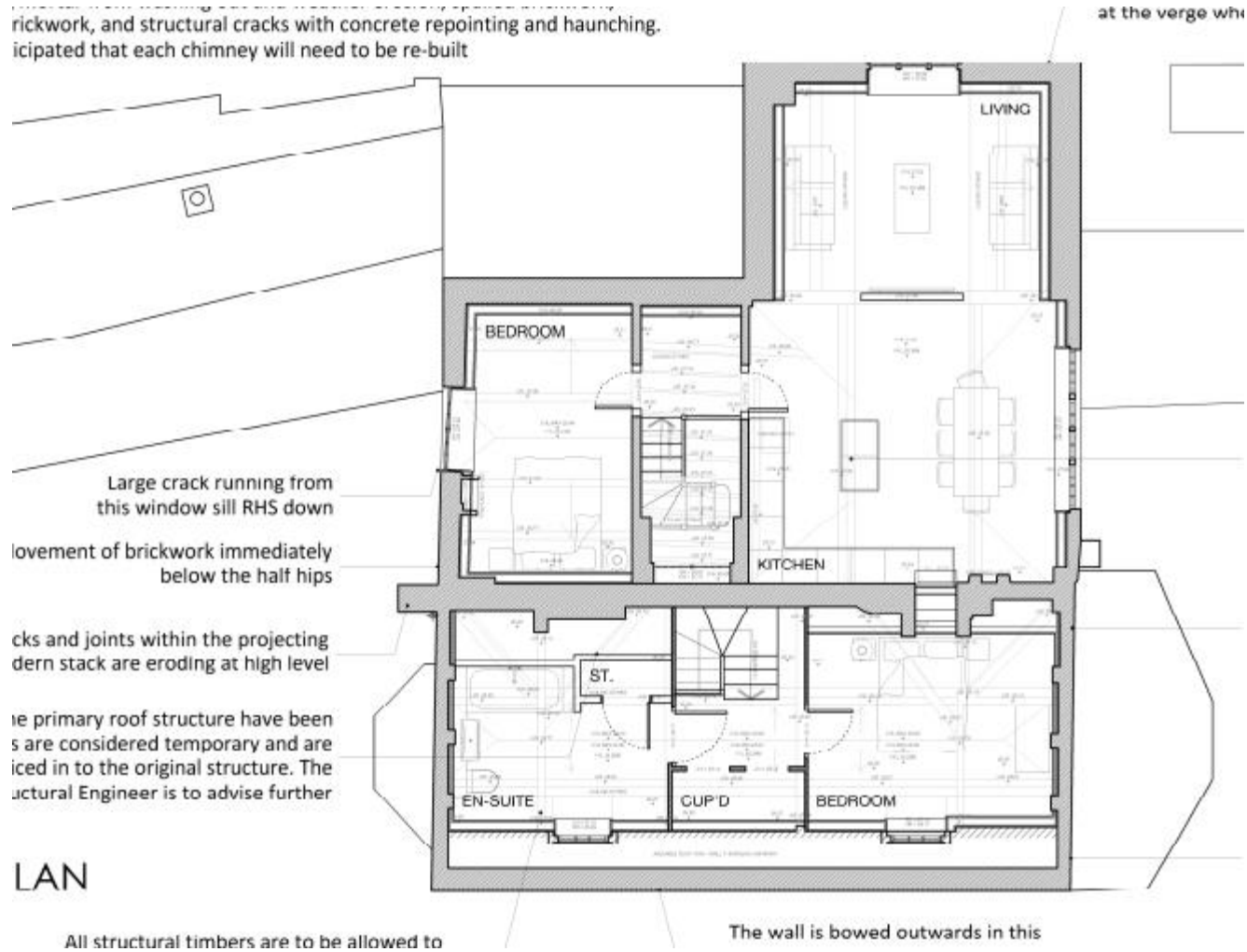
Proposed first floor plan – Courtfield House



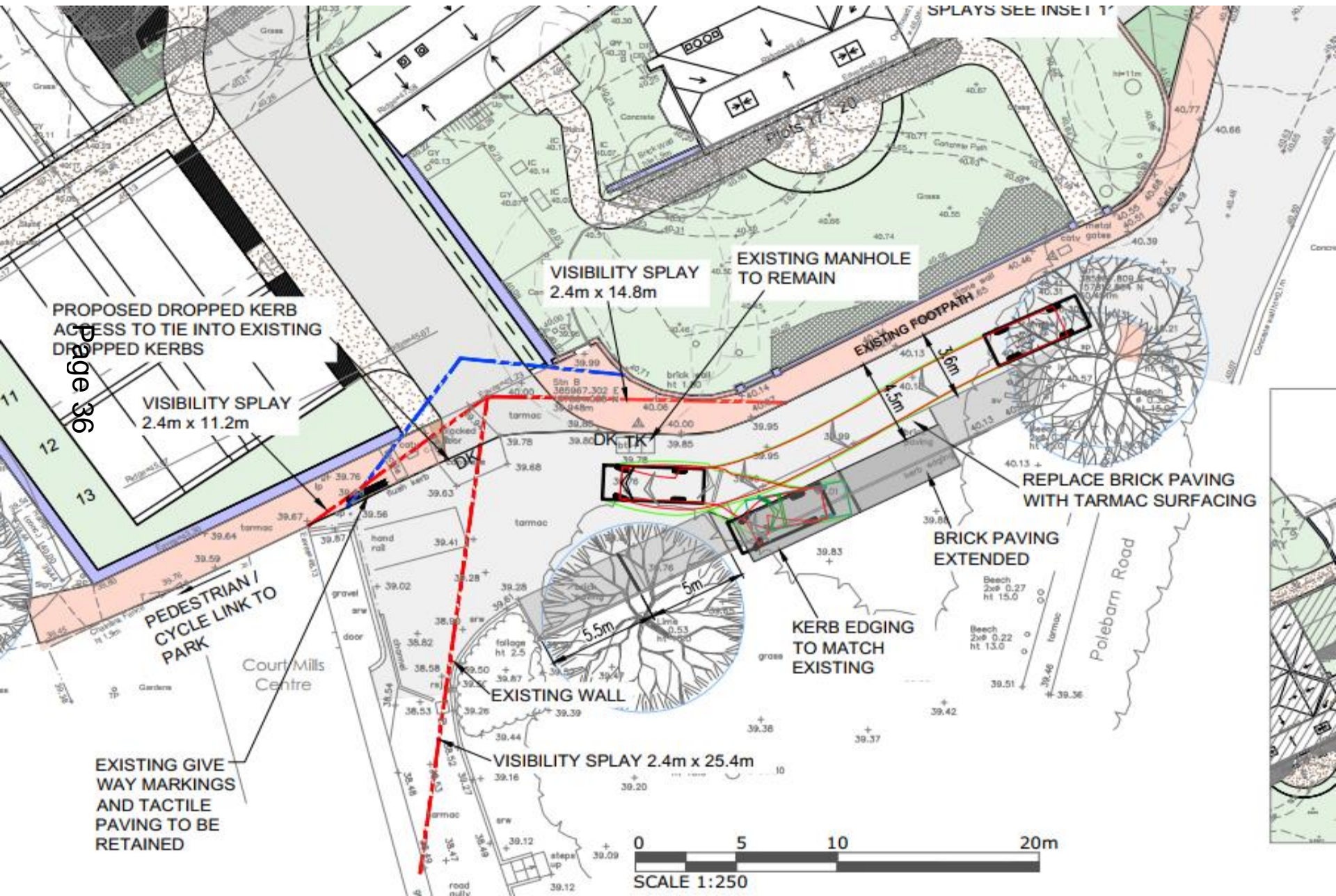
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Proposed second floor plan – Courtfield House

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Proposed site access off Polebarn Road and works



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Aerial view of Courtfield House before scaffolding was erected



Front of Courtfield House in Oct 2014

Oct 2014



Rear of Courtfield House in 2018



Existing rear of Courtfield House



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Side (east elevation) Courtfield House in 2018



Pine Hall (east elevation facing Courtfield House) plus Wool Store Building (front and rear elevations) in 2018



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Court Mills to left, Woolstore Building to right



Location of proposed access and access road to Polebarn Road



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Existing car park south of 17 Polebarn Road – location of plots 14-16



Photographs of Orchard – from east looking west

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Photograph of Orchard from west looking east towards houses fronting Polebarn Road



Courtfield House Ground Floor internal views in 2018



Courtfield House First Floor views in 2018



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Courtfield House – examples of internal/external damage



The original planned scheme as lodged in 2018

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Proposed Site Layout Plan – Courtfield House and Grounds



Western Area Planning Committee

13th April 2022

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