

## Minutes

### Planning Advisory Committee

Monday 22<sup>nd</sup> May 2017 at 7.00pm

**Committee membership:** Councillors Brett (East), Fraser (West), Fryer (Broadway), Jolley (Broadway), Jeffries (Copheap), Macdonald (East), Nicklin (West)

**Present:**

Councillors: Brett, Fraser, Fryer, Jeffries, Macdonald and Nicklin

Officers: F Fox and J Halls

Public and press: 6 members of the public and 1 member of the press.

**PC/17/001 Election of Committee Chairman**

Councillor Fryer proposed Councillor Fraser as the chair for the Planning Advisory Committee for the year 2017–2018, seconded Councillor Nicklin, voting in favour 5, against nil, abstentions 1. Motion carried.

**PC/17/002 Election of Committee Vice Chairman**

Councillor Nicklin proposed Councillor Jeffries as the vice chair for the Planning Advisory Committee for the year 2017–2018, seconded Councillor Fryer, voting in favour 5, against nil, abstentions 1. Motion carried.

**PC/17/003 Apologies**

**PC/17/003.1** Councillor Jolley (away)

**PC/17/003.2** Apologies accepted for the reasons given.

**PC/17/004 Minutes**

**PC/17/004.1** The minutes of the meeting held on 3<sup>rd</sup> April 2017 were approved as a true record and signed by the chairman.

**PC/17/004.2** None

**PC/17/005 Declarations of Interest**

None.

**PC/17/006 Chairman's Announcements**

*Standing Orders were suspended at 7.03pm to allow for public participation*

**PC/17/007 Public Participation**

**PC/17/007.1 Ian Frostick, 8–10 Bath Road**, on behalf of the Feoffees of St Lawrence Chapel, spoke against planning application No 17/03839/FUL saying that the Feoffees have a legal responsibility to protect the Chapel, surrounding area and Curfew Cottage. The Feoffees are keen to support future development

of this site but there are significant legal and planning concerns regarding the suitability of this project. They requested that the application be rejected in its current form and a more appropriate proposal submitted.

**David Pollard, Bell Close**, spoke against planning application No.17/03356/FUL saying that he had concerns over access to the site.

**Len Turner, 3 Wren Close**, spoke against planning application No.17/03839/FUL saying that whilst he was not against development of the site it must be done sympathetically and meaningful discussions should take place with the developers.

**PC/17/007.2** None

*Standing Orders reinstated at 7.10pm*

**PC/17/008 Reports from Unitary Authority Members**

None.

**PC/17/009 Comments from Neighbourhood Plan Policy Review Working Group**

None.

*The chair proposed to bring forward item Nos 17/03356/FUL and 17/03839/FUL for discussion and the committee unanimously agreed.*

**PC/17/010 Planning Applications**

17/03356/FUL            Extension of existing campsite to provide a total of 22 glamping pitches (Bell Tents/Shepherds Huts), 16 standard tent pitches, 4 camper van pitches, 44 Parking spaces and associated office, toilet and shower facilities (Amendment to planning permission 16/11370/FUL). Botany Farm Bradley Road Warminster BA12 7JY

**Councillor Macdonald proposed acceptance of the plans with conditions to ask Wiltshire Council to be aware of possible traffic issues. Seconded Councillor Nicklin, voting unanimous in favour.**

17/03839/FUL            Refurbishment of existing frontage building to provide 2 shops with 4 flats above plus new residential development of 5 dwellings and ancillary parking and landscaping to the rear. 3 High Street, Warminster, BA12 9AG

**The members had a lengthy discussion about this application and whilst they all agreed this site needed to be developed it must be done sensitively, taking in all the surrounding area, including access and traffic issues. Councillor Nicklin proposed refusal on the grounds of gross overdevelopment, loss of amenity to neighbouring properties and the setting of the site in a conservation area, seconded Councillor Jeffries, voting unanimous in favour for refusal.**

**It was requested that this application be called in by the Wiltshire Council Unitary member.**

17/03261/FUL Proposed artists studio and store (Variation to 16/08426/FUL). 101 West Street, Warminster, Wilts, BA12 8JZ

**Councillor Macdonald proposed no objections to this application provided it remains non residential, seconded Councillor Nicklin, voting unanimous in favour.**

17/03316/FUL Conversion of garage/workshop into self contained annexe. 83 Upper Marsh Road, Warminster, Wilts, BA12 9PW

**It was resolved that there was no objection to the application.**

17/02589/FUL Rear single storey extension. 15 Ebble Crescent, Warminster, Wilts, BA12 9PF

**It was resolved that there was no objection to the application.**

17/03434/FUL Proposed additional office and warehousing with new access point. 1 Newopaul Way , Warminster Business Park, Warminster, BA12 8RY

**It was resolved that there was no objection to the application.**

17/03709/FUL Change of use of land for the placing of storage containers. 106 West Street, Warminster, Wilts, BA12 8JW

**It was resolved that there was no objection to the application.**

**PC/17/011 Tree applications**

17/03998/TCA T1 - Ailanthus – fell. St Lawrence Chapel, High Street, Warminster, BA12 9AG

**Withdrawn**

**PC/17/012 Street Naming**

**New Development St Andrews road, Warminster**

The members agreed in principle to the new development using birds' names but felt that it should be specifically birds of prey. They wanted some clarity on how many roads were being named and requested that this be sought from the developers.

**PC/17/013 Communications**

**PC/17/012.1** The members requested that a press release be issued regarding the development of 3 High Street

**PC/17/012.2** The members confirmed that either Councillors Brett or Macdonald would be the spokesperson for planning application 17/03839/FUL if required.

**Meeting closed at 7.50pm**